



CITY COUNCIL WORK SESSION

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Tuesday, December 21, 2021 at 4:30 PM

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Amended Agenda

VIRTUAL MEETING INSTRUCTIONS

To join the meeting online: <https://us02web.zoom.us/j/89460581474>

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

Webinar ID: 894 6058 1474

ROLL CALL ATTENDANCE

___ Jessica Perreault

___ Joe Borton

___ Brad Hoaglund

___ Treg Bernt

___ Liz Strader

___ Luke Cavener

___ Mayor Robert E. Simison

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. [Approve Minutes of the December 7, 2021 City Council Work Session](#)
2. [Approve Minutes of the December 7, 2021 City Council Regular Meeting](#)
3. [Apex Northwest Subdivision No. 2 Sanitary Sewer and Water Main Easement No. 1](#)
4. [Apex Southeast Subdivision No. 1 Sanitary Sewer and Water Main Easement No. 1](#)
5. [Scentsy Warehouse No. 2 Water Main Easement No. 1](#)
6. [Findings of Fact, Conclusions of Law for Elderberry Estates Subdivision \(H-2021-0044 and H-2021-0005\) by Angie Cuellar of Mason and Associates, Located at 1332 N. Meridian Rd.](#)
7. [Findings of Fact, Conclusions of Law for Settlers Square \(H-2021-0072\) by Brighton Development, Inc., Located on the Northwest Corner of W. Ustick Rd. and N. Venable Ave., Adjacent to the Mid-Mile Mark Between Linder Rd. and Meridian Rd.](#)
8. [Development Agreement Between the City of Meridian and Black Cat 30, LLC\(Owner/Developer\) for Horse Meadows Subdivision \(H-2020-0060 and H-](#)

[2021-0050\), Located at 710 N. Black Cat, at the Southeast Corner of N. Black Cat Rd. and W. Pine Ave., Respectively](#)

9. [Subrecipient Agreement Between City of Meridian and Neighborhood Housing Services, Inc., DBA NeighborWorks Boise for Program Year 2021 Community Development Block Grant Funds](#)
10. [Subrecipient Agreement Between City of Meridian and Jesse Tree of Idaho for Program Year 2021 Community Development Block Grant Funds](#)
11. [Resolution No. 21-2302: A Resolution of the Mayor and City Council of the City of Meridian, Amending the City of Meridian Comprehensive Plan to Update the Text of the Plan to Adopt the Fields Subarea Plan by Reference; and Providing an Effective Date](#)
12. [Resolution No. 21-2303: A Resolution Approving Submission and Adoption of the Community Development Block Grant Consolidated Annual Performance and Evaluation Report for Program Year 2020 to the United States Department of Housing and Urban Development; Authorizing the Mayor and City Clerk to Execute and Attest the Same on Behalf of the City of Meridian; and Providing an Effective Date](#)
13. [City of Meridian Financial Report - November 2021](#)

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

DEPARTMENT / COMMISSION REPORTS [Action Item]

14. [Police Department: Fiscal Year 2022 Budget Amendment in the Amount of \(\\$20,200.00\) for Alive at 25 Grant Funding](#)
15. [Mayor's Office: Strategic Plan Execution Update](#)
16. [Community Development Department: Parking Requirements Review](#)

ADJOURNMENT



AGENDA ITEM

ITEM TOPIC: Approve Minutes of the December 7, 2021 City Council Work Session

Meridian City Council Work Session

December 7, 2021.

A Meeting of the Meridian City Council was called to order at 4:30 p.m., Tuesday, December 7, 2021, by Mayor Robert Simison.

Members Present: Robert Simison, Treg Bernt, Jessica Perreault, Brad Hoaglun and Liz Strader.

Members Absent: Joe Borton and Luke Cavener.

Also present: Chris Johnson, Bill Nary, Crystal Ritchie, Caleb Hood, Brian, McClure, Brian Harper, Joe Bongiorno and Dean Willis.

ROLL-CALL ATTENDANCE

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

Simison: Council, we will call the meeting to order. For the record it is December 7th, 2021, at 4:30 p.m. We will begin this afternoon's City Council work session with roll call attendance.

ADOPTION OF AGENDA

Simison: Next item is adoption of the agenda.

Bernt: Mr. Mayor?

Simison: Council President Bernt.

Bernt: My distinct privilege to make a motion to accept the agenda -- or approve the agenda as published.

Hoaglun: Second the motion.

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

CONSENT AGENDA [Action Item]

1. **Approve Minutes of the November 16, 2021 City Council Joint Session**

with the Meridian Development Corporation Board of Commissioners

- 2. Chewie Subdivision Sanitary Sewer and Water Main Easement No. 1**
- 3. Chewie Subdivision Water Main Easement No. 1-5**
- 4. Chewie Subdivision Water Main Easement No. 6**
- 5. Goddard Creek Townhouse Subdivision Water Main Easement**
- 6. Final Order for Hill's Century Farm Commercial No. 2 (FP-2021-0055) by Brighton Development, Inc., Located on the South Side of E. Amity Rd., Approximately 1/4 Mile East of S. Eagle Rd.**
- 7. Revised Findings of Fact, Conclusions of Law for Intermountain Wood Products Expansion (H-2021-0042) by Kent Brown Planning Services, Located at 255, 335, 381, and 385 S. Locust Grove Rd. and 300 and 330 S. Adkins Way**
- 8. Cost Share Permit Between the City of Meridian and Ada County Highway District to Install PVC Conduit Sleeves for Future Improvements**
- 9. Advisory Services Agreement Between the City of Meridian and The Urban Land Institute for Professional Services Panel**
- 10. National Opioids Settlement Participation Form Regarding Distributor Settlement Agreement**
- 11. National Opioids Settlement Participation Form Regarding Janssen Settlement Agreement**
- 12. Resolution No. 21-2298: A Resolution of the Mayor and City Council of the City of Meridian to Amend The Future Land Use Map of the 2019 Comprehensive Plan For 42 +/- Acres Known as Hatch Industrial, Generally Located on the East Side of N. Linder Road, South of the Railroad Tracks and on the North Side of West Franklin Road in the SW ¼ of Section 12, Township 3 North, Range 1 West, Meridian, Idaho; and Providing an Effective Date**

Simison: Next item is the Consent Agenda.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: Very grateful for the opportunity to make a motion to approve the Consent Agenda. For the Mayor to sign and for the Clerk to attest.

Hoaglund: Second the motion.

Simison: I have a motion and a second to approve the Consent Agenda. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the Consent Agenda is agreed to.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

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

DEPARTMENT / COMMISSION REPORTS [Action Item]

13. Ordinance No. 21-1957: An Ordinance Amending Meridian City Code Section 10-4-2, Regarding Requirements for Firefighter Air Replenishment Systems (FARS) for New Buildings; Adopting a Savings Clause; and Providing an Effective Date

Simison: So, we will move on to item -- into our Department/Commission reports. First item up is Ordinance No. 21-1957, an ordinance amending Meridian City Code Section 10-4-2 regarding requirements for firefighter, air replenishment system (FARS) for new buildings. Adopting a savings clause and providing an effective date. Turn this over to Deputy Chief.

Bongiorno: Thank you, Mr. Mayor. Mr. Mayor and Council, hopefully, this is a -- an easy one. Tonight I'm going to use the E word. For the last couple months -- actually a lot of months, thanks to Emily Kane from the attorney's office, she's been working with me and with Sam Zahorka, the building official, working with Nampa fire, working with Boise fire. We have all come up with an amplifier and ourselves we have come up with an ordinance to go along with the adoption of the 2018 Fire Code that we did a couple years ago and what this is is in -- in the fire code is Appendix L, which is firefighter air replenishment systems and in there it does not specify when it's required and so what you have before you is an ordinance that just -- that spells out when that system is required and what we have come up with is the language -- when the building is five stories or more in height above grade. When it is two stories or more below grade or if the building is 500,000 square feet or more in size on a single level. That's when that will be -- when they will be required. And looking at that we partnered with our partners across the street and they are actually installing it before our ordinance is, then, activated. We also have another project that's being looked at over by The Village and they also have agreed -- they are like that we see the benefits of this and we want to put it in our building. So, we actually have two different developers that are -- see the benefit of it and they are -- they are putting it in their buildings ahead of time. So, with that we did send -- Chief Johnson and

I sent information out to the building community to let them know about it. We did get one comment back, which in my letter it said we got none, but we got -- we did get one comment back recently. We actually tweaked the ordinance a little bit because of that comment. So, it was very beneficial to us. And I sit on the code amendment -- fire code and safety building council -- something for Canyon county and just yesterday we approved their ordinance, which, again, is the same language that we are using. So, that way it's -- it's an ease between districts. I did talk with Chief Gervais the other day. He had originally said he was going to wait until the 2021 code adoption rounds, but since, then, since we are going ahead and moving forward with our ordinances, he said he has to modify his wildland ordinance and he is going to go ahead and adopt FARS at that time. So, he will do a mid year code amendment also. So, Boise will be on board with FARS also. So, with that I will stand for any questions and --

Simison: Thank you, Deputy Chief. Council, questions or comments?

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: No -- no questions. However, the Mayor and I were able to go and witness and check out this new system, the FARS system. It's actually -- it's going to save lives and it's going to be incredibly beneficial to the -- our fine men and women in blue who are fighting fires in our -- in the City of Meridian. So, grateful for this new resolution and very grateful for this new process.

Bongiorno: Thank you.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: (Unintelligible).

Simison: Council Woman Strader, we are having a real hard time understanding your comments. They are really little low volume, but it's --

Strader: Is that better?

Simison: Much better.

Strader: Okay. (Unintelligible).

Simison: I don't --

Bernt: Mr. Mayor, I believe that Council Woman Strader is just asking how the construction of the -- of FARS inside the buildings, how straight forward it is.

Bongiorno: Oh. Okay. Sorry. Mr. Mayor, Council Woman, I can't hear you very well. So, to that, we have -- so, we have a company that we are working with, the Air Coalition, they are the ones that donated that system to us that's in our training tower right now that we are going to be utilizing to train on this system. So, they work with the -- the other company that puts the systems together and they have certified technicians throughout the United States and there is actually a couple here in the -- in the -- in our area that -- that can do the work of the install. So, we don't have any issues. As a matter of fact, the building -- two buildings across the street, the company -- I believe they are out of Texas -- they said they will come up and install them if they have to. So, they will make sure that we are taken care of, that our systems are serviced and installed properly.

Bernt: Mr. Mayor?

Simison: Council Woman Strader, was that your question and answer?

Strader: Yes.

Bongiorno: Awesome. Thank you.

Simison: Council, any other questions? If I could just echo what Council President Bernt said, very impressed by the system and what it will do and gracious for our development community for proactively getting this put in place as we have one of our larger buildings currently going in and across the street and as you mentioned several others are on the horizon.

Bongiorno: Yeah. Very thankful also. We have got a great community that we work with and I'm thankful for all of them.

Simison: With that what is our action this evening?

Nary: Mr. Mayor, you do have the ordinance on the agenda for --

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Question. Hopefully you can hear me. Do we need to amend the ordinance to reflect changes received in e-mail and bring it back or can we do that tonight?

Simison: I was under the impression the version in front of us has the change that was recommended and that is confirmed from Deputy Chief shaking his head up and down. So, we can move this version forward this evening.

Strader: Mr. Mayor?

Simison: Council Woman Strader, go ahead.

Strader: I'm happy to make a motion to approve Ordinance No. 21-1957, ordinance amending Meridian City Code Section 10-4-2 regarding requirements for Firefighter Air Replacement Systems for new buildings, adopting a saving clause and providing an effective date.

Simison: Do I have a second?

Bernt: Second.

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

MOTION CARRIED: FOUR FIVE AYES. TWO ABSENT.

Bongiorno: Thank you.

14. Human Resources: Discussion of New Formatted Policy Manual

Simison: Thank you, Deputy Chief. Appreciate it. Next item before us is Item 14, which is Human Resources Discussion of New Formatted Policy Manual. I will turn this over to Director Ritchie and Mr. Nary, but recognize you first.

Ritchie: Thank you. All right. Good afternoon, Mr. Mayor, Members of Council. Thank you so much for having Bill and I this afternoon. I am going to refer to some notes tonight. I typically try not to do that, but I want to make sure that I cover all the information we want to share with you today. On myself -- on behalf of myself, the HR Department, the Legal Department, as well as Finance and IT. So, as you know the Meridian City Council is the policymaking branch of our city government. City Ordinance 1-7-3 states that the members of the City Council are the legislative and policymaking branch of the government for our city. We are bringing forward to you a proposal for a newly formatted and updated policy and procedure manual to the one that we have today. One of the current challenges that we have today with the existing policy and procedures are that the procedures are embedded within those policies. Anytime that we want to make an operational change to a procedure or a process that's captured in the policy we have to bring that operational change in front of all of you for discussion and approval, when it's an operational function, not the policy itself, and so that's a challenge of time, it's a challenge of updating, it's a -- it's time consuming to do so. So, as a result, the HR Department and the Legal Department partnered together in an effort to review, update, and revise the current policy and procedure manual. So, on November 9th we sent to you a proposal of a newly formatted and redesigned policy and procedure manual. What that encompassed was changing the format to break out policies and procedures and we wanted to separate those to align with that ordinance, so that anytime a policy needs to be changed we are bringing forward that policy to you for discussion and your future approval. The updating of the information within that policy manual consisted of reviewing each and every single policy and procedure to ensure that we had consistent terminology. So, for example, things like department head is no longer the current terminology that we

use here at the city. Our department directors is the terminology that we use today, rather than department head. So, we took a look at making some consistent terminology changes. The review of the actual policy manual itself included a review and an update of all of the operational procedures to ensure that they accurately reflected the current operational practices of the departments in the city. In addition to that we are proposing the addition of two new sections to be added to the citywide policy manual and that would be Section 9 and Section 10. One of those would be citywide finance policies and, then, the last section -- section, excuse me, would be citywide IT policies. Policies that cover all of our employees here at the city. So, with that information, along with the information that we provided to you in the memo that we sent to you on November 9th, Bill, Todd, Dave and myself are here to answer any questions that you may have.

Simison: Thank you. Council, any questions for Crystal at this time or before we see if Mr. Nary or Mr. Tiede or Lavoie have anything else that they would like add? Just basically stop right there real quick for Crystal questions.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Hopefully you will hear me. If not (unintelligible).

Nary: I could probably answer that question. Mr. Mayor, Members of the Council, Council Member Strader, so -- give you a little back history. The city never had a policy manual until the early '80s. Grant Kingsford was the Mayor of Meridian at the time. It was a part-time position. He was a school teacher. The city actually adopted the Western Ada School District policies in total and so that's where they stood for about almost 20 years. 2002 we had a contracted law firm, they paid one of their partners to basically redraft the entire policy manual, so that's what -- the form we have today. So, when we -- over the years since about 2004, as we have amended the policies we have added director or director designee for certain -- for certain policies that didn't necessarily require a director to make a decision, because, again, we have separate divisions in departments, such as Public Works, where it may be -- it may be more appropriate or necessary for the director to designate the wastewater superintendent to be the person making that decision, because they understand what the operational need maybe or the -- the Police Department, it may be something that a patrol lieutenant could be designated as the person to deal with that particular type of issues. So, that was the intention and what we have done over the years is -- and that's where I think Crystal -- and I do want to give a shout out very much to Laura Lee Berg and to -- and to Andrea Pogue for really doing the heavy lift here. They did all of this review. They rewrote all of them to meet our current needs or meet the right terminology. If you read the words -- in most of the policies the words are exactly the same. They haven't changed. A few have, because the laws change and we try to keep up with that. But most of them are the same. So, they had to break those out. But, yeah, we were looking at when -- when would it make more sense that you really want a director to be the decision maker period or it may be a designee, because, again, it's something that could be delegated to somebody else, because the

department is large enough that you have various divisions, water and wastewater, different fire stations, captains may be the ones designated to make decisions about operations, things like that. So, I hope that answers your question.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Yeah, it did. I didn't have an issue (unintelligible).

Simison: Council Woman Strader, I don't know if you might need to eat your mic. Try as close as you can. We heard -- I think we got the gist of that, but you -- at the very end it dropped way off.

Strader: (Unintelligible).

Simison: That's a general thumbs up as of this point. Mr. Lavoie, Mr. Tiede, do you have anything else that you would like to add as it pertains to that? If I could just on that, Council, my viewpoint was if we were going to ask our employees to adhere to those two policies that they should be put into the manual as well and so that's why those two new areas are being incorporated into these. They have been there -- or they have been out there, employees have been expected to know and follow them, but they weren't incorporated and so that's why they have been added at this time, just from that standpoint.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: And to that point a question to probably Bill. With those new sections nine and ten dealing with Finance and IT, I -- as I was reading through there was a memo talking about adopting that section into the policy manual or do we have to do a separate approval for that or if we approve it it's already incorporated and we are adopting all those changes as well?

Nary: So, Mr. Mayor, Members of the Council, Council Member Hoaglun, the latter. So, the intention would be -- again, as the Mayor stated, those have already been reviewed by Council and approved, but they were separated from the rest of the policy manual. So, now they will all be incorporated, they will now be one through ten -- nine and ten. One through ten and so those were all provided to employees. We give them access. We show them where it is. They can have a hard copy if they want it. So, it will just be easier to get to it. It will be easier to see it. That's the -- that was the intent.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: Yeah, this is -- this is a much cleaner approach to it and really takes out some of the confusion in trying to follow through, so it was well done. So, appreciate all the hard work that people put into it, so --

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you. I had sent an e-mail to Crystal, but I would like to ask this for everyone here. Wondering if the city has -- or has discussed implementing a policy to have employees review this manual on a regular basis? It's my understanding that they are given a copy or a digital copy of the location to it when they hire on and that there is not necessarily a consistent time or times of the year that they are asked to review the policies and/or it's left up to the director. So, I'm curious if Crystal can share with us and, then, if there is anything else that we can do to discuss it.

Ritchie: Thank you, Council Woman Perreault. Historically over the past we -- when we came together for open enrollment, those were mandatory in-person meetings and at that point in time we had documents that were available to all employees that they had to sign stating that they acknowledged that they knew that the policies were available to them and that they needed to adhere to them. Since we have migrated away from those mandatory in-person meetings we have not had a routine or annual update from employees acknowledging that they know where the location is for the entire manual. What we have done in lieu of that is anytime that a new policy or a change to a policy came forward to each of you and was approved that information goes out for our policy through communications to those employees and that's their acknowledgement. It is something that you brought forward, it is something that I have mentioned to Bill that we want to review and discuss for existing employees. I will tell you that from a new employee's perspective that is addressed and they do sign an acknowledgement stating in the new employee orientation on day one and, then, there is follow up with their supervisors over the course of the first 90 days in case they have any questions about any of the policies that they are covering, either on their own or in conversation with expectations from their supervisor and, then, of course, Human Resources is always available. But, yes, we are going to be discussing incorporating an annual review or an annual acknowledgement, if you will.

Simison: Well, we have had an annual acknowledgement. ICRMP training, which we need to do, had an affirmative box that all employees had to check to say that they had read the policy. So, it -- that was done through ICRMP, our third-party -- they didn't require that this last year was the first time that I am aware of, but previous seven, eight years you had to, as an employee, acknowledge that you had read -- and I don't know if it required you to read it then at that exact moment, but it did have an affirmative response.

Ritchie: It used to give you the option to review it, because we had to upload it to the ICRMP site for employees to access if they wanted to read through before acknowledging it they could or they simply could just acknowledge that they knew where it was located

and that they are responsible for understanding each of the city policies. Up until that point that's correct. Last year they did not include that as a part of the program that we participated in on an annual basis in preparation for this next cycle. It's one of the questions that I'm working with ICRMP on to see if that's going to be included or if the city needs to establish their own process going forward.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I would like to encourage that -- that employees are requested to go over these, whether it's in an all-staff meeting at some point during the year with the directors or during their performance review or something and -- and even it -- perhaps not the whole manual, but perhaps, you know, social media policy, things that are citywide and, then, whatever is specific to their department. I -- there is some really important information in here and I think it's -- it would be beneficial to staff to review it on a fairly regular basis.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: A couple questions. First off, as it relates to monetary changes in policy, that will always come back to Council for review; correct? All right. Perfect. I know that I have some fellow Council Members that would really like to have a discussion about this as well that aren't here this evening. I know Mr. Borton -- incredibly interested in this as -- and we all know that Mr. Cavener also has some -- some questions with the details and such. Anyway that we can continue this discussion if -- for two or three weeks or whatever the case may be? Mayor and I or Brad as well, we can talk about what -- what that looks like in a future agenda? I don't think we need a lot of time, but just a couple weeks or so just to make sure that other Council Members are okay with these policy changes.

Nary: So, Mr. Mayor, Members of the Council, so our intention was to bring back a resolution next week. We don't have to. I mean there is certainly no necessity to do it next week. Whatever works on a schedule basis. We would like to put this project to bed as soon as can.

Bernt: Yeah. Sure.

Nary: Definitely I recognize there is always going to be a few questions here and there.

Bernt: Sure.

Nary: But we definitely recognize the fiscal policies -- those always have to come to Council and even in -- even procedures have some fiscal impact. They all require Council approval, but the money has to be there. You have to have the budget to actually do it,

SO --

Bernt: I think a week's fine, you know. If -- if we can do this -- maybe have a -- maybe a short discussion if needed --

Nary: Sure.

Bernt: -- from other Council Members if they have any other questions or -- we can talk about it then.

Simison: Yeah. My understanding Councilman Borton has been in constant contact and had all these questions. I don't know about Councilman Cavener. That one I'm not familiar. But put it on next week for resolution and just put this discussion before it and if there is any additional questions.

Bernt: Sure.

Simison: Council, any additional questions or comments?

Bernt: No, sir.

15. Community Development Department: Downtown Design Review Approach

Simison: All right. Thank you. Next item up is under Community Development Department, Downtown Design Review Approach. Turn this over to Mr. McClure. Or Mr. Hood apparently. Come on, Brian.

Hood: Don't worry, Mr. Mayor, you won't have to put up with me too much. I'm just going to do a little bit of an intro and, then, Brian's got most of the heavy lifting.

Simison: Okay. That makes me feel better.

Hood: He is going to pull up a PowerPoint presentation that we are going to work from. What we would like to do this afternoon is just explore with you an opportunity. I will cut to the chase and that opportunity staff is recommending that we move forward with an effort to establish some design standards for new projects in downtown, but those -- how we get there is kind of where we need some direction and I guess I want to confirm with you that you think that that's an effort that we should undertake. So -- so, again, we are talking about downtown architectural design review and to establish potential downtown specific processes and standards for new projects in downtown Meridian. So, in 2015 the city adopted the Architectural Standards Manual or the ASM. So, you will hear that a little bit this afternoon. ASM. ASM replaced the previous design manual. The ASM is less about design, which is subjective, and more about the level of effort. So, the purpose there is to set and maintain a baseline level of effort for the design and construction of buildings within the city. It does apply to new structures, but also additions would -- would

be subject to administrative design review. So, a lot of projects are subject to design review, but those standards are limited and we will get into that a little bit more. A couple of other things on how the process currently works for design review. It's, again, citywide, applies to basically everything, except for single family homes and even, then, in certain instances where Council reviews a project for single family homes along an arterial that you are concerned about, you have made specific development agreement provisions that say, hey, we want those to go through design review as well. But, generally, it's for commercial and industrial type of buildings, multi-family structures. And, again, that applies citywide. So, it's not context sensitive necessarily. There are different design elements that are required along different types of roadways or different zoning districts, but it's not context sensitive, so to speak. So, the citywide standards currently apply downtown, which may not be enough and so we will get into that a little bit. One of the other takeaways along -- in that same vein is that not all standards in the ASM apply in all conditions. So, there are a number of qualifiers in the manual. Again, usually arterial roadways, those types of things, being adjacent to existing residential there are some specific standards for how a commercial building is designed and constructed or visible from public open spaces and parks. But if those aren't applicable, then, the city has basically taken more of a hands-off approach and we don't have a lot of standards that apply or any standards that apply for that matter. So, then, the minimum level of effort really becomes exceptionally bare minimum and as long as you meet the building code off you go. So, again, we think maybe a higher level of effort in downtown where four sided architecture and a little more context sensitivity could come into play. So, some of the other issues with general application in downtown -- so, the general ASM application in downtown, it's been a staff concern for awhile -- we have seen some -- I will just say marginal projects go up, but they have really not raised the hair on the back of anyone's neck. But we have got some other projects that are a little more visible and some standards that made us really question and get those complaints about how those buildings are designed. So, Brian's really going to focus in a lot more of the presentation on the context, the issues, and some options and see if Council would like to modify the design review process for downtown. So, I don't -- I don't want you to necessarily answer these right now, but think about these as we are running through this and Brian will kind of ask you for some feedback as we go and, again, particularly towards the end. We are looking for that general direction and level of effort and guidance. I guess with the one exception, that first bullet, if anyone says, you know what, we don't think we need to do this, we can stop the presentation right now and just be done with it. But we do want some confirmation that this -- that you, too, believe that this is something that could add value to the city, that there is to some degree a problem with applying our existing design standards that apply throughout the rest of the city to our downtown and, then, again, you have -- if there is some level of support there from Council for staff to move forward with an effort here. And, then, the second bullet would be, you know, that general level of effort that you support. So, we are going to talk to you about both how we come up with the standard. So, who is at the table and who gets a say in what those standards are and, then, after we adopt the standards what that process looks like. Is it a design review committee? I haven't heard so much recently, but there is some other cities in the -- in the Treasure Valley that historically have gotten a bad rap for their process for design review and we don't want to emulate that, but we are looking for, again, maybe some

professional help from some architects and others that maybe set up a committee to do some review on some of these things. But that's -- again, we want to touch base with you and see what kind of type of a process you would be looking for as we move forward with -- after we adopt the standards and, then, again, back to the kind of phase one, if you will, with a staff or consultant led project. We have been thinking consultant led -- in fact, I have some money in this year's budget for some consulting help that we are going to draw on to help with this project. Just in talking about that recently -- in fact, Councilman Cavener reached out and -- and, honestly, I would -- I would love for Brian to lead this project, but it's bandwidth and I need him on other things, just -- and this is a pretty heavy lift in and of itself. I don't think I could dedicate him to leading this project by himself, but that would be ideal. He is probably the only one on staff that's qualified enough to lead the effort and I would be comfortable with the finished product. So, we really are kind of gauging that hiring -- getting consultant help, just because we don't have enough bandwidth to tackle this as well. And, then, moving to the top right-hand side of this slide, how big of an area should this apply to? Is it the core? Is it tied to the railroad tracks or further? So, think about that, too. Where -- where is that area that these standards -- you don't have to answer that now, but, again, some general direction on what the downtown standard should be, could overlay with -- with Old Town -- the Old Town district. You can make a case for -- for different boundaries. And, then, again, I kind of already touched on the last bullet here. The types of exceptions or instances in which elected or appointed to a committee can do architectural review. So, is that just the standard that they all go through this process? Is it some trigger that -- that requires them to go to a design review committee? Are there hearings? We don't think the Council wants to see all of these, but that's even on the table; right? I mean if you want to see all of those things and be the final approval we could write up the city code that -- that requires that process that way. So, those are -- that's some of the direction we are looking for today. Some of this will amount to additional cost. However, a lot of this is about just managing expectations. A lot of this amounts to requiring additional attention to detail and thought in the design and not necessarily resulting in significant cost to the building. We have seen that. If -- you know, our customers -- we can sit down and work with them early and often. It oftentimes doesn't cost them anymore to have good design, to design something that fits in the context of where they are proposing to go, if we can sit down and get to them early and it's clear and understandable what -- what the expectations are it really doesn't affect the bottom line most of the time on the construction of these buildings. So, I think this is about being transparent and clear in what we are trying to develop and why and, then, again, being able to explain that. So, again, just to kind of put that into two primary questions and, again, this is assuming you want to do the project, the approach that we should take and, if any, whether this is at staff level or staff led, consultant led. So, the approach -- this could be a minimal administrative level of effort and generally relying on the ASM. So, basically, taking what we have already as ASM and tweaking that for downtown or a traditional discretionary review framework, either with the design review committee or a public hearing process or some combination of those elements. So, I think with that I will turn it over now to Brian and he can kind of walk -- walk you through a little bit more of the whys and how he envisioned some of this playing out going forward. But before I pass it -- pass the mic to Brian I will stand for any questions -- initial questions you may have.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you very much for the detailed memo that was on the agenda. I read through it a couple of times trying to get my head around exactly -- kind of the history of how we got to a place of having this discussion and most of it was regarding kind of the path forward and -- and what direction we should think about taking and I was struggling to understand how this came to be. Was it -- is it observations? Is it public comment? Is it what the planners have run into as they have done design review and also was hoping maybe for some more examples of -- you talk a little bit about, you know, building looks differently to a pedestrian than to a driver. Can we see visually what a difference might be in -- in those things? So, anything like that would be helpful as well.

Hood: Mr. Mayor, Council Woman Perreault, just maybe working backwards a little bit. I -- I'm not sure if Brian has some examples that maybe he can show you some pedestrian level consideration versus vehicular motorist level considerations. I can share with you a little bit more on some of your previous questions or comments. It is a little bit of both. It is both from the public and other stakeholders downtown on some of the construction projects. Like I said, kind of earlier, though, a lot of it is just things that we have that are there maybe tucked into the downtown, but really not on your major roadways in downtown, if you will. So, some of the lesser local streets and some of the multi-family projects that have gone up that maybe aren't -- and, again, the attractiveness is kind of in the eye of the beholder. I'm sure that architect is very proud of their project, but it really doesn't fit in. You get three and four story tall buildings that are next to single family 1,200 square foot ramblers and so those are some of the things that as staff we cringe a little bit when we see that and we don't have a tool in our toolbox to say you need to be a little more sensitive to what's going on around you. We understand it's going to redevelop and intensify even over time, but how can you do that in a respectful manner of the existing condition for downtown. So, I don't have addresses for you off the top my head, but if you -- if you drive around you can see some of the newer projects that are maximizing the land and putting some density and some height and some building mass that really doesn't fit in as well as we would prefer it to, but, again, if that's -- that's sort of a flavor of ice cream. Everyone likes their own. Some people like that, you know, and it's eclectic and that's our downtown, quite frankly. There -- there is a mix of investment on different properties. So, we have been tracking that, again, for quite some time and just recently -- and not to call any projects out, but there has been a couple of projects that -- that have come -- that have been brought to our attention from others. Again, stakeholders, maybe they are existing business owners downtown just hearing about other projects that are coming in and they don't like the color of the building or the amount of glazing on the building or the height or whatever those things may be. So, it's something where we -- we just felt it was time to daylight it more. If Council said do you think there is an issue, too? Because, again, if not, and you think the process is generally working okay, we won't go away necessarily, but we won't make this the next high priority, we will maybe do what I just mentioned and maybe look at tweaking our existing ASM a little bit more, rather than set -- standing up a whole new process for design review downtown and maybe just tweak

it to make it a little bit better. But if there is some real serious concerns, then, let's bring those stakeholders together -- well, I don't want to say that necessarily either, because to develop the standards we really do want design professionals and not just lay people to say this is what the standard should be, but if we want to do that level of effort -- so, again, sorry to kind of ramble, but it's a culmination of things and we are finally getting around to talking about it. Hopefully that helps.

Simison: Council, any additional questions for Caleb as he walks away? Okay.

McClure: Mr. Mayor, Members of Council, here are a few opportunities and concerns which are unique to downtown. The current ASM is really only about the building. The reason being for that is that site design is already receiving a considerable amount of design review as part of the plat process. Even architecture is frequently reviewed through development agreements, giving Council an early peak and, then, also helping to direct staff in terms of what the public and Council want to see with final determinations. Architectural style, predominant materials, and many details are really just difficult to do with standards that are location deaf, which is what our ASM is. So, you used to see more sort of discretionary review as part of the plat process for the hearing impediments and we don't have that downtime, because most of those aren't involving a plat, they go straight to administrative -- an administrative process. This hasn't worked great as -- as stated, because it's not greenfield. You can have very impactful projects that had no public hearing and no discretionary review and, then, we are applying very generic design standards that were only meant for greenfield. Just -- you could have a phenomenal building, just designed immaculately and, then, put it in the exact wrong location and sort of ruin the -- ruin the neighborhood and, then, there is no checks. So, that's sort of the concern from staff's perspective is that do you want to have a check and that's one of the questions we will visit later. Further, the city's increasing opportunity for impactful projects without, frankly, considering collateral impacts. The permit controls weren't in consideration when the city increased the design height from -- to 75 and 100 feet in downtown. Again, those -- this can happen now without a public hearing. Our standards weren't modified to consider not just the larger massing that isn't allowed anywhere else in city, but the existing context in an already constructed environment now more impacted. Staff doesn't have any framework to guide desired development for this type of construction and environment and, again, sort of the environment being another -- another consideration here. The opposite end of the spectrum is also an issue. We have been seeing more duplex type projects in areas intended for commercial and transit-oriented environments. These have skirted land development requirements for sidewalks, streetlights, open space and really all the desired quality placed elements wanted in downtown, while increasing density. It furthers land fragmentation and makes it harder to get the project desired and we don't see commensurate infrastructure along with those projects. Further, in downtown we don't have large swaths of landscape buffers to separate very different construction. We allow one hundred foot buildings now, which include multi-family, but there is limited site design, minimal parking, minimal open space and no backup plan. That could happen next to a 1915 cottage with zero setback. There is no -- and this is the concern here. There is no mechanism for staff to force a hearing or open up discretionary review. Once the application comes in, if they meet our

requirements, they are through. None of the current standards are meant for this. Lastly, zoning is a significant issue. Old Town is exceptionally fragmented in the area it covers. You can have very similar projects, because there is very -- for example, R-15 and R-40 allow multi-family. Old Town also allows multi-family. You can have those two next to each other with -- with night and day differences in terms of the development requirements for those structures. So, there is no consistency when you have a very fragmented zoning base design review process, which is what the ASM is is zoning based. So, downtown especially there has been no context again for the environment or for what's next door. This is a map showing -- showing that zoning. The red dashed line there is the future land use designation for Old Town. The brown area with the lighter colored X's is the Old Town zoning and, then, you can see C-C, L-O, R-15, and R-8, industrial, C-G and a variety of other zoning designations within that area. All those apply different architectural standard requirements in the current ASM. To plant the seed using the Old Town future land use would be an efficient way of sort of leveling the playing field for architectural requirements for -- for these areas of the city. It isn't necessarily -- it wouldn't necessarily -- actually it wouldn't impact the uses allowable, it would just sort of make them all play by the same design standards for architecture. Caleb sort of touched on some of this already. This is a level of effort chart. There is an exceptional amount of variation between the -- in between areas here, so there is -- there is three examples here, but, really, you could do the sky's the limit. But I had to pick several just to give you a flavor. This first one here, as Caleb sort of mentioned, would be tweaking the current ASM to have some additional considerations downtown. This one addressed neighborhood context -- destination downtown districts, infrastructure deficiencies are really some of the other comp plan policies that we have heard are important. A middle approach here would be, again, largely to use the ASM still, but to create a secondary lane for the design review process, where if you meet certain thresholds you go from the standards objective based sort of expressed standards that we have in this ASM, to a design review committee. So, providing a committee of professionals with some additional oversight that staff isn't in a position to implement very well. Finally, the -- the right end of the spectrum here from my perspective is sort of the best way to do this, but that's only assuming that time and money were not a consideration. Really, a hybrid form based code is sort of what allows you to really consider the context of your development truly and apply standards that are appropriate based off the desired use in that location. However, the process to get there is fairly timely, a heavy lift, and probably wouldn't be used all that often, to be -- to be honest. As a final note, regardless of these three options or any other, if Council likes to have staff do something, the community engagement process and element of this is likely to be a heavy lift regardless of anything else. It's a contentious and passionate topic and meaningfully listen -- listening and educating the community on this is going to take a lot of work. Regardless of any approach that staff did, these are some of the assumptions that we want to consider. We would like to consider gates or flags where additional public review is required, whether by Council for the use of scale, for committee for design or any other range of options. The complaints we have heard would require some of the allowed-by-right uses that we currently have to -- at least with respect to design have some sideboards imposed on them. Staff would absolutely want to involve the Historic Preservation Commission. Their level of effort would very much depend on the approach we took, but at a minimum understanding their perspective, wants and needs, before

crafting any solution is important. Just like HPC with the same opportunities and constraints based on the projects, MDC we need to be involved and, finally, as previously mentioned, public engagement seems pretty crucial given our business environment and existing residents. So, staff, for your consideration at this point, is conceptually recommending some type of hybrid approach. This would involve continuing use of the ASM. It's sufficient for most of the city and unlikely for many smaller, less impactful projects in downtown, again, with some tweaks. We would also recommend a discretionary design review committee of professionals for the more impactful projects and what those sideboards are -- we haven't considered those and we aren't proposing those. Just understand that some sort of sideboard would allow a discretionary review approach for whatever is defined as impactful. Ideally that process would not be optional. That way current funding staff aren't bullied, frankly, into approving projects that they don't want to and shouldn't be doing. An overlay zone is also recommended, as I sort of mentioned before. This is -- so, the size and scale is considered in the context with design review and so that all development in close geographic proximity plays by the same architectural design rules. It doesn't mean that all projects in downtown would have the same standards, whether by street, districts, or some other component that can be customized. Finally, staff would need some additional support, whether that's by outreach -- whether it's for outreach, code review, process review, or standards development, it's just more work than we can handle right now. Also outside perspective is incredibly useful, even if just to bounce off ideas. To be clear, the purpose of this recommendation would be to drive impactful projects to a design review committee, but not all projects. It should also not be a form-based code process that can be more transparent and has more defined sideboards, but it also requires a lot more work than we are likely to realize benefit from. Today we are looking for general direction and level of effort from you. Depending on direction, feedback today we would come back to you with a refined solution or proposal and, then, just -- we don't need that all today, so we would like to have a discussion with you today, but certainly we can take comments and feedback from you over the next week or two before we move forward with something.

Simison: Council, questions, comments?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Brian, thank you very much. Would you say that most of the feedback that's been received that prompted this was aesthetic concerns, functional concerns, a combination of both? Is there -- is it leaning more heavily toward the aesthetics of -- these are -- the feedback that we are getting from the public and the stakeholders are on projects that have already been completed; right? So, there is not a whole lot that can be done at that point, but can you give us a flavor of what -- I really -- again, I'm still somewhat missing examples of -- I'm generally understanding what it is that you are trying to do. I just -- before I -- I can say, yeah, I think we should go down this road and explore how to resolve this, I need to understand the problem a little more.

McClure: Mr. Mayor, Council Person Perreault, I don't want to call out specific projects, but I have heard the -- and most of the comments I receive are -- several -- several steps down the telephone game, so I don't -- so, I won't know these names either, but I can say I have heard the full gamut, everything you have suggested. It usually conflicts with someone else's opinion and it's for both proposed and existing projects. They are both small and large projects. So, I mentioned the smaller projects, we -- they are all over downtown now. You can see, frankly, square boxes shoved in dark holes with entrances to the buildings down both sides with a fence four foot off their door. It's really not sort of the aesthetic that I understand we are looking for and, then, we have big projects that have been considered or being proposed and those have had whirlwind of comments on them that we have received from all over the place. So, I don't know if that helped at all or not. But yes to everything you said. We have heard it all for both existing and proposed projects.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I was just curious, Brian, is it possible that a design review committee could be specific to an area, as opposed to communitywide?

McClure: Mr. Mayor, Council Person Hoaglund, absolutely. So, the staff recommendation, which is exceptionally cursory at this point, would be to just look at design review only for downtown -- downtown area and only for whatever we define as impactful projects. Like we do -- code currently does have a design review committee reference in it, we just don't ever use it, because applicants find they can, frankly, push it up into the -- the decision they are looking for.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Just to kind of comment and I will come with a question, but, you know, we have got another deal tonight on The Fields district, you know, and this is wide open and we are going to try and figure out what's this going to look like and, you know, downtown is the same way, it's -- it's -- we had a downtown and there are new things happening and that's exciting, but there is going to be a lot of opportunity and I don't want to miss that opportunity. We are going to shape what downtown Meridian looks like for future generations. So, you know, I -- I'm kind of the go big approach to this in terms of let's do it the best possible way that we can, because we might only have one shot at this. But, you know, as I think about those things to me what -- what do we take in for the area then? Is it just Old Town? And here we have the property at Northwest Cherry and Meridian -- McFadden property? Yeah. Where that's going to be a new development at some point in time right there on the corner. So, now do we take it in -- is it the Northern Gateway Urban renewal district as our area? You know, what if you have a -- just a completely modern look over here and we go with more of a historical look for Old Town,

does -- how does that fit? How does that flow? You know, those are considerations. And, of course, if you go urban renewal, then, you have the Union District, you got to have that in there. Just some of those things on how does this all fit and, you know, the comment about, you know, you got a big building next to a little -- little thing, but is that going to be a structure that does go away in the future and how do we balance those effects, so -- and -- and ideas and I definitely want to have stakeholder involvement. People who are investing in downtown who want to keep downtown as a destination that's unique, has its own vibe, they definitely -- I want them to be part of that process. So, is what I have talked about when you look at all these things, it sounds like you have recommended a consultant approach and also I'm concerned about -- we have got so much growth in Meridian that with the limited staff you have you have got more than enough on your plate. Is it possible that you can still work with a consultant, as well as keeping everything else -- all the other balls up in the air as well?

McClure: Mr. Mayor, Councilman Hoaglund, I'm very pleased to hear you ask those questions. Those are all questions we have asked ourselves and we don't have any answers for them currently, other than just sort of the Old Town language, just because we have code and policy in place. With regard to the level of effort sort of staff's overhead, I don't know. It's really sort of a Caleb and new director determination there. Certainly your priorities and the Mayor's priorities are very important and things can be pushed around. I think what we discussed was having staff work on something like this in collaboration with -- with a consultant, so -- which is sort of, frankly, what we did with the Comprehensive Plan, the amount of time that staff spent out -- in outreach at parks was ridiculous. Well, it -- it was ludicrous. We can do that here, too. So, we can -- we can do the work we are able to and, then, the work we can't we will -- and we will manage the project and the work we can't the consultant can do some of that and whether that's -- they help us with outreach and manage that or whether they help us with design standards or whether they look to a code review -- I mean all of that is sort of an option and all of it can be considered, tweaked, modified. We don't have a solution to that yet. But, yes, we can -- I'm sure we will make it work.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: When staff -- it says that staff is recommending a consultant. Is that to put together those sideboards, to put together those recommendations in a one time way and, then, staff will, then, take those and apply them as the review comes in or is it an ongoing desire for a consultant to review every -- you know, every application that comes in that requires an application with the ASM and downtown or is it both?

McClure: Mr. Mayor, Council, that's a really good question and I'm sorry I wasn't clear on that. So, the proposal would be to have a consultant help us with a one time process of whatever that is and, then, from then on out it would either be staff or staff and the design committee or staff and Council or whatever that is, but it would be -- it would be internal -- internal work, no longer relying on a consultant to implement.

Hood: So, Mr. Mayor, can I just piggyback on that answer a little bit? I mean to, again, be transparent in that, though, that is ongoing level of effort for staff and we don't currently have anybody, but I mentioned it, but it's been several years since we have had to pull together that architectural standards committee, the architects we have on call, and this would be something where probably monthly or at least quarterly someone's got to call them together and have a meeting and so there is -- not saying that justifies a new FTE necessarily, but there is more things that we would do after the consultant helps us stand this up. Ongoing that staff, then, has to figure out how to balance that or work that into the workload, too. So, we haven't spent too much time on that, but that's certainly something -- depending on level of effort and how we want to set this up, there is an investment by the city to do this for sure. So, again, to what level that investment is that's another direction we are asking for.

Bernt: Mr. Mayor?

Simison: Council Member Bernt.

Bernt: Thanks, guys. Quick question. What's the time -- if we were to do this hybrid model -- I mean this -- or this approach, what's -- what's the time frame from start to finish do you think? Just roughly. I know that you -- I know that -- it looks like you put a lot of thought into this and you have a lot on your mind and there is a lot of moving parts, but generally speaking what do you think that time frame looks like?

Hood: So, Mr. Mayor, Council President Bernt, I -- you know, I would think this next fiscal year, nine months or so to a year, probably something like that to develop this, to do the surveys -- again, depending on which low to high you choose. I mean if we go all in and go big we take a little bit longer to make sure that we have got everybody -- heard from everybody, but roughly a year.

Bernt: Mr. Mayor, follow up?

Simison: Councilman Bernt.

Bernt: And with regard to that -- our growth compared to -- like, for example, Boise, our friends to the east, they have gone through growing pains just like we are. So, what does that look like? What did they do? Did they do something similar to this approach? What -- how did they approach their growth with the density in their downtown corridor?

Hood: Honestly, Mr. Mayor --

Simison: How did we get Jump, that beautiful building they have? Was that through a design review committee? I think it is.

Hood: So, just to answer your question -- maybe the Mayor kind of did. A design review committee can make bad decisions or, you know, there is subjectivity in there; right? Discretionary approach. I don't know what -- what's triggered in Boise or where that line

is administrative only, staff level, and you don't have to go to the design review committee or if everything does and that's kind of what I was alluding to a little bit earlier. We don't necessarily need to work either and we don't want to push everybody through design review. We have other stuff to do. But we felt like there are some triggers, some gates or flags, as Brian -- okay, this -- someone should be reviewing this to make sure it fits. I don't know exactly what all those -- if here or if this tall or if this big or if this whatever go to that process, but we -- honestly, this isn't modeled after any other city around us, this is just -- yeah.

Bernt: Mr. Mayor, that was just a question that Ms. Strader wanted me to ask. Her microphone or her computer's not working, but at the end of the day I mean I -- I mean downtown Meridian is growing. People have caught vision of what we are looking for and -- and, you know, investors, business owners, developers are excited to make an investment and with that comes, you know, good problems to have in my opinion. But one thing that those folks need is consistency and I get that. The Old Town designation is very -- somewhat vague, you know, because of its downtown and these buildings are old and we don't want to stifle growth or creativity and every building can be different. I get why Old Town designation is what it is, but I also can see now because of the growth that we are experiencing why that can be a challenge for -- for staff and all the questions that you guys have and so my only concern is there is a lot of projects that are going on right now -- or shouldn't say a lot, but there is one specifically that -- that could take place fairly soon that probably would benefit this design review process if and when it takes place. So, I guess -- I mean I could wrap my arms around a hybrid approach. I think that that makes sense. To give some context of -- to Council Woman Strader, you know, there is -- excuse me -- Perreault. There have been instances where the lack of this consistency or direction has elongated the process where if we had these design -- you know, a design review in place or standards in place, the process in -- in which this particular application would have gone forward, probably would have been less time, would have been faster and, then, result not -- I don't know if it would have been better, but certainly we would have got to it much quicker and -- and when we are dealing with investors and -- and those who invest in our downtown that time is money and so I -- I can understand why this is on the forefront and I appreciate you guys putting it together. I -- I could put my -- starting to ramble a little bit. But I guess what I'm saying is the hybrid approach is probably something that I would be most interested in.

Simison: So, I'm going to be the odd man out this evening where to this point in time I have not seen the challenge or the need for support. I'm not saying we can't have improvements, but I'm not bought into committees, additional staff time effort. I would like to see an audience for downtown business property owners, current developers, future developers, telling me that this is a problem. I think I need to hear that personally from them to see what type of protections they are looking for or what type of things -- and I'm not going to beat around the bush. We know we are talking about the projects across the street that there were some initial design questions about. I don't -- but it's not built. It may turn out to be a gem of our downtown and we are going through this conversation about what might be -- what it might look like, you know, and I don't think that any of us know what it might look like well enough to make determinations that we need to create

a brand new committee process, invest further. I'm not saying I'm not open to it, I'm just not convinced that there is enough data or comments that I have heard that this -- taking these additional steps is warranted, needed, or it's a process we should move forward. But that's -- that's where I am today. I'm open to it, but I'm not convinced that this is the direction we should go.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I -- I'm hearing you loud and clear and you are the Mayor. I mean at the end of the day it's just not something that you are -- you don't have your arms wrapped around, I don't know if the ultimate buy in is -- is going to happen. However, with my role on MDC, you know, I -- I have seen the process play out with the folks across the street and I believe that something that staff is talking about probably would have helped out the process, honestly. I think that maybe getting buy in and having folks -- you know, interested parties giving feedback may make sense and maybe what I'm hearing from you, Mr. Mayor, is maybe the totality of what staff is asking for maybe you don't quite agree with and maybe further discussion is needed. Maybe. Is that what you are saying?

Simison: From my perspective, yes. But what I have tried to do is not impose my beliefs on what staff is limited to bring for Council to get feedback. Perhaps there could be changes to the information that we provide that would get us enough, as compared to going in other directions, but I don't know that. But I wanted there to be a conversation --

Bernt: We did. We had one. So, Mr. Mayor -- so, what -- what would be -- what would be your recommendation or maybe what are you looking for?

Simison: My recommendation at this point in time would be if planning wants to pull together a downtown stakeholder meeting to talk specifically about this issue with people currently -- people that have recently done a project, currently doing projects, and ones that we know are likely to come forward and have a conversation about what would -- you know, again, protecting investments, streamlining processes, setting expectations and if they are all saying, yeah, a design review committee over in Boise is the way to go, let's put our money into that bucket, because they all love it so much and you get such great projects that are so beautiful over there out of that process. I'm --

Perreault: Mr. Mayor?

Bernt: I feel like you are being a hair facetious.

Simison: Just a hair facetious. Because I think we all understand that we -- everything is subjective. I have told people this. I hate the Wells Fargo Bank in downtown Boise -- building in downtown Boise. I don't really like Jump. But I have no issue with First Security, which is nothing, but the old -- it's just a tall building that's surrounded with glass

with no articulation. It -- that's me, you know. So, it's -- it's so subjective when it comes down to what we like or don't like. Council Woman Perreault.

Perreault: Thank you. So, I'm also at that place of really understanding the root of this and the need and the reason I'm asking for specifics -- I don't -- I don't have an expectation that you name specific projects. What I'm trying to gather is what would be the flags, what would be the gates? My assumption is is the flag -- the list of -- the things that will spur on a review by this -- by the potential design committee, we have got to put together what those flags are and I'm curious if staff has already done that and I assume that the comments that have been received and the concerns that have been received and the applications that have gone through that -- that Councilman Bernt just mentioned, that all of those things are what's going to help us put together this -- these flags that we are going to be looking for, that that's the thing -- hey, when this -- when this type of project happens these are the concerns that have happened in the past and we need to start there as to which projects would require the review versus saying, oh, all of them in the Old Town designation are going to review; right? So, that's where I need that bridge gap for me and -- so there is that. The second thing I want to say is -- I know -- I'm very familiar with the overlays that Boise has in several of their districts. A lot of their neighborhoods in the older part of the city have overlays for this purpose. I know downtown does. Sunset District does. And some of those overlays were requested and spurred by the neighbors themselves by the -- the owners themselves. What -- what processes did they take to get those implemented? Was it their planning staff that went through that? Were their consultants hired? Do you have any idea?

Hood: So, Mr. Mayor, again, kind of working backwards, that last one doesn't sound like either Brian or I know how those came to be in Boise. We can look into that and if -- if we come back for part two of this discussion we will bring you that answer. Going back -- and maybe even this -- and this actually ties in with the Mayor's comments and bringing those stakeholders together. There are some potential flags that we have identified, but to the Mayor's point we need to pull those people that are invested in our downtown to make sure the things we have heard, all of the things that are important, are the things that we want to protect. So, regardless -- but, really, the first step is to gather those folks and say, again, when -- when does something rise to the occasion of going through this extra process? What is it? You have got big buildings all around you? Is it because you are on this road or that road? Is it -- is it locational? Is it specific to -- what else? Is it two and a half times any building next to you? What are those triggers? So, we have got a short list, but we want to hear from the people that own property and develop do we have that list right -- and it's certainly not comprehensive at this point, it's just those initial kind of triggers that would say, okay, if this is present, yeah, we think maybe someone should look at that a little closer. So, it's not fully baked, as Cameron would say. We won't have it all ready to propose to you. This is what would trigger that. But, again, is there anything? Or is it to each his own and we are just going to be spinning our wheels, because you are going to like it and you are not and we can't bring those folks together for consensus and so what are we trying to even do? So, again, we have a list. We didn't bring that tonight to say here is -- you know, this is when that would apply. We could if we want to have -- maybe do the stakeholder meeting, develop an initial list of here is

triggers, if you will, that would say you go to some extra process when you propose something in this location and, again, we can even get into location specific. So, sorry this isn't -- doesn't have those details. We want to make sure that this was -- and, again, it's a mixed bag; right? I mean we have -- you guys are kind of all over the place with some that want to do maybe more and some don't want to do anything, so I'm glad we are having this conversation. I do value this direction, even though I don't hear a whole lot of solid this is -- this is where we are going, but --

Perreault: Mr. Mayor?

Hood: -- more to do.

Simison: Council Woman Perreault.

Perreault: So, directly with that, then, Caleb, I -- I want -- I also would like to have that information before I'm comfortable saying, yes, we should proceed before we have conversations about consultants, before we have conversations about committee -- or putting an architectural or design review committee together. I really -- I think there still needs to be some more understanding of the need for myself.

Hood: So, Mr. Mayor --

Perreault: I hope that's clear enough.

Hood: And I think that Councilman Hoaglund had something, too, but I just want to -- I think we can probably take on that level of effort and I'm going to look at Brian, but only with one eye, because I know he is going to glare at me, but that's part of this conversation; right? We don't have a whole lot of bandwidth to even start to -- and what I'm afraid of is we open up that can we can't put it back in and we are going to open it up, we are going to say, hey, what do you guys think downtown should look like and they say, well, never mind, we aren't doing the project. What, you are not doing the -- you asked us to come and you asked for our feedback and it -- I think once we kick this off it's going to be hard to just say, never mind, we don't really want to do anything. So, just be aware of that. We can do some of that and, again, I think in house without going too far with a consultant or anywhere with a consultant, can start that conversation, but I don't know that we will be able to press pause or not do a project if we really invite people to participate, even at that level.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: It looks like we need part two, Caleb. I think that's what we need. And so I think that there has been some good discussion and some concerns and maybe a little bit of guidance. Maybe this can be hashed out, you know, with, you know, folks from the Planning Department, the Mayor and Council President, future Council President, and

just sort of have a decent idea of maybe what this looks like and -- and dig a little bit deeper for part two.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: I'm fine with that approach. I mean it's -- it is -- Caleb let the cat out of the bag. Once people are involved and that it's that -- that train has left the station and it's a matter of, okay, where do we end up?

Simison: It left 45 minutes ago, just so we are clear, so --

Hoaglun: But -- and that's why my question early on, though, about the design review committee in Old Town, because I think it has to be very specific to Old Town, possibly with stakeholders, with some involvement and knowledge of a special district that are engaged in that that -- and I have experienced with Boise's way back when when I worked for the mayor of design review and that process, but I also have that experience of when they decided what they were going to do -- when the mall wasn't going to go downtown and Mayor Kempthorne said he is not going to let downtown die and that collaborative effort that kicked off to make it what it is today, starting with that public plaza and the auditorium down -- Downtown Boise Center on the Grove, you know, we can do that same thing here. It's -- it's not going to be as large, but it's very important and -- and what we do now will be built upon for many many years to come. So, we do have to get it right and we do have a place where it's not going to be on your shoulders because you are not -- they are not -- you guys will do your part, but we need some outside help, just like we did in downtown Boise way back when to help make that a reality and bringing in the stakeholders and other people who see this as a place that is a destination and something that we can be very proud of for this community. So, I think we will get there, we will just have to work at it a little bit longer and make it a reality.

Simison: So, to be continued. So, with that, Council --

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I move that we adjourn the meeting.

Simison: Motion to adjourn. All in favor signify by saying. Opposed nay? The ayes have it. We are adjourned.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

MEETING ADJOURNED AT 5:45 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

MAYOR ROBERT SIMISON

DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK



AGENDA ITEM

ITEM **TOPIC:** Approve Minutes of the December 7, 2021 City Council Regular Meeting

Meridian City Council

December 7, 2021.

A Meeting of the Meridian City Council was called to order at 6:05 p.m., Tuesday, December 7, 2021, by Mayor Robert Simison.

Members Present: Robert Simison, Joe Borton, Treg Bernt, Jessica Perreault, Brad Hoaglun and Liz Strader.

Members Absent: Luke Cavener.

Also present: Chris Johnson, Bill Nary, Caleb Hood, Joe Dodson, Alan Tiefenbach, Crystal Campbell, Kyle Radek, Shawn Harper, Joe Bongiorno and Dean Willis.

ROLL-CALL ATTENDANCE

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

Simison: Council, we will call the meeting to order. For the record it is December 7th, 2021, at 6:05 p.m. We will begin tonight's regular City Council meeting with roll call attendance.

PLEDGE OF ALLEGIANCE

Simison: Next item is the Pledge of Allegiance. If you would all, please, rise and join us in the pledge.

(Pledge of Allegiance recited.)

COMMUNITY INVOCATION

Simison: Our next item is the community invocation, which will be given tonight by Pastor Vinnie Hanke with the Valley Life Community Church. If you would all, please, join us in the community invocation or take this as a moment of silence and reflection. Pastor.

Hanke: Good evening, Mr. Mayor, Members of City Council. Merry Christmas and Happy Holidays to you. Thank you for the opportunity again to be praying for you and with you this evening. God, we thank you for the privilege of gathering in public to do the work and business of the city. God, we thank you that the city is not just leaders, but it's citizens and I pray that tonight as we hear from both, God, that you would give them a sense of cooperation and partnership in the work. God, we ask that this Christmas season that you would fill us with hope, with joy, and with love for our neighbor and for our city. We continue to ask for your blessing upon those who work on the frontlines during the pandemic. Those are in our hospitals, those are emergency first responders, those in our

classrooms. We ask ultimately, Father, that you would be glorified by the City of Meridian and its work and asked these things on behalf of the Council, in Jesus' name. Amen. God bless you guys. Thank you.

ADOPTION OF AGENDA

Simison: Thank you. Merry Christmas. Now, we are to the adoption of the agenda.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: There are no changes to the agenda, so with that said I move that we adopt the agenda as published.

Hoaglund: Second the motion.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

PUBLIC FORUM – Future Meeting Topics

Simison: Next item up is the public forum. Mr. Clerk, do we have someone signed up this evening?

Johnson: Mr. Mayor, we do. John Wheeler.

Simison: Okay.

Johnson: And there is a handout in front of you. This is a public forum and Mr. Wheeler provided that.

Simison: Mr. Wheeler, if you can state -- you will be recognized for three minutes for comments.

Wheeler: Yes. Thank you. Mayor Simison, Members of the Council, staff, members of the Bri community and ladies and gentlemen of the public, my name is John Wheeler. I'm here representing the group at the Bri Village apartment community on North Records Way. That facility has been in operation now for just over a year. There are currently about 130 occupants in the building and when they get -- when they get leased up we should be at about -- well, over -- over 200 and further down the road to the north there are now additional apartment complexes. We have the Regency at 370 units. We have got Verraso at 96 and we have got The Lofts at 36. So, you can see the development

that has taken place along there that has impacted the way that is now developing. It's gotten a -- it's got a feel that's very much residential in nature. As a -- as a result of this development and the fact that we are fortunate enough to be directly across from the Kleiner Park, which is one of the more beautiful parks I have ever been in -- it leaves the situation on North Records Way in a situation where we have got some real concerns with traffic flow. If you look at the graphic that we have -- and this is on page three of the letter also, but there is an overhead you see -- on the right you see the -- that's the park -- hope I can get this mouse to settle down. That's the park. Across in what is really a dirt lot there right now, that's where the Bri building is at. Okay. The traffic situation comes about because of this, the -- the parking lot that sits just to the south of the Bri building is really the -- the largest offsite parking facility for that park and so what happens is we have got car shows, festivals, family events, company events, high school events, that park is -- is utilized by a lot of different groups and justly so, because it's beautiful and it's a great place to have these events, but the problem is when we have those events that parking lot gets filled up and the nearest crosswalks -- if you go clear to the north where I have now got it marked where Red River Valley comes in -- River Valley Street comes into the north, that's -- that's where the crosswalk to the north this at. If you go clear down off the screen to the south, that's where the south crosswalk is at. So, people parking in that -- in that lot have to walk either a block north or a block south to get over to the park and I can tell you from watching the traffic over the last year that doesn't happen. What happens is they go directly across the street and so you have got a lot of people dancing in and out of cars trying to get across that street safely. So, it I think has become a real concern.

Simison: Mr. Wheeler, three minutes goes by really fast. If you could just summarize your comments really quick. We do have your information in front of us and we will follow up with you.

Wheeler: Got it. I just -- I just want to add quickly to it and say that what we are asking for is for the city to work -- to recommend to the county group that we get some -- several things done. One, to get the speed limit reduced and I know that's going to be an issue, but it's something that really needs to be studied. Number two, a radar sign of some kind to help slow people down to the speed, because even at 30 they come much faster than that, especially on Friday and Saturday nights. Third, a crosswalk -- and I have got this on the graphic. A proposed crosswalk which would take people across, give them access to the park right across the north end of that parking lot. So, instead of having to go a block either way, they can -- they can cross right there. I think that would alleviate a lot of the traffic situation. Additional noise reduction -- I'm sure that's not a surprise to you that that noise is a problem and we would really like to work with you on resolving some of this. What we are coming forward tonight with is not a demand for something or, you know, money or resources, what we would really like to do is have you work with us to get the county to work on the things they need to work on. The cooperation of the police department has been excellent and we really have enjoyed our -- the ability to work with those folks. But they are limited. I mean they have manpower issues. And so we understand that and we asked you to help us help them solve this traffic problem. Thank you.

Simison: Mr. -- Mr. Hood will have someone reach out to you named Miranda to have a conversation about some of these things and I'm sure the police department will also be part of those conversations. Thank you.

Wheeler: Thank you.

ACTION ITEMS

1. Public Hearing for Community Development Block Grant (CDBG) Program Plan Year 2020 Consolidated Annual Performance and Evaluation Report (CAPER)

Simison: Mr. Clerk, I assume we had nobody else on -- okay. Then with that we will go right into our public hearings for this evening. First item is a public hearing for the Community Development Block Grant, CDBG Program Plan Year 2020 Consolidated Action -- Consolidated Annual Performance Evaluation Report. So, open this public hearing with staff comments and turn this over to Crystal.

Campbell: Thanks, Mr. Mayor, Members of the Council. As you said, it's basically an end of year report, which -- so, HUD speak, the whole CAPER thing. It just comes down to end of year report. Our program year '20 report covers October 20 -- October 1st, 2021 -- 2020 -- sorry -- 2020 to September 30th, 2021. So, the CAPER -- you had mentioned what it stands for. This is so that we can provide transparency to you and to the public for the annual accomplishments and progress towards our overall consolidated plan goals. The goals are identified in our five year consolidated plan and we use our analysis of impediments to fair housing and the housing market analysis, plus community engagement, to figure out what those goals are for the five years. We are currently in the fourth -- well, reporting on the fourth year of our 2017 through 2021 consolidated plan and our goals for this con plan are to improve accessibility, enhance homeownership opportunities, provide social services, stabilize the rental gap and provide admin and fair housing. For our goal of improving accessibility, Public Works installed or modernized 18 streetlights on walking routes to Meridian schools and we had some other projects that we funded during the year, but this is the only one that was completed. For enhancing homeownership opportunities, we had two different projects. One was the Homebuyer Assistance Project where we were able to help one household purchase a home in Meridian and we also had our homeowner repair program that helped three households with repairs that were needed. This shows our progress towards our goals. For our one year goal for the Homebuyer Assistance Program we had hoped to help three households, but with the housing market we were only able to help one and for the homeowner repair program it was the first year and we didn't really know what to expect, so they had set a goal of eight and we were able to help three. So, overall for our five year plan, our goal for all five years is 11 and in year four we have hit seven. Our next goal is providing social services. We have had four projects that we worked on this year. Jesse Tree's emergency rental assistance program, Meridian Boys and Girls Club scholarship program, Mortgage assistance through NeighborWorks Boise and case management through Terry Reilley's Allumbaugh House. For this one Boys and Girls

Club and Jesse Tree, they both exceeded their goals. Allumbaugh House, they had anticipated that they would be able to serve more Meridian residents than actually came to them, so they ended up not renewing their contract and they did not hit their goal. But they -- they just served a lot more Boise people than they did Meridian. And mortgage assistance, that is a project that's still open. Its Cares Act funding, so it can go over multiple program years. For this one our five year plan was to serve a little over 2,000 people and we have more than doubled that at this point. So, this is a quick story from Jesse Tree. This is one of their successful participants. Her name's Amber and she was sick with COVID- 19. She ended up in the hospital and had an eviction notice and she didn't know what to do, so she was referred to Jesse Tree and they were able to provide her rental assistance and landlord mediation, so that she wasn't able -- or so that she was able to stay in her housing and she said she was grateful to have a place to come back to after getting out of the hospital, otherwise, she would have been on the street. We all need to help each other. Our goal of stabilizing the rental gap -- I have mentioned it before, but this goal actually falls under public services, so we don't report the homelessness prevention and emergency rental assistance under this one. So, it's not reported here, because we already talked about that one. For our goal of admin and fair housing this just keeps us in compliance and make sure that we spend the funding and that we are reaching our residents. So, I will not read the whole thing on this one, but a quick little story from Boys and Girls Club on their youth scholarship program. They had a club member named Ryland who was part of the scholarship program and they noticed during the summer that he was eating all this food and asking all of his friends for food and one day he had grabbed his backpack and it spilled out and there was all this food that he had been asking for, so they asked him why he was hiding the food and he said that he has a little four year old brother who didn't have enough food to eat and so he was taking it home and keeping it for him. So, they were able to get a backpack from their store and fill it up with food for him and now they have it set up with him so that whenever he brings it back he leaves it in his cubby and they just go secretly grab it and fill it up with food. So, that's one of the -- the students that they are really proud of. So, back to numbers. We were able to -- we had 1.3 million dollars to spend this year. Of that 40 percent was the Cares Act funds, which is specific to COVID-19 and, then, we also had our annual funding for PY-20 and we had a couple of projects that rolled over from PY-18, PY-19. This is a breakdown of our expenditures. Oops. Sorry. Administrative costs we spent about 26,000. Public services 15,000. Housing projects were a little over 90,000. Streetlights and sidewalks were 228,000 and, then, Cares Act projects were 133,000. So, with this we have multiple projects that are continuing on, the mortgage assistance program and the admin associated with the Cares Act funding. We also have a sidewalk project and a couple of streetlights projects, but, then, we had some projects that closed and they didn't spend all of their funding, so this leaves us about 120,000 dollars that we have to reallocate during this year. In our CAPER we also report on these activities. So, for housing affordability we focus on programs to purchase housing or housing that is affordable to them. We also provide services to offset basic living expenses for homelessness and other special needs we collaborate with agencies that specialize in those areas, like Our Path Home, Behavioral Help Board, or Neighbors United. For public housing we coordinate with the Ada County Housing Authority and we -- for our other actions we have the Can-Ada Collaborative and we focus on fair housing

and lead based paint activities. We have some minor updates that you will see on the final document next week on the Consent Agenda. It's basically around approving it. So, it's public comments, if we receive any, then, most sections will be updated, the public notice and resolution, before we send it to HUD. So, one last story. I'm sure you all remember we had record high heat this last summer and this lady, Margo, was one of our residents and her AC went out. She's an elderly woman who had no AC on the 105 days. So, NeighborWorks put together this quick little video. So -- there is no sound. Oh. Okay. So -- that's okay. So, basically, she -- she -- her -- all of her kids -- her grandkids they come to her house and she had no AC. She went out to try and find somebody who could help her repair this, because it was -- it was dangerously hot this summer and she didn't have the money for it and so she reached out to this program and they were able to come and get her set up and now she hasn't been having any problems. So, she wouldn't necessarily have been able to remain in her housing that was affordable to her if she hadn't had this program there to help her out. Quick timeline for the remainder of the CAPER. Our public comment period has been open from November 19th through tonight. We will have a public hearing and, then, close that out. Next week on the Consent Agenda will be the final report and a resolution and as soon as I get that, then, I will get it submitted to HUD. If anybody has any questions or comments they can always reach me. We have a website where you can reach me directly. With that I will stand for comments.

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

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you. Thank you, Crystal, for being here. You know that this is near and dear to my heart, housing affordability, concerns with the -- the condition of homes. I -- I really had hoped -- not only with this past year, but in the -- in the five year plan that there would have been an opportunity to help more families, especially with the mortgage assistance and -- and the assistance to the repairs of the homes and I understand from meeting with NeighborWorks and chatting with you and a few other folks that some of the impediments to it -- it's not just cost of housing, but it's -- it's what the income limitations are for -- that are set by HUD; is that right? And so some of the programs, since they are administered by NeighborWorks, for example, the funds are there to use, but there is other limitations that are being created by agencies outside of -- of ourselves and outside of NeighborWorks and Jesse Tree and all the organizations that are administering these programs. Can you help us understand -- and is there anything that we as a city can do to work through some of those impediments, because the funds are there and they are just not getting utilized every year.

Campbell: So, the purpose of this grant is for low to moderate income households and right now we are in an interesting situation just because of the entire housing market and nobody has money to buy a house at this point. I shouldn't say nobody, but for the most part it's really hard to find a house that isn't sold out from under you, that doesn't have a cash offer and you can afford. So, I wouldn't be able to purchase the home that I'm in

right now if I was to try and go out and get it at this point. So, right now, again, it's a bit of an interesting situation. However, in general these -- these funds are specific to help people who are potentially in the circle of poverty, so they can get out of that. So, while it would be nice to help everybody, this is really focused because there is other resources that are available to people with higher incomes.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Question. Just curious. Could we take the CDBG funds and instead of doing individual assistance can we put that toward a housing affordability fund or some type of a mechanism that's able to be used to build more affordable -- maybe multi-family units or something that's more accessible for people? I'm just curious if that's possible under the way that funding works.

Campbell: CDBG, actually, at this point can't be used to build housing. So, we could use it towards soft cost and different things, but if we start putting it into construction we also have to pay prevailing wages and Davis Bacon kicks in and so it makes the project much more expensive and so a lot of people don't want to get CDBG funds involved in those programs. But in our next con plan we are looking at ways that we can get more involved in housing affordability, so that we can help people out a little bit better.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Yeah. No, I just -- I appreciate the -- the follow up and -- as you are creating your long-term plans, you know, to try to think more -- maybe out of the box or maybe bring us choices -- maybe options we haven't considered before. So, I appreciate you working on that. It's just hard. It's frustrating to see -- I share Council Woman Perreault's concerns and it's very hard to see -- like we have all this funding, but we have helped one family; right? When we know there are so many people that are struggling to access any kind of affordable housing here. We are trying to continue to build housing. It's -- it's -- it's a struggle. So, thank you.

Simison: Councilman, any additional questions? Okay. This is a public hearing. Mr. Clerk, do we have anyone signed up to provide testimony on this item?

Johnson: Mr. Mayor, we did not.

Simison: Okay. If there is anybody in the audience that would like to come forward and provide testimony on this item, if you would like to come to the podium at this time now and do so or if you are online and would like to provide testimony, please, use the raise your hand feature and we will bring you into the meeting to provide testimony. And seeing nobody coming forward or raising their hand -- do we want to leave the public hearing

open or do we close it out? Okay. So, do I have a motion to close the public hearing?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: I move we close the public hearing on the community -- CDBG Program Year 2020 Consolidated Annual Performance and Evaluation Report.

Perreault: Second that motion.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

2. Public Hearing for Fields Sub-Area Plan (H-2021-0047) by City of Meridian, the Location Consisting of Approximately Four (4) Square Miles and Bounded by Chinden Blvd. on the North, McDermott Rd. on the East, McMillan Rd. on the South and Can-Ada Rd. on the West

A. Request: Comprehensive Plan Text Amendment to incorporate the Fields Sub-Area Plan.

Simison: Okay. We will see you back next week. Item 2 on the agenda is a public hearing for The Field Sub-Area Plan, H-2021-0047. We will open this public hearing with staff comments and turn this over to Caleb.

Hood: Thank you, Mr. Mayor, Members of the Council. As Brian pulls up the presentation for this evening, just a little bit of an introduction. So, you know who I am, Caleb Hood, Planning Division Manager. Brian will be doing most of the presentation. And also have Megan Moore from Logan Simpson on the phone, so if any questions arise she is hopefully on standby. The clerk just left his station, but I believe she is there, too. So, this project -- sort of or unofficially started in late 2019 just after our Comprehensive Plan was adopted. So, I can't believe it, but this next week our comp plan will be two years old. So, we officially kicked off this project, though, with Logan Simpson and it's been over a year ago and, again, they have helped us do this process to develop the sub area plan that you will hear about tonight. Go to the next slide, please. Is it okay, Mr. Mayor, if I stay here and give the presentation or do you want me to come to the podium?

Simison: You're fine.

Hood: Okay. All right. So, just a little bit of a brief history. Again in 2019 kind of at the conclusion of that staff brought to Council some next steps to implement the Comprehensive Plan. This was one of those high priority projects that were identified and

we got the blessing from Council to go forward and -- and -- and that was through the community effort outreach and we really saw a lot of opportunity in this area particularly to guide development and so here is -- on the screen is the most recent application history. But, again, this -- this history is longer, certainly, than this past spring. But this past spring when Brian was discussing this project with Council and getting some of that direction, level of effort came up repeatedly. Council directed staff and the consultant to do our best to ensure that this was a balanced area of the city by maintaining adopted service levels and, if possible, to raise the bar in the process through collaboration and I hope that comes through this presentation tonight that we have reached out to the stakeholders out here, worked to make this plan a plan that I'm proud of, that I can see being implemented and really create a special district out here in The Fields and I know Brian is going to spend some more time with you in a few minutes to really get into how we have done that with the implementation in particular for this -- the plan and the steps there. So, we did have two public hearings as you can see on here, September 16th and, then, we came back on October 10th at the Planning and Zoning Commission and, again, at that October 10th meeting they did recommend to you approval of the amended plan. So, there was some changes that were made. In your packet you do see those underlined strike through comments. I know Brian is prepared -- if you want to go there line by line we can do that, but it's really not the intent tonight, so -- just a quick outline of the rest of the presentation. So, again, I'm going to do this quick introduction and, then, Brian will cover the background, briefly describe the process, the plan, implementation, go over the request and, then, we will take some questions. So, the introduction piece -- again, The Fields sub area plan is a direct continuation of the Comprehensive Plan -- 2019 Comprehensive Plan. That's a staff application for a city project. So, staff is the applicant in this situation. The sub area plan was a high priority for Council. It's intended to put a finer point on understanding and planning for services and community context given the unique conditions, opportunities, and needs in the area. The application before you tonight is a Comprehensive Plan text amendment. The proposal would be to add this new document to the list of adopted plans and studies by reference. That is on page C and D of the Comprehensive Plan right up front in that document. So, it would be listed right there with a Ten Mile Specific Area Plan. The actual text amendment itself is just the one line. It just says add this document. The document isn't anywhere else in the plan, just a reference point that's adopted by addendum. There are no future land use map provisions and that's pretty important. There was some concern about that or, again, this does not change the future land use map. This puts a finer point on those existing land use designations. Densities and more specific uses are generally driven by the previously adopted plan, which had that significant public outreach. So, the last point on this slide is we are not proposing to annex any properties or -- or any new development with this application. Any future proposed development would go through the typical process of applying to the city hearing before the Planning & Zoning Commission most likely and City Council on their own. So, where are we at? This is northwest Meridian. As northwest as it gets. Four square miles. So, this slide gives you that geographic context. On the left, obviously, is more a region and, then, on the right is the four square miles that we are talking about, minus a little bit of the area near Ustick-McDermott intersection future State Highway 16. The Intermountain Gas liquefied natural gas tank is called out here for context as it's literally a big deal. The Williams Pipeline runs just past this and ties into

that LNG tank that you can see in the gray area, which is an industrial designation, and, then, basically at a 45 degree angle that pipeline runs and provides natural gas to most of the northwest United States. The candy stripe line near McDermott is the future State Highway 16, so that's just more for reference that, you know, is split off from McDermott. Basically McDermott will become backage road, basically, to future State Highway 16. So, a little bit of context there and will only have crossings at Ustick, Chinden, McMillan and for the Five Mile Creek. Construction of State Highway 16 now has funding identified and the state is rapidly progressing towards construction, but we will -- we will talk about that another time. Star Road also has a river crossing that is planned for five lanes. ACHD will be making some bridge enhancements in the near future. Parks is coordinating with ACHD to explore and improve grade separated underpass or the Five Mile Creek path and you all have been engaged on that topic by parks in the past, so -- so that just kind of gives you a little bit of context, hopefully, of the area -- geographical area we are talking about this evening. That's the intro. Hopefully teed up for Brian to get a little bit more into the details of what the plan is and what we plan to do with it and like the previous one, I would stand for any questions before I pass the rest of the time over to Brian.

Simison: Councilman Borton.

Borton: Yeah. Just kind of one high level question, Caleb. Did you feel in the work that it was -- it was constrained by the future land use map and the ultimate uses must fit within it or does any of the work lead you to think we should change it, but we chose not to?

Hood: It's a fair question -- Mr. Mayor, Council Member Borton, it's fair question. We did work within the context of really trying not to change the land use designations. We were -- that's really -- we tried to stay true to the hat. There were a couple of conversations -- I think where that came up and we were pretty -- I will let Brian speak for himself, but a little defensive of it, but at the same time I don't know that there -- if there were something that really justified a change I wouldn't be shy about proposing that to you either. So, I don't -- yes, we did go kind of with that, again, defensive kind of mode over what we had been, but I didn't hear anything through this process that made us say, you know what, I think we screwed it up and we should maybe change the map. So, hopefully, that helped.

Borton: And you brought that forward?

Hood: I would have -- I would have daylighted that and said, you know, what, we got it wrong, we should change something.

Borton: Okay. Thanks.

Simison: Council, anything else for Caleb?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Just because you have highlighted the LNG tank several times and it's quite large and a critical piece of infrastructure, I assume that whatever transition is necessary for safety reasons and buffering and all that has been studied as part of how we came up with the original land uses here, but I just want to make sure that's been part of the consideration of the history to date.

Hood: Mr. Mayor, Council Woman Strader, yes, to some degree and when you say study -- I guess it's not a scientific study so much as we did sit down with Intermountain Gas folks and talk to them about that and kind of some worst case what if types of things and from their perspective what would be good land use planning. I won't use some of their vernacular, some of the words they used were a little -- but, yes, what you see on the map and just the topography and the lay of the land was some of the water features also create natural buffers or transition areas to that. I think the call out there on the screen is pretty accurate, so you do have about a thousand feet or so around it, which is what they recommended as a buffer area I will call it. So, we didn't -- again, to answer your question, we didn't study it study it, we didn't hire somebody to go and say, well, what happens if there is a catastrophe there, but based on what they told us in that situation that's why we are comfortable with these land uses that are here.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Yeah. Thanks for highlighting that. I think no different than with our Public Works and our wastewater recovery facility, you know, we -- we have the experts at Intermountain Gas to advise us regarding their views on appropriate buffer, but I guess I would be curious what resources are available to further study that. I don't know that we have to -- I don't want to take us down this whole rabbit hole on this tonight. It's obviously a critical piece of infrastructure and just important that there is an adequate buffer. So, hopefully, we won't be seeing an application like next week with a medium high residential property right next to it, because I just don't know if I would be comfortable yet based on that information. So, that's all. Just a concern. Thanks.

Simison: Council, any additional questions at this time? Okay. Brian.

McClure: Mayor and Council, since some of this work has been ongoing and Council awareness on some of this may vary, we will be going over some background and additional context, some of the which we just covered. Planning work has been occurring for going on two decades now. The area was formally added to the city's area of impact in 2008 by Ada county. The findings at this time were generally considered interim and as a result there were multiple studies and white papers, multiple local and regional working groups to look at potential economic activity and patterns of development and there have been quite a few design charrettes and visioning exercises. None of this, unfortunately, coalesced into anything and it's frankly caused a lot of confusion in the area. The city began to solidify plans in 2017 with work around the Intermountain Gas facility and Williams Pipeline and as part of a future land use map at that time. The

Williams pipeline is a 24 inch, 30 mile long natural gas pipeline that traverses much of Meridian. It has a connection to the Intermountain liquefied natural gas tank south of McMillan and just west of the Phyllis Canal. The city does have separation requirements codified in the Unified Development Code for the pipeline. A seven million gallon Intermountain Gas tank is filled with natural gas that has been chilled to a liquid state. This is just for your information. According to the US Energy Information Administration liquefied natural gas at about negative 260 degrees Fahrenheit is 600 times smaller than the gas -- gas form. The photo here is at dusk earlier this year and there is a red combine for reference, you know, highlighted. The tank does need a one thousand foot nonresidential safety buffer, which falls outside their property and there are some other off-site impact considerations, such as light, noise, and conductivity. While seasonal and event based -- while seasonal and event base, neighbor comments have indicated that the Owyhee sport lighting out there now is brighter. Another obvious influence in this area are development pressures and the construction of Owyhee High School has brought a new level of this. This is challenges, because we don't currently have adequate fire service and our police officers have long travel times. Utility infrastructure is inadequate. We need some major improvements to sewer to include a new lift station on McDermott. State Highway 16 is still undergoing design. There is uncertainty with construction impacts and ultimate phasing. Lastly there is no neighborhood services and many that are likely to be of interest earlier are not necessarily in the best location to have the best community or long term value. Short term demands and decisions may be the biggest threat to the area long term. And, finally, as previously mentioned, the 2019 Comprehensive Plan was a huge basis for much of the background and context for this plan. They identified the future land uses for the area and the need for more integrated development patterns and service planning. The background information here is all context and history for the 2019 Comprehensive Plan. We have had questions on it, though, and casual why not comment -- why not type comments by P&Z and others that did not participate and so some of the coverage may be a useful reminder for others. The 2019 Comprehensive Plan -- that analysis was considered for neighboring cities, citywide allocation, corridor analysis and sub area planning. The Fields area was one of several dedicated focus areas during that time. Most of the adjacent regional -- regional land uses are mixed use in today's market and away from the highway that it's likely to largely be residential with linear commercials along the frontage. In Meridian the next best use when commercial reaches saturation is multi-family. Star has actually been looking to pare back commercial uses due to viability. You can see this in Meridian. We get comments I think sent in, for example, this should all be commercial, but most of it is, in fact, residential. Limited access requires nonresidential to be focused and there is no reversal on the effects in sight. Employment opportunities in The Fields area are focused on the southwest and northeast and, then, the neighborhood center at the middle. In the right context and conditions these will have an opportunity to specialize in different markets or uses. They could, but they don't have to. The reminder of parks and open space are also important for context. We have had this conversation with Council several times, but I will summarize. Despite best efforts by our Parks and Recreation Department, the city has not been getting on its service goals. The Fields area in particular has no previously required -- previously acquired or dedicated land. The Borup property on Cherry, Discovery on Lake Hazel, and to a lesser degree the Aldape property on the river

are all areas the city has been proactive in planning for city park space prior to development coming. We don't have anything like that out here. The city didn't expect the high school. There is an increase in development pressure due to it. State Highway 16 is coming and there just hasn't been a good offer or opportunity to get ahead of it out here. The dashed circles around the green blobs in the map are either existing or planned park sites. Not only is there nothing even remotely walking distance to The Fields area, none of the existing parks are even driving distance when considering the amenities at them. There are neighborhood and community parks within other developments. Settlers Park is six miles from Star and McMillan. With some important background covered, briefly review the process. As reiterated, this work has made use of further recent efforts. This has led to some challenges and opportunities. It's challenging because numerous stakeholders and those who did not participate previously sometimes wanted to talk about previous steps. It's an opportunity because it allowed us to focus on the elements that we really wanted to include. Usually we just got asked a lot of railway questions, but it was still good conversation. The consistent feedback through all this for the city was on the pathways conductivity and distinct communities. This was great as it aligned with the city's previous efforts and feedback, which has been memorialized in the Comprehensive Plan. So, this project we began with small group interviews, in person and online. The focus of these meetings was concerns and opportunities and included partner agencies city staff, development and financing professionals, and key stakeholders. Those nearest the neighborhood center. After some initial direction and impression -- work and -- impression work, the project team moved on to an online workshop. It's using an interactive tool called Neuro. The technology is still a little rough for those not tech savvy, but worked well. All property owners in The Fields were notified and invited to participate. The focus was still in the neighborhood center, but included broader visual preference polling and discussion. Prior to submitting for public hearing the city notified all previous participants and invited them to review and comment on a draft. This utilized the public comment tool equivalent to marking it pdf in Acrobat, but available to all and publicly visible. After submitting for public hearing we, again, notified all property owners of the project and process and shared the project website with links to the final draft and the project folder on the public record system. Staff have also considered -- continued to meet with engaged stakeholders throughout this process. Thankfully, despite the large area and constant changing ownership, there are not a lot of unique properties -- property owners in the area. This slide won't do the Neuro tool justice, but there is a few snapshots here of sort of what that looks like. You can see notes and mouse cursors and silly drawings. That was the background process. So, I will transition to the plan and the vision specifically. The purpose of the plan is to ensure that The Fields area implements the vision of the Comprehensive Plan and is vibrant, self sufficient, and distinctly Meridian. All the unique location specific circumstances and challenges in the area are opportunities when consistently channeled and furthered within the context of this sub area plan. Said another way, the sub area plan is about the relationship and integration of uses and with a key focus on the central neighborhood center for services, placemaking, and general sense of community identity. In some ways this is a service plan. How do we get people to the services they want in a way that limits their exposure from regional transportation burdens. We want to preserve community by insulating residents and stakeholders from regional traffic, especially when it would be cut off by a limited access freeway. A large

part of this plan is how we do this and most of that comes down to opportunities, partnerships, and, of course, money. The Fields sub area plan includes four chapters with an intro, overview of the public process, the plan and vision and implementation. The vision includes elements of transportation, parts of pathways, economic development, character, and a focus on the neighborhood center. The graphic here will be discussing some changes later. So, please, make a note of that. Also the red outline shown here is the Star-McMillan Center. This mixed use community area and feature on the next slide -- there has been some confusion over there I think, so I just want to highlight the boundaries of that. It's very small in the context of the rest of the planning areas. When I show you the next slide just remember it's that little area on this map. The center and surrounding medium high density residential is just a small element of the larger area. With that said, a lot of the implementation and action items that make The Fields successful are centered around this key intersection. Implementation is focused on priorities, city participation, and action items. Again, the map here is a very small portion of the larger Fields area. Star is on the west. Owyhee Storm Boulevard on the east and McMillan on the north. The Star-McMillan Center is at the heart of the plan. It's central to the area, accessible, but insulated from highways and distinctly Meridian, not Star or Nampa. It's intended to be iconic and to have a unique destination identity. Designed accessible for locals, but attractive to everyone else, too. It makes use of the city's pathway network and especially the Five Mile Creek pathway and this will have one of the few crossings, as Caleb mentioned, for State Highway 16 with an underpass. This concept includes a main street style that provides more opportunities for destination uses and placemaking. This area is prime for partnerships and synergies, not just for the pathway network and linear open space, but also to realize locational benefits from a potential future city park. The characteristic here is the east-west alignment to make best use of -- best use of access to McMillan. The access points near the Star and McMillan intersection will be limited -- or at least not as efficient and the creek interferes with full access on Star. While a park or other destination use may be -- may support a fully realized neighborhood center sooner, it has the opportunity to be self sufficient long term and I mean this neighborhood center. The vision is that many of the services residents may normally have to drive to can be accessible without getting onto an arterial roadway or crossing congested state highways. Really just want to leave that point with you. A lot of thought went into how this can work. If you look at local areas, like Bond Crossing or the 36th Street Bistro on Hill, they have had problems. A combination of shortcomings, including lack of external access, local community access, visibility, essential use anchors, public amenities, programming, competing areas and rooftops have led to issues. The project team looked at neighborhood center success stories and retail trends. There is going to be a strong demand for local -- local demand in the future and the river crossing at Star and an overpass at Meridian, this area will have high visibility and traffic. The center itself will also be a destination draw. I won't go into the names, but the team looked at a variety of studies and examples all over the place. This is an illustrative look and feel sketch. This isn't prescriptive by any stretch of the imagination, but it does include maybe a sense of place and focus on which the stakeholders have commented on. Here is a few other images that have received positive feedback for looking for the elements. These are all in the plan. Given the context, a quick summary of the core elements of the vision. Next is implementation. This is just a brief reminder, but this plan

is really -- is really the framework for next steps. As discussed we have some big topics to understand and some of our service planning area is not in alignment with the standards and expectations. When I was last before Council we had two conversations on level of effort. The marching orders we walked away were to do our best to ensure there is a balance there to the city. That third bullet down. To, quite frankly, maintain service levels despite a late start and, if possible, to raise the bar. I also want to ensure we are fully transparent here. I'm planning to spend a few more minutes on implementation and next steps. The first big next step is identifying and working towards public open space. A park, likely regional in nature, but smaller than others of that class. As conceptualized, approximately about 45 acres, but really it's flexible. Shown here it has great visibility and access. Has amazing opportunities for synergies for the neighborhood center and it's integrated onto the Five -- Five Mile Creek pathway. There is no defined way -- predefined way to do this. The city isn't on the hook for anything financially and there is no timeline. But adopting this plan will create an expectation that we actively and genuinely try. It's an affirmation to work -- and our commitment to our service centers and to keeping this area distinctly Meridian. Access around the community centered parks and pathways are a core component of that. Another big element here is the city's pathway network and specifically the Five Mile Creek pathway. Linear open space along the Ten Mile center is quite frankly game changing. This isn't a ten foot pathway bordering weeds without shade or other amenities, but true linear open space. It's placemaking and identity, activated activity, creates destination -- destination draw to support commerce and it's public open space until we have a park. That statement was literally cliché statements, but it's also true. We have had -- we have had more comments on this type of feature and what this does for neighborhoods and destination opportunities than any other element of the plan. I won't dwell here, but here is some other highlights for action items in the plan. That was a long -- short recap of a long project that really has been going on since the Comprehensive Plan in 2018. The requested action before Council is awkwardly disproportionate to the content and the next steps, but here you have it. Comprehensive Plan text amendment is to add this plan to the adopted reference of the Comprehensive Plan section. The findings in the staff report describe by this sub area plan is consistent with adopted -- adopted Comprehensive Plan and helps to implement it. Since staff submitted a plan for public hearing there are a number of proposed changes to the draft document. Those were consolidated in a City Council memo sent on November 9th -- or 29th, all of which were recommended by the Planning and Zoning Commission. I'm not proposing to walk through those, but I have slides and I'm happy to do so. I can do that slowly or take specific questions and skip ahead, any of which is at your direction.

Simison: Are you done, Brian?

McClure: I'm done unless you want me to walk through them slowly or specifically.

Simison: Council, what's your desire? I think we will head into questions from now. If we -- if the questions lead to more walkthrough will go into deeper walkthrough, how about that? So, Council, any questions?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you. Thank you, Brian. I know our goal is not to go through the specifics of The Fields area plan and it is to -- to just discuss adding it to the comp plan. I do have a question regarding the areas that are designated as retail or commercial mixed use. If you look at the field plan itself just isolated you might think that that is enough -- and I actually looked at the breakdown of acreages that are dedicated to each use. It might seem like that is enough to service all of that residential around, but my anticipation is that you are going to have individuals coming from Nampa, from Star, and folks that are getting off of Highway 16. So, people coming potentially from Emmett and all over the place that -- that are going to come to this area. Was there a discussion on whether this amount of mixed use is satisfactory to service all of those individuals visiting from outside of who might live in The Fields area plan? So, for example, Bond Crossing in Boise -- I think that was intended to be very much specific to that community and the residential in that community, but, instead, you have folks that are going out to Barber Park from other parts of the valley, you have folks that are coming in from Harris Ranch. There is a lot of other vehicles and, then, that street ended up becoming a cross-through to go from Boise Avenue to Park Center and so that area where -- I think it was originally intended to be a nice a little community, a neighborhood, you know, commercial district ended up turning into really significant location that people were coming to visit. So, is that what is intended here? Is that -- was that thought through as part of this, all of that potential outside visitation, or is -- or are these areas really intended just to serve the residences in The Fields area?

McClure: Mr. Mayor -- Mr. Mayor, Council Person Perreault, yes. So, we did consider all of that. It is assumed and unlikely necessary that will have to -- I mean that's one of the reasons for the -- for having a park across the street. Besides just being -- supporting these residents, it creates a draw that supports the commercial uses. We need that to be successful and it will rely on -- and demand, frankly, visitors from outside the area to support it. We are also not trying to compete with all of our adjacent cities for some of those uses. They have got a lot more mixed use tripped out already than we do and they are going to be realizing a lot of this competing uses that are, frankly, going to be easier and more desirable for some of the development that we are not supporting in here. So, you don't see a lot of opportunities for a -- kind of drive-throughs and banks and some of those automotive oriented uses within this area, because that's not what the core is for here, it's for the neighbors and for -- and for destination uses, it's not for those convenient uses for outside residents. Those -- those can all happen in plenty of areas north, west, south and, then, a few of the mixed use areas within Meridian on Chinden and, then, Ustick. So, I don't know how well I answered the question for you, but, yes, we did consider it. Absolutely. And I think we have viewed having sort of tourism as being very important to make -- to the neighborhood center.

Simison: Council, any additional questions?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Maybe not a question, but just like highlight two areas for me that are probably the biggest question marks. I think you, you know, maybe have highlighted. So, I think one of the biggest questions is how do we make sure we get a park out here, because the park is the key to making this work. It's not going to be nearly as wonderful of an area if we don't have that. So, I guess I would be curious, you know, if we did a -- an improvement -- a CID, improvement district, or some other -- of the formulations we have talked about, what would be the phase -- how would that work from a timing and steps perspective? Where -- do you have a, you know, recommendation in terms of how to approach the park? I mean I know we are using a lot of our impact fees and so forth on other projects, so I'm just trying to think out loud, but to me I -- I do see the biggest obstacle is the park and, then, I do think we should put a little bit more into thought around the LNG tank and -- it doesn't mean that we have to have like an extensive study of it, but I would like at least some sort of a worst case scenario, maybe in partnership with the owners, to figure out what -- just to double check that that's an appropriate buffer. That is a concern for me. I feel like we need to really do -- you know, make sure we are checking everything on that one, just because of the safety concerns. So, those are my two -- I don't think we are going to solve them right now, but those are the two things I'm seeing as major things to figure out.

Simison: And maybe I will take the first one, because -- and maybe I have got it wrong, but to me if -- if the Council says we are going to do a park, then, that gets put into your impact fees. The next time you update your impact fee and start collecting dollars for it. That's the general approach that you would take for this and that's what you do. It just becomes part of the calculation. So, if that -- the end result might be your impact fees go up, but that's how you decide to fund it. You know, the other option could be, as was discussed, is a CID, but maybe I'm missing something in terms of that process.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I mean certainly to the extent that there is a charitable landowner in that area that wants to donate land for a park you can listen to this -- that's always an option and we have -- we have had very charitable people donate land for parks in the past. That's been a successful approach to accelerating development. In the absence of that I guess I'm curious for the CID specifically how that would work. If we didn't use our normal impact -- I'm just concerned with the land prices out here and the timing is all. How to make sure that that park happens. It seems really important.

Simison: Well, I think -- at least from my perspective I think that comes as development sees what you want, it's staff working with them to try to help make that happen or set aside land or give a donation or have the ability to make a purchase or -- maybe that's

kind of how it -- to my knowledge it happens to being -- sometimes, yeah, we have gone out well before a plan is there and bought land in the past, but to me that's kind of like, you know, south Meridian and basically you work with people to get where you wanted through that process. But there is no guarantee at the end of the day. We don't own the land and I don't think we want to talk about how the city could try to force it. That's not what we are talking about. That's not been the history. So, you hope the people respect the plan and work with you on the plan.

McClure: Mr. Mayor?

Simison: Brian.

McClure: Councilman, one of the -- one of the ways to get there from my perspective is to adopt the plan and I know you are looking for more information, but having this on the record is something that we can -- we can consider with the Comprehensive Plan and with annexation is a drum we can beat and there is a variety of opportunities in there from -- from impact fees to CIDs and other options, frankly. But it's difficult to say we have to have this or this area isn't maybe ready for growth, without having something in the Comprehensive Plan that says we really need a park out here.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: And so I guess my -- my question that I would pose back to you would be do you think there is more work that can be done prior to any annexations to give us comfort about the LNG tank and the adequacy of the buffer around it? At what point would you provide Council with information on -- on that?

Hood: So, Mr. Mayor, maybe I will -- I will try to answer your question, but maybe not as direct as you would like. We can have more of a conversation. Let me even just step back for a minute -- and Brian had it actually in one of the slides. It wasn't too long ago that property was actually designated low density residential and so we actually did a process to say -- at least let's call it the LNG plant as being industrial and it's not going anywhere. So, we kind of took that baby step and even at that time that's when we engaged with Intermountain Gas and we said, hey, are you guys okay with us at least changing your property to industrial and, by the way, you know, we are going to do this new comp plan and we are probably going to look at changing some land uses around you. Again, we are not a study and I'm not trying to sell it as a study, but that outreach and what's appropriate for the thousand foot buffer -- and I don't know if you caught it, too, but one of the concepts that we have got actually shows the park -- some of that 45'ish acre park also providing some of that buffer area. So, you know, again, in-house we don't have anybody that can do an official scientific study that says this is exactly how much you need as a buffer, but -- but we -- we can drum up some of those old -- the information we received from them and provide some of that to you and maybe even talk to some other subject matter experts that are out there and -- and whatnot and, hopefully,

that gives you some level of comfort with that. I guess the other thing that hopefully provides you a little bit level of comfort is this is on the outer edges of what would be eligible for annexation in the near future. So, Owyhee High School today is the edge of city limits and so you are in a mile, a mile and a quarter, mile and a half away before that property would even be eligible for annexation. So, short of -- and there is some large land and hold -- land holdings in this area, so don't get me wrong, it's not like we have a whole bunch of time to wait, but that property is not even -- the properties that are adjacent to the LNG facility won't be submitting subdivision applications tomorrow, because they just -- city limits and services are still a ways away. So, again, I know that doesn't -- and I can -- I mean if you -- if we find some money and you want us to go hire a consultant to say, you know what is -- you know, what is the -- the buffer and someone stamps it, this is exactly what I would recommend you approve for a buffer from the LNG plant, we can -- we can look into that. I don't have a problem doing that. I'm pretty confident, though, just with the subject matter experts we have talked to and the stakeholders, that this is an appropriate buffer. But I don't say that to try to sell you on -- on that necessarily, just that that's what we have done.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Yeah. And I'm sorry, because I didn't realize that that is -- I wish -- I wish I would have identified this earlier as a key concern, so I could kind of give you a heads up, but the more we talk about it I don't feel like the buffer has been independently validated in any way and we have a consultant that we have hired to help create this plan. Perhaps they have an expert that they would recommend or perhaps we could consider some amount of additional money towards studying it. I don't think it has to be an extensive study. But I personally wouldn't be willing to roll the dice on completely implementing the plan if we didn't have some kind of validation about that, just because if it didn't work out -- if there was an accident it sounds like it could be catastrophic.

Simison: My guess is the Federal Energy Regulatory Commission has a standard for distance aside -- I mean I'm guessing that there is a federal standard for recommended distance that we can look at fairly easily to determine if this number is adequate or not.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Yeah. That makes perfect sense. That sounds like something that definitely should exist. So, if someone could follow up with that info. But that's just a concern that I have.

Simison: So, Brian, one of the questions I had from -- can you go back to one of the drawings, the more -- that would take into the area north of Owyhee High School, so on the larger side. There is still -- the land uses versus some of the applications that are

currently moving forward out there, is it in alignment? In your viewpoint does it -- yeah. I don't know where it is in the application process. If we have a -- if we have an active application with the property north of McMillan, which is currently used as residential. I know schools are allowed to go anywhere from that standpoint, but does it impact what we are viewing out in this area? Is it -- because that's not necessarily shown the same way the existing civic school is on this land -- on this map.

McClure: Mr. Mayor, that's a good question. I'm -- I hadn't thought about it. We have talked -- we are -- we are very much aware of that application and intend to put the school there is something that hasn't caused us any heartburn. It's -- frankly, there is going to be another school out here as well that hasn't yet been identified specifically and so we don't know where that one is going at either. The only civic you see is for one elementary and one high school there. You are probably going to have another elementary school somewhere. It could be -- it could be north of Chinden or it could be actually in Nampa. But it will -- there will probably be another one out here somewhere. We haven't identified that one yet either. So, it's status quo to sort of have a park go in a residential area and, then, those rooftops just sort of migrate somewhere else.

Simison: Okay. Thank you.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Mr. Mayor, I recall when the -- The Fields district came about and I was on Council before and Mayor Tammy was -- you know, we were talking about this concept of having ag research and having the rural character retained and whatnot and -- and that didn't go anywhere. It was a good idea, but it's just a different use that's -- that's going to occur. But at the same time you did have a table in -- in your report that talked about -- kind of a summary of acreage and how much that would be and -- and, then, later on, though, I think in talking with other stakeholders that has gone away from that and trying to identify this amount, but, you know, the low density portion there -- there is still areas of our community that it makes sense to have low density and more open space. It's not going to be everything, but as -- based on the future land use map and whatnot is that something that can be flexible and we could increase that if demand is there? I mean it is more difficult now with the price of land and cost of housing that it's -- it's -- it has changed and high density and medium high density is more of the option. But how does -- I guess kind of walk me through the flexibility of kind of changing some of these things as warranted? I mean we are trying to determine, you know, the market and you have talked to stakeholders who are definitely invested in these areas, but how does that process work if we want to expand low density, for example?

McClure: Mr. Mayor, Council Person Hoaglund, that's a good question. The plan has a number of pretty specific references to if changes occur. Changes will occur. When they happen I don't know, but I'm sure there will be some market pressures at some point to do that. It's careful to say, please, consider the impacts of that. It's not just the market

pressures that occur on this site, what does that do overall? What does the transportation impacts look like? How does your overall balance of uses overall change? Not on -- not on that property, but overall where are we at and are we still healthy. So, the request and the plan is to not just consider one-off changes, but understanding cumulative impacts as they occur throughout the area and, frankly citywide, because citywide -- this was part of the citywide allocation and we want to make sure that we have a robust diversity of land uses that result in the outcome we want. So, yes, it supports changes. It just asks that you, please, understand what those changes look like, not just for that property owner, but in a larger context.

Hoaglund: Mr. Mayor, follow up?

Simison: Councilman Hoaglund.

Hoaglund: So, what you are saying, Brian -- what I heard was that, yes, there can be some movement, but that would go through a process and staff would report here is, you know, the request and that would eventually come back before us likely for that decision on are we going to have changes to the land use map and -- and zoning and Comprehensive Plan changes. So, that process is what we would follow; is that correct?

McClure: I hope so, yes.

Simison: Okay.

Hood: Mr. Mayor, if you don't mind, can I put a -- maybe a finer point on that? And this goes citywide, this isn't just for The Fields area. I mean we do have a process. I will just -- not -- not as a counterpoint, but almost to Councilman Borton's question earlier. Staff is pretty defensive out the gate with the land use designations we have here. Council has gotten it from stakeholders coming to meetings when people want to change that -- I bought my property assuming that was going to develop this way or that way and so we take it very seriously when someone proposes to change the map. That said you can apply, but we put the onus to justify that change on the applicant and that's where we start with -- with applicants is you better bring your A game to show why it's in your -- not only in your best interest, but in the community's best interest and there are -- could be trickle down effects to other properties and -- and traffic and schools and all those things. So, again, they really need to provide that justification if they want staff's support and, hopefully, Planning & Zoning and Council support to change the map. But, yes, it can and does change over time and it's case by case, but we do look at it, then, holistically almost with those tables to say, okay, well, we are going to have more low density, what's the impact or likelihood that we can now support these commercial services? Or vice-versa, adding more commercial, where are the rooftops that are going to support the commercial? I don't want to dwell on that too much, but that actually almost ties in a little bit with Council Woman Strader's concern. The plan before you doesn't change any of these land use designations. They are already adopted. The plan -- again, I hope I'm not repeating too much -- really defines how we want to get there. The implementation to see this plan. But our society changes and things will change and I'm not that delusional.

I think all of these land uses that you see on the screen that's exactly how it's going to develop out.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Yeah. That was well stated, Caleb. Thank you for that. I have one other question and that gets back to -- we talk about transportation and how things flow and whatnot and we are going to have a state highway that's going to be -- I think the word was freeway, basically, that's going to be coming through there at some point in time, but it's still interesting that Star, because we have a river to the north, it has a bridge and that makes it a major corridor in and of itself and will remain so and so -- and when you -- if you keep going south on Star you end up at Franklin where you have major industrial -- you have an Amazon facility that employs lots of people. The cheese factory. You have got major industrial going on in that whole area, so -- and things will develop to the north and -- and it's going to remain a pretty significant arterial. Does that factor into the planning of where the mixed use community goes into? I think I heard something about that, but it wasn't -- wasn't sure.

Hood: So, Mr. Mayor, Councilman Hoaglund, I may well -- I will start with that one. You know, Brian was on a team and the Mayor actually was, too, when we came up again with the future land use map designations as you see on this screen. That was considered and in talking with COMPASS and looking at some of the modeling, some that regional traffic you could potentially have some people, you know, in Emmitt using Star to get down to Amazon. They think they are going to hop on the highway, because it's going to be faster than taking Star. Yes, there is a river crossing and you could do it, it's out of direction a little bit, but most people are going to want to access the interstate or use something that's a little more -- so, even the trips on Star Road, even though it is a longer road with the river crossing, most of the trips are shorter, because there is other facilities that -- that -- that will provide more of a regional trip. So, that location was talked about should go on this side of the intersection, that side, both sides, all sides, how do we decide that. But, again, that was decided back in 2018 and 2019 as we developed the comp plan, not so much with The Fields specific area plan you see here.

McClure: Mr. Mayor?

Simison: Yes, Brian.

McClure: Just one further comment on that. With the exception of the neighborhood center and to your original question, Councilman Hoaglund, the land uses out here -- the plan isn't adopting the land uses out there, the plan is adopting how we develop out there and what some of that looks like. So, there is a lot of specific -- specificity on the mixed use communities, on the limits, but other than that it's -- it's not nailed to the floor. It can change and adopted as State Highway 16 throws everything to the wind.

Simison: Council, any additional questions for staff? Okay. Thank you very much. This is a public hearing. Mr. Clerk, do we have anyone signed up to provide testimony on this item?

Johnson: Mr. Mayor, we did not.

Simison: Okay. Is there anybody in the audience that would like to come forward and provide testimony on this item at this time? Or if you are online and you would like to provide testimony, please, use the raise your hand feature. Seeing no one either way wishing to provide any comments, I will turn this over to you, Council, for additional questions or to close the public hearing or to continue it.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: My comment is I think it's great work. I don't think it ever ends. Acknowledge that. But this is exactly what we asked you to do and it provides a little more detail and sideboards to help us and also help the landowners know what's expected out there. It's going to be incumbent upon the seven of us to have the discipline to stay true to it and to go slow, if necessary, in order to ensure we have data for natural gas concerns or acquiring park space or hoping our sister agency, the school district, can acquire school spots, but if it means we go slow I think that's the discipline we have to have. So, I'm supportive of all the texts that you -- as amended by the Planning & Zoning Commission. It's really a great process. It's very thorough. It's exactly what we wanted. So, the work probably starts again tomorrow for the next version of it, but that's how we do things. That's how we have to continue to evolve. So, I'm comfortable and supportive of moving forward today, knowing that there is ongoing concerns and things we will look into after it's been adopted.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I think I can get on board with that thought process if -- it feels like Council is in alignment on the go slow approach and getting additional data about the LNG buffer. I don't think that should hold this up completely, but certainly wouldn't want to move forward on any serious development out there until we have those answers. So, I'm just hoping part of the plan of implementation could be to study that further and, hopefully, I'm not the only person that has that concern or we can get the information.

Simison: And just so we are clear, Council has the -- you are going to have to approve a lift station for our Public Works Department before any of this can ever really progress further than where it is. So, technically, you are going to control all the cards on the timing. That this plan that is coming forward I think in the next three budget years -- I'm not exactly sure, but I have -- you know, I look at this as the five to six years before you see anything

come online further to the west. That will give the road time to get in -- the other things and the market to figure some of these things out and answer the question, so -- but I -- and I agree with the comments made. I think this is great work and you don't lay out a vision and plan -- you have the Ten Mile specific area plan. You start with the vision, you want to implement it, you have modified as you move forward where you saw necessary, but it's better to have a vision than not.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I move that we close the public hearing for The Fields area -- Fields sub area plan, H-2021-0047.

Hoaglund: Second the motion.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Simison: Council Woman Perreault.

Perreault: I move that we approve the Comprehensive Plan text amendment to incorporate The Fields sub area plan for H-2021-0047.

Hoaglund: I will second the motion.

Simison: I have a motion and a second to approve H-2021-0047. Is there any further discussion? If not, Clerk will call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I was about ready to make a recommendation to hire another consultant to maybe take a look at The Fields district. Good thing you guys made a motion. Just kidding.

3. Public Hearing Continued from October 26, 2021 for Heron Village

Expansion (H-2021-0027) by Tamara Thompson of The Land Group, Inc., Located at 51, 125 and 185 E. Blue Heron Ln.

- A. Request: Annexation of 1.36 acres of land with a R-40 zoning district.
- B. Request: Rezone of 4.18 acres of land from C-G and R-8 to R-40.
- C. Request: Conditional Use Permit to allow expansion of an existing 108-unit, 5-building multifamily complex to allow an additional 36 units in two new buildings.

Simison: With that we will move on to Item 3, which is a public hearing continued from October 26, 2021, for Heron Village Expansion, H-2021-0027, and I will ask Alan to make any additional comments.

Tiefenbach: Good evening, Mayor, Members of the Council. Just a real quick little refresher. If you remember this is a property located at the southeast intersection of North Meridian Road and East Blue Heron Drive, consisting of six properties, several different zonings. They wanted to annex this property into the city. There is an existing apartment complex there now, 108 buildings -- or, sorry, 108 -- 108 units in five buildings. Applicant -- applicant wanted to annex this property to have two new buildings with a total of 36 units. The City Council asked the applicant to continue this for the applicant to look at two things particularly. The first was to see if they could increase parking. The second was a soft suggestion in regard to whether they could better orient the open space. What you see here is on the left, but what you saw -- what you see on the right, what's dotted down on the line is I believe ten new parking spaces. This is the only new information that I have received from the applicant at this point.

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

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you. Alan, if I remember correctly, not only did we ask them to -- to look at -- to add new parking, we asked them to justify the spaces and why and to look at their own information from the property management company. Did they provide anything in regard to how they decided that ten additional spaces was the amount that was necessary?

Tiefenbach: Again, Council Person, this is all I have received. I'm hoping that the applicant will have a very thorough explanation, but sort of this has been punted into your court now, so I believe -- I hope that Tamara will be able to give you an answer.

Simison: Council, additional questions for staff? Then I will ask the applicant. So, please, come on and provide an update on the information. If you could state your name and

address for the record, Tamara.

Thompson: Absolutely. Good evening, Mr. Mayor, Members of Council. My name is Tamara Thompson. I'm with the Land Group at 462 East Shore Drive in Eagle. With me virtually, not with me in the room, but on the line also should -- should we need to bring them on is Mysti Stelluto with the architectural side and Summer Hazen on the management side. So, thank you for having us again and if I can share my screen I will -- let's see here. All right. So, just a brief overview of this. This is an in-fill project. We are requesting an annexation of 1.36 acres, a rezone of 5.54 acres to R-40 and a CUP to allow expansion of the existing multi-family complex. The previous site plan was this and we did provide another parking -- or another site plan which added these ten parking stalls on the side. We were able to add these ten stalls to the site plan and still exceed the landscaping requirements. Currently phase two provides an additional 28 stalls and phase one had three additional stalls. So, we have 31 extra stalls and to -- to answer the question about the -- the ratios, I did go and do this parking analysis. I'm going to pull -- I have this in the PowerPoint, but I'm just going to open the spreadsheet, so I can kind of highlight different things for you. Did that switch screens for you?

Simison: It did.

Thompson: Okay. Good. So, one thing that I want to show you. So, Heron Village phase one, we have had -- this delta is the parking stalls over what the parking requirement is by city code. So, it provided just three extra stalls with -- at one percent. The previous version that you saw of phase two had an additional 18 with -- that percentage was 26. But when you combine those two together the -- the previous one had a blended rate of eight percent additional parking stalls. With this revised plan we were able to add an additional ten, so now we are at 28 percent, which puts the site at 41 percent over parked per code, but to blend that comes to 11 percent when we put that with phase one. So, that -- that's where Heron Village is with this revised plan and, then, what I did is -- and, you know, I was looking for a little extra direction last time if -- you know, if -- what -- what percent do you think is -- is -- is where it needs to be and Councilman Cavener recommended maybe we should go back and kind of do an audit of other sites that have been approved through -- in the city. So, I went and looked at some of the ones that the Land Group has done and I then just started going through the searchable documents on the City Clerk's website and I was able to put together this spreadsheet of some of the others. So, if we just look at this column of the percents, one of the things I -- there were three that kind of jumped out at me as much higher than others. The others ranged kind of between three and six percent was -- was kind of more in the -- in the median -- the median range is -- is in the three to four percent range. This Heron Village, this is kind of an outlier. It provided a hundred percent extra. That one is behind Trader Joe's and so I'm not familiar with that project. So, I don't know the reasoning behind that. Jump Creek is a four-plex and it's fairly small, so nine extra stalls gave it a 16 percent. I am familiar with Southridge. The Land Group did this one and phase one and two didn't provide any extra parking. Phase three had extra parking at 17 percent, but when you blend these three phases together the entirety of Southridge one, two, and three is at four percent. Let's see here. So, going back to this. The -- the complex or the community also has a

live-in manager. She lives on the property and she -- for this extra time that we had she continued to do audits nightly on site between 8:00 and 11:00 p.m. every night to just see where people were parking and first it was determined that there was some management practices that could be improved. There were 14 garages that were not being utilized, because they -- they were -- you had to pay extra to get a garage. So, that has been revised to where the units that are three -- have three bedrooms, they are given a garage with their unit, so it's not an additional fee. So, those 14 are now all filled and being utilized. Also they have looked at implementing a sticker process, so that they know which -- which cars are supposed to be on the property and that has helped quite a bit and, then, they have assigned covered parking stalls where before it was just anybody could - - could park anywhere. They still are seeing a range of between 30 to 60 empty parking stalls each evening between 8:00 to 11:00 p.m., but they are still seeing between 19 and 24 cars still parking on the street. Not all those cars have their sticker, so it is looking like at least 30 percent are not tenants of this -- of this community. Additionally, we had - - we asked them, once they gave us kind of some -- some more feedback on this, we asked them if they could tell us if there was any type of pattern with where on the property the -- the open sights were -- the open parking stalls were and if I go to this -- this previous one, the -- so, the site currently has this area down here, this kind of triangular area with only one of the smaller buildings, but it has extra parking down here and these are the ones that aren't being utilized as much, people aren't going down there, so this phase two really helped balance the site and square this off. There is still an area, but this -- the -- the tip of this has the amenity with the basketball court, but we do provide more centralized parking and kind of help balance the site, so that this bottom area isn't so far away and that's what they are finding is that this bottom area, these -- oops. Sorry. Like these are the ones that are -- that are vacant and perhaps parking on the street is -- is more convenient. So, we feel like this -- adding phase two is really going to help that situation with balancing the site. As far as centralizing the open space, we did look at that and it -- it felt like the -- once we -- once we figured out this -- the need for the parking to be more centralized that -- that we did leave that open space where it was and -- and brought -- and keep the parking more in the centralized area where -- where it needs -- where it's needed, so -- to alleviate the street parking. So, in conclusion, we are providing more parking stalls than city code. We are higher than the new medium for other communities that are -- have been approved with -- in the City of Meridian. The management is -- has acknowledged some deficiencies in -- in their practices and they are making changes to their policies and encouraging their tenants to park on the property and encouraging them not to park on the street. The -- the issue with parking on the street is that it's legal and if you recall Mr. Bongiorno mentioned last time in our last hearing that -- that he did not have an issue with -- with the parking on the street, that it is not a fire department concern, so that's a little -- it's hard to -- you know, there is no consequences for it and it is legal, so there -- those tenants aren't doing anything wrong. So, the management can encourage, but they can't require. So, if Council would like we are happy to work with ACHD to -- at a minimum put -- work with them to do no parking on the -- if I can go back to a site plan for you to look at. On the north side of Blue Heron and especially to the west of the -- of the two western most access points, that we could work with ACHD on -- on some no parking signs on Blue Heron. We have read the staff report and we thank staff for their thorough review. We did go back and look closely at

the parking and we think we have some -- some good numbers, some -- some -- and we fit within the range of what the City of Meridian has and -- and, frankly, the site is -- it appears per the audits that it is overparked, it just maybe parking is in the wrong -- is too far away from -- from where the current residents are, but once phase two is implemented, then, it really will help balance the site. We agree with staff's recommendations and if you recall from last time we did have a small clarification to condition 2.C and that was the pathway from -- do I have an exhibit of that? Here it is. This little pathway going from Eureka at the end of Blue Heron. This was going to -- a fire department access only and we just wanted to add the words improved -- as approved by Meridian Fire and ACHD, just so if there is any tweaks in there with -- once we get into construction drawings. So, with that we ask for your approval tonight and I will stand for questions.

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

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you. Just a couple of quick questions. What is the ratio of three bedrooms to two bedrooms to one bedrooms? What percentage of the units are each. The three bedroom unit has the same requirement, I believe, as two bedroom in terms of number of parking stalls required, yet you may have additional vehicles. So, you said that the garages are being utilized now by -- or they are being assigned to three bedroom units. Hopefully they are utilizing them and not -- for parking and not storage. But how many three bedroom units are there in relationship to the two bedroom and the -- I'm asking that question, because I appreciate the analysis that you did, but I think the missing piece of the analysis is that some of those complexes may not have any three bedroom units and that does make a difference. So, it's the size of the units that are just as important as -- as -- you know, in that percent -- the ratios that you showed for the amount of parking that's above what is required.

Thompson: Mr. Mayor, Council Woman Perreault, the existing, in phase one, there are 12 three bedroom units and in phase two we are proposing an additional 12, so that would be a total of 24. The way that the parking was currently -- and you are correct, the parking requirement by the city -- my -- I did put that on the top of -- of my parking analysis here that both two and three bedrooms by city code require the two -- just two parking stalls and what the management has changed is that they are assigning three parking stalls to -- to the three bedroom units, two to the two bedroom and one to the one bedroom -- is -- is the way it's being looked at right now and that is different than what it was before. That was one of the management practices that they looked at.

Perreault: Mr. Mayor, follow up?

Simison: Council Woman Perreault.

Perreault: Thank you, Tamara. So, you said that 30 percent of the vehicles parking on

the streets are not residents, meaning 70 percent most likely are. Now that they have the permits and still seeing these vehicles parking on the street, do they have contact information for those vehicles? They, obviously, can track the license plate numbers now that they have them registered to a system. Have they contacted any of these vehicle owners and just asked about why they are parking on the street and if there is some -- something that's causing them to do so, like maybe they have been backed into within the complex and they don't want that to happen, so they are parking -- is there any -- did they go that far as to get that information that -- maybe there is a legitimate reason they are not parking in their assigned location?

Thompson: Mr. Mayor, Council Woman Perreault, I don't know that. I didn't ask that specific question. I do know that they mentioned that some of the vehicles that are on the street are some larger trucks and maybe they don't feel comfortable navigating the site, but I don't know that. We -- if you would like the -- I believe our representative from the management company is on the line that we could -- we could ask that question, but I don't know that one specifically.

Simison: Are you wanting the management company to answer that, Council Woman Perreault?

Perreault: It would be helpful if it's not too inconvenient, yes.

Simison: I don't know -- Tamara, do you know -- it looks like they have raised their hand.

Thompson: That should be Summer Hazen. Do you have a Summer on there?

Simison: Summer, if you can state your name and address for the record. You will need to unmute.

Hazen: There you are. Can you hear me now?

Simison: Yep.

Hazen: I do apologize. This is Summer Hazen. I'm the regional manager overseeing Heron Village. To answer that question, we have started to reach out to some of the residents that are parking on the road. However, not all of them have come in and registered their vehicles with us. If we don't have that information we are not able to contact them. We are finding that some of them are guests. I don't want to say necessarily unauthorized occupants, we haven't been able to -- to confirm that. What Tamara had -- Tamara had shared was -- she is correct, some of them do have some larger vehicles that they are afraid that they are going to hit the pole or some have when they were trying to back into the carport spaces, but to reiterate, too, some of them are also related to our linemen school students where we -- we have limited the amount of parking spaces through the school and I actually asked them to park at the school versus at the community to help limit some of those cars.

Simison: Council, any additional questions for the applicant?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: So, thanks, Tamara. Appreciate it. I see you looked at the open space and can you provide some commentary on why it wasn't feasible to make it more usable and more centralized?

Thompson: Mr. Mayor, Council Woman Strader, the -- what we looked at was the potential of moving -- like swapping these two, the open space for Building G, and -- and having that more centralized. We did lose some parking stalls when we did that and it -- and we just felt like that having the more centralized parking was -- was more beneficial and, then, this -- up here -- if you see what is next to us, it's a -- it's a meatpacking plant and having -- having the -- the residences right up against that property line didn't seem -- you know, where we would want them -- that we would want that buffer in there for that. We can -- this is an open space so we can activate it, you know, have a -- have a nice fence around it and -- and -- and very much usable, but it was determined that -- that the parking was -- was probably the most important.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Yeah. I guess let me -- I will probably save my comments toward the end of the meeting, but, yeah, I think you are -- you are coming from a very hard place; right? You are trying to make up for the sins of phase one with your parking. So, you already have that challenge and, then, I look at it like, you know, this phase should stand on its own and it should meet that high bar all on its own for open space. So, I think it's really tough. You know, I -- I get it, but at the same time like should little kids be playing next to the meatpacking plant, too; right? I mean I -- it's here, it's their neighbor and, you know, that's tough. They are just some -- I don't know -- continuing concerns I think for me on this one and the open space is a piece of it. I will just, you know, continue to listen and be open minded.

Simison: Council, any additional questions for the applicant?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: One of the public comments we received was -- was regarding trash and it's something that was -- we received written comment. It was also discussed in the last hearing. Just wondering if the applicant can quickly -- quickly comment -- if the applicant or -- Tamara or Summer could quickly comment on -- if that's something that has also

been changed or discussed or new methods improved?

Hazen: Yes, of course. This is -- this is Summer. So, in regards to that we added a trash can out on the -- on the corner of our property on Blue Heron and we have on-site maintenance staff five days a week and they are now patrolling that road, as well as the community manager picking up any trash that they see that is being left behind.

Simison: Council, any additional questions for the applicant? Okay. Mr. Clerk, do we have anyone signed up to provide testimony on this item?

Johnson: Mr. Mayor, we had no advanced sign up.

Simison: Okay. Is there anybody in the audience who would like to come provide testimony on the additional information that's been provided this evening? And we have nobody in the waiting area online, so we will just be focused on who is in here for now. If you would like to come forward. State your name and address for the record, please.

Sorenson: My name is Valinda Sorenson. I live at 138 East Waterbury Lane, Meridian. Across from the apartments.

Simison: Thank you.

Sorenson: Thank you for letting us come and speak and listen tonight. Thank you, Mayor and Council Members. I'm not understanding really how this next phase is going to help with that -- that parking -- that lower parking that she's talking about. I'm not really quite sure how that -- how that will balance it out, knowing the property myself and walking around there, I don't quite understand how that will help, because the apartment -- the way it's situated it's -- the parking is still not going to be over by where the buildings are at. It does not account for visitors and I do my own survey of cars every day and there is around 30, 32 cars on the street. Most of the cars that -- a lot of the cars that are parking on the street are huge trucks, you know, big trucks and some of them are trucks that have trailers, because the people that live there are working men and they have big trailers that they park on the street behind their trucks. A lot of them are cars. The trash situation -- they did put a trash can out. But, of course, it's only good if people use it. You know, they still just open their car doors and throw their McDonald bags -- trash everywhere. They seem to think our common area -- our common area at the Heron Brook Townhomes is their trash can. So, it would be really nice if you would please -- if you would consider, like mentioned, putting no parking from at least Heron Brook -- on Heron Brook from our first entrance to the -- to North Meridian Road, because that's really dangerous pulling in and out of there. When they are parked so close to the edge of the street you can't -- it's hard to see and it -- and possibly even consider no parking on the north side of the street. Thank you.

Simison: Thank you. Council, any questions?

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I wanted to make sure I understood your comment about the no parking on the north side of the street. There is East Waterbury Lane that extends west and, then, you have got North Richter it looks like --

Sorenson: Yes.

Hoaglund: -- and, then, Meridian Road. So, you had mentioned Heron Brook and I wasn't sure where that was in relationship.

Sorenson: Oh. Our town -- our townhomes are right there on East Waterbury. They are senior townhomes right in there and they circle around to -- on Richter there. It kind of makes like a --

Hoaglund: Okay. Okay. Yeah. It's kind of cut off on the screen. So, no parking would extend from East Waterbury Lane on the north side clear to Meridian Road. Would -- that was your request then?

Sorenson: Well, if you would consider that.

Hoaglund: Yeah. Okay.

Sorenson: Thank you.

Simison: Council, any additional questions? Is there anybody else who like to come forward and provide testimony on this item?

Strader: Mr. Mayor?

Simison: Councilman Borton.

Borton: Could I ask a question of Deputy Chief Bongiorno? There is a condition, that 2-C that was referenced on the pathway.

Bongiorno: Yes.

Borton: And it's -- the way it's drafted now it's changed to say 15 feet wide or as approved by Meridian Fire and -- and I don't know why we say 15 feet wide. Why don't we just say as approved by Meridian Fire?

Bongiorno: That would be -- Mr. Mayor, Councilman Borton, that would be fine also. The issue we had was right at the west end of that pathway there is a telephone pole in the way and so that kind of -- that's our narrow narrowest spot. It's larger than 12 feet. So, I think we -- Tamara or somebody went out and measured it and they came up with 15 feet and that's -- that's where that number came from. So, it was just whatever the narrowest

spot was is what that width was going to be through there.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Is it just more helpful for you to have just the language as approved by Meridian Fire?

Bongiorno: That would be fine.

Borton: Okay. All right.

Bongiorno: Mr. Mayor?

Simison: Deputy Chief.

Bongiorno: Thank you. To kind of follow up on the comments that -- that she gave, it just so happens the last time that we talked about this project I drove through there on my way home, it was like 11:30 at night, I think we were here late that night and one hundred percent spot on there was over 30 cars down Blue Heron. The bulk -- there was at least a dozen and they were large trucks parked in the dirt parking lot where this potential project is going. So, after seeing what I saw, the 30 cars plus the ones parked in the dirt parking lot, I'm not very supportive of closing off that no parking between Waterbury and Richter or whatever that street is. One hundred percent agree with the Richter to the intersection. That definitely should be signed no parking fire lane. The road, like we stated last time, is -- is plenty wide. I don't have issues with cars parking on both sides. This is almost -- it's one of those we should probably wait and see if we want to stop the parking on the north side, but I think it should stay as is. That's just my two cents worth. But I am -- I will one hundred percent work with Tamara and ACHD or whoever for that -- the entrance to phase one to the intersection, because they do -- they literally parked right up to the curb of the -- of the curbing -- the curb of the curbing. That's a tough one to say. So, definitely it needs to be signed no parking to -- to make sure that we can make that corner and get around there -- anybody can get around the corner.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Question for Tamara. Is there any consideration made of creating some parking spots that are wider or longer and posting trucks only signs on those, so we can get some -- we haven't had a discussion yet about the vehicles that are parking in what is now the dirt lot, so that's another element that's apparently an issue. So, has -- have you made any consideration or as the -- your client made any consideration of making some accommodations? This is increasingly becoming a problem in every apartment complex, not just this one. I see it all over the place. Especially, not only, you know, wide

trucks, like dualies, but actually people bringing their work trucks to park in their apartment complexes and their trailers.

Thompson: Mr. Mayor, Council Woman Perreault, we -- we did look at that and we could accommodate that. What that does is it brings the overall parking count down, because those would be oversized parking spots, but we could -- we could do that. One of -- and if you recall, Summer told us last time that they have a corporate housing agreement with the lineman college and they have asked for those trucks not to come. They think that the majority of those are from that agreement for -- for those -- those lineman college students staying here and, then, they have -- also management has decided not to renew all of those, so that they are going to -- in July when those leases are up they are not going to renew those. So, that will -- that will help that as well.

Simison: So, Tamara, if you would -- since we have no further testimony and, technically, it's your turn to wrap up, if you want to give any final wrap-up comments we can officially -- at that point and, then, we can continue with any questions from Council if they have them.

Thompson: Great. Yeah. I will just -- I will just wrap up with a couple things. I did want to revisit the open space and that this phase two does stand on its own. The existing in phase one are these. Phase two is this, but it is -- it does have about 30 percent more open space than what's required for phase two, so it does stand alone, but together it works better with -- with having all the amenities. There is -- there is a nice clubhouse and there is -- there is a tot lot, all those kinds of things. So, this is the clubhouse that will be utilized for everybody. It was something that was planned to be an expansion, you know, especially with this one that was down in the bottom, that phase two was always something that was planned. So, this is final -- finishing out that plan and what I meant for the balancing is that currently it's kind of -- you know, it's -- it's -- it's got these jagged edges and it's just kind of more like a triangle, which isn't a very efficient space and having more of a rectangle definitely balances it and putting another 12-plex next to this 12-plex will definitely utilize the parking on this end of the -- of the site better than what it's currently doing. Management has really stepped up. I think they have -- I don't know that they knew that there was such a problem before, but they are -- they are making some -- some big strides, especially with the -- in how they are addressing the parking, how they are addressing the -- the garages. Those are being monitored and looked at closely for making sure they are being parked in and not just utilized for storage units and just seeing if there was anything else I missed here. The -- the trash and having their maintenance crews patrol the -- the -- the right of way, instead of just on the property, and we are open to whatever Council's wishes are on the parking on the streets. Like I said, that -- the parking now is legal, so nobody is doing anything wrong by parking there. That if it's your wish that we work with ACHD, we are more than happy to do that, especially where Mr. Bongiorno mentioned the -- from the main entrance -- from the western entrance to Meridian Road, working with them on that. So, thank you very much and we respectfully request your approval tonight with that one -- one change to -- to 2.A. Thank you.

Simison: Thank you. Councilman Bernt.

Bernt: Mr. Mayor -- you know, I'm going to hold off and wait until the end.

Simison: Well, to break the silence, Council, to -- I appreciate what I have heard that the management company has done -- is considering. The question that I asked Council is can we approve development based upon what they will continue to do or not do or decisions they may or may not make and, yeah, to a certain extent we -- the city we -- after their things are approved you really don't have any input on what -- on what management practices anybody does from a practical standpoint. So, is it fair or appropriate to take those into consideration as you are looking at this? I don't know the answer to that, but it just is -- it's great to hear, but is it sustainable? Is that what's going to make this a successful area is only management practices or business helps or hurt long term?

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: Just kidding on waiting. That was -- that was a long awkward pause and so I will go ahead and -- and express my -- my point of view. I -- I don't have any issues really with the design of -- I guess this project. I mean it's a good project that -- the only issue that I have is the parking and when you have that many cars parked in the dirt parking lot and you have that many cars parked on the road and you are adding this much density to this -- to this area, I just don't think ten extra parking spots is going to do it and I don't know where it's coming from. I don't know if it's the linemen college, I don't know if it's, you know, extra people that are living inside these units that the -- the property management individual doesn't know about? I honestly don't know and I don't know if anyone has the answers to that -- those questions. All I know is that there are a ton of cars parked in this area with -- and the solution provided is -- is not enough for me to be supportive of this application.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I agree with much of what Councilman -- Council President Bernt said. It seems to me after their analysis that it's not a lack of parking spots, it's not a lack of number of spaces, it's locations and -- so, location and sizes of the spots and when we had this hearing last time it -- it -- we were of the impression that there would not be enough spaces and that's not the issue. So, until the applicant sort of resolves that challenge, it's not the quantity of spaces, which is what we -- we asked them to -- to go resolve it -- resolve the issue and we didn't specifically say what. We didn't say add more spaces, we just said go figure out what the problem is and bring us a solution and it's not solved to my satisfaction yet.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Yeah. I feel for the applicant, because I think they are -- they are in a tough spot. The -- the issues in phase one I think are a problem and -- but I do look at this like phase two should stand on its own. I don't think that the open space was centralized in a usable way. If I look at the development holistically it doesn't feel like it's connected to the rest of the development. I have, like my other Council Members, continued concerns about the parking, particularly given that this area is being used for overflow parking. I just don't -- I don't think we are there and I -- and I have concerns about traffic as well and schools in general and overcrowding. So, that's a long list of reasons, but for me I think the -- really, the key critical issues boil down to parking -- unfortunately, it doesn't sound like it's solved by adding more spaces necessarily, it's that inadequacy of the location of the rental spaces and, then, the open space just looks like an afterthought to me and I -- I understand you have constraints around the site and -- and that's tough, but it's just -- just tucking it in the corner to me just didn't -- didn't pull it together.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: Question for -- for Alan. On the -- on the parking for phase one they met city requirements for parking standards that we have in place; is that correct?

Tiefenbach: Alan Tiefenbach, associate planner. Yes, sir, Mr. Hoaglun, they meet the minimum requirements. They exceed the minimum requirements for parking.

Hoaglun: Okay.

Tiefenbach: Both phases. Because they meet the minimum requirements of everything in the code staff recommends approval.

Hoaglun: Right. And Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: Yeah. And that's -- that's my dilemma is they are -- they are doing what we ask and doing more than what we ask, but there -- there is an issue and one of the conflicts, too, is open space versus that 12-plex, because I thought, oh, you move that and move the 12-plex, but yet for parking purposes that actually defeats the ability to use where they have identified additional parking. So that -- that's -- that's the dilemma. Well, we want them to solve the parking problem. Okay. Well, we will move here. But we want -- and prefer centralized open space. So, you can't win on -- on that one. I am impressed that they went through the process and looked at garages not being utilized and how they can fix that, which is a reminder of a previous application that talked about garages. Just to put that drop in the mind. The sticker process. There -- there -- there are cars on the street and if they follow through with not having -- renewing the lineman's college that

probably will help and -- but to Council Woman Perreault's point, you know, we see it everywhere and the bringing of trailers and work vehicles to -- to apartment complexes does make it more difficult. It's -- it's -- it is tough. The -- to help push traffic or parking to those underutilized -- that underutilized area I think does require some closing of no -- asking for no -- no parking on -- on the north side of the street. I mean it's a matter of convenience for people. There are the trailers and trucks, but for -- for cars they could park over there, but when you look at the map, if you are in this unit you can't find anything nearby, you don't want to go clear over there. So, park on the street. But I think that's something that we would have to look at. Yeah. This -- this is difficult, though, to deny when -- when -- when they have gone for -- it's standalone here and they have gone above. Does it solve the previous problem? No, it doesn't. But at the same time they complied with our requirements that the city put forth, which I'm kind of setting up the argument down the road that I think we ought to change our standards, I really do, for parking these complexes, but that we can discuss at another time, because we are finding people are messing up in these -- more than just family members probably, but -- and when -- if you are in a three bedroom and you have a couple of kids and you are sharing space and they become teenagers -- because I went through this and you are going through it, Mayor, is all of a sudden there is more vehicles around your house, you know. It's -- it's just the fact that you have teen drivers and you need more space. Yeah. I have difficulty turning it down and I completely understand the reasons why people are looking at not favorably upon this, so -- but it just causes an internal angst with me by -- by -- by -- by doing that for -- for this particular situation, so -- I don't know.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I appreciate Councilman Hoaglund's comments. Tamara, I -- I -- I do appreciate -- and I should have expressed this earlier -- your work and the management's work to try to solve what you can solve. So, thank you very much for that. That makes it better for -- for even the -- the existing phases that are there for everyone. I do have a question, though. Is there any way to incentivize residents to park in the farther away spaces, whether it's a small discount to their rent or something that -- that gives them an incentive to park somewhere that they wouldn't -- that they are avoiding parking because of -- I'm looking at the -- looking at the design of the entire complex it seems like the buildings are fairly evenly spread out. So, it's not as if all the buildings are toward the street and all the parking's on the south side, so I guess I'm not completely understanding why -- you know, why those areas are being avoided, why folks aren't parking there. So, is there -- is there -- is that something that you can talk about with your -- with your client is -- is creating some incentives in some way? Because I'm sitting here thinking a lot of this is solved if we can direct those vehicles that are parking on the street that are residents, you know, in a way that encourages them to park in the -- in the units and, again, back to the Mayor's point, it's nothing the city has any control over and nothing that we can -- nothing that we can enforce and so it's -- it's really up to management to -- to make that commitment.

Thompson: Mr. Mayor, Council Woman Perreault, I think they would be open to looking

at -- at some incentives and just to show -- so, there is one, two, three, four, five buildings on the site and if you kind of draw a line here, there is quite a bit of extra parking that is -- that's really only close to this 12-plex, which is the smallest building on the site, and so adding another 12-plex there is really going to help open this up and it won't be a dead end any longer. Right now it -- it goes down here and it just dead ends to where it really -- it opens this up and it balances the site more. So, that's what I would feel like I didn't explain very well to -- you know, to kind of understand what I mean by that -- that whole balance thing. But I -- I'm sure that the -- the management and our client will be open to -- to incentivizing, you know, different parking and they can still work on -- if you guys know of -- you know, if there is a site on -- or parking a management company or some sort of management of parking that you know it's working really well, perhaps we could even look into that. But -- but I really feel like this not being a dead end any longer and having this open up that it's -- it's -- it's going to get utilized a lot more with another building to activate it as well. I also wanted to mention real quickly that it was mentioned that we had ten extra parking stalls and that's not -- that's not correct. The blended total is 31 extra parking stalls on the site, which is 11 percent -- which is 11 percent over what city code is and is more than what -- kind of the median is for the entire city. The ten extra was just from our last site plan and that last site plan had 18 extra and now we have 28 extra. But phase one had three additional stalls or only one percent. So, we are making the parking situation considerably better with them -- with phase two.

Simison: And, Council, that's -- I guess that's my question for Council -- would the situation be better basically with no changes or is the situation going to be better with these changes? Would Council feel more comfortable if there wasn't 36 units, but 30 with the parking? You know, are there any of those elements that make sense -- what -- what would be the -- what would be the magic parking number if parking is the underlying issue, you know --

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: As I was listening to people I was trying to figure out if it's density, because they have added parking spaces, but if all of that other unit -- instead of like 34 was down to 24 in the 12 unit. You are reducing ten units, but have -- the percentage of parking has actually increased even more, does that help solve the problem? And I don't know, Tamara, if your client would -- you have got an ROI that they expect and all those good things. I agree with you, the opening up of that triangle piece does facilitate flow out to that street that would -- would allow quicker access than being stuck and having to wind your way all the way through like they have to do now. But, again, it's still changing people's behavior and getting them to go there. But that -- that -- that is an option if you want to up -- up it you just reduce the number on one of the -- on the larger unit and maybe you flip that 12 where the open space is and move that open space to the middle, because even though it's a little more unbalanced that way, if you reduce the density on the larger one it still accommodates -- accommodates the parking. So, I don't like designing on the fly, but just -- just looking at options for -- for, you know, housing that is

needed in our area -- apartments are in demand. This was planned to expand all along and I think you have come up with some solutions that might be workable, but we still need to cross that finish line somehow.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Councilman Hoaglund is sort of selling me on his on the fly designing. I think if this came back and the open space was more centralized and you lost some density and, therefore, increased the parking, that -- that might get me there. I would hate to close the door on it completely. But that would be a huge -- a huge rework of this whole thing and I think we have to, you know, vote on what's before us at some point. What's -- I'm not on board right now with this the way it's currently written. I think if you lose the density it can -- it solves some of the management concerns. Like for me the management concerns aren't -- aren't as strong of a mitigant, because I'm just concerned they will sell the property and -- and, then, you know, someone that -- that is a smart business person is going to charge for the garages as they should and we will be in the same spot, so --

Thompson: Mr. Mayor?

Simison: Yes, Tamara.

Thompson: I -- I'm texting with my client to get some feedback and I do think we could do -- go down a little bit on the density and -- and we could look at what that looks like. We haven't done a site plan on that, so we could look at what that looks like with the -- with the centralized open space. So, I know you just need to make a decision at some point, but I think with -- with the feedback that we have had just now that -- that we could go back and do one more site plan for you if we could continue this one more time.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: If Council decides to agree to a request to continue, I would also -- also request the applicant to work on parking spots that are larger and -- and wider and deeper. I don't think -- again, I'm not convinced it's completely a number of spots issue, as much as the larger vehicles not -- and however they want to manage that is totally up to them, but this -- this is not going to be the first time we are going to have -- or the last time we are going to have this conversation about the sizes of vehicles that are parking in apartment complexes.

Nary: Mr. Mayor?

Simison: Mr. Nary.

Nary: Mr. Mayor, Members of the Council, just -- I know you know this, but I just want to bring this up. You made a comment earlier about the management standards being a concern on that being continuing and, then, Council Woman Strader just brought that as well. Now, this is an annexation, so I mean you are -- have to create a development agreement for that. You also have a CUP that can also add those conditions for the CUP, you just need to be specific about what it is you want. So, there are some ways that we have with this particular application to ensure some of those continuing practices will remain on this parcel if you hear it again, so -- and I know you knew this, but I just wanted to make sure that that got part of the conversation.

Simison: So, Council, what's your pleasure?

Hoaglund: Mr. Mayor?

Simison: Do you want to ask the applicant anything first before you make a motion?

Hoaglund: Yes. If I might --

Simison: Councilman Hoaglund.

Hoaglund: Tamara, checking with the City Clerk, the earliest that we could get to this would be January 11th. Is that favorable to your calendar to be present and does that give you enough time to prepare what's been requested?

Thompson: Mr. Mayor, Councilman Hoaglund, I'm looking at my calendar right now. So, the -- January 11th, I'm sorry, is that the date you said?

Hoaglund: Yes.

Thompson: That date is wide open on my calendar and I think that date would work great. Thank you.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I would move that we continue the Heron Village Expansion discussion, H-2021-0027, to the time of January 11th, 2022.

Strader: Second the motion.

Simison: I have a motion and a second to continue this item until January 11th, 2022. Is there any discussion?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Before we vote I'm wondering if -- if Council decides they would like the applicant to comply with the DA, would we need to discuss that now so that staff can put together conditions before the next meeting?

Simison: Yes, Alan?

Tiefenbach: Alan Tiefenbach, associate planner. Mr. Mayor and Members of the Council, we are talking about just continuing this for them to rework the site plan. I mean this wouldn't be any different than anything else. We wouldn't have to deal with the DA now. If you wanted to add conditions we would just add the conditions of approval and, then, the DA would come in front of you in two weeks.

Perreault: Thank you.

Simison: I have a motion and a second. Is there any further discussion? If not, all in favor signify by saying aye. Opposed nay?

Bernt: Nay.

Simison: We have four ayes, one nay, and the motion to continue is agreed to.

MOTION CARRIED: FOUR AYES. ONE NAY. ONE ABSENT.

Simison: Council, let's go ahead and take a ten minute break. So, we will pick back up at 8:30 with our next two items.

(Recess: 8:20 p.m. to 8:34 p.m.)

4. Public Hearing for Elderberry Estates Subdivision (H-2021-0044 and H-2021-0005) by Angie Cuellar of Mason and Associates, Located at 1332 N. Meridian Rd.

- A. Request: Rezone of 0.66 acres of land with the O-T zoning district.
- B. Request: Short Plat consisting of 4 buildable lots

Simison: All right. Council, will go ahead and come back from recess and we will move on to Item 4 on our agenda, which is a public hearing for Elderberry Estates Subdivision, H-2021-0044. We will open this public hearing with staff comments.

Tiefenbach: Thank you, Mr. Mayor, Members of the Council. Alan Tiefenbach, associate planner, with City of Meridian. This is an application to rezone to OT, Old Town. It's currently zoned C-C and this is to allow the three duplex lots. Originally with the staff report it was to be four. It's been reduced since that time. The property is zoned -- so,

it's surrounded by OT -- surrounded -- OT zoning to the north, to the east and to the west and to the -- all four sides. Also recommended for Old Town by the Comprehensive Plan. Presently a vacant lot. It's about a half an acre in size. I don't know why that just happened. Okay. So, the property is a flag lot and the only access right now is from North Meridian. I will sort of draw it out to you, so you can see the property lines here. So, it's a flag lot. Surrounded right now by office, residential, a salon and some multi-family. The future -- as I said, the future land use map recognizes this as Old Town. It's a variety of uses. The applicant proposes three duplexes on this property. What you are seeing here is four. They have, again, reduced this. There are two existing access easements from North Meridian Road. There is an access that's here and there is an access here. Now, these are both private accesses, again, with an access easement. These are not right of way. The southernmost driveway, which is here, provides access to this applicant's property also for the parking lot down here for the salon and the access here to the north provides access to this property, as well as to the adjacent property to the north. Both ACHD and Fire have reviewed these and don't have any issues. The only comments the staff had is the UDC requires a minimum width of five feet for sidewalks. The only sidewalk that's actually on this applicant's property is the one down here. So, we have recommended a condition of approval that they construct a sidewalk to five feet here. We have suggested that they work with the adjacent property owners to widen the other sidewalks, but, again, we can't require off-site improvements for somebody else's property. We have also -- just as a -- sort of a side note, the code requires that the pedestrian walking surfaces be distinguished by something other than striping. So, our conditions of approval also include that. As this is a flag lot with the only access being here, there will be no landscape buffer or any other landscaping that's actually required. This site plan indicates that they intend to relinquish an easement, which is here, and this is an Idaho Power easement. We have -- we have in our conditions of approval that that be done prior to the final plat. The only comments that we have had was at the original Planning Commission meeting the property owners to this property here had some issues, because they were parking here and I believe they were parking down here. Now, the problem with that is that all of this is an access easement. It doesn't allow for parking. So, technically, they shouldn't have been parking within this access easement. There was a lot of discussion about this at the Planning Commission. Planning Commission continued this so the applicant and the neighborhood -- and the adjacent neighbor to work this out. Applicant came back to the Planning Commission, the November 4th PC, and had said that them and the adjacent neighbor had worked out an agreement where the applicant was going to provide additional parking for them and help them move a fence over here. We have not heard anything else from the neighbors, so we believe that all the conditions -- or all of the issues have been satisfied. With that staff recommends approval of this and this would be a short plat for three lots and a rezoning from C-C to OT and I will stand for any questions if you have any.

Simison: Thank you, Alan. Council, any questions for staff? Okay. Is the applicant with us in the room or -- if you would like to come forward for any comments. And if you can state your name and address for the record, be recognized for 15 minutes.

Long: My name is Jonathan Long. Address 1859 South Topaz Way in Meridian. Mr.

Mayor, Members of Council, I don't have any additional comments at this time, but I am open to any questions that there may be.

Simison: Thank you. Council, any questions?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I'm curious about what the gray spaces on this drawing -- it shows that there is going to be some picnic tables. My assumption is that the area around the grass will be fenced, so is all of that gray area just open space? What is -- what is that? It's part of the -- of the property; right?

Long: So -- so, great question. The gray area to the right, which is to the east, is actually a sewer easement and so the gray area that's perpendicular to that is a 14 foot wide proposed sewer access easement to a manhole that's located back in that sewer easement.

Perreault: Mr. Mayor, a follow up?

Simison: Council Woman Perreault.

Perreault: So, is all of that going to be graveled?

Long: Yes, ma'am.

Perreault: Okay. Thanks.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I think since Jonathan sat so long to the previous one and we talked all about parking, it looks like you provide adequate parking, four spaces per unit.

Long: Yes, sir.

Hoaglund: Okay. Great. Thank you.

Simison: Council, any additional questions? Okay. Thank you very much.

Long: Thank you for your time.

Simison: Mr. Clerk, do we have anyone signed up to provide testimony on this item?

Johnson: Mr. Mayor, we did not.

Simison: Is there anybody in the audience who would like to come forward and provide testimony on the item? Is there anybody online that would like to provide testimony on this item? Seeing no one wishing to provide testimony, would the applicant wish to make any final comments or are you good with your previous comments? They are good with their previous comments. Council?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: I will throw a sideways question out, but in other applications we have -- we have -- totally different than this, but we have seen easement areas I think incorporated into -- I mean it's within the parcel of each property. That -- the property owner would fence and landscape -- even though it's over and upon the easement area, understanding that, yes, it may at one point in the future get removed and torn out, but the trade off was that you don't have some kind of spite strips and weeds and -- I can't imagine what this gray area of gravel is going to look like in five years. Behind the fence on all sides it's sort of a kind of a -- it's kind of a little hidden no man's land, unless I'm misunderstanding it, it looks like it's just going to be a corridor of gravel and weeds and garbage and hiding. Not -- that's not the intent, that's just what we have seen happen. So, in other applications we have allowed the landowner to fence to the property line, green it up over the easement, and is that concept not applicable here or am I -- am I overstating the concern of what appears to be a -- kind of a spite strip of hidden gravel weeds, so -- made you come all the way back and sit down before I asked you, I apologize, but -- yeah. Come on up and maybe I'm mischaracterizing how this builds -- builds out, but I think Jessica's question is a good one.

Long: So, we are totally agreeable to having that as greenscape, as opposed to gravel, but, really, we would want to be working with Planning & Zoning just as far as it -- wanting to make sure that that area is -- is to their liking and their preference for accessing that manhole and that -- that sewer easement, but our preference would be greenscape over gravel.

Borton: Mr. Mayor?

Simison: Can we have Alan reply?

Tiefenbach: Alan Tiefenbach. So, it would be up to Public Works whether or not they were okay with them landscaping over the easement -- city's easement.

Borton: And when I use the landscape it's not --

Tiefenbach: Grass. Native seed.

Borton: Yeah. Native seed. In those circumstances and other projects you can't plant trees and shrubbery upon the easement area, but you can green it up.

Tiefenbach: It would be maybe just a condition of approval that something like at Public Works -- Public Works approval there would be native seed in that easement or something like that. I can't -- I can't say what Public Works -- they are going to say they are going to do, but you would have to work with them.

Simison: My guess is that they are going to want to back a sewer truck down that at some point. That would be the concern. But we can leave it up to them, obviously, whatever their needs are.

Dodson: Mr. Mayor?

Simison: Yes, Joe.

Dodson: Sorry, I don't want to comment too much on Alan's project, but from what I know from Public Works is they require -- it's a requirement to have a 14 foot paved access over sewer easements, so that that's why that is there. I'm assuming that that cannot be changed. Granted that's going to have to probably come from our city engineer and, then, his other personnel to determine if there are alternatives to that. There could be a condition of approval added that would, then, say, you know, to work with Public Works, but with the anticipation that that is a requirement that could remain.

Simison: Well, we do happen to have someone from Public Works on the line if we would like to have them weigh in on this topic.

Radek: Yes, sir. Mayor, Council Members, I'm -- we generally will require the 14 foot gravel access road, unless there is -- there is access to the manholes on either side with a gravel access road or at some kind of pavement. If there is access to the manholes, then, we will allow landscaping over that, but I'm not sure on this one what that situation is. But we can certainly work with the -- work with the developer in -- in -- in those confines.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Question for Kyle. I understand the 14 foot wide sewer access and, then, do you need access to all three manholes? I mean there is one in behind each one, as opposed to just access say to the one to the north where -- and, then, the rest can be greenscaped. That's -- you know. But I don't know if it works that way.

Radek: Joe, do we have a picture that shows the manholes that you can put up?

Hoaglund: He is shaking his head no.

Tiefenbach: Oh, sorry. No, I do not have pictures of the manholes. Sorry. I thought you said Kyle. I didn't hear you say Alan.

Radek: I said Joe and it was -- it's Alan. I'm sorry.

Tiefenbach: Okay. Confusing. No, I do not have any pictures of the manholes.

Radek: I apologize, I was not ready for this question and I don't have my map up, so I don't know where the manholes are, but -- but it's generally a -- an issue of getting to the manholes and if -- if they need that -- that access to get to the manholes, then, it needs to be gravel.

Hoaglund: So, Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I -- so, Kyle, we -- there may be something where we can say, you know, they can -- can, you know, greenscape that if -- if allowed by Public Works. That way you guys can take a look at it and if it's gravel it's gravel and if not the applicant can move forward and green up whatever is available to green up, so --

Radek: Yeah. Mr. Mayor, Councilman Hoaglund, I think that's right on the money. That -- that's -- that's the appropriate language to have in there.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Is -- is there going to be -- are these going to be owned or -- are they going to be for sale or are they going to be investor owned?

Long: No. We are going to be holding them and so they are -- these duplexes will be rentals.

Perreault: So, there will be a management entity of some kind that can handle any kind of issues with weeds or --

Long: That's correct.

Perreault: Okay.

Nary: Mr. Mayor?

Simison: Mr. Nary.

Nary: Mr. Mayor, Members of the Council, one alternative. So, I believe our code requires

that they fence the perimeter of the property, since it's separated from the adjacent property. You could consider whether or not you want to acquire -- a development agreement -- for only four foot fencing against the easement, so it becomes less of a hiding spot or less of a -- out of sight, out of mind spot, but there is still a six foot fence on the perimeter of the property that's separate from the adjoining neighbors, so the people living in these duplexes will be able to see trash accumulating or people back there if that's a concern you have.

Simison: Councilman Borton.

Borton: Can we ask Lieutenant Harper to comment?

Harper: Mr. Mayor, Members of Council, that is a really good point and a concern that I had. Those hidden spaces can become challenging for law enforcement. Really if you look at a lot of the CPTED requirements that it's kind of a borderline no no to have -- have that dark unknown space where -- where things can happen. I mean, obviously, the trash and stuff, but we are more worried about, you know, the public safety piece. So, I don't know what the lighting is like back there at all or if it's just pitch black because it's gravel. So, I'm not quite aware of what your lighting plan is there.

Long: At present we don't have a lighting plan for that 14 foot strip. There is going to be rear porch -- rear porch lighting for all the duplexes that are there. If additional lighting is required for that 14 foot strip, that would definitely be something that we would be happy to consider.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Just a clarification for the applicant. Are you proposing a certain type of fencing -- like open vision fencing would be good I think probably to address that concern. Is that something you are contemplating? At the edge of where the lawn is before the gravel -- potential criminal area could start, like open fence, you know, wrought iron or whatever, so people could see what's going on? Is that workable?

Long: Yes, ma'am. We are looking at four foot -- four foot tall wrought iron fencing for the backyards.

Strader: Got it. Okay.

Hoaglund: Follow up, Mayor?

Simison: Yes, Mr. Hoaglund.

Hoaglund: That would be very beneficial if -- if the folks that are living here can see back there it definitely would reduce any concerns of mine. I wasn't sure if Bill was talking

about the fencing on the property line or were you talking about the fencing of the duplexes? Yeah. Yeah. The four foot fencing would be good.

Simison: Alan?

Tiefenbach: Mr. Mayor, Members of the Council, you actually already answered my comments. I was going to suggest some open style fencing as a condition of approval for back there. But they already hammered that for me. So, stole my thunder.

Simison: Council Woman Perreault.

Perreault: Actually, I'm pretty sure the applicant had already put that in the proposal, so -- I don't know, guys. I'm glad we are having this conversation, because I -- I'm in real estate and I have seen these issues in -- where HOAs have not maintained these areas and not only has it become trash and weeds, but there has also been activities that have not been beneficial to the neighborhood. You know, animals that are -- that are kept back there. They use it as a dog run, try to grow things on it and those kinds of things. So, whatever you can do to work with the city and Public Works, Police Department, that would be helpful.

Simison: Council, any additional questions?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Just to rezone -- I don't know how you capture those elements or maybe they are just already part of it.

Nary: Mr. Mayor, Members of the Council, I think Alan put them in the conditions of approval.

Borton: Oh, are they? Got it.

Tiefenbach: That is correct. Whenever they -- even though there is not a development agreement, they will still have to do design review for the duplexes. At the time of design review we would make sure that any conditions of approval were met.

Borton: Okay.

Simison: All right. Council, anything else? Do I have any motions?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: I move we close the public hearing on Elderberry Estates, H-2021-0044 and H-2021-0005.

Strader: Second the motion.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: I move we approve Item 4, H-2021-0044 and H-2021-0005, the rezone application for Elderberry Estates Subdivision to include all conditions of the staff report, inclusive of the conditions added in tonight's hearing and agreed to by the applicant and --

Tiefenbach: My apologies. This is also a short plat, sir. So, the approval of the short plat and the rezoning and we could add a plat note to the short plat with any of the conditions that you wanted to add.

Borton: Okay. Thank you. The motion for approval is for that, too. I think that was the 0005 portion of it.

Tiefenbach: We made it as confusing as we could for you.

Borton: No worries. So, I think that's the complete motion.

Simison: Okay. Do I have a second?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Second the motion and maybe a quick comment.

Simison: I have a motion and a second. Council Woman Strader.

Strader: I like seeing this kind of small in-fill development. I think it's creative. It's a tough -- it's a tough site and I appreciate that you saw potential on it and I like seeing that kind of development here, especially in this area of the city. Thanks.

Simison: All right. Is there any further discussion?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault. In the motion did we need to specify what we had just recommended regarding working with Public Works and fencing and whatnot? Do we need to specify that for --

Tiefenbach: I was going to mention that. That would be helpful for me, Council.

Simison: Would the maker -- motion maker like to amend their motion to include a statement that says a gravel pathway or other landscaping approved by Public Works?

Borton: Yes. And I think it -- however it was articulated by Councilman Hoaglund.

Simison: Okay. Does the second agree?

Strader: Second agrees.

Simison: Okay. That's part of it. Is there any further -- any further discussion? If not, Clerk will call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to. Thank you.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

5. Public Hearing Continued from November 9, 2021 for Settlers Square (H-2021-0072) by Brighton Development, Inc., Located on the Northwest Corner of W. Ustick Rd. and N. Venable Ave., Adjacent to the Mid-Mile Mark Between Linder Rd. and Meridian Rd.

- A. Request: Modification to the Existing Development Agreement (Inst. #2016-097989) for the purpose of entering into a new agreement to incorporate a new concept plan consisting of commercial and residential uses

Simison: Next item on the agenda is a continued public hearing from November 9th, 2021, for Settlers Square, H-2021-0072. We will continue this public hearing with staff comments.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: Mr. Mayor, excuse my interruption. I would like to recuse myself from this portion

of this item of our agenda. I have a financial -- potential financial interest in this project.

Simison: Thank you. Duly noted.

Dodson: Thank you, Mr. Mayor, Council. I will try to make it less complicated than the other ones, but that's usually not my luck, so just plug away. As noted, the last item before you tonight is for Settlers Square Development Agreement Modification. The site consists of nine acres of land, currently zoned C-C. It's located at the northwest corner of Ustick and Venable. It's at the half mile mark between Linder and -- what is that? Meridian Road? I don't know my arterial here yet. Sorry. The project -- or I should say the site was annexed and zoned in 2008 and zoned to C-C with an existing DA. The -- there was a DA -- DA modification in 2016 that changed the interior sites, which is this approved existing concept plan. Changed the interior roads to private streets, rather than public streets. A future land use designation on the site is mixed use community. The request before you tonight is to modify the existing DA for the purpose of replacing the previous agreement and -- and concept plan to incorporate a new concept plan consisting of both commercial and residential uses. This is the proposed concept plan. The existing DA requires and the concept plan shows that the entire site is to be developed with commercial and office uses and incorporates two private roads, one going east-west and one going north-south through the site. In 2016 Council approved the DA mod, again, to change the type of internal roads. The applicant's current proposal to replace the existing DA with the new one is for the purpose of incorporating new concept plan as shown with approximately 60 apartment units, which in my staff report -- or in my DA I did specify as no more than 60. For the submitted planning concept elevations, which are these, the apartment units are proposed as townhome style units in the form of four-plexes and three-plexes, which are colored delineated on the color plan on the right, so you can see which ones are three, which ones are two, which ones are three story, et cetera. Originally staff recommended denial of this project, which is why we continued the project and the applicant and I met again. The applicant provided a revised narrative, additional information, as well as provides the site plan and, therefore, we are here tonight. The revised plan now shows some of these units fronting on greenspace along the east-west drive bisecting the site. So, it would be these units here, which are now and these -- theoretically, these are alley loaded of some sort. Still multi-family, but alley loaded. In addition, the east-west street is now shown as a drive aisle instead of a private street, which can be better seen on this one here with detached sidewalk and I should say staff does support this change, because it offers the applicant the opportunity to provide those detached sidewalks, have bulb outs, and provide street trees, so parkways and street trees for an urban canopy -- canopy for this community. The revised concept plan also shows additional pedestrian facilities within the residential portion of the site. Detached sidewalks along that drive aisle as noted in a shared plaza. Staff can better support the revised concept plan as shown. There is a public street stubbed to the north property -- property boundary and is shown as terminating within the site as part of the multi-family drive aisles. I guess terminating would be the right word, but continuing into the site through the multi-family drive aisles. ACHD has -- even though they don't comment on these, they have noted that they are amenable to that, because it's residential to residential. So, there is no need for a cul-de-sac. In addition, the applicant has agreed

to provide cross-access to the remaining county-zoned parcel at the very southwest corner. So, it's a little hard to see, but right here they actually do have a shared property line that's really short, but the applicant has agreed and we would require it of any future application on the west side of this -- as well to provide cross-access here. Just go back to this for you. This connection to Ustick -- or I should say that -- that would align with a future connection to Ustick. That would align on the south side of Ustick, which is the only other access to Ustick that we really want and ACHD agrees with that. This connection to Ustick would provide both projects an access point to Ustick. Staff finds it is important to have this cross-access, because the opportunity to provide easier access for future commercial uses on the subject site and help disperse traffic from both projects -- both sites onto Ustick by having a second connection beyond that of only Venable. The proposed multi-family use in the existing C-C zoning district will require a future CUP approval, so this is not the first -- or not the last time that it would come before a public hearing. Staff would analyze the specific development criteria and those specific use entered at the time of the CUP submittal. Overall, with the applicant's revised concept plan, their color rendering and additional context provided within their narrative, staff finds that the project now complies with a majority of the mixed use policies. It provides a new housing type within this area for residents of different income levels and housing preferences and provides adequate cross-access between parcels to relieve the stress on the arterial street system. Staff does recommend approval of the subject application and will stand for any questions.

Simison: Thank you, Joe. Council, any questions for staff?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Yeah. If you could just sort of walk me through what was originally intended here from, what I understand was commercial, and how this kind of revised concept with residential fits in with the, you know, Comprehensive Plan and everything we have set out for this property.

Dodson: Yes, ma'am. Great question, Council Woman Strader. So, when it was annexed and zoned in 2008 it was intended for commercial, because of this whole mid mile had a mixed use community hub, which generally with the revised 2019 Comprehensive Plan we don't -- we don't do that much anymore. We find that the mid mile commercial does not work as well as the larger arterial commercials and so that was something that -- it was carried over nonetheless because we had some existing zoning already, so we kept the mixed use designation in 2019 when we revised it. However, it's been sitting here empty since then. Even though some rooftops are coming and have come online, as well as additional apartments on the south side and further to the east and including to the south -- the southeast corner of Venable here is going to have more apartments, the commercial has still sat fairly vacant. Even on the east side there is still some empty slots from what I understand. Empty parcels. So, the -- the decision to add some more residential to this would really be for -- frankly, that's -- for my understanding of -- from the

applicant is to add more rooftops to the area and make the commercial along Ustick, which is generally the most feasible, rather than having it -- again, as we have heard from previous applications, that second tier commercial is just harder and harder to -- to get moving and get going. I -- again, losing commercial zoning -- and I put this in my staff report. I have noted it to every applicant that comes through with these. You know, losing commercial zoning is hard. We have that trend in the city. I'm very very well aware of that. I usually ask applicants to think very very intently on how they want to do that and how they want to change those land uses. So, staff recommending approval is not done lightly. Hence why I originally recommended denial, because I didn't find that their new plan met those mixed use policies with integration and pedestrian connectivity, as well as some shared spaces. I believe the mix is appropriate on the property. The other mixed use community portions are pretty much all residential in this area, which is typical mid mile collectors and mid mile areas. So, that's a long winded answer, but I hope I kind of walked you through some of that history and staff's thinking.

Strader: Thank you.

Simison: Counsel, any additional questions for staff?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Not a question, but just kind of a heads up to Jon. Probably what we are going to hear some of, but -- but part of the history -- and you cited it in the report is -- I specifically remember this discussion we had when we approved the multi-family on the south side of Ustick and some of the concern was there wasn't a commercial component and we looked at the area the region as a whole and some of the commercial for that region was going to be satisfied by this particular parcel and that was a big -- kind of a big deal then and so we allowed that project on the south side to go forward without any commercial. It kind of hinged itself to what would ultimately come here and I saw that history cited here. So, we come in with some certain reluctance like you are describing, Joe, and losing commercial, but also knowing that this -- this area had sort of anticipated and relied upon this being the commercial solution for all of the residential around it. So, I know your comments probably will address that concern that we might have going into the application and --

Dodson: Mr. Borton, I --

Hoaglund: Want to give you a heads up on that. Yeah.

Dodson: Great points and I did call that out in my staff report and you are right, that's why staff has made this recommendation very -- you know, not taking it lightly. That was a -- it was before my time with the city, but it is my understanding that those are some big discussions about why that was all residential and did not have that commercial component. So, you are absolutely correct.

Simison: Would the applicant like to come forward, please?

Wardle: Mr. Mayor and Council, for the record my name is Jon Wardle. My address is 2929 West Navigator Drive, Meridian, Idaho. 83642. If I can share my screen, I need Joe to stop sharing for a few moments. Perfect. Thank you. Great. Thank you. Mr. Mayor, Council Members, good evening. As mentioned by Joe and staff, we are discussing this nine acre site here that's located on the northwest corner of Venable and Ustick. This -- Settlers Square does have history. It was brought into the city back in 2007, annexed and zoned and I don't know if there was a DA at the time, but there definitely was a preliminary plat that was brought through at that time as well. That preliminary plat lapsed and, then, back in 2015, 2016 time frame the property owner came back to the city with an updated site plan, with a new development agreement in 2016 and, again, the property has just stayed in the same state that it's in right now. Today we are also asking for modifying that development agreement. We are the owners of that property now with our partners in this, which is Alturas. This is the site -- a little bit close in. Again, nine acres on that northwest corner and, then, I have just dropped in our site plan there. I will come back to that in a moment. As mentioned, this site does have history. This actual designation, which is mixed use community, goes all the way back to 2002. If we go back to the 2002 Comprehensive Plan there were a series of designations on those comprehensive plans which were also identified as NC's, which were neighborhood centers. So, this goes a ways back and if you look at the Comprehensive Plan -- and I can go back to that if there is questions later on. There were a -- a lot of these mid mile locations shown on the Comprehensive Plan, as well as these specific designations with the NC's. As the Comprehensive Plan was updated in 2011, many of those went away and in 2019 there were only three of these mid mile locations that remain in our Comprehensive Plan. In particular this one maintained the community designation. This particular illustration here does show the current zoning as well in the area. This is true that this is a C-C designation. Across the street where you have the Jacksons and some small individual offices, that is a C-N designation and, then, you have L-O farther to the east. The yellow designation for the park doesn't really count, but there is L-O designation on the corner of Meridian Road and Ustick. Just bringing this full circle on where this fits in terms of the Comprehensive Plan, this is designated mixed use community. The purpose of the designation is to allocate areas where community serving -- serving uses and dwellings could be integrated within the community. This is the only remaining piece which has not been developed. The southeast corner is currently under development for -- as mentioned for residential and we have some commercial across the street on the east, but the part to the south as well on the southwest corner is also residential. A little bit deeper here in terms of the mixed use elements that the city needs to consider are, you know, some specific design elements here. Street connectivity. Open space. Pathways. Residential densities. And -- so where this comes into play in this lower right-hand corner -- this is in your Comprehensive Plan as well, as kind of this vision for what the uses would be at these locations. As you will note here, interestingly on the mixed use community, it's called out as arterial roads on both sides. In this case we have an arterial road on the south and we do have a collector, which is Venable, however, that Venable really functions as a residential collector. It's not a through collector it drops into a neighborhood which disperses really well and if you want to get

yourself to McMillan you can do that, but it is not a typical collector. This is a residential collector, which is pretty limited. The goals of this from the Comprehensive Plan are short blocks, reduced travelling widths, interconnected circulation patterns, providing access to neighborhood services. Also a variety of housing choices. Also the housing should radiate from more -- or I should say less dense on existing to more dense interior. That's a goal. And also using alleys and roadways as transition points between dissimilar land uses. So, when you compare the site plan that we have with the -- the model or the exhibit that's in the Comprehensive Plan we are pretty similar if you look at the context. When -- I did rotate it 190 degrees where you have the arterial road on the south and a local collector road on the right or on our east, which is Venable. You look at how the commercial uses will step back from Ustick Road and, then, we transition into residential heading north. These were provided to staff in our letter we gave on 11/22. So, in the context of what the Comprehensive Plan designation is for mixed use community and also in the context of what this area was originally determined to be or designated to be, which is a neighborhood center, we are providing that step back transition. The question that comes up is, you know -- you know, this is the only location where we have nine acres of commercial. However, Venable is not a road that lends itself to that visibility. Once you get beyond the -- that first row or first tier of commercial along Ustick, anything back behind will be single tenant specific little office buildings and those will take time. We have a variety of projects, even project to the east here at Meridian Road and Settlers, which is on Meridian Road and Ustick, which is on two arterial roads, where the frontage has developed, but those back pads have taken a long time to develop and I know that there have been other creative uses of requests brought to the city that may be not quite a commercial use, but residential in nature. The mixed use goals and aspirations are being met with the revised plan that we have for you. It does blend well with the existing neighborhood and it does blend within the context of the surrounding land uses, both north -- or both north, south, east and west. I wanted to talk a little bit about that commercial element, because it's been brought up. And this is on the half mile. For commercial to be viable visibility is important, but also that having the arterial roadway system there is important to allow that commercial to go deeper. Typically in a site like this if you were on both corners and we were to develop the whole site as -- as commercial you probably would have a larger anchor in the back, with some smaller uses up front, so that there is visibility through. But this site just doesn't lend itself to that when you look at Venable being a residential collector. We are aligning our access with the commercial on the other side, so there won't be conflicts. We are trying to do some things with the site plan that I will be able to show that to you here in a second, but one of the things that came up early on -- we did a pre-application meeting with staff back in May. We did show the entire site as residential and staff was clear that there was a -- it was important for us to demonstrate commercial here. We don't feel like commercial is viable on the whole site, but commercial -- some level of commercial is viable. As I noted in my letter to staff, we do have an agreement -- a contract with St. Luke's to build a 15,000 square foot clinic here. As a comparison, it's very similar to the clinic that we built with them out at Hill Century Farm at Hillsdale and Amity Road, also on the half mile. St. Luke's felt like this was an area that they could bring a service to -- a full service clinic to north Meridian that currently doesn't exist and so they are -- they are excited that they want to be here. But, again, the rest of the property in our view is not viable for commercial. As I mentioned

here, St. Luke's will provide a needed service and when I say that they want to begin, they want to begin in earnest on this as we have had conversations with them. We do believe some commercial is -- can be incorporated and we are showing that. We also have an additional site next to St. Luke's that would be ancillary to that. Whether they would want to expand in the future we could have something compatible, that's the idea there that we would maintain additional commercial property on the frontage of Ustick. Just some design elements, because this was an item that we needed to resolve or talk with staff about and we appreciate Joe's time to meet with us and work through this. Some of the elements going back to the Comprehensive Plan on permanent design and placemaking, proportional private open spaces with access through and residential types. I just want to go through those really quickly. One of the things that we had brought forward in our design was that east-west road, we are proposing that it would be a public road, so that it would tie into the west. There are some complications to tying into the west where we have one small piece down to the south and a larger piece to the north. Those are ownership and not combined ownerships, they are separate, but the property to the north would end up having three public roads or three access points coming into it. So, staff has asked us to eliminate that, make this a private drive aisle where we can treat it like we would any residential street, where we could have parking on both sides, there would be bulb outs, also the ability enhanced pedestrian access back and forth, north and south, and front-on housing, but not connect that to the west. Also to -- to create a little bit more sense of place, we brought the amenity building that will be -- will be reviewed through a future conditional use permit right up to the corner of Venable and across from St. Luke's -- again, across from the Jacksons and those offices that are there, so we are kind of creating a little bit of a -- a sense of arrival. There will be a public plaza that will be in front of that amenity building as well. We are providing a good transition, both from Venable and heading north of mix of uses here, both with the residential uses, which I will get to here on the next page. Design circulation, as I mentioned, we are going to provide a cross-access to that future connection, which is aligned with Blairmore to the south. We have made enhancements with pedestrian access to and through the site and also staff has requested another pedestrian access on this side, which we can accommodate bulb outs and onsite parking here with this site. And, finally, the residential piece. Again, we know that we have existing residential around us. The -- the homes that are around us right now are predominantly two story homes. The -- the townhomes that would be directly adjacent to those would also be two story townhomes. In the interior, however, we would step up. The middle units would be three story and the end units will also be two story units in order to provide that step back to the property. There is on-site parking -- additional on-site parking that we will work through, but we do more than exceed the new UDC standards of additional guest parking. All of the units have a two car garage, plus a driveway that would allow additional parking there in front of each of those homes. We feel like this does provide a third use. Instead of a typical apartment type project we are offering a townhome type project here. These will be rentals. It will be common ownership. We don't -- we will not be selling these individually. We are providing or bringing a community serving medical clinic and future office uses and we also believe that the mixed use community designations are achieved, that the residential amenity helps frame the project. We have gathering plaza opposite of St. Luke's. We are bringing a very good user in terms of St. Luke's to provide a service which is not readily available

in the area and we are also providing those goals of a treeline east-west corridor, bulb outs, and some pedestrian access there. One request that we -- we made on when we submitted our -- our comments last week was a new provision number ten, which would just allow -- which we have done with other commercial projects that allow the commercial project, specifically St. Luke's, to move forward prior to a final plat. I know that we have conditioned those in the past that C of O's have been conditioned on the final plat being done, but this allows that to move forward quickly and I believe staff is in concurrence with that request as well. In conclusion, we just request that City Council approve this request to modify this development agreement. Once again we feel like we have developed a plan which is supported by the goals of the Comprehensive Plan. We are bringing neighborhood supporting commercial uses and there are improved changes to the site plan that enhance the overall design and also anchor Venable and Ustick in the future. We request that provision number ten be added to the DA and just stand for any questions you might have tonight. Thank you.

Simison: Thank you. Council, any questions?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Thanks a lot. Good to see you. I'm sorry it's so late at this point, but --

Wardle: Sorry to you that it's so late, so --

Strader: Yes. This is just a regular Tuesday for us. We are used to it now. This is early still for us.

Bernt: This is early.

Simison: Didn't you recuse yourself?

Strader: Yeah. Pipe down there, Treg. Sorry about that. So, my question -- okay. So, I appreciate that you showed up with commercial for sure, because I think you knew that that's going to be really tough without any commercial. A lot of medical office users love to co-locate. Now that you have an anchor tenant in St. Luke's do you truly feel that that second tier of retail is not viable, even if you gave it time to bring some doctor's offices in, some complementary medical uses? Could you talk about that?

Wardle: Mr. Mayor, Council Woman Strader, I do and that's not me just, you know, trying to appease you. The -- the mid mile locations, when you do not have the visibility from two major arterials, are really hard to get those uses behind to generate. If I can just share with you a real life example of that. Cedar Springs North, which is one mile to the north, you kind of drive where you kind of draw a line between Venable and the road going to north and you get -- you get to the half mile as well. This project was developed in 2005. It was almost identical in size. Eight acres at the mid mile. They put a building

right on the corner, although it wasn't a medical user, but they put a building run on the corner and as of today it stays exactly the same. This is an aerial. Here we are nearly 15 years later and they have one building, which is this building right there, that's been developed in 15 years. Why that's important as we -- you know, going back to what's around it -- so, again, the picture up here in the upper left is 2005. The picture in the lower right is 2021. You can tell Paramount didn't exist. There was nothing going on. The Settlers Corner didn't exist and now all of a sudden you start looking to see what's happened. You know, the things that have built out here at Paramount Square, it's not a surprise that the pieces that are on the frontages of those arterial roads have gone first and the pieces back behind have been very specific. The one that we have is a daycare. But, then, you look at the other corner on Linder and McMillan, fully built out. But we have residential back behind it. The -- the piece up front -- and you have two arterial roads there -- works really well. It won't be a surprise I think to anybody that for a long time the property that will sit behind what is Fancy Freeze and Tin Roof Tacos will sit vacant, just because of the visibility. It's very hard, short of it being a second specific user, such as insurance or, you know, maybe a daycare that would take those spots, because the prices are going to be lower. I don't think -- I don't think price is an issue if you look at Cedar Springs North. It's got rooftops. It's got some things around it, but it has just not ever developed. So, from our perspective those half miles -- and it's pretty not -- it's not by accident that those half mile designations on the Comprehensive Plan have gone away way over time, because they have just proven not to be overly viable the deeper you go on those sites.

Strader: Mr. Mayor, I have got a follow up.

Simison: Council Woman Strader.

Strader: Yeah. I don't know if you had an opportunity to read -- you know, COMPASS is producing a report now for us, so if you look at -- at the report they produce it's -- it's very clear that this road is like an R something. I would have to pull it up real quick. But it's -- the road had a bad rating and, then, what they look at his ratio of jobs to housing and this will -- this is -- we are always going to be playing catch up. So, maybe it takes us 20 years, maybe it takes us an unfortunate amount of time to get the proportion of other uses besides residential that we need as a city. That's our burden to bear, but I guess I -- if you have an anchor, like St. Luke's, I guess I'm surprised that you wouldn't be willing to give that some time, maybe develop that first and see if you do have demand there for complementary medical uses, just because it's such a sticky -- it's not the same as your -- as your other development, you have a pretty sticky tenant there. I would hope that you could -- it sounds like you are saying, no, it's not viable, the second tier is just too -- too tough.

Wardle: Mr. Mayor, Council Woman Strader, yes, that's what we are saying. It is too tough, especially on a half mile arterial with a residential collector. There is just no -- there is no visibility back behind that arterial road.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Okay. One more, just because I -- I'm going to push you a little bit. Would you be willing to take just the commercial piece of your development for approval if you didn't have the residential piece? Would it still work for you?

Wardle: Mr. Mayor, Council Woman Strader, it -- it doesn't work for us and I think we would be back in front of you in not so many years with a situation like this where the site is built out and there is nothing that's happening behind the -- the most viable place for this location, so --

Strader: Thanks.

Simison: Council Woman Perreault.

Perreault: Thank you. All the same questions as Council Woman Strader. We recently have had a couple of applications before us with similar concerns. Property that has sat that has been designated commercial and -- and now being requested for modifications for residential, because they feel like there is the length of time that has passed that the commercial properties have not been sold or developed, but in all of those situations there were accesses. Whether it was off Eagle Road or -- or whatnot. I don't see that being an issue here in terms of actual -- now, it is not -- it is -- like you said it's bordered by a residential collector and not an arterial, but there is not an actual access issue in terms of legal access. So, for me the time frame that it has sat is not concerning, because we still don't have a full residential development done out there. I mean there is quite a bit of property, if I remember correctly, on the south side of the street still, there still is some property on the north side, all open land and I just struggle with being able to say that we -- that, you know, we have waited a long enough amount of time to give up that commercial, because, you know, it's been ten years or whatnot or because of Cedar Springs. By the way they are digging ground on another -- on another building out there.

Wardle: Yep. I saw that.

Perreault: It doesn't mean that it's happened quickly, but it's coming now and -- and it's probably coming now, because now the residential is built all around it. So, who is to say that that isn't going to be a similar situation in this case. And so I just -- you know, I get -- I get applicants requesting a change in concept plan to a DA to residential, because there are access concerns, but to say it's sat long enough without interest when we don't have the residential fully built out and -- and -- and the commercial is going to follow the rooftops, I don't -- I don't know how to justify that, I guess, in this situation and we already have had many conversations about the commercial that we have agreed to get developed with a different use because of other concerns that the applicant has no control over.

Wardle: Mr. Mayor, if I can just make a comment on that.

Simison: I don't think it was a question, but it is a comment.

Wardle: Council Woman Perreault, I think the city should consider what their -- their land uses are and I'm -- we aren't coming here tonight without that in mind. The thing, however, is that the -- that this site has had a vested right as commercial for a long time. It's been there. The market tells you whether it's viable or not. The fact that we were able to bring St. Luke's along is good. That's a good use for -- for that location. But I can honestly tell you that the second tear back behind will -- will struggle. It will sit there perhaps for another ten, 15 years and we do not feel like that this site will ever realize the full potential of the underlying C-C designation. So, that's why we are asking for the opportunity to bring to the city a mixed use project, which gives you commercial, which brings a really strong community need today and, then, allows us to also provide additional housing and, you know, in a location that does have other services around, not just -- not just commercial services, but you have good schools nearby, you have a huge park nearby. So, we feel for those reasons that we can accomplish the goals that the city wants for this location for mixed use and bring to you a commercial user and also bring to you some residential uses, too.

Simison: Council, additional questions for the applicant?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Time frame. So, would you expect that the commercial tenant would come in first and, then, the residential would come later? Help -- walk us through the phasing of that, please.

Wardle: Mr. Mayor, Council Woman Strader, that's a great question. Yes, that's correct, because that is zoned commercial and we were asking for an early permit for that commercial user, they could go through the CZC process and come in ASAP. The residential piece of it still requires a conditional use permit. There are still things that we need to do on that. But it's important to go ahead for us to get the improvements done with this east-west drive aisle, so that St. Luke's can move forward. So, that east-west drive aisle to the south would be the initial improvements that would be made and, then, we would also be working in concert to do the residential piece through the CUP process. And just to clarify, the -- the CUP can't go forward unless the -- the development agreement is -- is modified, which is before you tonight.

Simison: Any additional questions for the applicant?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: What is the piece in the southwest corner that would also be classified as

commercial? How -- how large of a property is that? What's the acreage left on that?

Wardle: Where I show this treelined street? The -- the St. Luke's property is about 1.75 acres and the remaining piece is about an acre and a half.

Perreault: Okay. Are you anticipating another individual user or --

Wardle: Mr. Mayor, Council Woman Perreault, St. Luke's has the right to do that, so whether they would expand -- add another clinic or also work through another type of supporting use, that's -- that's what they are looking at. But they would be involved in that decision.

Perreault: Mr. Mayor, follow up?

Simison: Council Woman Perreault.

Perreault: So, that's not going to bring any other use for that entire south -- the commercial section?

Wardle: At this point I -- at this point I can't say that it would. I believe that it would be something that would be support or ancillary to what St. Luke's is going to do.

Perreault: Okay.

Simison: So, Council, this is where I would normally at least see if we have anyone else to testify, but we have nobody in the room and no one online, but I feel obligated to at least is there anybody that would like to provide testimony on this item? Oh, I'm sorry. I have -- you are blocking the one person. Is there anybody that would like to provide testimony on this item at this time?

Johnson: Mr. Mayor, there was somebody signed in, but he left before the previous hearing, just to make that aware.

Simison: Okay. Well, Jon, we will leave you here for questions or your final comments, which ever one Council eventually wants to get to.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Just one more. Could you walk us through the open space and amenities real quick, so I connect that cross over. I'm a little concerned that it's off to the side. I don't love that. But, you know, tell me why it works that way, pleased.

Dodson: Council Woman Strader, I would like to note that with the future CUP I will definitely have to hammer them on some of those specific use standards. Like as shown

I don't anticipate they will meet the open space standards, just because they have been increased with our latest revision. So, I do want to note that they are -- Jon and I discussed that there will likely be some -- some changes to that.

Wardle: Mr. Mayor, Council Woman Strader. Originally we had our community amenity, which was a building shown here in the right-hand corner -- and I will just go to a different -- over here on the right-hand corner with Venable. It was interior originally. We felt like, again, for placemaking purposes that bringing it out to the corner to kind of create where we have across the street a couple office buildings, that it -- it would frame that intersection. Internal to that we are going to have a fitness room facility, will be a game room and also a location for kind of that office space, getting out of your unit and being able to go over there. There is other amenities which are not identified here, but which we still need to work through, but that's the reason we moved it over there. It originally was over kind of in the middle, but we moved it so that we could create and frame that corner a little bit better with a building that was complementary to what St. Luke's would do.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Really, when, I saw this it sort of struck me like -- I wonder if you could put another commercial there; right? Because you are -- I mean -- and, granted, the collector -- it's not ideal, but, you know, you are right across from some fairly complimentary uses, at least it's -- it's in the second tier, but at least it's off of a main road. In fairness to you, I don't know how great that would integrate with the residential piece. That just sort of struck me, just for some feedback.

Wardle: Mr. Mayor, Council Woman Strader, honestly, we did look at it for a half a second, but because of that integration coming into the residential piece with that corner up there, we just felt like it was -- so, for example, if that was a daycare, you could imagine what that internal circulation would end up being in the morning to drop kids off. It becomes, you know, it just becomes a loop and I think introducing that commercial element we felt like was -- we would just be asking for some -- people would be asking for changes I'm pretty sure based on circulation. So, we decided instead of doing a commercial use on that side, we would bring the amenity building out to the corner. So, although it doesn't serve as a new neighborhood commercial use, it still looks and feels like that. Also for context, the remaining property here ends up being about five -- I think 5.8 acres that would be residential it puts it up just, you know, around -- just under ten units to the acre. So, it's not a large parcel of residential, but that kind of gives you a feel for what's there.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Jon, did you get any comments or feedback from the residential to the north?

Wardle: Mr. Mayor, Councilman Borton, we did have a -- we had a neighborhood meeting and we had a little bit of follow up with that. The -- the comments from the four individuals who did participate in our neighborhood meeting was that they were relieved it wasn't three story apartments, that it was something that was compatible to them in terms of size and scale directly against them. That was the main comment from them. The other comment was, you know, improvements on Venable. Our side of the road is not improved. It is -- you have curb and gutter on the side, but our side is not improved and looking to have those improvements in place, including sidewalks, which are not there, going north on Venable on our side. So, that was the biggest question is will the road get finished and with this project the road will get finished.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: There is something to be said that there is not a bunch of people in the room, right, in opposition to this -- to this change.

Wardle: And, Mr. Mayor, the property to the north, Mr. Borton, Woodburn -- let's see if I can get to an aerial here. Yeah. This is it. They actually have attached townhomes in the middle of their project as well. So, it's not a use that I'm familiar with and I think it ends up being very compatible with what's there right now.

Dodson: Mr. Mayor?

Simison: Yes, Joe.

Dodson: Not to belabor this further, just wanted to note that the only public testimony -- written testimony that we got was actually -- I would say 90 percent of that was actually regarding the school district parcel across the street. So, I -- to Mr. Borton's point, yeah, that also shows evidence of that.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Just to comment to close out where I -- I don't know if you have got more to add, but the history -- excuse me. The history of this gave me concern coming into it, but it did seem like the commercial is -- like squeezing toothpaste and it just kept moving around and shrinking and -- and that TN-R to the south really relied on this, but it may have never truly been commercial in the first place to your description of how it was placed back in '08, but it really perhaps wasn't viable. The history you described is important. My boys grew up -- I have been in that across the street, that -- I forget what it's called -- where that gas station is and the Garbonzo's Pizza and -- have been there every day for eight years and we parked there, because there was never any businesses there. So, I think it might illustrate some of the challenges commercial has. So, your point is well taken,

that it very well might make sense to do exactly what you are describing. The townhome solution looks very appealing. No surprise. And this location near this massive regional park, plus near public schools seems to have the resources necessary for it. So, my concern I think has been quelled a bit by some of your description and I think staff's comfort with this goes a long way, frankly. We rely heavily on how they think this might fit and if this -- call it an exception makes sense, so that being said all of this is -- I think you have got support for what you are requesting at least from me under this very specific circumstances. So, I think you have done a good job articulating that and appreciate staff's cautious reluctance to see if you can clear a high bar and it looks like you have in my opinion.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Yeah. I appreciate the effort you have gone through and working with staff to -- to make this work and to -- to meet that mixed use designation. I think that's important and we have stayed true to that, that maybe not be what was initially envisioned, but it is mixed use and offers employment and kudos for landing a clinic, such as St. Luke's. I mean that -- it's not a dentist office. I mean they are everywhere. In fact, in Bridgetower I just live a mile and a half or two miles once you go from this, but at our mid mile with access for residential, it -- it's three dental offices. Well, one's surgery and two other dental offices, you know. That's a -- that's it. And -- and if you notice for our Fields District tonight, there is no mid mile requirements for retail or commercial. I mean it's -- it is difficult and we had that one on Franklin here a while back that we let them relinquish that and go to -- go to residential, because there is great difficulty in doing that and so I think you have got the CUP process to go through for the rest of that to make sure everything works. You know, I have used that gas station quite a bit -- until Costco came in. And -- but I do like the fact that you are matching up the commercial on the other side. That -- that makes sense. It's not such a huge deal development that it's way out of whack that they have to walk a long ways or anything like that, so I can see your -- your thinking on that, so -- and, plus, the -- the cross-access easement that is in place there I think will be -- will be useful down the road and it's not a drive aisle through a parking lot. I mean you have made it a true -- true roadway. So, I appreciate that attention to detail for that, Jon, and -- and I don't have any issue with starting with that -- that commercial right away. I think it shows some energy and things happening and I -- I think that's a good thing.

Simison: And, personally, I think everything is relative. You know, in south Meridian certain areas we would love to have commercial on every corner, every mile, but we don't and we never will and so if our standard is a quarter mile from Commercial, which is what you would centrally be required by -- requiring more, then, that's a great standard to have. But I was even trying to remember back to the comp plan, the -- not comparing, because we don't have a project, but on Victory Road on the northside of Tusculum, that at one point in time was designated neighborhood commercial and I think that was removed when we did our last element, so, again, I think this is a holdover of something that was -- like I said, we knew it was -- it's not viable, you know, and that's -- and quite frankly, in south

Meridian that's a desert of commercial in that area around Victory and Locust Grove that won't be there, so a mile to services is not uncommon in the south. It doesn't mean you don't need more, but it does, in my opinion, pass the intent test from that standpoint, you know, it brings jobs, it brings services. Now, you do have one mile away up on Franklin and Cherry, you do have the existing, you know, health centers. It's not that far away, but you really don't have anything much north that I -- that I could think of. So, it does deploy services deeper into our community and I think it blends well with the other resources that are there from the Ustick corner down to the church, the park, healthcare, some additional services. There are dentists at Ustick to that standpoint. Plenty -- plenty of them from that standpoint. So, I think it blends well with what's -- what's there and what's needed.

Strader: Mr. Mayor?

Simison: And I like the product -- the housing product personally. Wish it was for sale condos, but still like the visual of what is being proposed. Council Woman Strader.

Strader: Sorry, I didn't mean to interrupt you, Mr. Mayor. I'm real glad you showed up with a tenant and showed up with commercial. It would have been a no if not for that. Kind of still holding out hope, like move forward on your commercial. I think I can get on board with this. I like the transition. I like how it looks. I do like the resident product you are putting in. Part of me to the back of my mind thinks there is a chance you might get some complimentary tenants that want to co-locate there with St. Luke's or maybe St. Luke's wants another -- even initial option to expand given how much they are growing. So, I guess I would say I'm open minded to that if you came back and had to pivot a little bit to add more commercial like that would be phenomenal. I -- I get it. Like not every site is going to be viable for commercial, but it's tough. We had to hold the line because, yeah, we just can't -- can't get more of it and it takes a lot longer than residential. So, yeah, I understand it's frustrating. I appreciate the effort that you put forward in getting St. Luke's here. I think that's probably the biggest factor for me and I will be supportive. Thanks.

Simison: Council, any further questions, comments? Did the applicant have an opportunity to officially make any final comments?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Just a question for staff or for the applicant. Just -- just curious about the property to the west that's RUT. How will this affect the development of that one? What is the current -- is that already -- Settlers West multi-family?

Dodson: Mr. Mayor?

Wardle: Mr. Mayor, Council Woman Perreault, I have a little bit of knowledge of that, only because that applicant had a neighborhood meeting and they also -- I believe they

submitted applications for annexation and zoning. And so this kind of shows what's happening to the west. There is a -- there is an outparcel to the north and, then, there is this property called Settlers West multi-family, which aligns with Blairmore on the south and that's what Joe had mentioned about that cross-access coming in out of the site eventually to Blairmore. They, I believe, are going to show an access going north and they have a road that would come into that as well -- that parcel developed. So, that's our understanding of what they are considering bringing to you and I believe they are -- there are two story multi-family based on the neighborhood meeting that we were brought into the loop on.

Dodson: Mr. Mayor?

Simison: Yes, Joe.

Dodson: Yeah. Jon let the cat out of that bag a little bit, but that's no worries. I -- there is an application coming before you eventually, but it's just the annexation and zoning for that at this time. But I believe, because of that weird shape or that parcel, I have met with that parcel, I don't know, six times, maybe, in the last year and a half and nobody has really stuck -- I have had recycled site plans that were garbage, should just -- nobody's been able to make anything stick. I'm hoping the proposal coming before you in the future is better, because of its use, not just traditional multi-family, but also affordable, but it -- with that cross-access which Jon and I discussed a lot and I wanted to make sure that we had that as -- not just pedestrian, but also vehicular to get up to Venable, but also to utilize some of the commercial. I think that, again, as you have this morning direct connection you are going to get some activation of the commercial uses, which I do appreciate. I think there is plenty of room on that west piece for a few pad sites, if not one larger one, that's left over from the proposal. The outparcel in those -- where it gets connection and activity -- or connectivity from is frustrating. I assume they would head north and probably connect to the street that would be Blairmore, but I can't guarantee that. I don't think making this property owner stub to that as was previously in -- I think the existing concept plan makes a lot of sense, because, then, that road -- that parcel just becomes all road. It's just going to be a T intersection of road. So, I don't think that their current layout inhibits that at all and I think it would complement it and we are going to -- we need that cross-access, so if we can get that I'm all for it.

Perreault: Mr. Mayor, follow up.

Simison: Council Woman Perreault.

Perreault: Thank you. Joe, what's the future land use designation on that west piece?

Dodson: That piece is also mixed use community for some reason that I don't know.

Perreault: So, should we look at -- at all of those uses -- I mean that's a significant amount of residential for mixed use community in that entire corner, isn't it? As a percentage of what we would like to see from a mixed use community?

Dodson: Well, when you look at the total percentages I'm sure that it's over for -- but there is no maximum, there is just a minimum that mixed use community talks about, which I believe is -- shoots for 40 percent at least in order to activate the commercial, but, then, you also have -- you know, part of that park is a huge acreage in there and, then, you also have the school site that takes out acreage. So, you have things working against that ratio in a normal mixed use community area and we do take that into account. I -- I -- again, I'm not a market guy, but I do happen to agree with -- with a lot of what Mr. Wardle has said and I have seen this throughout and as noted we have taken these out of our comp plan because of these continual issues that we have had and if we have mid mile stuff it's probably going to be neighborhood serving. That's really what you are going to get out of it, you know. So, we have taken that into account. Again, as Mr. Borton said, I -- I had fought Jon all the way through this and made him -- put the onus on him to provide adequate context and information for this and put that bar high. You're welcome.

Simison: Would the applicant like to make any final comments?

Wardle: Mr. Mayor, Council, first, again, thanks for letting us just to have an opportunity to have this conversation. I -- we also take community building very important and do not take lightly the removal of opportunities, but also so realistic with what the market -- I know you hear that all the time. But based on our experience over the years this site cannot be or will not be developed as commercial for the entire nine acres. I will give staff credit for asking us to go back and reevaluate and when we reevaluated we -- we were looking for that right commercial user would be and we feel like St. Luke's does provide something here that is beneficial to the community. We just simply ask that you allow us to develop this in a way that is complementary to the uses that are there. We feel like we have made good transitions to the north. We feel like we have maintained the mixed use designation by having commercial along Ustick and we feel like this will be a good way to take property where services already exist and develop it. Again, we request your approval to modify the development agreement. Also including that Provision No. 10, which allows for building permits on commercial uses to proceed the final plat and, then, we will come back with a CUP for the residential piece through that proper channel. So, stand for any questions you might have, but just simply ask for your approval of the modified development agreement before you tonight. Thank you.

Simison: Thank you, Jon.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Jon, I want to make sure I understand correctly that provision No. 10 -- you concur with the staff report, including provision No. 10. So, that's one that you want to add to the -- the request. But it is in that -- in their language currently, is that -- did I understand that correctly?

Wardle: Mr. Mayor, Councilman Hoaglund, I don't -- the staff report that you received did

not have Condition No. 10.

Hoaglund: Okay.

Wardle: We submitted a letter last week to the -- to the City Clerk. We discussed this language with staff. I believe staff is in agreement with that and they can confer, but this will be the language that we would want to you add into Roman Numeral XI-A. No. 10 would be this language right here. That the applicant be allowed to obtain two building permits for the commercial portion prior to any subdivision of the property.

Dodson: Mr. Mayor?

Simison: Yes, Joe.

Dodson: That is correct what Jon has said. He initially asked for just one and I said, well, why don't -- why don't you have two just in case another commercial thing comes along quick, which is also pretty standard for what we -- when we do these.

Simison: Council, anything else? Then do I have a motion to close the public hearing?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Move that we close the public hearing.

Borton: Second.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I move that we approve Item No. 5, the Settlers Square DA modification, H-2021-0072, with the addition of this additional provision No. 10, that we allow two building permits on commercial to proceed -- to proceed ahead of the final plat prior to any subdivision.

Borton: Second.

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

Clerk will call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to. Thank you.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

ORDINANCES [Action Item]

- 6. Third Reading of Ordinance No. 21-1954: An Ordinance of the City Council of the City of Meridian, Idaho, Approving the (Option A) Urban Renewal Plan for the Northern Gateway District Urban Renewal Project, Which Plan Includes Revenue Allocation Financing Provisions; Authorizing the City Clerk to Transmit a Copy of This Ordinance and Other Required Information to County and State Officials and the Affected Taxing Entities; Providing Severability; Approving the Summary of the Ordinance; and Providing an Effective Date**

Simison: With that we will move on to our last couple of action items of the evening. First item up is the third reading of Ordinance No. 21-1954 and ask the Clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. It's an ordinance of the City Council of the City of Meridian, Idaho, approving the (Option A) Urban Renewal Plan for the Northern Gateway District Urban Renewal Project, which plan includes revenue allocation financing provisions; authorizing the City Clerk to transmit a copy of this ordinance and other required information to county and state officials and the affected taxing districts -- taxing entities; providing severability; approving the summary of the ordinance; and providing an effective date.

Simison: Thank you. Council, you have heard this ordinance read by title. Is there anybody that would like this read in its entirety? Seeing no one, do I have a motion?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I move that we approve Ordinance No. 21-1954.

Hoaglund: Second the motion.

Simison: I have a motion and a second to approve the ordinance. Is there any discussion? If not, all in favor signify by saying aye. Oh, we have all ayes and one

abstention from Mr. Borton. Any opposed? All ayes, no opposed, one abstained. Okay.

MOTION CARRIED: FOUR AYES. ONE ABSTAIN. ONE ABSENT.

7. Third Reading of Ordinance No. 21-1956: An Ordinance of the City Council of the City of Meridian, Idaho, Approving the First Amendment to the Urban Renewal Plan for the Union District Urban Renewal Project, Which First Amendment Seeks to Annex Certain Parcels to the Existing Union District Project Area; Which First Amendment Includes Revenue Allocation Financing Provisions; Authorizing the City Clerk to Transmit a Copy of This Ordinance and Other Required Information to County and State Officials and the Affected Taxing Entities; Providing Severability; Approving the Summary of the Ordinance; and Providing an Effective Date

Simison: Next item is third reading of Ordinance No. 21-1956. Ask the Clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. It's an ordinance of the City Council of the City of Meridian, Idaho, approving the First Amendment to the Urban Renewal Plan for the Union District Urban Renewal Project, which First Amendment seeks to annex certain parcels to the existing Union District project area; which First Amendment includes revenue allocation financing provisions; authorizing the City Clerk to transmit a copy of this ordinance and other required information to county and state officials and the affected taxing entities; providing severability; approving the summary of the ordinance; and providing an effective date.

Simison: Thank you. Council, you have heard this ordinance read by title. Is there anybody who would like it read in its entirety? Seeing none, do I have a motion and an abstention?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I move that we approve Ordinance No. 21-1956.

Hoaglun: Second the motion.

Simison: I have a motion to approve Ordinance No. 21-1956. Any statements before we take a vote?

Borton: Mr. Mayor, I will abstain as well on this.

Simison: Okay. Thank you, Councilman Borton. All in favor signify by saying aye. Opposed nay? The ayes have it and the item is agreed to.

MOTION CARRIED: FOUR AYES. ONE ABSTAIN. ONE ABSENT.

Bernt: Mr. --

Simison: Councilman Bernt.

Bernt: That was premature. I apologize.

Simison: Okay. Council, anything under future meeting topics? Then Councilman Bernt.

Bernt: Mr. Mayor?

Simison: Yes.

Bernt: I move that we adjourn the meeting.

Simison: I have a motion to adjourn. All in favor signify by saying aye. Opposed nay?
We are adjourned.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

MEETING ADJOURNED AT 10:02 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

MAYOR ROBERT SIMISON

DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK



AGENDA ITEM

ITEM TOPIC: Apex Northwest Subdivision No. 2 Sanitary Sewer and Water Main Easement
No. 1

Apex Northwest Subdivision No. 2
Sanitary Sewer and Water Main Easement No. 1
ESMT-2021-0140

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ___ day of _____ 20__ between
DWT Investments LLC and SCS Investments LLC ("Grantor") and the City of Meridian, an Idaho
Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer and water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer and water is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of sanitary sewer and water mains over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of sanitary sewer and water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, it's successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

[END OF TEXT; SIGNATURES TO FOLLOW]

GRANTORS:

DWT INVESTMENTS LLC
an Idaho limited liability company

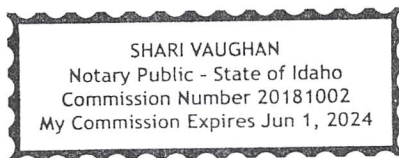
By: Brighton Corporation, an Idaho
corporation, Manager

By: _____
Robert L. Phillips, President

STATE OF IDAHO)
 : ss.
County of Ada)

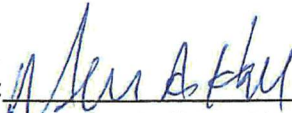
On this 30th day of November, in the year of 2021, before me a Notary Public of said State, personally appeared Robert L. Phillips, known or identified to me to be the President of Brighton Corporation, the Manager of DWT INVESTMENTS LLC, the company that executed the instrument or the person who executed the instrument of behalf of said company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Shari Vaughan
Notary Public for Idaho
My commission expires 6-1-2024

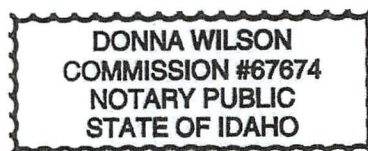
SCS INVESTMENTS LLC
an Idaho limited liability company

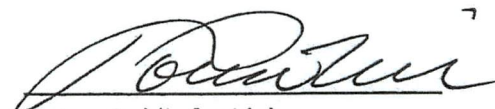
By: 
Michael A. Hall, President

STATE OF IDAHO)
 : ss.
County of Ada)

On this 30 day of November, in the year of 2021, before me a Notary Public of said State, personally appeared Michael A. Hall, known or identified to me to be the President of SCS Investments LLC, the company that executed the instrument or the person who executed the instrument on behalf of said company and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for Idaho
My Commission expires 5-6-2022

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

Attest by Chris Johnson, City Clerk

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

This record was acknowledged before me on _____(date) by
Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in
their capacities as Mayor and City Clerk, respectively.

(stamp)

Notary Signature

My Commission Expires:_____



November 18, 2021
 Project No. 21-023
 Apex Northwest Subdivision No. 2
 City of Meridian Water and Sewer Easement
 Legal Description

Exhibit A

A parcel of land for a City of Meridian Water and Sewer Easement situated in a portion of the North 1/2 of the Southeast 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:

Commencing at a found brass cap marking the Southeast corner of said Section 31, which bears S00°32'22"E a distance of 2,700.07 feet from a found brass cap marking the East 1/4 corner of said Section 31;
 Thence following the easterly line of the Southeast 1/4 of said Section 31, N00°32'22"W a distance of 1,263.69 feet;
 Thence leaving said easterly line, S89°27'38"W a distance of 450.86 feet to **POINT OF BEGINNING 1.**

Thence N89°42'21"W a distance of 25.00 feet to the subdivision boundary of proposed Apex Northwest Subdivision No. 2;
 Thence following said subdivision boundary, N00°17'39"E a distance of 54.00 feet to a point hereinafter referred to as **POINT A**;
 Thence leaving said subdivision boundary, S89°42'21"E a distance of 25.00 feet;
 Thence S00°17'39"W a distance of 54.00 feet to **POINT OF BEGINNING 1.**

Said parcel contains 1,350 Sq. Ft., more or less.

TOGETHER WITH

Commencing at the point previously referred to as **POINT A**;
 Thence N88°49'57"W a distance of 755.42 feet to the subdivision boundary of proposed Apex Northwest Subdivision No. 2 and being **POINT OF BEGINNING 2.**

Thence following said subdivision boundary, N89°43'08"W a distance of 37.27 feet to a point hereinafter referred to as **POINT B**;
 Thence leaving said subdivision boundary, N00°16'52"E a distance of 23.78 feet to the northerly line of the Southeast 1/4 of said Section 31;
 Thence following said northerly line, S89°43'08"E a distance of 37.27 feet;
 Thence leaving said northerly line, S00°16'52"W a distance of 23.78 feet to **POINT OF BEGINNING 2.**

Said parcel contains 886 Sq. Ft., more or less.

TOGETHER WITH

Commencing at the point previously referred to as **POINT B**;

Thence following the subdivision boundary of proposed Apex Northwest Subdivision No. 2, the following three (3) courses:

1. N89°43'08"W a distance of 15.01 feet;
2. S53°03'43"W a distance of 18.18 feet;
3. S00°17'39"W a distance of 11.00 feet to **POINT OF BEGINNING 3**.

Thence following said subdivision boundary, S00°17'39"W a distance of 20.00 feet;

Thence leaving said subdivision boundary, N89°42'21"W a distance of 13.21 feet to the westerly line of the Southeast 1/4 of said Section 31;

Thence following said westerly line, N00°07'49"W a distance of 20.00 feet;

Thence leaving said westerly line, S89°42'21"E a distance of 13.35 feet to **POINT OF BEGINNING 3**.

Said parcel contains 266 Sq. Ft., more or less.

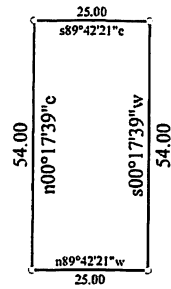
Said description contains a total of 2,502 Sq. Ft., more or less, and is subject to any existing easements and/or rights-of-way of record or implied

Attached hereto is **Exhibit B** and by this reference is made a part hereof





Item #3.



Title: POB 1

Date: 11-18-2021

Scale: 1 inch = 40 feet

File:

Tract 1: 0.031 Acres: 1350 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 158 Feet

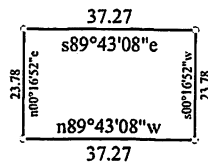
001=n89.4221w 25.00

003=s89.4221e 25.00

002=n00.1739e 54.00

004=s00.1739w 54.00

Item #3.



Title: POB 2

Date: 11-18-2021

Scale: 1 inch = 40 feet

File:

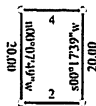
Tract 1: 0.020 Acres: 886 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 122 Feet

001=n89.4308w 37.27

003=s89.4308e 37.27

002=n00.1652e 23.78

004=s00.1652w 23.78



Title: POB 3		Date: 11-18-2021
Scale: 1 inch = 40 feet	File:	
Tract 1: 0.006 Acres: 266 Sq Feet: Closure = n86.2644e 0.01 Feet: Precision =1/8141: Perimeter = 67 Feet		
001=s00.1739w 20.00	003=n00.0749w 20.00	
002=n89.4221w 13.21	004=s89.4221e 13.35	



AGENDA ITEM

ITEM TOPIC: Apex Southeast Subdivision No. 1 Sanitary Sewer and Water Main Easement No. 1

Apex Southeast Subdivision No. 1
Sanitary Sewer and Water Main Easement No. 1
ESMT-2021-0113

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this 4th day of January 20 22 between DWT Investments LLC and SCS Investments LLC ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer and water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer and water is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of sanitary sewer and water mains over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of sanitary sewer and water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, it's successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

[END OF TEXT; SIGNATURES TO FOLLOW]

GRANTORS:

DWT INVESTMENTS LLC
an Idaho limited liability company

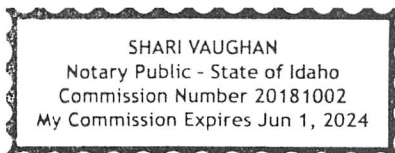
By: Brighton Corporation, an Idaho corporation,
Manager

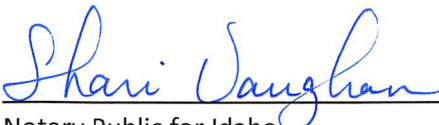
By: 
Robert L. Phillip, President

STATE OF IDAHO)
 : ss.
County of Ada)

On this 9th day of August, in the year of 2021, before me a Notary Public of said State, personally appeared Robert L. Phillips, known or identified to me to be the President of Brighton Corporation, the Manager of DWT INVESTMENTS LLC, the company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for Idaho
My Commission expires 6-1-2024

SCS INVESTMENTS LLC
an Idaho limited liability company

By: 
Michael A. Hall, President

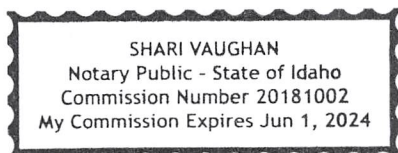
STATE OF IDAHO)

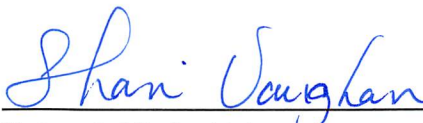
 : ss.

County of Ada)

On this 3rd day of August, in the year of 2021, before me a Notary Public of said State, personally appeared Michael A. Hall, known or identified to me to be the President of SCS Investments LLC, the company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for Idaho
My Commission expires 6-1-2024

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 1-4-2022

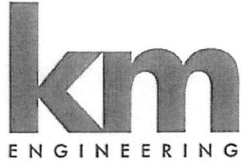
Attest by Chris Johnson, City Clerk 1-4-2022

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

This record was acknowledged before me on 1-4-2022 (date) by
Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in
their capacities as Mayor and City Clerk, respectively.

(stamp)

Notary Signature
My Commission Expires: 3-28-2022



August 2, 2021
APEX Southeast Subdivision No. 1
Project No. 20-124
Legal Description
City of Meridian Sewer & Water Easement

Exhibit A

A parcel of land situated in a portion of the Northwest 1/4 of the Northwest 1/4 of Section 5, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at a brass cap marking the Northwest corner of said Section 5, which bears N00°04'35"W a distance of 2,671.16 feet from a brass cap marking the West 1/4 corner of said Section 5, thence following the westerly line of said Section 5, S00°04'35"E a distance of 593.78 feet;

Thence N89°55'25"E a distance of 202.90 feet to **POINT OF BEGINNING 1.**

Thence N89°54'48"E a distance of 31.10 feet to a point hereinafter referred to as "**POINT A**";
Thence S00°04'35"E a distance of 25.00 feet to the northerly right-of-way line of proposed E. Tower St.;

Thence following said right-of-way line, S89°53'42"W a distance of 31.10 feet;

Thence leaving said right-of-way line, N00°04'35"W a distance of 25.00 feet to **POINT OF BEGINNING 1.**

Said parcel contains 777 Sq. Ft., more or less.

TOGETHER WITH

Commencing at the point previously referred to as "**POINT A**", thence to a point on the easterly right-of-way line of proposed S. Peak Ave., N72°45'33"E a distance of 520.56 feet and being **POINT OF BEGINNING 2.**

Thence following said right-of-way line, N00°06'18"W a distance of 20.00 feet to a point hereinafter referred to as "**POINT B**";

Thence leaving said right-of-way line, N89°53'42"E a distance of 36.50 feet;

Thence S00°06'18"E a distance of 20.00 feet;

Thence S89°53'42"W a distance of 36.50 feet to said right-of-way line and **POINT OF BEGINNING 2.**

Said parcel contains 730 Sq. Ft., more or less.

TOGETHER WITH

Commencing at the point previously referred to as "**POINT B**", thence to a point on the westerly right-of-way line of said proposed S. Peak Ave, N23°49'52"W a distance of 201.31 feet and being **POINT OF BEGINNING 3**.

Thence S89°53'44"W a distance of 25.02 feet;

Thence N00°06'16"W a distance of 20.00 feet;

Thence N89°53'44"E a distance of 25.02 feet to a point on said right-of-way line and hereinafter referred to as "**POINT C**";

Thence following said right-of-way line, S00°06'16"E a distance of 20.00 feet to **POINT OF BEGINNING 3**.

Said parcel contains 500 Sq. Ft., more or less.

TOGETHER WITH

Commencing at the point previously referred to as "**POINT C**", thence to a point on the easterly right-of-way line of said proposed S. Peak Ave, N76°23'15"E a distance of 83.31 feet and being **POINT OF BEGINNING 4**.

Thence following said right-of-way line, N00°06'18"W a distance of 20.00 feet;

Thence leaving said right-of-way line, N89°53'42"E a distance of 20.00 feet;

Thence S00°06'18"E a distance of 20.00 feet;

Thence S89°53'42"W a distance of 20.00 feet to said right-of-way line and **POINT OF BEGINNING 4**.

Said parcel contains 400 Sq. Ft., more or less.

Said description contains a total of 2,407 Sq. Ft., more or less, and is subject to any existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is hereby made a part hereof.



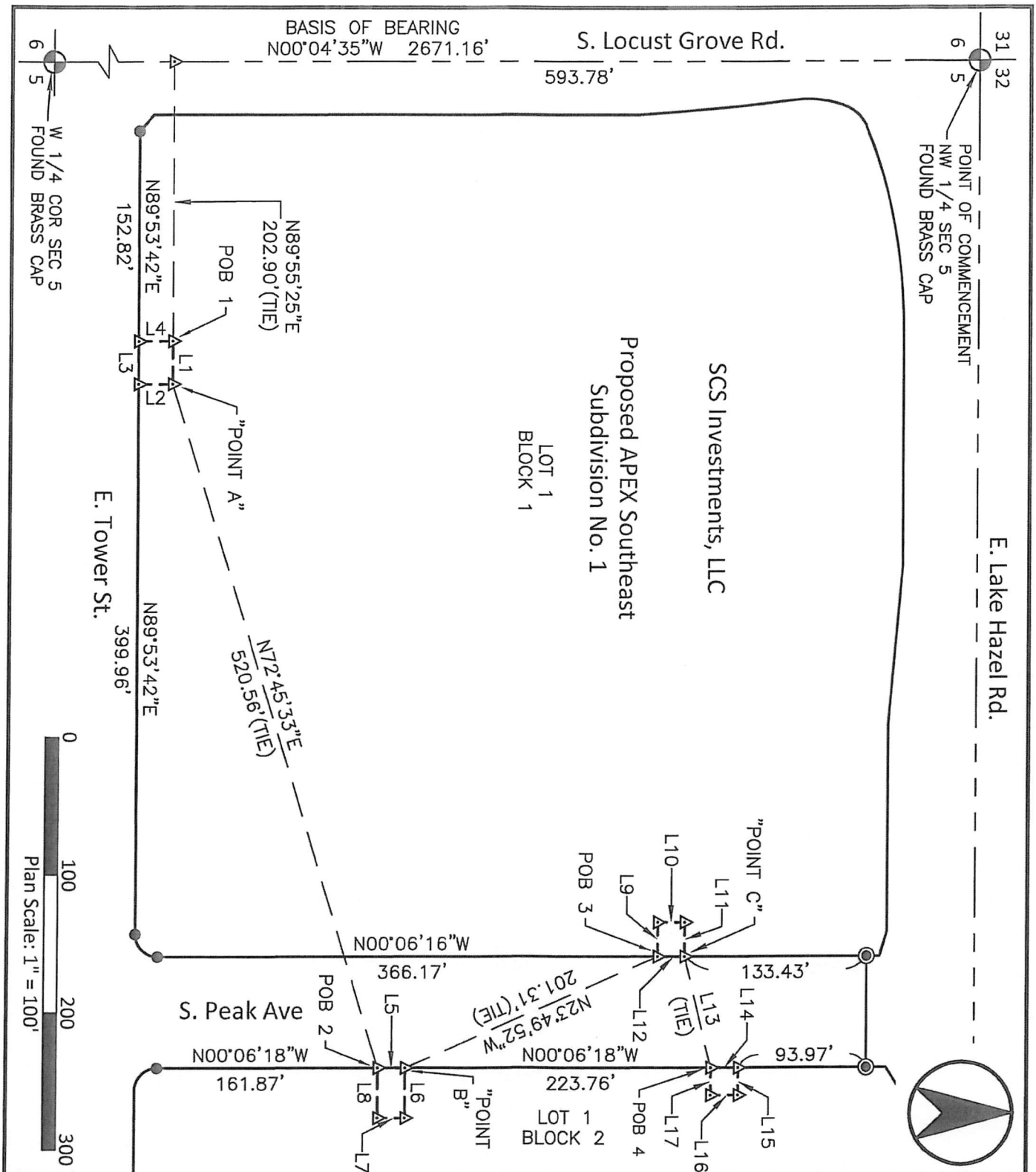


EXHIBIT B - CITY OF MERIDIAN SEWER & WATER EASEMENT
APEX SOUTHEAST SUBDIVISION No. 1

Situated in a portion of the NW 1/4 of the NW 1/4 of
Section 5, T2N, R1E, B.M., City of Meridian, Ada County, Idaho

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°54'48"E	31.10
L2	S0°04'35"E	25.00
L3	S89°53'42"W	31.10
L4	N0°04'35"W	25.00
L5	N0°06'18"W	20.00
L6	N89°53'42"E	36.50
L7	S0°06'18"E	20.00
L8	S89°53'42"W	36.50
L9	S89°53'44"W	25.02
L10	N0°06'16"W	20.00
L11	N89°53'44"E	25.02
L12	S0°06'16"E	20.00
L13	N76°23'15"E	83.31
L14	N0°06'18"W	20.00
L15	N89°53'42"E	20.00
L16	S0°06'18"E	20.00
L17	S89°53'42"W	20.00

LEGEND








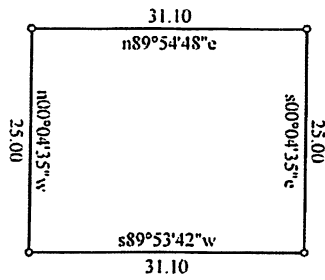
	FOUND BRASS CAP
	CALCULATED POINT
	PROPOSED 5/8" REBAR
	PROPOSED 1/2" REBAR
	EASEMENT LINE
	SUBDIVISION PARCEL LINE
	SECTION LINE

EXHIBIT B - CITY OF MERIDIAN SEWER & WATER EASEMENT
APEX SOUTHEAST SUBDIVISION No. 1Situating in a portion of the NW 1/4 of the NW 1/4 of
Section 5, T2N, R1E, B.M., City of Meridian, Ada County, IdahoDATE: AUGUST 2021
PROJECT: 20-124SHEET:
2 OF 2

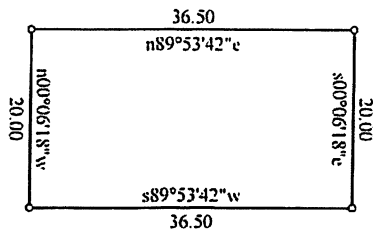
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmen@idp.com

Item #4.



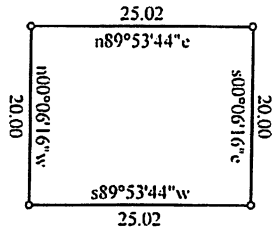
Title: 20-124 City of Meridian Sewer & Water Esmt - POB 1		Date: 06-01-2021
Scale: 1 inch = 20 feet	File: Deed Plotter.des	
Tract 1: 0.018 Acres: 777 Sq Feet: Closure = n00.0545w 0.01 Feet: Precision = 1/11275: Perimeter = 112 Feet		
001=n89.5448e 31.10	003=s89.5342w 31.10	
002=s00.0435e 25.00	004=n00.0435w 25.00	

Item #4.



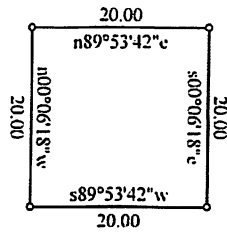
Title: 20-124 City of Meridian Sewer & Water Esmt - POB 2		Date: 06-01-2021
Scale: 1 inch = 20 feet	File: Deed Plotter.des	
Tract 1: 0.017 Acres: 730 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 113 Feet		
001=n00.0618w 20.00	003=s00.0618e 20.00	
002=n89.5342e 36.50	004=s89.5342w 36.50	

Item #4.



Title: 20-124 City of Meridian Sewer & Water Esmt - POB 3		Date: 06-01-2021
Scale: 1 inch = 20 feet	File: Deed Plotter.des	
Tract 1: 0.011 Acres: 500 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 90 Feet		
001=s89.5344w 25.02	003=n89.5344e 25.02	
002=n00.0616w 20.00	004=s00.0616e 20.00	

Item #4.



Title: 20-124 City of Meridian Sewer & Water Esmt - POB 4		Date: 06-01-2021
Scale: 1 inch = 20 feet	File: Deed Plotter.des	
Tract 1: 0.009 Acres: 400 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 80 Feet		
001=n00.0618w 20.00	003=s00.0618e 20.00	
002=n89.5342e 20.00	004=s89.5342w 20.00	



AGENDA ITEM

ITEM **TOPIC:** Scentsy Warehouse No. 2 Water Main Easement No. 1

Scentsy Warehouse No. 2
Water Main Easement No. 1
ESMT-2021-0143

WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____, 20__ between H.O.T. 1 LLLP
("Grantor"), and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the water main is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of water mains over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

Attest by Chris Johnson, City Clerk

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

This record was acknowledged before me on _____ (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

(stamp)

Notary Signature

My Commission Expires: _____



November 1, 2021

EXHIBIT "A"
CITY OF MERIDIAN
SCENTSY WAREHOUSE #2
UTILITY EASEMENT

An easement, situate in a portion of Northwest Quarter of the Southeast Quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Center One Quarter corner of said Section 8 (from which the East One Quarter corner of said Section 8 bears South 89°54'50" East, 2615.03 feet distant); thence on the east-west mid-section line of said Section 8, South 89°54'50" East, 1195.80 feet; thence leaving said mid-section line, South 00°05'10" West, 863.59 feet, to the **POINT OF BEGINNING**:

Thence South 02° 34' 47" West, 22.00 feet;
 Thence South 46° 40' 22" West, 42.89 feet;
 Thence North 88° 29' 06" West, 49.73 feet;
 Thence South 01° 30' 54" West, 17.50 feet;
 Thence North 88° 29' 06" West, 10.00 feet;
 Thence North 01° 30' 54" East, 17.50 feet;
 Thence North 88° 29' 06" West, 12.90 feet;
 Thence South 46° 30' 54" West, 45.25 feet;
 Thence North 88° 29' 06" West, 17.83 feet;
 Thence South 01° 30' 54" West, 33.05 feet;
 Thence North 88° 29' 06" West, 15.00 feet;
 Thence North 01° 30' 54" East, 43.05 feet;
 Thence South 88° 29' 06" East, 28.69 feet;
 Thence North 46° 30' 54" East, 45.25 feet;
 Thence South 88° 29' 06" East, 22.04 feet;
 Thence South 88° 29' 06" East, 50.60 feet;
 Thence North 46° 40' 22" East, 34.72 feet;
 Thence North 02° 34' 47" East, 18.00 feet;
 Thence South 87° 08' 08" East, 10.00 feet to the **POINT OF BEGINNING**.

The above-described easement contains 2,745 Ft² (0.06 Acres), more or less.

PREPARED BY:
The Land Group, Inc.
 Michael Femenia, PLS



11/01/2021

Utility Easement

for
City of Meridian

Situate in a Portion of the NW 1/4 of the SE 1/4 of Section 8
Township 3 North, Range 1 East, Boise Meridian
City of Meridian, Ada County, Idaho

2021

R/W R/W R/W R/W R/W R/W

E. COMMERCIAL ST.

E 1/4 SEC. 8

CP&F#2020-052069

E. PINE AVE.

S89°54'50"E 2615.03'

1195.80' 1419.23'

C 1/4 SEC. 8

CP&F#2019-055315

S00°05'10"W
863.59'

POB

N02°34'47"E 18.00'

**CITY OF MERIDIAN
UTILITY EASEMENT**
2,745 Ft² (0.06 Acres) ±

2751 E COMMERCIAL ST
HOT 1 LLLP
APN:S1108428200

S88°29'06"E 50.60'

N88°29'06"W 49.73'

S88°29'06"E 28.69'

N01°30'54"E 43.05'

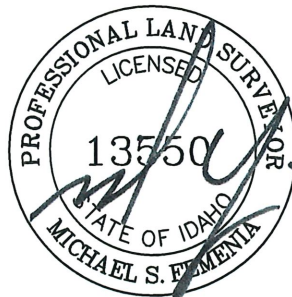
S01°30'54"W 33.05'

N88°29'06"W 17.83'

N46°30'54"E 45.25'
S46°30'54"W 45.25'

Line Table

LINE	BEARING	LENGTH
L1	S02°34'47"W	22.00'
L2	S01°30'54"W	17.50'
L3	N88°29'06"W	10.00'
L4	N01°30'54"E	17.50'
L5	N88°29'06"W	15.00'
L6	S87°08'08"E	10.00'



11/01/2021

**Exhibit "B"**

Horizontal Scale: 1" = 30'



Project No.: 120154

Date of Issuance: November 1, 2021



**Utility Easement
City of Meridian
Scentsy Warehouse #2**



AGENDA ITEM

ITEM TOPIC: Findings of Fact, Conclusions of Law for Elderberry Estates Subdivision (H-2021-0044 and H-2021-0005) by Angie Cuellar of Mason and Associates, Located at 1332 N. Meridian Rd.

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



In the Matter of the Request for Rezone from C-C to O-T and Short Plat to Allow 3 Duplex Lots for Elderberry Estates Subdivision, by Angie Cuellar, Mason and Associates.

Case No(s). H-2021-0044 and H-2021-0005

For the City Council Hearing Date of: December 7, 2021 (Findings on December 21, 2021)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of December 7, 2021, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of December 7, 2021, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of December 7, 2021, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of December 7, 2021, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.
7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of December 7, 2021, incorporated by reference. The conditions are concluded to be

reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for rezoning and short plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of December 7, 2021, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the conditional use comply with the current provisions of Meridian City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Notice of Final Action and Right to Regulatory Takings Analysis

1. **Please take notice** that this is a final action of the governing body of the City of Meridian. When applicable and pursuant to Idaho Code § 67-6521, any affected person being a person who has an interest in real property which may be adversely affected by the final action of the governing board may within twenty-eight (28) days after the date of this decision and order seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

F. Attached: Staff Report for the hearing date of December 7, 2021.

By action of the City Council at its regular meeting held on the _____ day of _____, [year].

COUNCIL PRESIDENT TREG BERNT VOTED_____

COUNCIL VICE PRESIDENT BRAD HOAGLUN VOTED_____

COUNCIL MEMBER JESSICA PERREAULT VOTED_____

COUNCIL MEMBER LUKE CAVENER VOTED_____

COUNCIL MEMBER JOE BORTON VOTED_____

COUNCIL MEMBER LIZ STRADER VOTED_____

MAYOR ROBERT SIMISON VOTED_____
(TIE BREAKER)

Mayor Robert Simison

Attest:

Chris Johnson
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By: _____ Dated: _____
City Clerk's Office

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



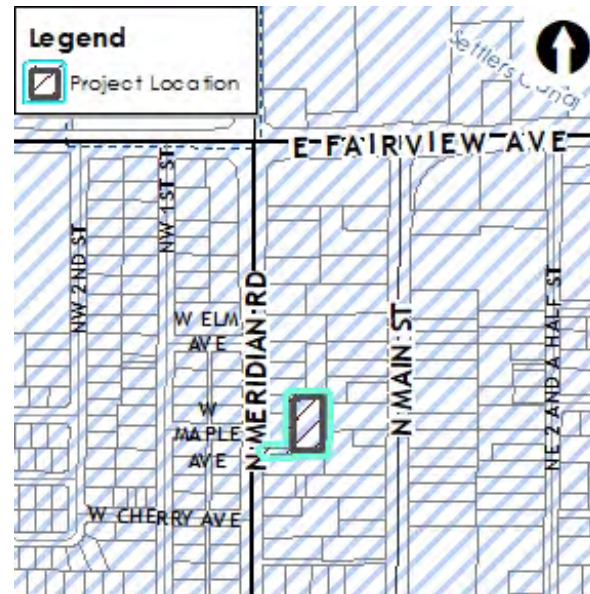
HEARING DATE: 12/7/2021

TO: Mayor & City Council

FROM: Alan Tiefenbach, Associate Planner
208-884-5533

SUBJECT: H-2021-0044, H-2021-0005
Elderberry Estates Subdivision

LOCATION: 1332 N. Meridian Rd



I. PROJECT DESCRIPTION

This is a request to rezone from C-C to O-T and a Short Plat of three lots to allow three duplexes.

II. SUMMARY OF REPORT

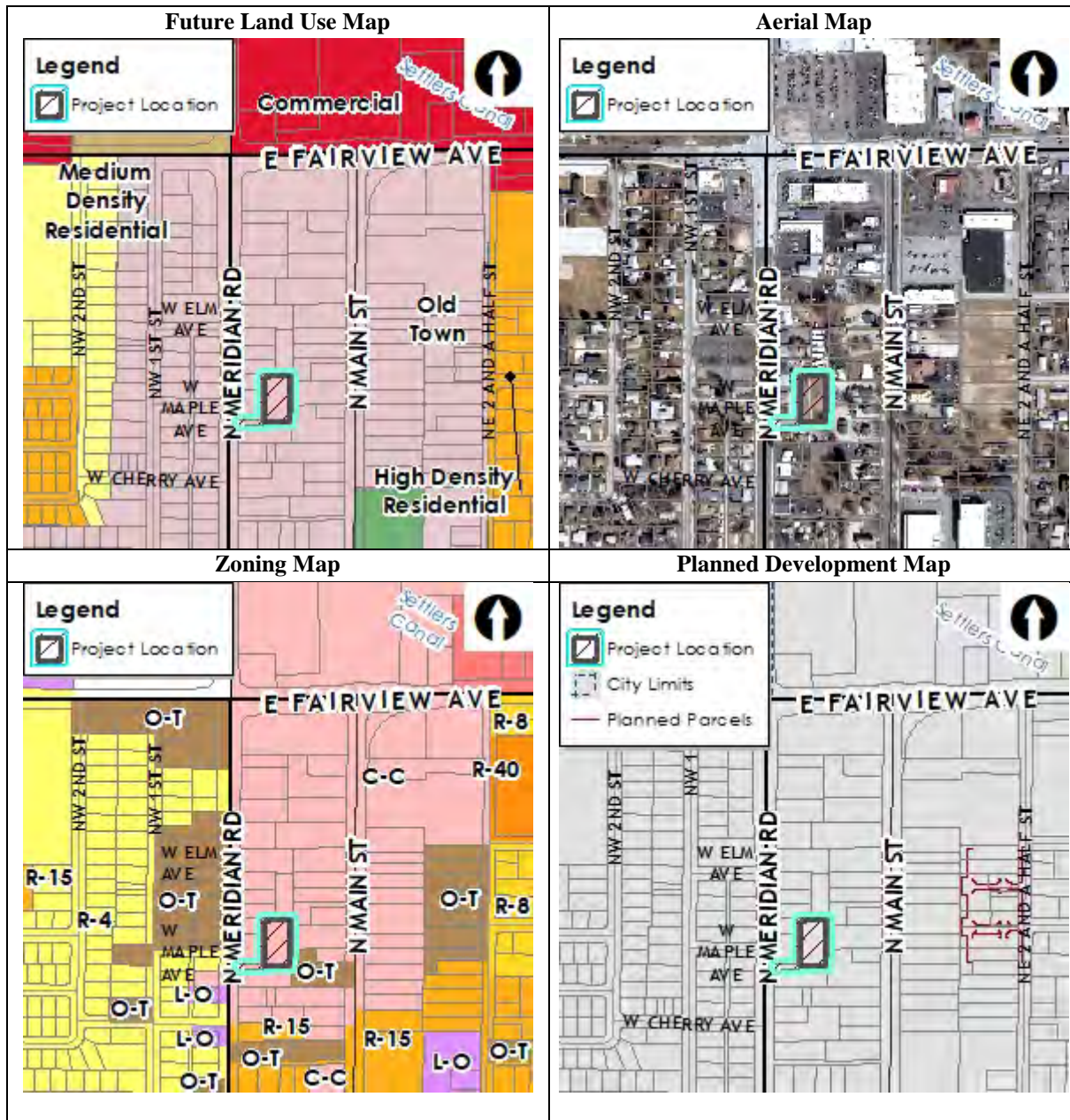
A. Project Summary

Description	Details	Page
Acreage	0.66 acres	
Future Land Use Designation	Old Town (O-T)	
Existing Land Use(s)	Vacant	
Proposed Land Use(s)	Four (4) duplexes	
Lots (# and type; bldg./common)	Four residential lots	
Phasing Plan (# of phases)	1 phase	
Number of Residential Units (type of units)	8	
Density	12 du/ac	
Open Space (acres, total [%]/buffer/qualified)	None required	
Amenities	NA	
Physical Features (waterways, hazards, flood plain, hillside)	No unique physical features	
Neighborhood meeting date; # of attendees:	April 14, 2021 – 4 attendees	
History (previous approvals)	F.A Nurses Third Addition Subdivision, platted in 1920	

B. Community Metrics

Description	Details	Page
Ada County Highway District	No traffic impact study required	
• Staff report (yes/no)	No	
• Requires ACHD Commission Action (yes/no)	No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access will occur from two private driveways off of N. Meridian Rd.	
Stub Street/Interconnectivity/Cross Access	There is a northern stub to the property at 1422 N. Meridian Rd	
Existing Road Network	N. Meridian Rd (arterial)	
Existing Arterial Sidewalks / Buffers	No buffers proposed or required	
Proposed Road Improvements	No road improvements required, access will occur from private drives.	
Distance to nearest City Park (+ size)	Approx. ½ mile to Centennial Park	
Fire Service	No comments	
Police Service	No comments	
Wastewater		
• Distance to Sewer Services	N/A	
• Sewer Shed	Five Mile Trunkshed	
• Estimated Project Sewer ERU's	See Application	
• WRRF Declining Balance	14.18	
• Project Consistent with WW Master Plan/Facility Plan	Yes	
• Comments	<ul style="list-style-type: none"> Applicant is proposing an access gate at the southeast corner of property to access City manhole from the southern property. Before public works can approve this a turn radius analysis must be submitted for review to ensure our equipment can gain access to the manhole. Additionally, the property owner to the south must provide an accesses agreement understanding that some parking spaces will be lost and all area required for City access must be left open at all times. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement. Ensure that infiltration trenches are located so that sewer services do no pass through them. Additional 631 gpd committed to model. 	
Water	Water will be provided from N. Meridian Rd	

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Angie Cuellar, Mason and Associates – 924 3rd St South, Ste B, Nampa, ID 83651

B. Owner:

Chad Joy, 6504 E. Driver Ct, Nampa, ID 83687

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	9/17/2021	
Radius notification mailed to properties within 300 feet	9/15/2021	
Sign Posting	9/27/2021	
Nextdoor posting	9/16/2021	

V. STAFF ANALYSIS

The subject property is currently a vacant .66 acre “flag lot” and is zoned C-C. There are two existing cross access easements from N. Meridian Rd. The applicant proposes to rezone the property to O-T, subdivide the property into four lots, and construct a duplex on each lot.

A. Rezoning

The applicant proposes to rezone from C-C to O-T to allow four duplex units. Duplexes are a principally-permitted use in the O-T zoning district and the zoning would be in conformance with the FLUM as described below.

The City may require a development agreement (DA) in conjunction with a rezoning pursuant to Idaho Code section 67-6511A. As this property is already within the City, the infrastructure surrounding the property has already been installed, and all other requirements have been addressed through pertinent regulations, conditions of approval, and the design review required for the duplexes, staff is not recommending a development agreement with this rezoning.

B. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

The FLUM recommends the property for Old Town. This designation includes the historic downtown and the true community center. Sample uses include offices, retail and lodging, theatres, restaurants, and service retail for surrounding residents and visitors. A variety of residential uses are also envisioned and could include reuse of existing buildings, new construction of multi-family residential over ground floor retail or office uses.

The purpose of the O-T district is to accommodate and encourage further intensification of the historical city center in accord with the Meridian Comprehensive Plan. The intent of the O-T district is to delineate a centralized activity center and to encourage its renewal, revitalization and growth as the public, quasi-public, cultural, financial and recreational center of the city. Public and quasi- public uses integrated with general business, and medium high to high density residential is encouraged to provide the appropriate mix and intensity of activities necessary to establish a truly urban city center.

The applicant proposes four duplexes at a total density of approximately 12 du/ac. Although the Plan does specifically mention multi-family residential over ground floor retail or office uses, the property is surrounded on three sides by existing residential and all commercial uses in the immediate vicinity are directly fronting N. Meridian Rd. As the lot is a flag lot and is behind the existing businesses (and residences) fronting N. Meridian Rd and has limited visibility, staff finds requiring retail uses impractical. Although office uses in this location are a possibility, the existing access for commercial uses is not ideal, and the FLUM does speak to a mix of uses including higher density residential. Staff finds the proposed residential uses in this area appropriate.

C. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

- Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences. (2.01.01)

This application is for a rezoning from C-C to O-T to allow four duplexes on an infill site. This would allow for more diversity in housing.

- Maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities. (2.01.01C)

Four duplexes would increase the diversity in lot sizes, housing types and densities.

- Encourage the development of high quality, dense residential and mixed-use areas near in and around Downtown, near employment, large shopping centers, public open spaces and parks, and along major transportation corridors, as shown on the Future Land Use Map. (2.02.01E)

The subject property is an infill site near the downtown core, within a large area which is designated for Old Town zoning by the Comprehensive Plan, along a principal arterial, and is within walking distance of a large amount of goods, services and jobs.

- Encourage infill development. (3.03.01E.)

The property is a vacant “landlocked” flag lot, surrounded by existing commercial and residential development on all sides. This is an infill development.

- Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. (3.03.03A)

This project can be serviced by City of Meridian water and sewer, and all infrastructure will be designed in conformance with City standards.

D. Existing Structures/Site Improvements:

The property is presently vacant.

E. Proposed Use Analysis:

The applicant proposes to rezone from C-C to O-T to construct 4 duplex buildings. A duplex is a principally-permitted use in the O-T zoning district subject to applicable standards for development in the traditional neighborhood districts.

F. Dimensional Standards (*UDC 11-2*):

UDC 11-2D-4 requires a minimum height of 35 feet and all buildings should be a minimum of 2-stories. There are no minimum setbacks in the O-T zoning district. The proposed elevations reflect buildings that are 2-stories.

G. Access (*UDC 11-3A-3, 11-3H-4*):

The subject property is a flag lot which would take access from N. Meridian Rd. via two shared driveways within common access easements. The southernmost driveway connection to N. Meridian Rd also provides access to the parking lot for the office to the south of the property. The northernmost driveway connection to N. Meridian Rd is shared with the lot west of the property. The applicant additionally proposes a common access easement for a northern stub to the property to the north (1422. N. Meridian Rd). ACHD and Fire have reviewed the proposed access configuration and have not expressed comments or concerns. Per UDC 11-3C-5, drive aisles adjacent to parking stalls (the parking in front of the duplexes) must be 25' in width.

H. Parking (*UDC 11-3C*):

The applicant proposes eight (8) three-bedroom duplex units. UDC 11-3C-6 requires 4 parking spaces per dwelling unit for 3-4 bedroom units; at least 2 in an enclosed garage, other spaces may be enclosed or a minimum 10-foot by 20-foot parking pad.

The concept site plan reflects two-garages and two 20 ft. x 20 ft. parking pads in front of each duplex, equaling 4 parking spaces per unit. The parking provided meets the minimum requirements of 11-3C. As required per UDC 11-3C-5, all off street parking areas and driveways into and through a parking area shall be improved with a compacted gravel base, not less than four (4) inches thick, surfaced with asphaltic pavement.

I. Sidewalks (*UDC 11-3A-17*):

The subject property is an internal flag lot, with the only street frontage being the driveway access. There is existing 7 ft. wide sidewalk along N. Meridian Rd. which provides pedestrian access to the property. There are existing 4 ft. wide sidewalks on both side of the northernmost driveway into the property (not on the subject property). There is a 4 ft. sidewalk on the south side of the southern driveway. The landscape plan reflects 4 ft. wide walkways along the front and back of the duplexes, as well as between all four buildings.

UDC 11-3A-17 requires a minimum width of 5 ft. for sidewalks. **As a condition of approval, the applicant should be required to construct a 5 ft. wide sidewalk along the northern side of the southern driveway access (which is on the subject property). Also, staff recommends the applicant work with the adjacent property owners at 1324, 1404 and 1414 N. Meridian Rd to improve and widen all sidewalks entering the property to meet the required 5 ft. width. Also, to provide a better pedestrian connection from N. Meridian Rd to the duplexes, Staff recommends as a condition of approval that sidewalk extensions be provided across the private drives that distinguish a pedestrian connection from the vehicular driving surfaces through the use of pavers, colored or scored concrete, or bricks as required by UDC 11-3A-19-B-4.**

J. Landscaping (*UDC 11-3B*):

The subject property is an interior flag lot with the only portion of the subject property adjacent to N. Meridian Rd being the 15 ft. southern driveway access. Therefore, there would be no requirement for additional landscape buffer along N. Meridian Rd associated with the current application. There are no common lots required or proposed with this short plat, although the landscape plan indicates numerous shrubs along the east-west internal walkways between each duplex building, and at the east sides (rear) of the duplexes. There is an existing 15 ft. wide City of Meridian sewer easement along the eastern perimeter of the property. There are existing trees within this sewer easement. The landscape plan indicates the applicant will work with the City Arborist to determine if any of these trees should be removed due to disease. A formal landscape plan is not required for this submittal. The UDC does not regulate landscaping on residential lots.

K. Qualified Open Space (*UDC 11-3G*):

The development is less than 5 acres in size. Thus, the requirements for common open space and amenities does not apply.

L. Qualified Site Amenities (*UDC 11-3G*):

The development is less than 5 acres in size and is not considered multifamily. Thus, the requirements for common open space and amenities does not apply.

M. Fencing (*UDC 11-3A-6, 11-3A-7*):

The landscape plan indicates existing fencing being relocated or replaced along the property lines. Any new or relocated fencing should comply with fencing regulations per UDC 11-3A-7.

N. Utilities (*UDC 11-3A-21*):

There is a 15' sewer easement running north-south at the east perimeter of the property. The submitted utilities plan indicates the sewer line within this easement presently serves the existing properties adjacent to the west at 1402 and 1414 N. Meridian Rd. However, the water and sewer service for the new duplexes will be provided via service lines running west to mains in N. Meridian Rd.

The site plan indicates the applicant intends to relinquish an Idaho Power Easement along the front of the duplexes. The applicant will be required to provide proof of this relinquishment prior to signature of the City Engineer on the short plat.

O. Building Elevations (*UDC 11-3A-19 | Architectural Standards Manual*):

Conceptual elevations were provided with this application. The elevations indicate duplexes with pitched roofs, fishscale accents, shuttered windows with lintels and windowed garaged doors. As is required by the O-T zoning district, the duplexes are at least two-stories, although the elevations do not indicate whether the minimum required 35' height is met.

This project is near the downtown core and is being proposed for Old-Town zoning. Due to the visibility of these two story-buildings, design is critical to this project. The ASM for residential requires visually heavier and more massive elements or materials, such as stone or masonry, primarily at the base of buildings, and lighter elements and materials such as siding. Also, the ASM states primary building entries must be clearly defined using any unique combination of architectural elements, materials, or façade modulation meeting other architectural standards in the Manual. At the time of design review, the elevations should provide front porches over the front doors, overhangs matching the rooflines or porches over the garage doors, and a heavier accent material around the base of the buildings.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed rezoning from C-C to O-T and short plat with the conditions noted in Section VII of this report.

B. The Meridian Planning & Zoning Commission heard this item on October 7, 2021 and November 4, 2021. At the November 4, 2021 public hearing, the Commission moved to recommend approval of the subject rezoning and short plat request.

1. Summary of Commission public hearing:

- a. In favor: Jonathan Long
- b. In opposition: None
- c. Commenting: Jonathan Long
- d. Written testimony: None
- e. Staff presenting application: Alan Tiefenbach
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

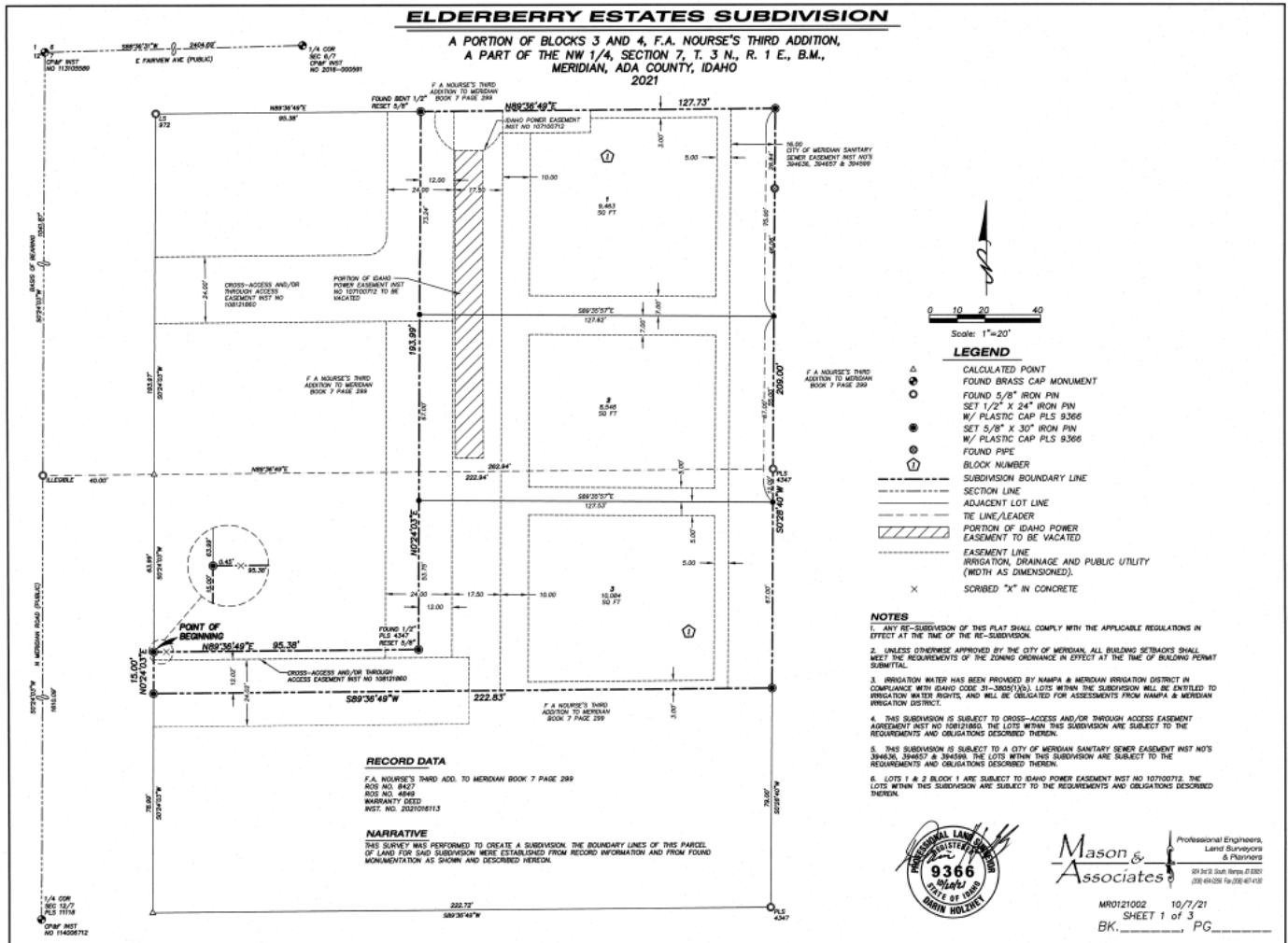
- a. Property owners at 1414 N. Meridian Rd expressed concerns with loss of parking for their business.

3. Key issue(s) of discussion by Commission:

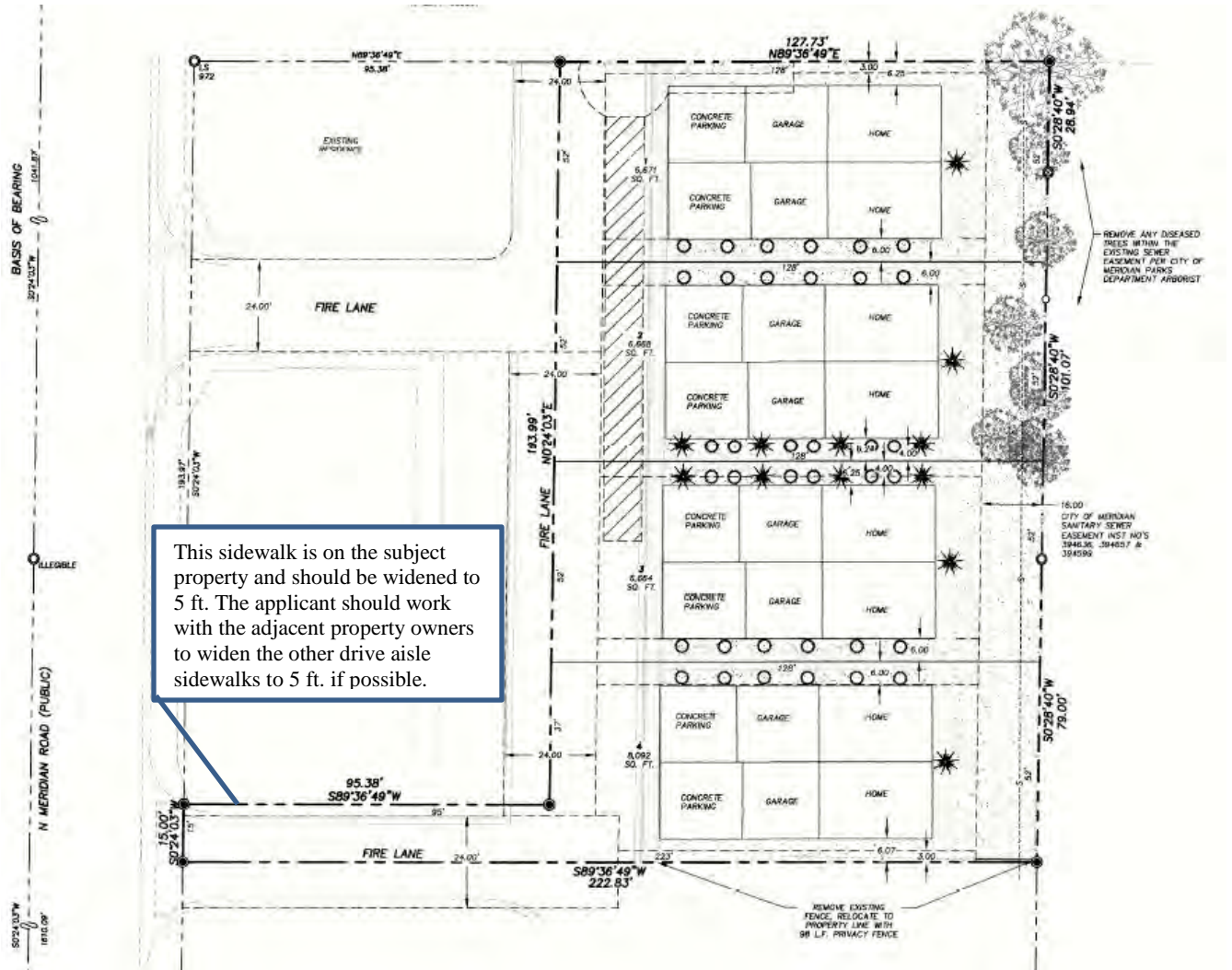
- a. Parking issues and whether parking for the adjacent property was allowed within the access easements.
 - b. Two Commissioners expressed concerns with commercially-zoned property being rezoned for residential uses.
 - c. Commissioners continued item for a month to allow applicant and adjacent property owners to work out parking issues. Applicant stated at November 4, 2021 meeting that resolution had been reached and they had agreed to move a fence and work with adjacent property owner to provide more parking east of building at 1414 N. Meridian Rd. Applicant also reduced short plat to 3 lots to provide more parking.
 - 4. Commission change(s) to Staff recommendation:
 - a. None
 - 5. Outstanding issue(s) for City Council:
 - a. None
- C. The Meridian City Council heard these items on December 7, 2021. At the public hearing, the Council moved to approve the subject rezoning and short plat request.
- 1. Summary of the City Council public hearing:
 - a. In favor: Jonathan Long
 - b. In opposition: None
 - c. Commenting: Jonathan Long
 - d. Written testimony: None
 - e. Staff presenting application: Alan Tiefenbach
 - f. Other Staff commenting on application: None
 - 2. Key issue(s) of public testimony:
 - a. None
 - 3. Key issue(s) of discussion by City Council:
 - a. Discussion regarding whether the gravel in the sewer easement at the east perimeter of the property could be landscaped with grass.
 - b. Council inquired into what type of fencing would be provided between the east side of the houses and the sewer easement raising security concerns. Applicant responded this would be wrought iron.
 - 4. City Council change(s) to Commission recommendation:
 - a. Council added a condition for the applicant to discuss with Public Works whether the sewer easement could be landscaped with grass or other vegetation.

VII. EXHIBITS

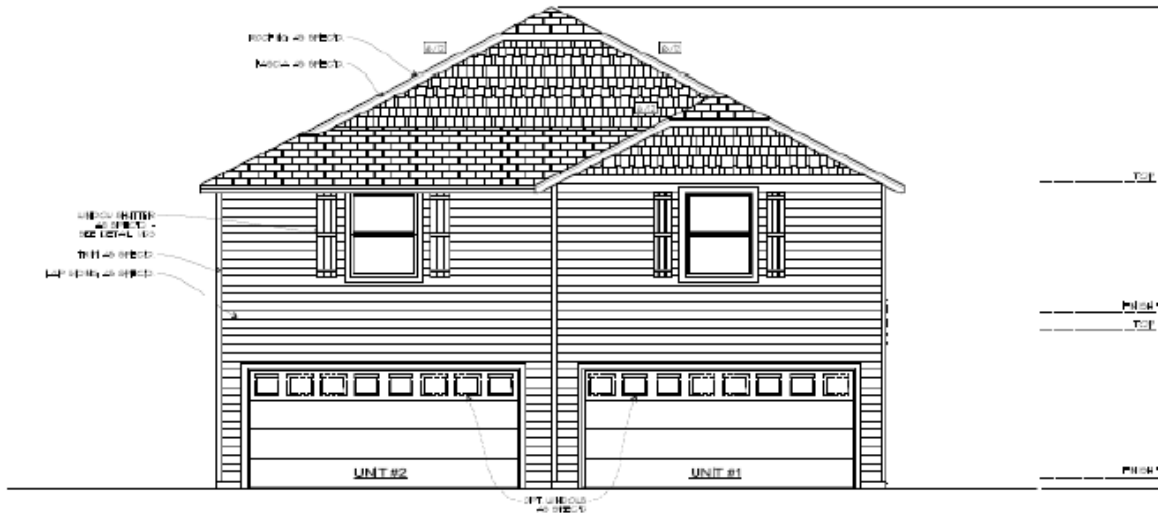
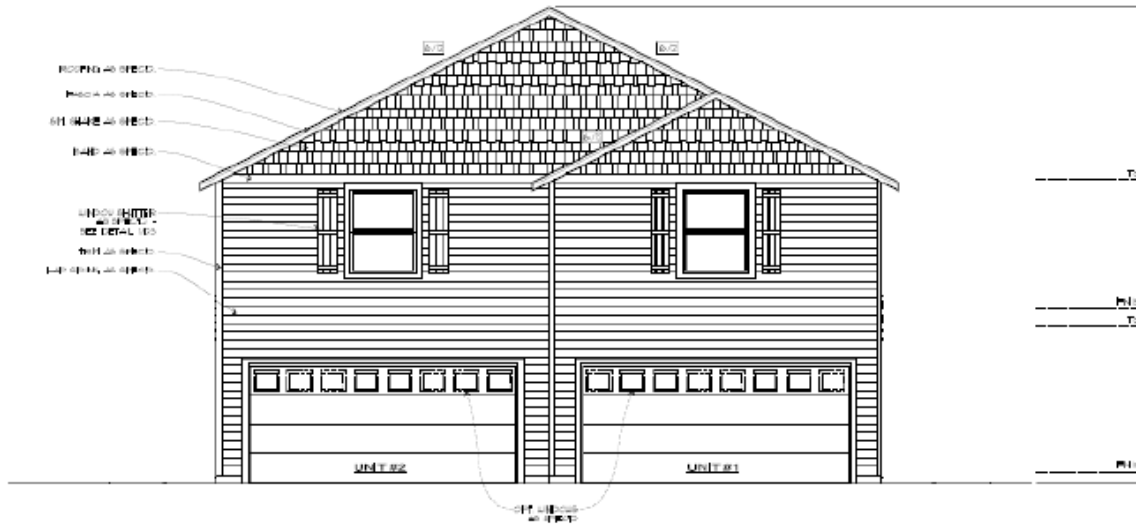
A. Short Plat (date: 6/23/2021 10/7/2021) Property approved for three lots only



B. Landscape Plan (date: 6/21/2021) Property approved for three lots only



C. Building Elevations (date: 7/20/2021)



D. Rezoning Legal Description (date: 5/19/2021)



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
e-mail: dholtzhey@masonandassociates.us

FOR: Long & Joy
JOB NO.: MR0121
DATE: May 19, 2021

REZONE

A parcel of land being a portion of Blocks 3 and 4 of the Amended Plat of F.A. Nourse's Third Addition as filed in the office of the Ada County Recorder, Boise, Idaho, in Book 7 of Plats at Page 299 lying in the NW1/4 of Section 7, Township 3 North, Range 1 East, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at northwest corner of Section 7;

Thence S 00° 24' 03" W a distance of 1105.86 feet along the west boundary of the NW1/4 to the **POINT OF BEGINNING**;

Thence N 89° 36' 49" E a distance of 135.38 feet parallel with the north boundary of Block 3;

Thence N 00° 24' 03" E a distance of 193.99 feet parallel with the west boundary Blocks 3 & 4;

Thence N 89° 36' 49" E a distance of 127.73 feet parallel with the north boundary of Block 3 to a point on the east boundary of the west half of Block 4;

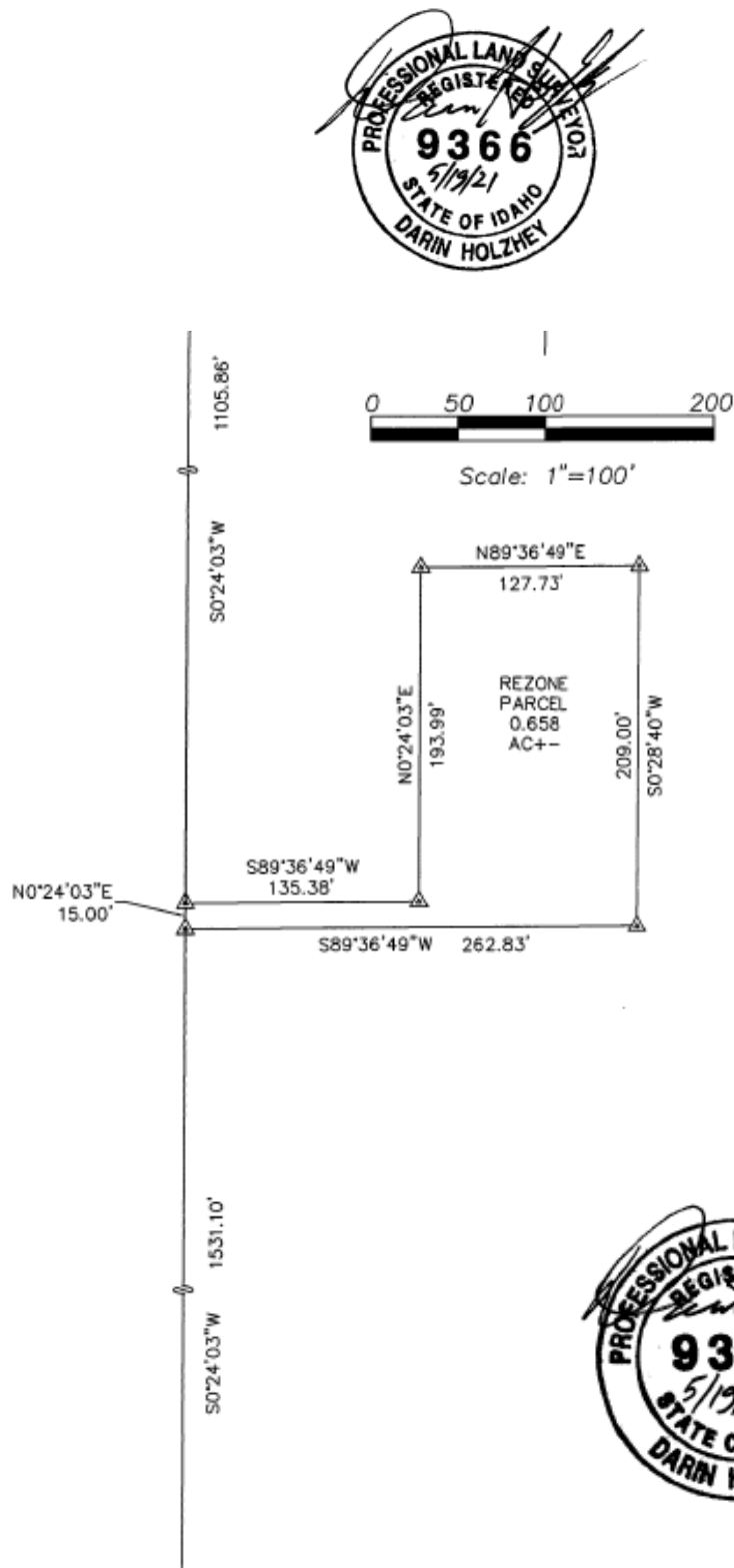
Thence S 00° 28' 40" W a distance of 209.00 feet along the east boundary of the west half of Blocks 3 & 4;

Thence S 89° 36' 49" W a distance of 262.83 feet parallel with the north boundary of Block 3 to a point on the west boundary of the NW1/4;

Thence N 00° 24' 03" E a distance of 15.00 feet along the west boundary of the NW1/4 to the **POINT OF BEGINNING**.

This parcel contains 0.658 acres, more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

Site Specific Conditions:

1. Administrative design review is required prior to building permit for all new attached residential structures containing two (2) or more dwelling units. Elevations should include at least two field materials, accent materials, a heavier accent material around the base of the buildings, covered porches, and overhangs matching the rooflines or porches over the garage doors.
2. The applicant has two years to obtain City Engineer's signature on the short plat or apply for a time extension in accord with UDC 11-6B-7.
3. All off street parking areas and driveways into and through a parking area shall be improved with a compacted gravel base, not less than four (4) inches thick, surfaced with asphaltic pavement, as required per UDC 11-3C-5. All drive aisles shall be a minimum of 25 ft. in width.
4. The sidewalk along the north side of the southern driveway shall widened to 5 ft. in width. The applicant should work with adjacent property owners to widen the other sidewalks on both sides of the southern and northern driveways to 5 ft. in width.
5. Pedestrian connections between the walkways along the front of the duplexes and drive aisle sidewalks shall be distinguished from the vehicular driving surfaces through the use of pavers, colored or scored concrete, or bricks.
6. The short plat prepared by Mason and Associated, dated 6/23/21, shall be revised as following:
 - a) Prior to City Engineer's signature on the plat, the applicant shall provide proof of the relinquishment the Idaho Power Easement.
 - b) Add cross access easement Instr. No 2020-148053 to Note 4.
7. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Sue Prescott, at 887-1620 for more information.
8. Staff's failure to cite specific ordinance provisions does not relieve the applicant of responsibility for compliance.
9. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
10. The development shall comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to driveways, easements, blocks, street buffers, and mailbox placement.
11. The development shall comply with all provisions of the O-T zoning district as set forth in UDC 11-2D-1.

B. PUBLIC WORKS CONDITIONS:

Site Specific Conditions

1. Applicant is proposing an access gate at the southeast corner of the property to access the manhole at the southern boundary. Before Public Works can approve this, a turn radius analysis must be submitted for review to verify equipment can adequately gain access to this manhole. Analysis

must be complete prior to approval of the construction plans.

2. The property owner to the south must provide an access agreement with the understanding that some parking will be lost and that the access must remain open at all times. To achieve this additional signage, striping, etc. may be required. Access agreement must be in place prior to signature of the plat.
3. Ensure that sewer service lines do not pass through infiltration trenches.
4. A geotechnical report is required to be submitted and reviewed prior to signature of the final plat.

General Conditions

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.

9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in

the development, and if so, how they will continue to be used, or provide record of their abandonment.

22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

IX. FINDINGS

A. Rezoning

Required Findings: 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 an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

Council finds the proposed zoning map amendment to rezone the property from the C-C zoning district to the O-T zoning district is consistent with the Comprehensive Plan, if all conditions of approval are met.

2. The map amendment complies with the regulations outlined for the proposed districts, specifically the purpose statement;

Council finds the proposed zoning map amendment and the request for the development complies with the regulations outlined in the requested O-T zoning district and is consistent with the purpose statement of the requested traditional neighborhood zoning districts in general.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;

As this is an infill site surrounded by existing commercial and residential development, Council finds the proposed zoning map amendment should not be detrimental to the public health, safety and welfare.

4. The map 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; and

Council finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.

5. The annexation (as applicable) is in the best interest of city.

Subject site is already annexed so Council finds this finding nonapplicable.

B. Short Plat

In consideration of a short plat, the decision-making body shall make the following findings:

A. The plat is in conformance with the Comprehensive Plan and is consistent with the Unified Development Code;

The Comprehensive Plan designates the future land use of this property as Old Town. This application proposes rezoning from C-C to O-T. The proposed short plat complies with the Comprehensive Plan and is developed in accord with UDC standards.

B. Public services are available or can be made available and are adequate to accommodate the proposed development;

Council finds that public services are adequate to serve the site.

C. The plat is in conformance with scheduled public improvements in accord with the City's capital improvements program;

Council finds that the development will not require the expenditure of capital improvement funds. All required utilities are being provided with the development of the property at the developer's expense.

D. There is public financial capability of supporting services for the proposed development;

Council finds that the development will not require major expenditures for providing supporting services. The developer and/or future lot owner(s) will finance improvements for sewer, water, utilities and pressurized irrigation to serve the project.

E. The development will not be detrimental to the public health, safety or general welfare; and

Council finds the proposed short plat will not be detrimental to the public health, safety or general welfare.

F. The development preserves significant natural, scenic or historic features.

Council is not aware of any significant natural, scenic or historic features associated with the development of this site.



AGENDA ITEM

ITEM TOPIC: Findings of Fact, Conclusions of Law for Settlers Square (H-2021-0072) by Brighton Development, Inc., Located on the Northwest Corner of W. Ustick Rd. and N. Venable Ave., Adjacent to the Mid-Mile Mark Between Linder Rd. and Meridian Rd.

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



In the Matter of the Request for Modification to the existing Development Agreement (Inst. #2016-097989) for the purpose of replacing the previous agreement with a new one to incorporate a new concept plan consisting of commercial and residential uses., by Brighton Development, Inc.

Case No(s). H-2021-0072

For the City Council Hearing Date of: December 7, 2021 (Findings on December 21, 2021)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of December 7, 2021, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of December 7, 2021, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of December 7, 2021, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of December 7, 2021, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of December 7, 2021, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for Development Agreement Modification is hereby approved per the conditions of approval in the Staff Report for the hearing date of December 7, 2021, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as

determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the conditional use comply with the current provisions of Meridian City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Notice of Final Action and Right to Regulatory Takings Analysis

1. **Please take notice** that this is a final action of the governing body of the City of Meridian. When applicable and pursuant to Idaho Code § 67-6521, any affected person being a person who has an interest in real property which may be adversely affected by the final action of the governing board may within twenty-eight (28) days after the date of this decision and order seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

F. Attached: Staff Report for the hearing date of December 7, 2021.

By action of the City Council at its regular meeting held on the _____ day of _____, 2021.

COUNCIL PRESIDENT TREG BERNT VOTED_____

COUNCIL VICE PRESIDENT BRAD HOAGLUN VOTED_____

COUNCIL MEMBER JESSICA PERREAULT VOTED_____

COUNCIL MEMBER LUKE CAVENER VOTED_____

COUNCIL MEMBER JOE BORTON VOTED_____

COUNCIL MEMBER LIZ STRADER VOTED_____

MAYOR ROBERT SIMISON VOTED_____
(TIE BREAKER)

Mayor Robert Simison

Attest:

Chris Johnson
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By: _____ Dated: _____
City Clerk's Office



COMMUNITY DEVELOPMENT DEPARTMENT

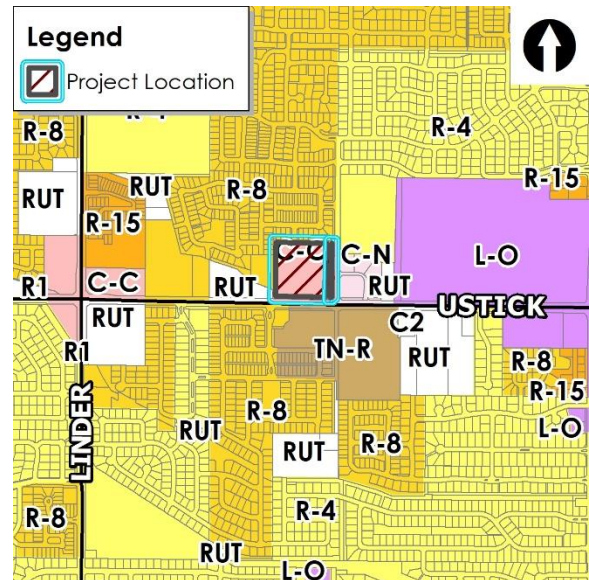
HEARING DATE: ~~11/9/2021~~ 12/7/2021

TO: Mayor & City Council

FROAM: Joseph Dodson, Associate Planner
208-884-5533

SUBJECT: H-2021-0072
Settlers Square MDA

LOCATION: The site is located on the northwest corner of W. Ustick Road and N. Venable Avenue, adjacent to the mid-mile mark between Linder Road and Meridian Road, in the SE ¼ of the SW ¼ of Section 36, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Modification to the existing Development Agreement (Inst. #2016-097989) for the purpose of replacing the previous agreement with a new one to incorporate a new concept plan consisting of commercial and residential uses.

NOTE: The Applicant has submitted revised concept plans and narrative leading to Staff changing its recommendation for denial to approval based on the changes to the proposed concept plan. Analysis has been updated in a strike-through and underline format below.

II. SUMMARY OF REPORT

A. Applicant:

Joshua Beach, Brighton Development, Inc. – 2929 W. Navigator Drive, Suite 400, Meridian, ID 83642

B. Owner:

Brighton Development, Inc. – 11650 S. State Street, Draper, UT 84020

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

The existing Development Agreement (DA) for the subject property requires the entire site to be developed with commercial and office uses and incorporates two private roads through the development; one north-south road and one east-west. In 2016, Council approved a DA Modification for this site to change the internal roads from public roads to private streets. There are existing DA

EXHIBIT A

provisions regarding the desired placement of buildings along Ustick and the desired integration of pedestrian facilities throughout the site for safe pedestrian circulation that Staff finds imperative to keep within the DA to assist in compliance with mixed-use policies and the desired site design.

The Applicant proposes to replace the existing DA with a new one for the purpose of incorporating a new conceptual development plan. A multi-family development is proposed to develop on the north half of the site consisting of approximately 60 apartment units, according to the submitted concept plan. Per the submitted plan and conceptual elevations, the apartment units are proposed as townhome style units in the form of two-story 3-plexes and 4-plexes with each most units having a front-loaded garage and parking pad; the revised concept plan shows the central units as alley-loaded with some of the units now fronting on the east-west street between the proposed residential area and the commercial area shown to remain. In addition, the submitted conceptual development plan depicts the east-west street shown on the existing concept plan as remaining but appears to be a public road—this east-west road connects to Venable on the east boundary as the main access point for the site and also provides future connectivity to the west should the adjacent property redevelop in the future. In addition, this east-west street is also shown as remaining from the conceptual plan in the existing DA but is now shown as a drive aisle instead of a public street. Staff supports this change to the plan because it offers the Applicant the opportunity to provide bulb-outs for dedicated on-street parking and street trees to provide an urban canopy as proposed on the revised concept plan. The revised concept plan also shows additional pedestrian facilities within the residential portion of the site, detached sidewalks along the east-west drive aisle, and a shared plaza. The additional pedestrian facilities and the overall revisions to the site plan add more pedestrian connectivity between the proposed commercial and residential uses and offers safer circulation for pedestrians moving throughout the site. **Staff can better support the revised concept plan with the revisions shown.**

Furthermore, ~~In addition,~~ the public street stubbed to the north property boundary is shown as terminating within the site as part of the multi-family drive aisles instead of continuing through the site and connecting to Ustick Road, which concerns Staff (further analysis is below). Therefore, no connection to Ustick is proposed either via public street or commercial drive aisle with the new conceptual development plan. ~~Furthermore, a~~ In addition, this Applicant has agreed to provide cross-access to the remaining county zoned parcel at the very southwest corner property boundary of this site for future pedestrian and vehicular connectivity. This connection to Ustick would align with an existing access on the south side of Ustick and provide both projects an access point to Ustick—Staff finds it important to have this cross-access connection because of the opportunity to provide easier access to the future commercial uses on this subject site and help disperse traffic from both projects onto Ustick by having a second connection to Ustick beyond that of only Venable. **As noted above, Staff can better support this revised concept plan and has proposed recommended DA provisions in line with the revised concept plan and need for cross-access to the west.**

A rezone application has not been submitted so the proposed multi-family use in the existing C-C zoning district will require conditional use permit (CUP) approval. Staff would analyze specific development criteria and specific use standards at the time of the CUP submittal.

Off-street parking would be required per the standards listed in UDC Table [11-3C-6](#) for multi-family developments. Qualified open space would also be required, per the standards listed in UDC [11-4-3-27C](#). Compliance with the specific use standards listed in UDC [11-4-3-27](#) for multi-family developments is required and would be reviewed with the CUP application. Adjustments may be necessary to the concept plan to comply with these standards and any ACHD required revisions.

The subject site is part of a Mixed-Use Community (MU-C) future land use area—this designation calls for a mix of residential and commercial land uses that are thoughtfully integrated. One of the reasons the Applicant has stated for requesting this DA Modification is the subject site has sat vacant in its current configuration and entitlements for over a decade. The Applicant's revised narrative sheds

EXHIBIT A

additional light on the history of this parcel, the intention of the future land use designation, and the Applicant's justification to modify the concept plan to include multi-family residential and reduce the commercial area at this mid-mile location. Within this MU-C area, detached single-family, apartments, office/retail, and Civic uses are existing and planned (future land use designations are not parcel specific so an area of the baseball fields in Settlers Park are within this MU-C area). There is existing multi-family directly south of the subject site on the south side of Ustick; additional multi-family is approved at the southeast corner of the Venable and Ustick intersection. Directly to the east is a relatively small office park with five (5) buildings and is the only commercial component in this MU-C area. **Because of the multi-family development on the south side of Ustick, this may be the only area that could develop with neighborhood serving commercial uses. During the review of the Summertown project (SEC of Venable and Ustick), staff did forego recommending a commercial component as part of that project because this property was already zoned for commercial and Staff was in favor of preserving this property for future commercial uses.**

~~Although the proposed development would be a new type of residential in this area (townhome style instead of traditional garden style walk-up apartments), the submitted concept plan lacks many of the design concepts shown and outlined in the comprehensive plan for mixed-use areas. In general, the future commercial area is being reduced while increasing the residential area and its impact in this area of the City with little to no neighborhood serving commercial uses. At a minimum, the following mixed-use policies are not met with the proposed plan whereas the existing one does comply: With the Applicant's revised narrative and concept plans, Staff finds the following mixed-use policies are better satisfied with the subject project and surrounding area:~~

- Mixed use areas should be centered around spaces that are well-designed public and quasi-public centers of activity. Spaces should be activated and incorporate permanent design elements and amenities that foster a wide variety of interests ranging from leisure to play. These areas should be thoughtfully integrated into the development and further placemaking opportunities considered. **~~Staff does not find the proposed concept plan meets this policy as no integration of the residential and commercial areas are shown; no placemaking or thoughtful integration of the mix of uses is present in the proposed concept plan especially when compared to the existing commercial concept plan.~~**
- Supportive and proportional public and/or quasi-public spaces and places including but not limited to parks, plazas, outdoor gathering areas, open space, libraries, and schools that comprise a minimum of 5% of the development area are required. Outdoor seating areas at restaurants do not count towards this requirement. **~~Based on the submitted concept plan, there are not enough details to show compliance with this plan. The proposed multi-family residential area appears to be isolated and no shared areas are shown, as noted in this policy.~~**
- All mixed use projects should be accessible to adjacent neighborhoods by both vehicles and pedestrians. Pedestrian circulation should be convenient and interconnect different land use types. Vehicle connectivity should not rely on arterial streets for neighborhood access. **~~Although the proposed concept plan does not require arterial streets for neighborhood access, the plan would force residents from the north to drive through the multi-family development to get to the commercial which could force them to utilize Venable for ease of access, further reducing accessibility for this mixed use area. Furthermore, there are minimal pedestrian facilities shown on the proposed plan to connect the existing residential and the proposed residential to the commercial along Ustick; it appears the intent is for residents to use the multi-family drive aisles which does not provide adequate pedestrian safety.~~**

EXHIBIT A

- A mixed use project should include at least three types of land uses. Exceptions may be granted for smaller sites on a case-by-case basis. This land use is not intended for high density residential development alone. *As noted, not each mixed-use project is intended to provide at least three types of land uses. However, with the existing and approved development in this MU-C area, a vast majority of the area will be medium and high-density residential which is not a desired outcome. Staff finds reducing the last remaining area of undeveloped commercial area to incorporate more residential is in direct contradiction to this policy.*

~~Overall, Staff is concerned the proposed plan is more residentially focused, lacks integration with the commercial area, and does not comply with the mixed-use policies in the comprehensive plan. For the reasons and concerns noted, Staff is not supportive of the proposed DA modification and has recommended denial of the request.~~

Overall, with the Applicant's revised concept plan, color rendering, and additional context provided within the revised narrative, Staff finds the project now complies with a majority of the mixed-use policies, provides new housing types within this area for residents of different income levels and housing preferences, and provides adequate cross-access between parcels to relieve the stress on the arterial street system.

IV. DECISION

A. Staff:

~~Staff recommends denial of the modification to the DA as proposed by the Applicant and finds the existing concept plan and DA provisions are better suited to address development of the subject property.~~

Staff recommends approval of the modification to the DA pursuant to the recommended provisions in Section VI of this report.

B. The Meridian City Council heard these items on December 7, 2021. At the public hearing, the Council moved to approve the subject Development Agreement Modification request.

1. Summary of the City Council public hearing:

- In favor: Jon Wardle, Applicant.
- In opposition: None
- Commenting: Jon Wardle.
- Written testimony: One piece – discussing parcel not part of project; general objection to apartments in this area of the City.
- Staff presenting application: Joseph Dodson, Associate Planner
- Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- None

3. Key issue(s) of discussion by City Council:

- Reduction of commercial area for the purpose of multi-family residential in the context of this site as well as the overall MU-C designation this site is a part of;
- History of MU-C area and its intended purpose at this location;
- How Staff analyzed the project in terms of the Comprehensive Plan and its proposed use of multi-family with some commercial along Ustick;
- Viability of commercial after inclusion of St. Luke's clinic;
- Future connectivity between uses and parcels on the property.

4. City Council change(s) to Staff recommendation:

EXHIBIT A

- a. Addition of one new DA provision consistent with Applicant's request to be allowed up to two (2) building permits prior to any property subdivision.

V. EXHIBITS

A. Approved Conceptual Development Plans (dated: October 2016)

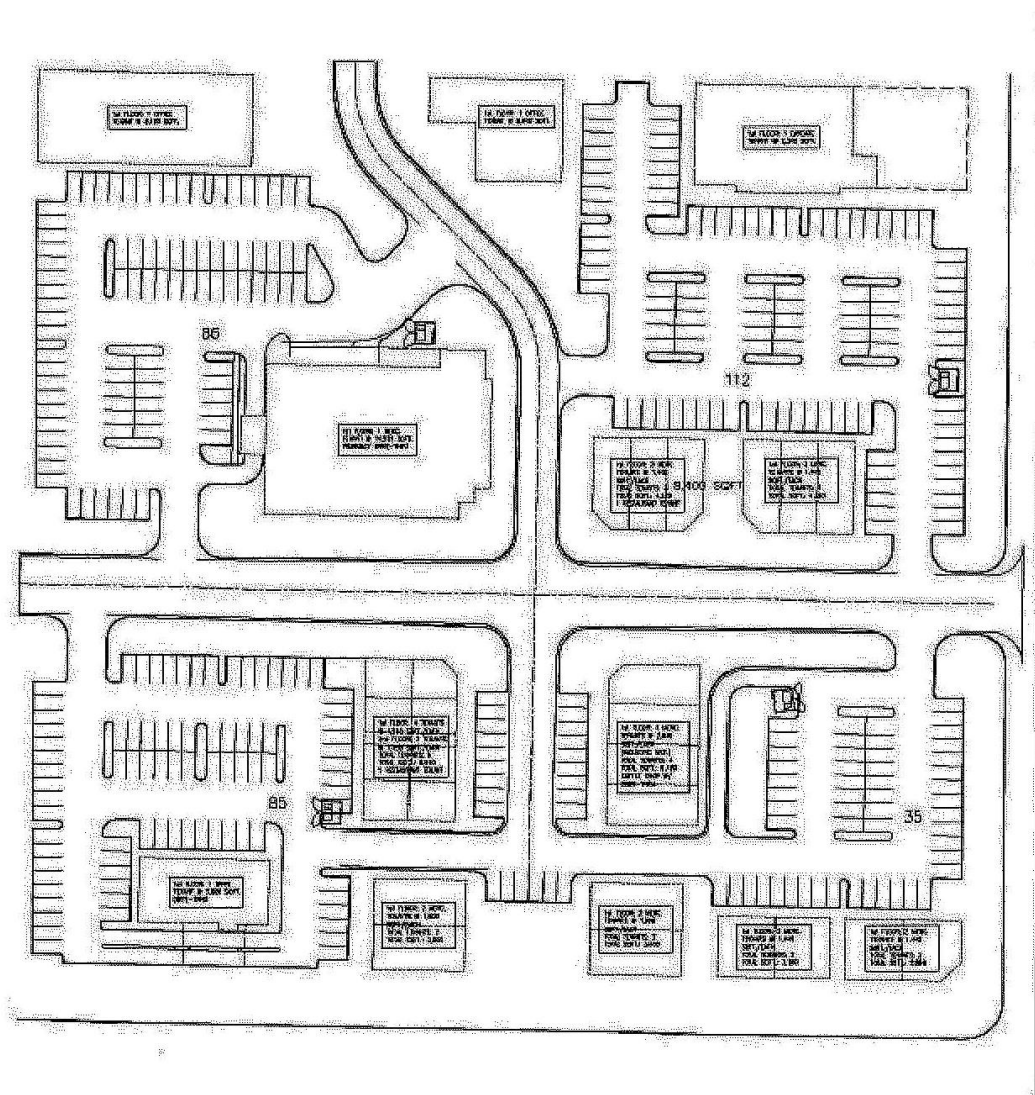


EXHIBIT A

B. Proposed Conceptual Development Plan (dated: November 2021)

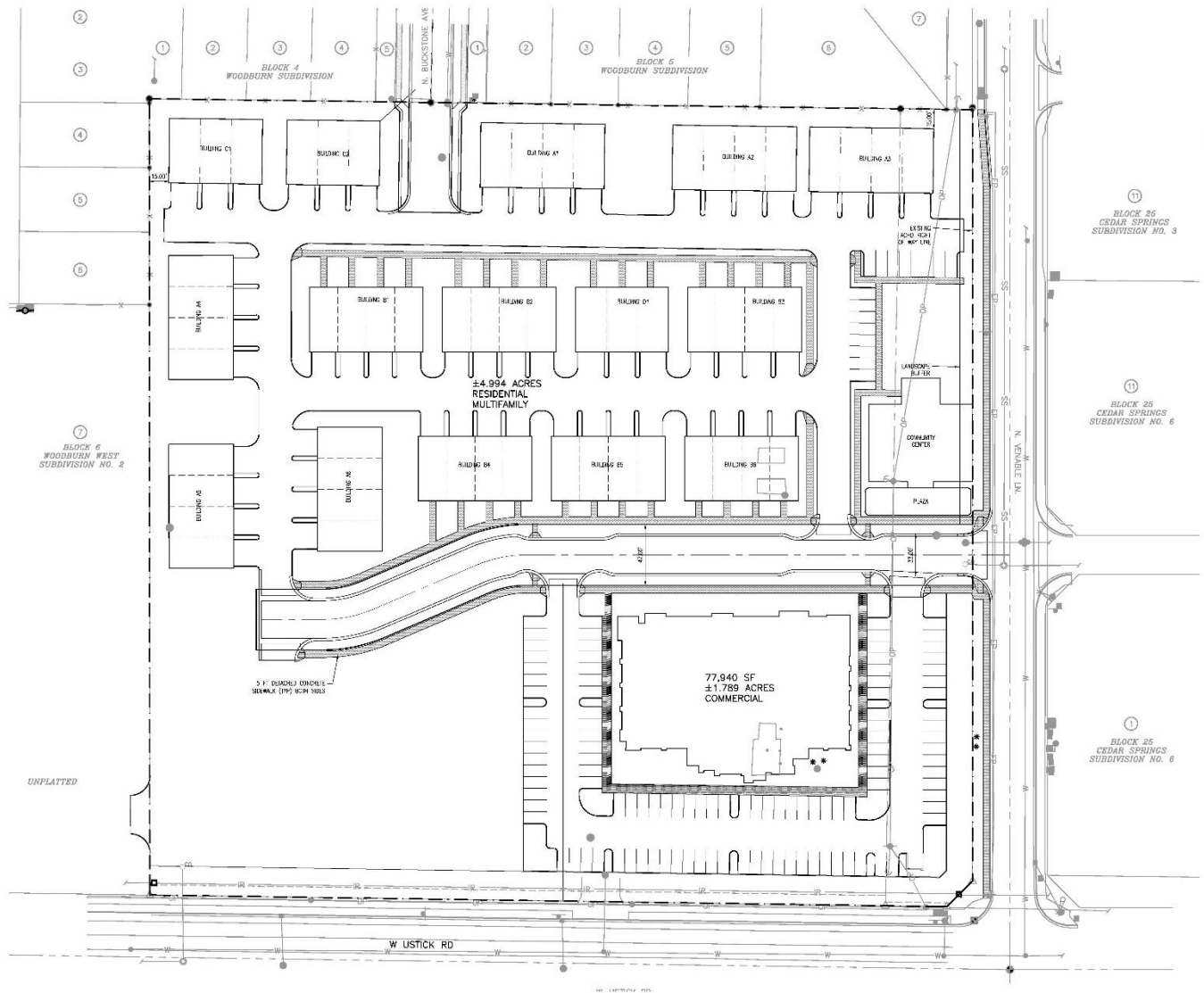


EXHIBIT A

C. Conceptual Development Plan Rendering and Elevations (dated: ~~9/20/2021~~ November 2021)



EXHIBIT A

September 20, 2021
Page 3

EXHIBIT A
Conceptual Architectural Elevations



EXHIBIT A**D. Legal Description for Property Subject to Development Agreement****Legal Description:****Parcel I:**

The South 660 feet of the East one-half of the East one-half of the Southwest quarter of Section 36, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho.

Except the East 29 feet.

Further Except:

A parcel of land located in the East half of the East half of the Southwest quarter of Section 36, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of Section 36, Township 4 North, Range 1 West, Boise Meridian; thence, along the South section line of said Section 36, also being the center line of Ustick Road South 88°44'00" East 2662.19 feet to an iron pin marking the South quarter corner of said Section 36; thence, leaving said South section line, and along the North-South center quarter section line of said Section 36 North 0°26'40" East 25.00 feet to a point on the North right-of-way line of said Ustick Road, also being the Real Point of Beginning; thence, leaving said North right-of-way line, and continuing along said North-South center quarter section line North 0°26'40" East 639.49 feet to a point; thence, leaving said North-South center quarter section line North 88°50'42" West 84.71 feet to an iron pin; thence South 1°31'09" West 639.26 feet to an iron pin on the said North right-of-way line; thence along said North right-of-way line South 88°44'00" East 96.71 feet to the Real Point of Beginning.

Further Excepting:

A parcel of land disclosed in Warranty Deed to Ada County Highway District recorded April 9, 2010 as Instrument No. 110032208, records of Ada County, Idaho.

Parcel II:

A parcel of land located in the East half of the East half of the Southwest quarter of Section 36, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of Section 36, Township 4 North, Range 1 West, Boise Meridian; thence along the South section line of said Section 36, also being the center line of Ustick Road South 88°44'00" East, 2662.19 feet to an iron pin marking the South quarter corner of said Section 36; thence leaving said South section line, and along the North-South center quarter section line of said Section 36 North 0°26'40" East, 25.00 feet to a point on the North right-of-way line of said Ustick Road, also being the Real Point of Beginning; thence leaving said North right-of-way line, and continuing along said North-South center quarter section line North 0°26'40" East, 639.49 feet to a point; thence leaving said North-South center quarter section line North 88°50'42" West, 84.71 feet to an iron pin; thence South 1°31'09" West, 639.26 feet to an iron pin on the said North right-of-way line; thence along said North right-of-way line South 88°44'00" East, 96.71 feet to the Real Point of Beginning.

Except:

A parcel of land disclosed in Warranty Deed to Ada County Highway District recorded April 9, 2010 as Instrument No. 110032208, records of Ada County, Idaho.

EXHIBIT A

VI. PLANING DIVISION COMMENTS**A. Development Agreement Provisions**

1. Development of the subject property shall no longer be subject to the terms of the existing Development Agreement (H-2016-0074, Inst. #2016-097989).
2. Future development of the subject site shall be substantially consistent with the conceptual development plan, conceptual rendering, conceptual elevations, and provisions contained herein.
3. Direct lot access to W. Ustick Road is prohibited, as shown on the submitted conceptual development plans.
4. A cross-access easement shall be granted to the property abutting the southwest property boundary (Parcel # S0436346613). A copy of the recorded easement shall be submitted to the Planning Division prior to issuance of Certificate of Occupancy for the western commercial pad site OR when parcel S0436346613 develops, whichever occurs first.
5. An additional north-south pedestrian connection to the proposed east-west drive aisle shall be added in the west half of the residential site with the future conditional use permit application for added pedestrian connectivity.
6. Future development shall comply with the design standards listed in the Architectural Standards Manual; future commercial structures shall incorporate similar architectural themes and elements as the residential portion of the project for consistency.
7. A conditional use permit is required to be submitted and approved by the Planning and Zoning Commission for the proposed multi-family development in the C-C zoning district as set forth in UDC Table 11-2B-2. The proposed use is subject to the specific use standards listed in UDC 11-4-3-27 Multi-Family Development.
8. A maximum of 57 multi-family units and a minimum of two commercial buildings shall be constructed on the subject site per the submitted concept plans.
9. A Certificate of Zoning Compliance and administrative Design Review applications shall be reviewed and approved by the Planning Division prior to submittal of any building permit application(s).
10. The Applicant shall be allowed to obtain no more than two (2) buildings permits for the commercial portion of the site prior to any subdivision of the property.



AGENDA ITEM

ITEM TOPIC: Development Agreement Between the City of Meridian and Black Cat 30, LLC(Owner/Developer) for Horse Meadows Subdivision (H-2020-0060 and H-2021-0050), Located at 710 N. Black Cat, at the Southeast Corner of N. Black Cat Rd. and W. Pine Ave., Respectively

DEVELOPMENT AGREEMENT

- PARTIES:**
1. City of Meridian
 2. Black Cat 30 LLC, Owner/Developer

THIS DEVELOPMENT AGREEMENT (this Agreement), is made and entered into this _____ day of _____, 2021, by and between **City of Meridian**, a municipal corporation of the State of Idaho, hereafter called CITY whose address is 33 E. Broadway Avenue, Meridian, Idaho 83642 and **Black Cat 30 LLC** whose address is 1420 S. Mills Avenue, Ste. M, Lodi, CA 92542, hereinafter called OWNER/DEVELOPER.

1. **RECITALS:**

- 1.1 **WHEREAS**, Owner is the sole owner, in law and/or equity, of certain tract of land in the County of Ada, State of Idaho, described in Exhibit "A", which is attached hereto and by this reference incorporated herein as if set forth in full, herein after referred to as the Property; and
- 1.2 **WHEREAS**, Idaho Code § 67-6511A provides that cities may, by ordinance, require or permit as a condition of zoning that the Owner and/or Developer make a written commitment concerning the use or development of the subject Property; and
- 1.3 **WHEREAS**, City has exercised its statutory authority by the enactment of Section 11-5B-3 of the Unified Development Code ("UDC"), which authorizes development agreements upon the annexation and/or re-zoning of land; and
- 1.4 **WHEREAS**, Owner/Developer has submitted an application (H-2020-0060) for a rezone of 5.33 acres of land from a R-4 (medium low density residential) zoning district to R-8 (medium density residential) zoning district and a modification (H 2021-0050) to that approval on the property listed in Exhibit "A", attached hereto, under the Unified Development Code, which generally describes how the Property will be developed and what improvements will be made; and
- 1.5 **WHEREAS**, Owner/Developer made representations at the public hearings before Planning and Zoning Commission and the Meridian City Council, as to how the Property will be developed and what improvements will be made; and

- 1.6 **WHEREAS**, the record of the proceedings for requested rezoning held before Planning and Zoning Commission and the City Council, includes responses of government subdivisions providing services within the City of Meridian planning jurisdiction, and includes further testimony and comment; and
- 1.7 **WHEREAS**, on the 12th day of January, 2021, the Meridian City Council approved certain Findings of Fact and Conclusions of Law and Decision and Order ("Findings") on project H-2020-0060, which have been incorporated into this Agreement and attached as Exhibit "B" and on the 12th day of October, 2021, the Meridian City Council approved certain Findings of Fact and Conclusions of Law and Decision and Order ("Findings") on project H-2021-0050, which have been incorporated into this Agreement and attached as Exhibit "C"; and
- 1.8 **WHEREAS**, the Findings require the Owner/Developer to enter into a Development Agreement before the City Council takes final action on final plat; and
- 1.9 **WHEREAS**, Owner/ Developer deem it to be in its best interest to be able to enter into this Agreement and acknowledges that this Agreement was entered into voluntarily and at its urging and request; and
- 1.10 **WHEREAS**, City requires the Owner/Developer to enter into a development agreement for the purpose of ensuring that the Property is developed and the subsequent use of the Property is in accordance with the terms and conditions of this Agreement, herein being established as a result of evidence received by the City in the proceedings for zoning designation from government subdivisions providing services within the planning jurisdiction and from affected property owners and to ensure zoning designation are in accordance with the amended Comprehensive Plan of the City of Meridian on December 19, 2019, Resolution No. 19-2179, and the UDC, Title 11.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

2. **INCORPORATION OF RECITALS:** That the above recitals are contractual and binding and are incorporated herein as if set forth in full.

3. **DEFINITIONS:** For all purposes of this Agreement the following words, terms, and phrases herein contained in this section shall be defined and interpreted as herein provided for, unless the clear context of the presentation of the same requires otherwise:

- 3.1 **CITY:** means and refers to the **City of Meridian**, a party to this Agreement, which is a municipal Corporation and government subdivision of the state of Idaho, organized and existing by virtue of law of the State of Idaho, whose address is 33 East Broadway Avenue, Meridian, Idaho 83642.

3.2 **OWNER/DEVELOPER:** means and refers to **Black Cat 30 LLC**, whose address is 1420 S. Mills Avenue, Ste. M, Lodi, CA 92542, hereinafter called **OWNER/DEVELOPER**, the party that owns and is developing said Property and shall include any subsequent owner(s) and/or developer(s) of the Property.

3.3 **PROPERTY:** means and refers to that certain parcel(s) of Property located in the County of Ada, City of Meridian as in Exhibit "A" describing a parcel to be annexed and bound by this Development Agreement and attached hereto and by this reference incorporated herein as if set forth at length.

4. **USES PERMITTED BY THIS AGREEMENT:** This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement.

4.1 The uses allowed pursuant to this Agreement are only those uses allowed under the UDC.

4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

5. **CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

5.1. Owners/ Developer shall develop the Property in accordance with the following special conditions:

- a. Future development of this site shall be generally consistent with the submitted and revised plans and conceptual building elevations for the detached single-family dwellings included in Section VII of the Staff Report attached to the Findings of Fact and Conclusions of Law attached hereto as Exhibit "C". and the provisions contained therein as well as the provisions contained in the Staff. Report attached to the Findings of Fact and Conclusions of Law attached hereto as Exhibit "B" unless amended.
- b. The Applicant shall comply with the ordinances in effect at the time of application submittal.
- c. Direct lot access to N. Black Cat Road and W. Pine Avenue is prohibited.
- d. With the final plat application submittal, the Applicant shall relinquish their rights to use the ingress-egress easement on the subject site known as W. Quarterhorse Lane.
- e. Prior to signature on the Final Plat, the Applicant shall demonstrate that the existing easement that provides access to parcels S1210325555, S1210325800, & S1210325710 has been extinguished or relocated to the City's satisfaction.

6. **COMPLIANCE PERIOD** This Agreement must be fully executed within six (6) months after the date of the Findings for the annexation and zoning or it is null and void.

7. DEFAULT/CONSENT TO DE-ANNEXATION AND REVERSAL OF ZONING DESIGNATION:

- 7.1 **Acts of Default.** Either party's failure to faithfully comply with all of the terms and conditions included in this Agreement shall constitute default under this Agreement.
- 7.2 **Notice and Cure Period.** In the event of Owner/Developer's default of this Agreement, Owners/Developer shall have thirty (30) days from receipt of written notice from City to initiate commencement of action to correct the breach and cure the default, which action must be prosecuted with diligence and completed within one hundred eighty (180) days; provided, however, that in the case of any such default that cannot with diligence be cured within such one hundred eighty (180) day period, then the time allowed to cure such failure may be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.
- 7.3 **Remedies.** In the event of default by Owner/Developer that is not cured after notice as described in Section 7.2, Owner/Developer shall be deemed to have consented to modification of this Agreement and de-annexation and reversal of the zoning designations described herein, solely against the offending portion of Property and upon City's compliance with all applicable laws, ordinances and rules, including any applicable provisions of Idaho Code §§ 67-6509 and 67-6511. Owner/Developer reserve all rights to contest whether a default has occurred. This Agreement shall be enforceable in the Fourth Judicial District Court in Ada County by either City or Owner and/or Developer, or by any successor or successors in title or by the assigns of the parties hereto. Enforcement may be sought by an appropriate action at law or in equity to secure the specific performance of the covenants, agreements, conditions, and obligations contained herein.
- 7.4 **Delay.** In the event the performance of any covenant to be performed hereunder by either Owner/Developer or City is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.
- 7.5 **Waiver.** A waiver by City of any default by Owner/Developer of any one or more of the covenants or conditions hereof shall apply solely to the default and defaults waived and shall neither bar any other rights or remedies of City nor apply to any subsequent default of any such or other covenants and conditions.

8. INSPECTION: Owner/Developer shall, immediately upon completion of any portion or the entirety of said development of the Property as required by this Agreement or by City ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written

approval of such completed improvements or portion thereof in accordance with the terms and conditions of this Agreement and all other ordinances of the City that apply to said Property.

9. **REQUIREMENT FOR RECORDATION:** City shall record this Agreement, including all of the Exhibits, and submit proof of such recording to Owner/Developer, prior to the third reading of the Meridian Zoning Ordinance in connection with the re-zoning of the Property by the City Council. If for any reason after such recordation, the City Council fails to adopt the ordinance in connection with the annexation and zoning of the Property contemplated hereby, the City shall execute and record an appropriate instrument of release of this Agreement.

10. **ZONING:** City shall, following recordation of the duly approved Agreement, enact a valid and binding ordinance zoning the Property as specified herein.

11. **SURETY OF PERFORMANCE:** The City may also require surety bonds, irrevocable letters of credit, cash deposits, certified check or negotiable bonds, as allowed under the UDC, to insure the installation of required improvements, which the Owner/Developer agree to provide, if required by the City.

12. **CERTIFICATE OF OCCUPANCY:** No Certificates of Occupancy shall be issued in any phase in which the improvements have not been installed, completed, and accepted by the City, or sufficient surety of performance is provided by Owner/Developer to the City in accordance with Paragraph 11 above.

13. **ABIDE BY ALL CITY ORDINANCES:** That Owners and/or Developer agree to abide by all ordinances of the City of Meridian unless otherwise provided by this Agreement.

14. **NOTICES:** Any notice desired by the parties and/or required by this Agreement shall be deemed delivered if and when personally delivered or three (3) days after deposit in the United States Mail, registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

CITY:	with copy to:
City Clerk	City Attorney
City of Meridian	City of Meridian
33 E. Broadway Ave.	33 E. Broadway Avenue
Meridian, Idaho 83642	Meridian, Idaho 83642

OWNER/DEVELOPER:
Black Cat 30 LLC
1420 S. Mills Avenue, Ste. M
Lodi, CA 92542

14.1 A party shall have the right to change its address by delivering to the other party a written notification thereof in accordance with the requirements of this section.

15. **ATTORNEY FEES:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may

be granted, to court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

16. **TIME IS OF THE ESSENCE:** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the other party so failing to perform.

17. **BINDING UPON SUCCESSORS:** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Agreement shall be binding on the Owner/Developer, each subsequent owner and any other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed. City agrees, upon written request of Owner/Developer, to execute appropriate and recordable evidence of termination of this Agreement if City, in its sole and reasonable discretion, had determined that Owner/Developer have fully performed their obligations under this Agreement.

18. **INVALID PROVISION:** If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement and the invalidity thereof shall not affect any of the other provisions contained herein.

19. **DUTY TO ACT REASONABLY:** Unless otherwise expressly provided, each party shall act reasonably in giving any consent, approval, or taking any other action under this Agreement.

20. **COOPERATION OF THE PARTIES:** In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity of any provision in this Agreement, the parties agree to cooperate in defending such action or proceeding.

21. **FINAL AGREEMENT:** This Agreement sets forth all promises, inducements, agreements, condition and understandings between Owner/Developer and City relative to the subject matter hereof, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between Owner/Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

21.1 No condition governing the uses and/or conditions governing re-zoning of the subject Property herein provided for can be modified or amended without the approval of the City Council after the City has conducted public hearing(s) in accordance with the notice provisions provided for a zoning designation and/or amendment in force at the time of the proposed amendment.


22. **EFFECTIVE DATE OF AGREEMENT:** This Agreement shall be effective on the date the Meridian City Council shall adopt the amendment to the Meridian Zoning Ordinance in connection with the annexation and zoning of the Property and execution of the Mayor and City Clerk.

[end of text; signatures, acknowledgements, and Exhibits A, B and C follow]

ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the parties have herein executed this agreement and made it effective as hereinabove provided.

OWNERS/DEVELOPER:
Black Cat 30 LLC


By: Michael Carouba
Its: Manager

CITY OF MERIDIAN

ATTEST:

By: _____
Mayor Robert E. Simison

Chris Johnson, City Clerk

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

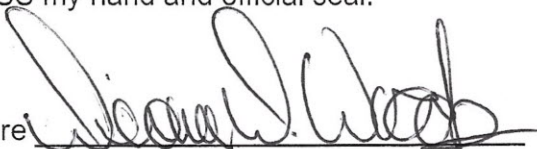
State of California
County of San Joaquin)

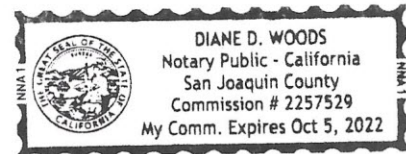
On December 6, 2021 before me, Diane D. Woods, a notary public
(insert name and title of the officer)

personally appeared Michael Carouba,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  (Seal)



STATE OF _____)

: ss:

County of _____)

On this ____ day of _____, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ known or identified to me to be the _____ **Black Cat 30 LLC**, and the person who signed above and acknowledged to me that he executed the same on behalf of said Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for _____

Residing at: _____

My Commission Expires: _____

STATE OF IDAHO)

: ss

County of Ada)

On this ____ day of _____, 2021, before me, a Notary Public, personally appeared **Robert E. Simison** and **Chris Johnson**, known or identified to me to be the Mayor and Clerk, respectively, of the **City of Meridian**, who executed the instrument or the person that executed the instrument of behalf of said City, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

Notary Public for Idaho

Residing at: _____

Commission expires: _____

EXHIBIT A

Rezone Legal Description and Exhibit Map



DAVID EVANS
AND ASSOCIATES INC.

DESCRIPTION
FOR
HORSE MEADOWS SUBDIVISION
REZONE

The following describes a parcel of real property, situated within a portion of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) and within a of portion of the Northwest Quarter (NW1/4) of Section 10, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the centerline of North Black Cat Road, which is also the northwest corner of said NW1/4 SW1/4, also being the southwest corner of said NW 1/4; Thence, along the extension of said centerline, along the west boundary line of said NW1/4, North 00°25'10" East, 21.85 feet to the intersection and centerline of West Pine Avenue;

Thence, along the centerline of said West Pine Avenue, South 89°13'30" East, 525.16 feet;

Thence, departing said centerline, South 00°25'10" West, 20.12 feet to the northeast corner of the land described in Warranty Instrument, Number 2020-034862, which is also shown in Record of Survey, Instrument Number, 95043060 as the northwest corner of Parcel 2;

Thence, along the east boundary line of said Warranty Deed, Instrument Number 2020-034862, South 00°25'10" West, 420.45 feet to the southeast corner of said Warranty Deed;

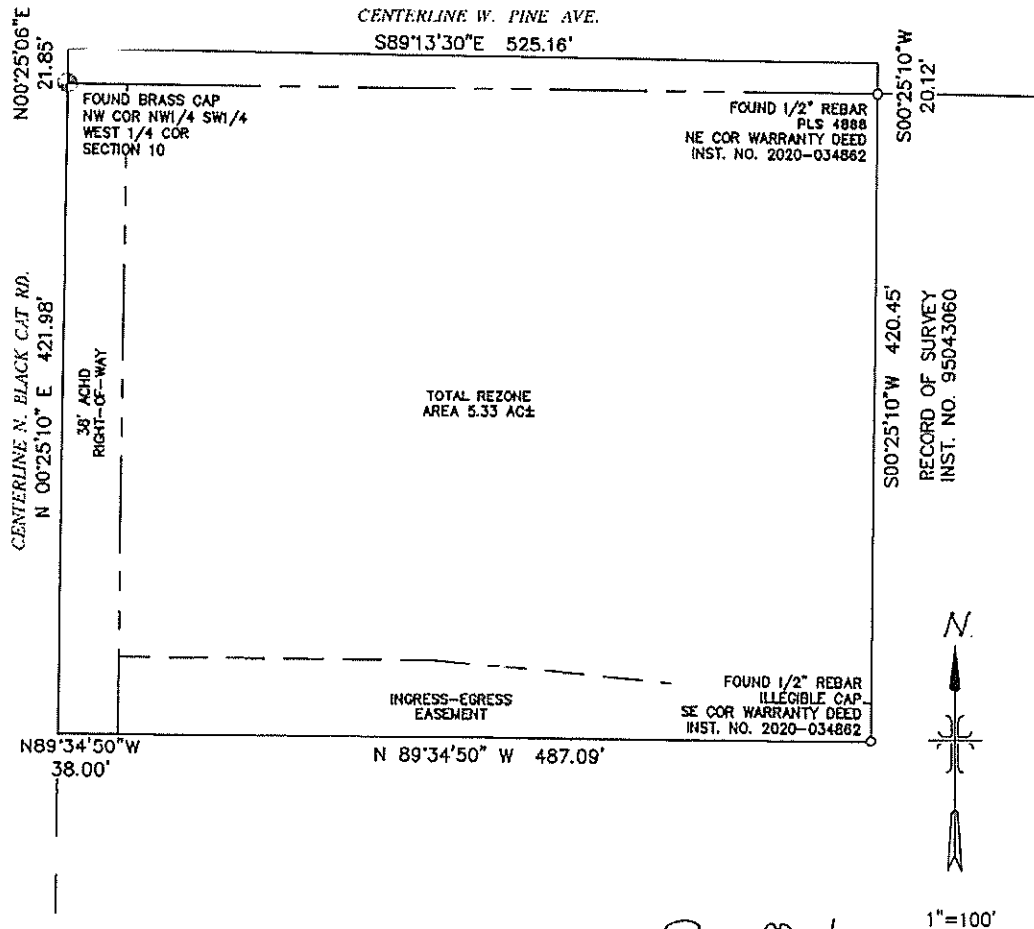
Thence, along the south boundary line of said Warranty Deed, North 89°34'50" West, 487.09 feet to the east right of way of North Black Cat Road;

Thence, continuing along the extension of said south boundary line, departing said east right of way, North 89°34'50" West, 38.00 feet to the west boundary line of said NW1/4 SW1/4;

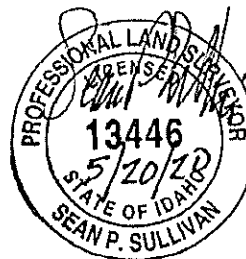
Thence, along said west boundary line, North 00°25'10" East, 421.98 feet to the **POINT OF BEGINNING**, containing 5.33 acres more or less.



EXHIBIT MAP FOR REZONE
HORSE MEADOWS SUBDIVISION
 A PORTION OF THE NW1/4 OF THE SW1/4
 AND A PORTION OF THE NW1/4 OF SECTION 10
 T. 3 N., R. 1 W., B.M., ADA COUNTY, IDAHO
 2020



**DAVID EVANS
 AND ASSOCIATES INC.**
 9179 W Black Eagle Dr
 Boise Idaho
 Phone: 208-585-5858



**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



In the Matter of the Request for the Rezone of 5.33 acres of land from the R-4 zoning district to the R-8 zoning district and preliminary plat consisting of 26 single-family residential lots and 3 common lots on 4.71 acres, by Riley Planning Services.

Case No(s). H-2020-0060

For the City Council Hearing Date of: December 22, 2020 (Findings on January 12, 2021)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of November 24, 2020, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of November 24, 2020, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of November 24, 2020, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of November 24, 2020, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of November 24, 2020, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for Rezone and Preliminary plat are hereby approved per the conditions of approval in the Staff Report for the hearing date of November 24, 2020, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as

determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the conditional use comply with the current provisions of Meridian City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Notice of Final Action and Right to Regulatory Takings Analysis

1. **Please take notice** that this is a final action of the governing body of the City of Meridian. When applicable and pursuant to Idaho Code § 67-6521, any affected person being a person who has an interest in real property which may be adversely affected by the final action of the governing board may within twenty-eight (28) days after the date of this decision and order seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

F. Attached: Staff Report for the hearing date of November 24, 2020

By action of the City Council at its regular meeting held on the 12th day of January, 2021.

COUNCIL PRESIDENT TREG BERNT

VOTED AYE

COUNCIL VICE PRESIDENT BRAD HOAGLUN

VOTED AYE

COUNCIL MEMBER JESSICA PERREAULT

VOTED AYE

COUNCIL MEMBER LUKE CAVENER

VOTED AYE

COUNCIL MEMBER JOE BORTON

VOTED AYE

COUNCIL MEMBER LIZ STRADER

VOTED AYE

MAYOR ROBERT SIMISON
(TIE BREAKER)

VOTED _____



Mayor Robert E. Simison

Attest:



Chris Johnson
City Clerk



Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By:  _____ Dated: 1-12-2021
City Clerk's Office

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



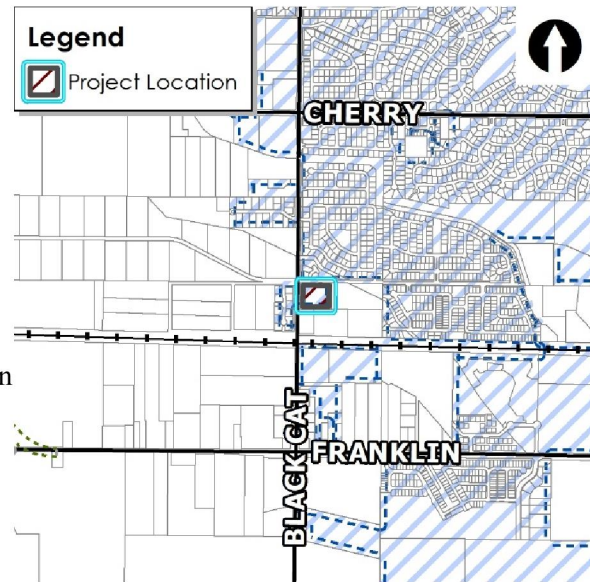
HEARING DATE: 11/24/2020

TO: Mayor & City Council

FROM: Joe Dodson, Associate Planner
208-884-5533

SUBJECT: H-2020-0060
Horse Meadows Subdivision

LOCATION: The site is located at 710 N. Black Cat, in the NW ¼ of the NW ¼ of Section 10, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

Rezone of 5.33 acres of land from the R-4 zoning district to the R-8 zoning district and preliminary plat consisting of 26 single-family residential lots and 4 common lots on 4.71 acres, by Riley Planning Services.

NOTE: The ACHD staff report requires the Applicant to take access off of W. Pine Avenue instead of converting the existing private lane easement (Quarterhorse Lane) into a public road access, as originally proposed. The easement will remain as a non-buildable lot until such time as the easement holders relinquish their rights to use said access with future development of their respective properties.

In addition, in response to the staff report for the September 17, 2020 Commission meeting, the Applicant requested a continuance to a future meeting date in order to revise the plat and obtain additional information regarding the existing easement as discussed in the staff report. The plat has been revised and has resulted in strikethrough and underline changes throughout the staff report.

NOTE to City Council: Following the Commission public hearing, the Applicant revised the plat in response to the Commission's recommendation and incorporated other changes that have not been fully analyzed by staff. The applicant has provided a comprehensive narrative of the proposed changes and staff has provided a summary of the proposed changes for the Council's consideration. Staff has also outlined some of the outstanding issues and recommended changes or inclusion of new conditions of approval based on these changes in Section VI. below.

- The open space has been moved from the NEC to a more central location within the subdivision (Lot 6, Block 2). The overall open space has increased approximately 8,000 square feet to total nearly an acre due to the layout changes;

- *The Applicant is now proposing to construct common open space and a public street over area of the subject site that contains an existing ingress/egress easement. Conveyance of this right-of-way is contingent upon all easement holders relinquishing their rights to the use of said easement. The applicant's attorney is working with the three (3) affected parties on a resolution;*
- *Per the recommendation of the Commission, one lot has been removed from the west boundary abutting Black Cat Road;*

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	4.71 acres	
Future Land Use Designation	Medium Density Residential	
Existing Land Use(s)	Vacant	
Proposed Land Use(s)	Residential	
Lots (# and type; bldg./common)	30 31 total lots – 26 single-family residential; and 4 <u>5</u> common lots.	
Phasing Plan (# of phases)	Proposed as one (1) phase.	
Number of Residential Units (type of units)	26 total single-family detached units	
Density (gross & net)	Gross – 5.52 du/ac.; Net – unknown	
Open Space (acres, total [%]/buffer/qualified)	34,912 square feet (approximately 17%) and includes the required landscape buffers and one open space lot containing the proposed amenity; property is less than 5 acres so minimum open space requirement is not applicable.	
Amenities	1 amenity – Tot Lot	
Physical Features (waterways, hazards, flood plain, hillside)	N/A	
Neighborhood meeting date; # of attendees:	March 14, 2020 – 5 attendees	
History (previous approvals)	AZ-06-016, PP-06-010, FP-07-034; VAR-06-008 –These approvals have expired.	

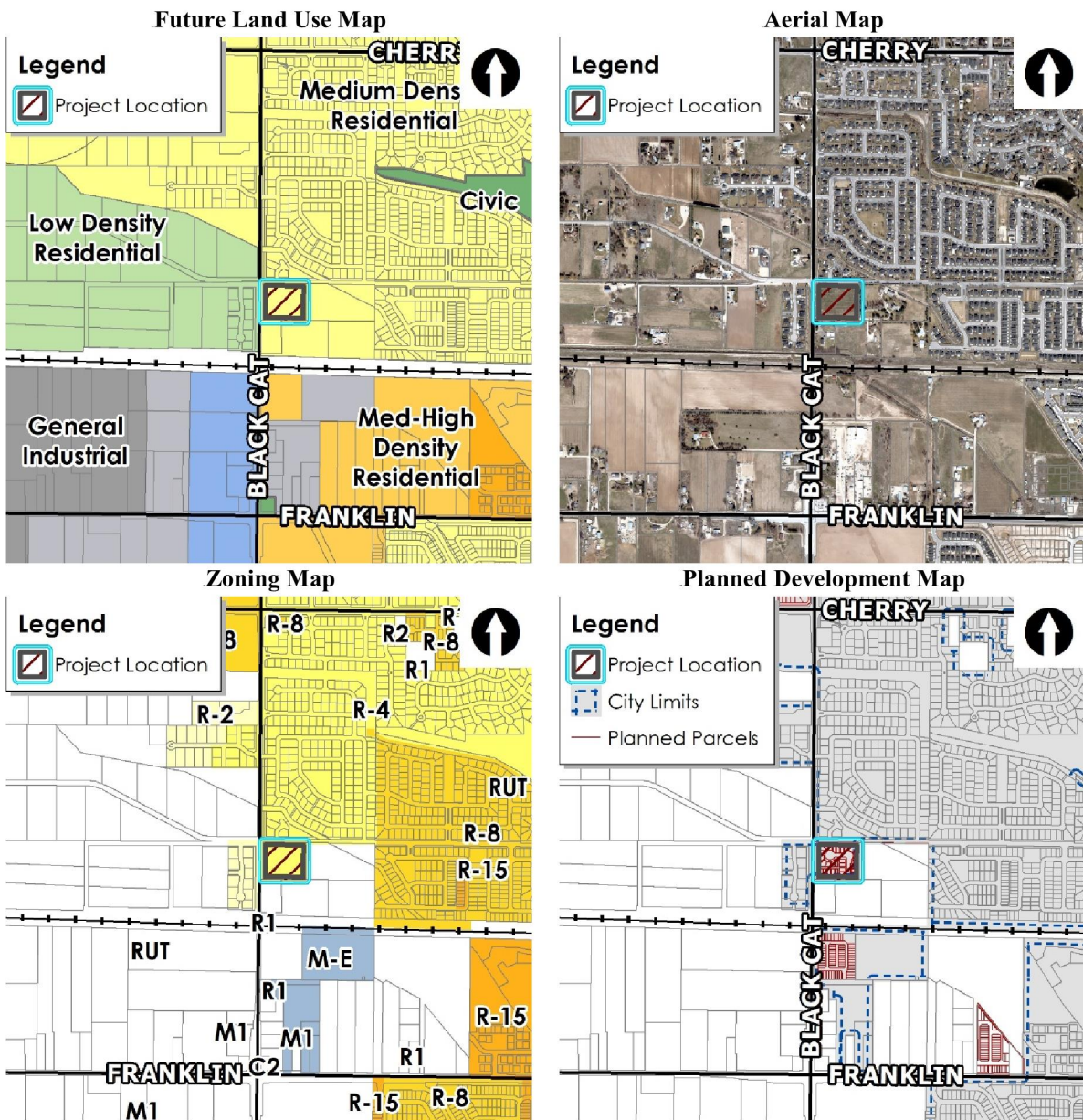
B. Community Metrics

Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	Yes	
• Requires ACHD Commission Action (yes/no)	No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Originally, access was proposed from W. Quarterhorse Lane, an existing private street along the southern property boundary. However, ACHD is requiring the applicant take access from Pine Ave. and does not have the authority to require the applicant to close the private driveway connection to Black Cat.	
Stub Street/Interconnectivity/Cross Access	Stub streets are proposed to the existing private lane (Quarterhorse Lane) that are less than 150' in length that will be terminated with some kind of barrier and signs that state the streets will be extended in the future. The	

Description	Details	Page
	Applicant is still required to allow the other easement holders to use their access rights of Quarterhorse Lane.	
Existing Road Network	W. Quarterhorse Lane – a two-lane private street	
Existing Arterial Sidewalks / Buffers	No	
Proposed Road Improvements	Applicant is proposing additional ROW dedication and construction of detached sidewalks along both Black Cat and Pine.	
Fire Service		
• Distance to Fire Station	2.1 miles from Fire Station #2	
• Fire Response Time	The proposed development falls within the 5 minute response time goal.	
• Resource Reliability	76% (below the target goal of 80%)	
• Risk Identification	Risk Factor 1 – Residential; current resources would be adequate to supply service to this project.	
• Accessibility	Proposed project meets all required access, road widths, and turnarounds. The project will be limited to 30 homes due to a singular access point.	
Police Service		
• Distance to Police Station	4.5 miles	
• Response Time	Approximately 3.5 minutes	
• Accessibility	MPD has no concerns with access into this development; the MPD can service this development if approved.	
• Additional Comments	<ul style="list-style-type: none"> • Between June 2019 and June 2020, MPD responded to 1,281 calls for service within one mile of this proposed development. The crime count on those calls was 126. • Between June 2019 and June 2020, MPD responded to 29 crashes within 1 miles of this proposed development. 	
West Ada School District		
• Distance (elem, ms, hs)	Peregrine Elementary – 3.2 miles Meridian Middle – 3.1 miles Meridian High – 2.8 miles	
• Capacity of Schools	Peregrine – 650 students Meridian Middle – 1250 students Meridian High – 2400 students	
• # of Students Enrolled	Peregrine – 517 students Meridian Middle – 1273 students Meridian High – 2101 students	
Wastewater		
• Distance to Sewer Services	Directly Adjacent	
• Sewer Shed	South Black Cat Trunk Shed	
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance	13.95	
• Project Consistent with WW Master Plan/Facility Plan	YES	
• Additional Comments	Additional 918 gpd flow has been committed.	
Water		
• Distance to Water Services	Directly Adjacent	

Description	Details	Page
• Pressure Zone	1	
• Estimated Project Water ERU's	See application	
• Water Quality Concerns	Yes, see below	
• Project Consistent with Water Master Plan	Yes	
• Impacts/Concerns	The water main <u>should be looped through the site whenever possible; if any stub is not used it will be required to be abandoned</u> dead-end at the cul-de-sac must be extended to the northwest via the common lot pathway and tied into the existing 8" water main stub in Black Cat. This stub is not currently shown on the plans but is stubbed at the northwest corner of the property.	

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Penelope Constantikes, Riley Planning Services – PO Box 405, Boise, ID 83701

B. Owner Representative:

Black Cat 30 LLC – 1420 S. Mills Avenue, Ste. M, Lodi, CA 92542

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	6/26/2020	11/6/2020
Radius notification mailed to properties within 300 feet	6/23/2020	11/4/2020
Site Posting	9/3/2020 10/2/2020	11/6/2020
Nextdoor posting	6/23/2020	11/4/2020

V. STAFF ANALYSIS

A. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

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

The subject site is currently zoned R-4 and the Applicant is requesting a rezone to R-8; both zoning designations comply with the future land use designation of Medium Density Residential (MDR). The proposed development is proposed as 26 single-family residential lots at a gross density of approximately 5.5 du/ac meeting the required gross density in the MDR. Single-family homes are a desired residential use in the MDR ~~as well and the proposed development will match much of what is nearby but with smaller lots and more density, therefore offering homes at different price points than the surround R-4 sites to the north of the subject site. but with the latest redesign of the plat the Applicant is proposing some alley-loaded and side-loaded single-family homes. These additional housing designs meet the intent of providing housing options within this future land use designation. Further site design analysis is below in subsequent sections.~~

Staff finds the proposed development and use to be generally consistent with the future land use designation of Medium Density Residential.

The City may require a development agreement (DA) in conjunction with an annexation and/or rezone pursuant to Idaho Code section 67-6511A. *In order to ensure the site develops as proposed with this application, Staff recommends a DA as a provision of rezoning with the provisions included in Section VIII.A1. The DA is required to be signed by the property owner(s)/developer and returned to the City within 6 months of the Council granting the rezone for approval by City Council and subsequent recordation.*

B. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

The applicable Comprehensive Plan policies are cited below with Staff analysis in italics.

“With new subdivision plats, require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities” (2.02.01A). *The Applicant is proposing to construct detached sidewalks along both Black Cat and Pine and add a micro-pathway into the development in the northeast corner of the site. The Applicant is proposing these buffers and micro-pathway as their open space; the micro-pathway is also shown with a tot-lot which is intended to be a site amenity. This pedestrian connection is a nice addition, especially with it being shown within a larger common lot than originally proposed. Because of the redesign that occurred, this pedestrian connection and the new street connection to Pine Ave allows for more pedestrian and bicycle connection through the site. The proposed plat is smaller than 5 acres*

and therefore is not required to meet the minimum 10% open space standard and the open space that is proposed within this development is largely landscape buffers that offer pedestrian connectivity but is not active in its use. The Applicant is proposing a tot lot, as mentioned, which should help activate the common lot that it is within. Despite the type of open space proposed, Fuller Park (the closest public park to the site) is approximately 1 mile away by foot and the proposed pedestrian connectivity should make it more efficient to reach it. Staff finds that despite the proximity of the public park, it does not alleviate the need for usable open space within this development as desired in the purpose statement of UDC 11-3G, the Common Open Space code section. Therefore, Staff finds that the Applicant should lose an internal building lot and make it a common open space lot instead. This change would help this project meet both the UDC and the Comprehensive Plan.

“Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity” (6.01.02B). *The existing access to this site is via W. Quarterhorse Lane—a private road that other parcels located to the south and east also use as an access to Black Cat Road, an arterial street. According to the originally submitted plat, the Applicant proposed to convert the private road to a public road. The Applicant proposed the main access for this development to be from Black Cat rather than the adjacent Pine Avenue, a collector street. However, ACHD policy does not support the Quarterhorse access to Black Cat, an arterial street. As such, they have required the applicant to take access from the lesser classified street, Pine Avenue, which necessitated a redesign of the project. City code, UDC 11-3A-3, also requires access to be taken from Pine Ave. To complicate the matter further, Quarterhorse Lane will remain as a private lane and ACHD does not have the authority to require the closure of this access.*

The new layout does in fact show access to Pine, a lesser classified street but the private lane access to Black Cat cannot be closed without the consent of all easement holders. Further, access prevents the extension of the 25-foot wide landscape buffer and the 5-foot wide detached sidewalk along N. Black Cat Rd. Staff is of the opinion this area should be depicted on the plat as a non-buildable lot until the easement holders consent to vacate the access—the Applicant has revised the plat to show this and will extend the landscaping and sidewalk as far south along Black Cat as possible. To ensure this lot can re-develop in the future, staff recommends the applicant provide an exhibit that demonstrates how the 25-foot wide landscape buffer and two stub streets are going to be extended in the future and how the remaining portion of the easement area can be redeveloped with the adjacent properties. See additional discussion below in the Access section of the staff report (V.E).

“Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services” (3.03.03F). *Public services are readily available to the subject site because of the existing nearby developments to the north and west. Applicable service departments have granted their approval of the development and its impact to the system with one modification; the Water Department would like to see the water system looped through and connected to the water main in Black Cat Road to ensure better water quality is achieved. It should be noted that the Public Works Department generally does not want public infrastructure placed in the private road easements. However, the Applicant has limited options to loop the water main in this development and must utilize the existing private access easement. Public Works has signed off on this location and has offered their comments regarding this (see Section VIII.B). The applicant should work with City Staff to determine the appropriate routing of the infrastructure prior to the City Council hearing.*

“Slow the outward progression of the City's limits by discouraging fringe area development; encourage development of vacant or underutilized parcels currently within City limits” (4.05.03B). *The subject site is near the edge of the City's limits but has City of Meridian development to its north and west. In addition, this site is currently vacant and underutilized because it is already annexed but not yet developed. The proposed development is an opportunity to develop the site adequately and remove a vacant parcel from the City. This development is also allowing the City to plan for the future use of the private road easement and for how the future road network will work in this area should it redevelop from county land and be annexed into the City.*

“Encourage the assembly of parcels for master planning, design and entitlement purposes; discourage piecemeal annexation and development” (3.03.03J). *The subject parcel is already annexed into the City of Meridian and cannot be made part of a larger assembly of parcels at this time. The public road layout should lay the infrastructure for future connectivity of the immediate area as all parcels to the south and east that are not currently annexed into the City should have a lower classified street to access in the future. With Quarterhorse Lane being the only access for these parcels, master planning the public road network becomes even more imperative as City code and ACHD cannot support maintaining this access to Black Cat. This requires that ultimately all easement holders agree to vacate their rights to the easement and take access through this development and other local street networks to the east. With the revised plat, the Applicant has provided two stub streets to the existing Quarterhorse Lane for future connectivity. However, it is still unclear how the easement area is intended to be incorporated into the future road network. The Applicant agrees that at least a portion of the existing easement should become public right-of-way in the future so that the parcels to the southeast have local street access to Pine and the accesses to Black Cat are continued to be limited in line with ACHD and the Comprehensive Plan.*

Staff finds this development to be generally consistent with Comprehensive Plan policies and objectives if Staff's recommendations are adhered to and despite the W. Quarterhorse Lane access remaining.

C. Proposed Use Analysis:

The proposed use is detached single-family residential homes; this use is listed as a principally permitted use in the requested R-8 zoning district per UDC Table 11-2A-2.

The Applicant's revised plat shows front loaded single-family homes within the R-8 zone, seemingly the industry standard in the requested zone. The proposed development and use meet both the zoning and comprehensive plan policies despite the development not providing a new housing type. However, the proposed lot sizes are smaller than those closest to the subject site and therefore cannot accommodate as large of a home which should dictate a lower price point for these homes; the comprehensive plan also calls for housing variety in the way of price point but this is merely conjecture at this point in the development process. The proposed use is allowed in the requested zone but does not offer an “exciting” or “premier” housing type outside of what already exists in the immediate area, as a majority of the proposed use but it also shows four homes that are alley-loaded and two homes that are proposed with side-loaded garages. This is a change from any previous plat submitted to Staff and would allow different architectural styles of homes within the same development. Staff is appreciative of this proposal and is recommending a DA provision to ensure these homes are constructed as proposed and not as all front loaded.

D. Dimensional Standards (UDC [11-2](#)):

The proposed preliminary plat appears to meet all UDC dimensional standards for the requested R-8 zoning district and use of detached single-family homes. This includes property sizes, required street frontages, and road widths of the local streets and alleyway. All local streets are proposed as 33-foot wide street sections within 47 feet of right-of-way.

Staff notes that the Applicant's request to rezone the property from the existing R-4 district to the R-8 zoning district, increases the number of lots that are able to be developed on this parcel. This is due to the minimum lot size in the R-8 district being half of that in the R-4 district. The Applicant has not proposed all lots at the minimum 4,000 square feet but the average lot size in the development is just below 4,100 square feet. Because the Applicant is proposing such small lots and is now proposing differing styles of detached single-family homes (alley and side-loaded units), Staff is recommending that prior to the City Council hearing the Applicant provide exhibits showing how the different homes styles will physically fit on the proposed lots.

E. Access (UDC [11-3A-3](#)):

Access into this development is now proposed via a new street connection to Pine Avenue instead of converting W. Quarterhorse Lane to a new public street. The Applicant has chosen to take access from Pine Avenue after receiving the draft staff report from ACHD which required a completely new plat layout following the initial submittal; subsequent revisions have maintained this access point to Pine. W. Quarterhorse Lane is currently an ingress/egress access easement with 4 servient sites, including the subject site of this application. Without the consent of all easement holders, the access must remain until the remainder of the properties annex or redevelop. Therefore the easement will remain as a non-buildable lot until such time it can be included as part of a future development. As noted above, staff has received ~~recommends the applicant provide~~ an exhibit for the Commission that demonstrates how this area of the property could redevelop with the required street frontage improvements and be incorporated into a future plat when the properties to the southeast redevelop in the future. The applicant should relinquish their right to use of said easement as part of the rezone request. All internal local streets within the proposed development are shown as 33-foot wide street sections that will accommodate on-street parking where no driveways exist.

The new layout proposes access off of Pine Avenue in line with N. Traquair Place on the north side of Pine. The internal streets provide two north-south stub streets to the existing private lane (Quarterhorse Lane) that will be extended in the future and a cul-de-sac that serves six (6) homes ~~connects back to the westerly north-south street via an alleyway. This alleyway is where the Applicant is proposing the alley-loaded and side-loaded homes.~~ Staff can support this revised layout more than previously submitted plats as it places the easement within a lot of its own, shown as Lot 910, Block 1. However, this lot is not specifically addressed on the plat or within the revised narrative. Therefore, the Applicant has not shown sufficient evidence how this layout and the existing easement could work in the future with future development to the east, specifically with the future road network. Will it be green space? Will it become part of the future road network? These are questions the Commission and Council should ask of the Applicant. Staff understands that there may be no precise way to know what will happen ~~here~~ with this easement but it is often up to the developer/Applicant to show Staff that all aspects of a property have been vetted; Staff is ~~not now~~ comfortable in stating that this due diligence has occurred with the future of this access easement because the Applicant has provided an exhibit showing this lot as common open space to be landscaped with grass and still accommodate the existing gravel access road for the servient sites. In addition, the area of the access easement that is between the new local north-south street and Black Cat will hold both a sewer and water main line in order to loop the systems. These utilities require a 30-foot wide easement which will overlay the lot and

make this area non buildable in perpetuity. The Applicant has stated to Staff that the remaining easement area is best suited for future right-of-way for future redevelopment to the southeast and Staff agrees. The exhibit provided by the Applicant does not specifically show this because it is unknown where future access to the south could be taken from but the story has been told in both discussion and in the response to the previous staff report.

Despite the unknowns, Staff is more comfortable supporting this revised plat with the requirement of an additional DA provision to ensure this easement area is used appropriately in the future. This recommended provision is to restrict Lot 910, Block 1 as a non-buildable lot for either common open space or future right-of-way dedication as other easement holders redevelop their own properties and relinquish their rights to this private lane access in the future.

Note: Staff has received a revised staff report from ACHD and they have approved the revised plat with specific conditions of approval (see Section VIII.G).

F. Parking (UDC [11-3C](#)):

Off-street parking is required to be provided in accord with the standards listed in [UDC Table 11-3C-6](#) for single-family detached dwellings based on the number of bedrooms per unit. Future development should comply with these standards. No parking plan was submitted with the application.

The street sections (33-feet wide) of the proposed local streets within the development, as shown on the submitted plat, accommodate parking on both sides of the street where no driveways exist. The cul-de-sac is proposed with a radius of 48 feet and cannot accommodate any parking along its perimeter.

G. Pathways (UDC [11-3A-8](#)):

No multi-use pathways are proposed or required with this development because the master pathways plan does not show any multi-use pathway adjacent to the subject site. This Applicant is proposing attached sidewalks along all local streets that will connect to the detached sidewalks proposed along the arterial and collector streets via the micro-pathway proposed in the northeast corner of the site and the new road connection out to Pine. These sidewalks and micro-pathway should help improve pedestrian and cyclist connectivity from this development.

Originally, the Applicant proposed their micro-pathway and amenity in the northwest corner of the site but Staff was concerned with the amenity being on an intersection that is only going to get busier over time. During the project review meeting between department staff some additional comments from Public Works regarding the location of the proposed micro-pathway have come to Staff's attention. Public Works noted that this development should loop their water line to the water main that lays in Black Cat Road to help with water quality for the development. The revised plat still proposes the micro-path and amenity in the northeast corner which does not help Public Works with achieving a looped water system on this property. In lieu of this, Public Works has recommended that the water main connect to the main within Black Cat via a new water main easement in the existing Quarterhorse Lane access easement, generally paralleling the sewer main proposed in the easement area as well. This will require the Applicant to abandon the existing main line stub located in the intersection of Black Cat and Pine since it will no longer be needed.

The Applicant has taken these comments into account with their most recent revisions to the plat and has made the appropriate accommodations for a looped system via the existing access easement. Public Works has reviewed the latest plat and utility layout and offers their support of the new layout of the looped systems. ~~provided a rendering of the requested changes and can be~~

~~reviewed in Exhibit VII.E. The conditions regarding this recommendation can be found under the Public Works conditions in Section VIII.B.~~

H. Sidewalks (UDC [11-3A-17](#)):

Five-foot attached sidewalks are proposed along all internal local streets. The Applicant is also proposing 5-foot detached sidewalks within the required landscape street buffers on Pine Avenue and Black Cat Road.

*There are no existing sidewalks adjacent to the site and along the arterial streets. These additional sidewalks will add to the pedestrian connectivity throughout the immediate area and offer safer routes for pedestrians and cyclists alike. Black Cat Road is expected to be widened adjacent to this site within the next five (5) years and the proposed sidewalk is shown outside of that ultimate ROW. **However, the sidewalks appear to be right at the edge of the ultimate ROW which does not meet code. UDC 11-3B-7C.1a states that detached sidewalks shall have an average minimum separation of greater than four (4) feet to back of curb and the back of curb shall be measured from the ultimate curb location. Therefore, Staff is recommending a condition of approval to move the detached sidewalks further into the landscape buffers to meet this requirement.***

I. Landscaping (UDC [11-3B](#)):

A 25-foot wide street buffer is required adjacent to N. Black Cat Road, an arterial, and a 20-foot buffer is required adjacent to Pine, a collector street. This buffer should be landscaped per the standards listed in UDC 11-3B-7C and placed into a common lot that is at least as wide as the required buffer width; this common lot should also contain the detached sidewalk required along both roadways. Pathways, including micro-paths are required to be landscaped in accord with the standards listed in UDC 11-3B-12. **The original landscape plans appear to show compliance with those requirements but no updated landscape plans have been provided that match the revised plat layout.**

*The submitted plat depicts a 25-foot wide landscape buffer along Black Cat and a 20-foot wide buffer along Pine, both within common lots. The correct number of trees appeared to be shown on the original landscape plans as well (see Section VII.C). To ensure these buffers are installed and vegetated appropriately, the improvements required outside of the ultimate ROW should be constructed prior to receiving building permit approvals. Code also dictates that street landscape buffers are to be vegetated with shrubs, lawn, or other vegetative ground cover **in addition to trees**; the submitted landscape plans do not appear to show this vegetation. Staff is recommending a condition of approval to revise the landscape plans to correct this as well as revise the landscape plan to match the revised plat layout and be submitted to Staff no later than ten (10) days prior to the City Council hearing.*

J. Open Space and Amenity (UDC [11-3G](#)):

Because the subject site is less than five (5) acres in size, the minimum requirement of 10% qualified open space and at least one site amenity are not required to be met by UDC 11-3G. However, the Applicant is requesting a rezone to a zoning district that allows higher density. Staff finds it appropriate that usable open space and an amenity be provided. In response, the Applicant has proposed approximately 35,000 square feet of open space which amounts to approximately 17% of the site. This open space consists mostly of the street buffers along the outside of the development and also includes the common lot that holds the micro-pathway and the proposed tot-lot in the northeast corner of the site at the end of the cul-de-sac.

Even though the regulations in UDC 11-3G do not apply to this development because of its size, Staff believes that the purpose statement of providing open space that improves the

livability of neighborhoods should still be adhered to. In addition, the purpose statement for subdivision regulations in UDC 11-6A-1 discusses promotion of developments that provide for adequate sunlight, fresh air, and usable open space. ~~Staff can better support the new open space layout but is still unsure how it will work with Public Works' comments.~~ Due to the existence of a large public park being within a mile of the development, Staff can understand why the Applicant has not proposed more usable open space within the development. However, it is Staff's opinion that more usable open space should be made available within the site to accommodate those who cannot so easily walk or bike to Fuller Park. In order to meet the purpose statement of UDC 11-3G and the subdivision regulations the Applicant should lose a buildable lot and convert it to open space. Therefore, Staff is recommending that Lot 6, Block 2 be a common open space lot instead of a buildable lot.

K. Fencing (UDC [11-3A-6](#), [11-3A-7](#)):

All fencing is required to comply with the standards listed in UDC 11-3A-7. Fencing is shown on the landscape plan and appears to meet UDC requirements in regards to height, type, and location. *The Applicant should ensure fencing still meets the required UDC standards once providing a revised landscape plan that matches the revised plat.*

L. Building Elevations (UDC [11-3A-19](#) | [Architectural Standards Manual](#)):

The Applicant has submitted sample elevations of the detached single-family homes for this project (see Section VII.D).

The submitted elevations show a combination of single and two-story single-family homes. The elevations also show different architectural elements, finish materials, and overall design options including some RV size garage spaces. However, with such small lot sizes proposed, Staff is concerned the submitted elevations may not depict homes that can actually fit within the building envelope of the R-8 zoning district. To help staff see this, Staff is recommending a condition of approval that the Applicant provide an exhibit showing how a proposed home will fit on these lots. However, the Applicant has not provided conceptual elevations of the alley loaded or side-loaded unit types. Prior to the City Council hearing, the Applicant should provide these conceptual elevations. Design review is not required for single-family detached structures but Staff finds the submitted elevations meet the requirements in the Architectural Standards Manual. Because a number of the homes abut streets that are heavily traveled, Staff is recommending a condition of approval that requires those homes abutting both Black Cat and Pine are constructed with modulation and variations in materials to mitigate any potential of a monotonous wall plane along these streets.

VI. DECISION

A. Staff:

Staff recommends approval of the requested rezone and the requested preliminary plat per the analysis in Section V and per the findings in Section IX of this staff report.

B. The Meridian Planning & Zoning Commission heard these items on October 22, 2020. At the public hearing, the Commission moved to recommend approval of the subject Rezone and Preliminary Plat requests.

1. Summary of Commission public hearing:

- a. In favor: Penelope Constantikes, Applicant Representative
- b. In opposition: None
- c. Commenting: Drew Morgan, Neighbor; Penelope Constantikes

- d. Written testimony: 17 residents submitted written testimony and 3 left voicemails outlining similar concerns of traffic increasing in the area even without this development and the density of the project in relation to traffic.
- e. Staff presenting application: Joseph Dodson
- f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. Clarification of future plans for the existing private lane along the southern boundary, Quarterhorse Lane.
- 3. Key issue(s) of discussion by Commission:
 - a. How Quarterhorse Lane is intended to function both in the near future and in the years to come – specifically, how much of it will be green space and how much is expected to be right-of-way for the other easement holders to the east and southeast;
 - b. Size of the lots in relation to the submitted conceptual elevations and concern over whether those homes can actually be built on the proposed lots;
 - c. Location and amount of open space being proposed and how will the different locations be accessed by residents;
- 4. Commission change(s) to Staff recommendation:
 - a. Add a condition requiring fencing along the north boundary of the open space lot (Lot 10, Block 2) in the northeast corner of the site where the tot-lot is located for added safety;
 - b. That the applicant revise the plat to reconfigure the lots (Lots 9 & 11, Block 2) around the northeast corner open space lot of the site to increase its size;
 - c. Add a condition to work with Staff on providing fencing within the ingress/egress easement along the southern boundary to fence off the gravel road from the open space within this lot (Lot 10, Block 1);
 - d. Revise the plat to remove a lot along Black Cat Road to widen those lots.
 - e. Provide sample elevations of the homes that will fit on the proposed lots.
- 5. Outstanding issue(s) for City Council:
 - a. The Applicant has not submitted different elevations based on the Commission's recommendations because the submitted elevations are the designs that are intended to be constructed in the development.
 - b. The revised plat now shows the private lane easement as a common lot and dedicated right-of-way. If Council supports the revised plan, **Staff recommends DA provision 1.e be modified to read as follows: "A final plat application shall not be submitted until the Applicant receives approval and provides documentation from all easement holders (Parcels S1210325555, S1210325800, & S1210325710) to relinquish their rights to the existing access easement once the public road connection to Pine Avenue is constructed."**

Council strike condition of approval 2c. as this coincides with modified DA provision 1e. above.

Council include a new condition of approval as follows:

- i. Construct a 5-foot wide micro-path along the south side of Lot 7, Block 1 that connects to the sidewalk along the west side of N. Traquair St. and to Black Cat Road.

- C. The Meridian City Council heard these items on November 24, 2020 and December 22, 2020. At the public hearing, the Council moved to approve the subject Rezone and Preliminary Plat requests.
1. Summary of the City Council public hearing:
 - a. In favor: Penelope Constantikes, Riley Planning Services and Applicant Representative
 - b. In opposition: None
 - c. Commenting: Penelope Constantikes; Dan Lukehart – Owner Representative
 - d. Written testimony: None since Commission.
 - e. Staff presenting application: Joseph Dodson, Current Associate Planner
 - f. Other Staff commenting on application: Bill Nary, City Attorney
 2. Key issue(s) of public testimony:
 - a. None
 3. Key issue(s) of discussion by City Council:
 - a. Number of units being proposed with the Rezone application;
 - b. History, current proposed changes, and future use of existing ingress/egress easement (Quarterhorse Lane);
 - c. Level of traffic in nearby vicinity and future plans for both Black Cat Road and W. Pine Avenue;
 - d. Location of access into new development and its proximity to Black Cat – Project was continued to the December 22nd hearing date in order for ACHD to review a new access location for development.
 4. City Council change(s) to Commission recommendation:
 - a. Incorporate latest Preliminary Plat into record;
 - b. Modify DA Provision 1.e;
 - c. Strike Condition 2.c;
 - d. Add a landscape condition as follows: Construct a 5-foot wide micro-path south of Lot 20, Block 2 that connects to the sidewalk along the west side of N. Traquair St. and to Black Cat Road.

VII. EXHIBITS

A. Rezone Legal Description and Exhibit Map



DAVID EVANS
AND ASSOCIATES INC.

**DESCRIPTION
FOR
HORSE MEADOWS SUBDIVISION
REZONE**

The following describes a parcel of real property, situated within a portion of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) and within a of portion of the Northwest Quarter (NW1/4) of Section 10, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the centerline of North Black Cat Road, which is also the northwest corner of said NW1/4 SW1/4, also being the southwest corner of said NW 1/4; Thence, along the extension of said centerline, along the west boundary line of said NW1/4, North 00°25'10" East, 21.85 feet to the intersection and centerline of West Pine Avenue;

Thence, along the centerline of said West Pine Avenue, South 89°13'30" East, 525.16 feet;

Thence, departing said centerline, South 00°25'10" West, 20.12 feet to the northeast corner of the land described in Warranty Instrument, Number 2020-034862, which is also shown in Record of Survey, Instrument Number, 95043060 as the northwest corner of Parcel 2;

Thence, along the east boundary line of said Warranty Deed, Instrument Number 2020-034862, South 00°25'10" West, 420.45 feet to the southeast corner of said Warranty Deed;

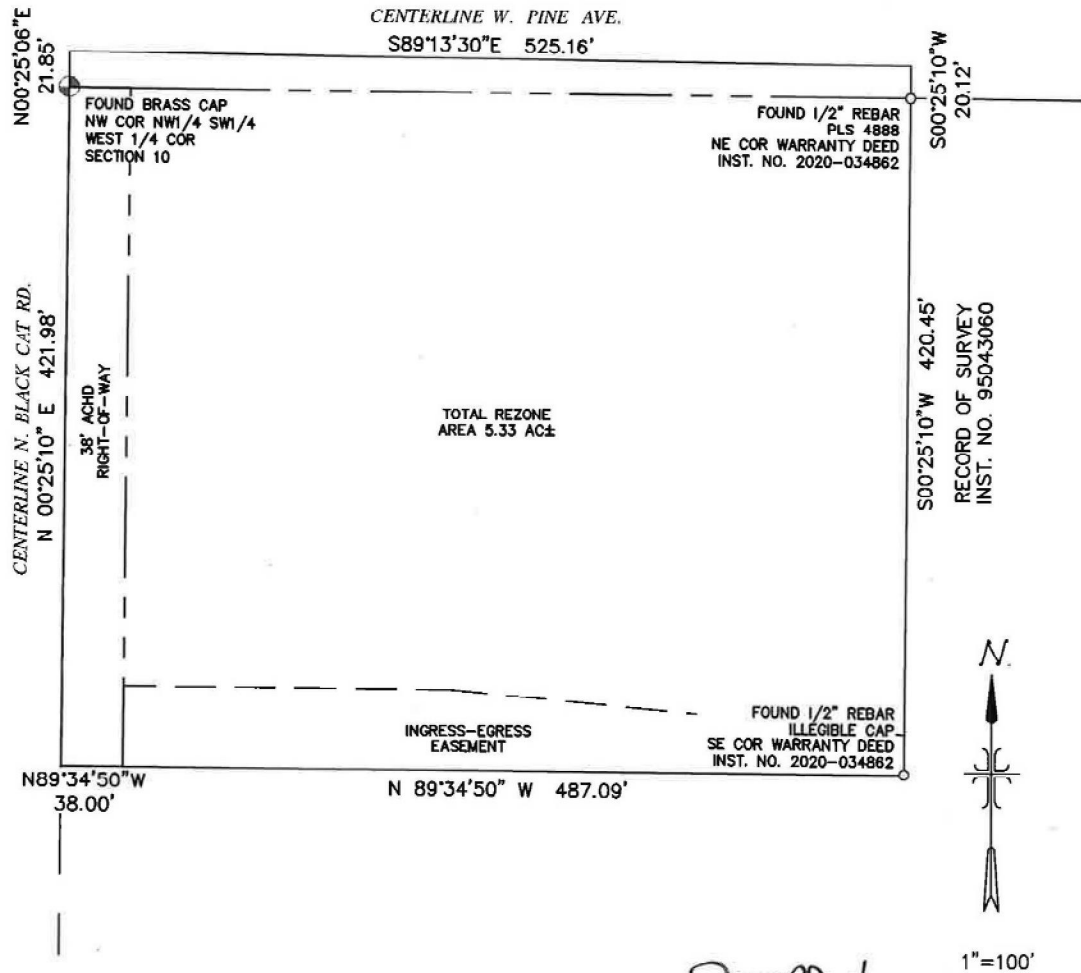
Thence, along the south boundary line of said Warranty Deed, North 89°34'50" West, 487.09 feet to the east right of way of North Black Cat Road;

Thence, continuing along the extension of said south boundary line, departing said east right of way, North 89°34'50" West, 38.00 feet to the west boundary line of said NW1/4 SW1/4;

Thence, along said west boundary line, North 00°25'10" East, 421.98 feet to the **POINT OF BEGINNING**, containing 5.33 acres more or less.



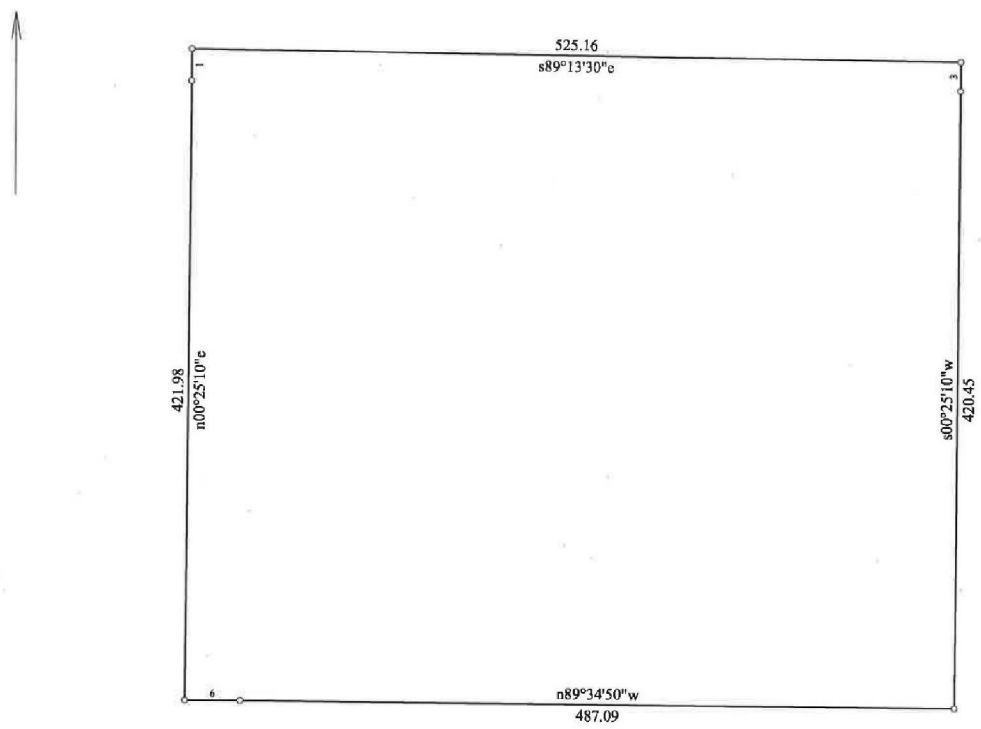
**EXHIBIT MAP FOR REZONE
HORSE MEADOWS SUBDIVISION**
A PORTION OF THE NW1/4 OF THE SW1/4
AND A PORTION OF THE NW1/4 OF SECTION 10
T. 3 N., R. 1 W., B.M., ADA COUNTY, IDAHO
2020



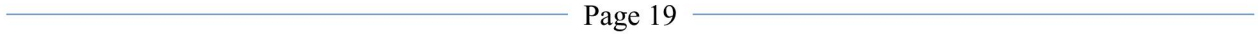
**DAVID EVANS
AND ASSOCIATES INC.**

9179 W Black Eagle Dr
Boise Idaho
Phone: 208-585-5858

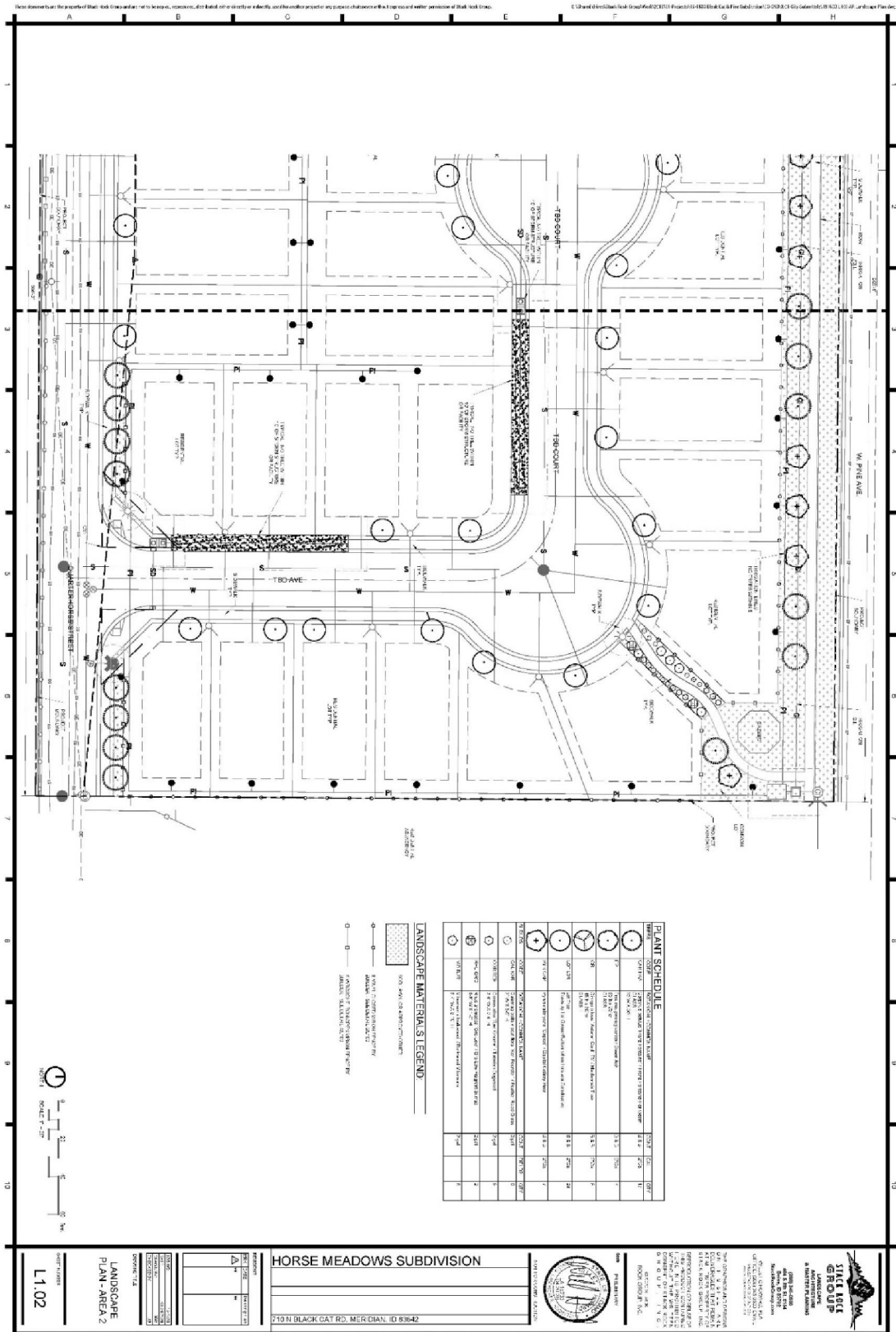


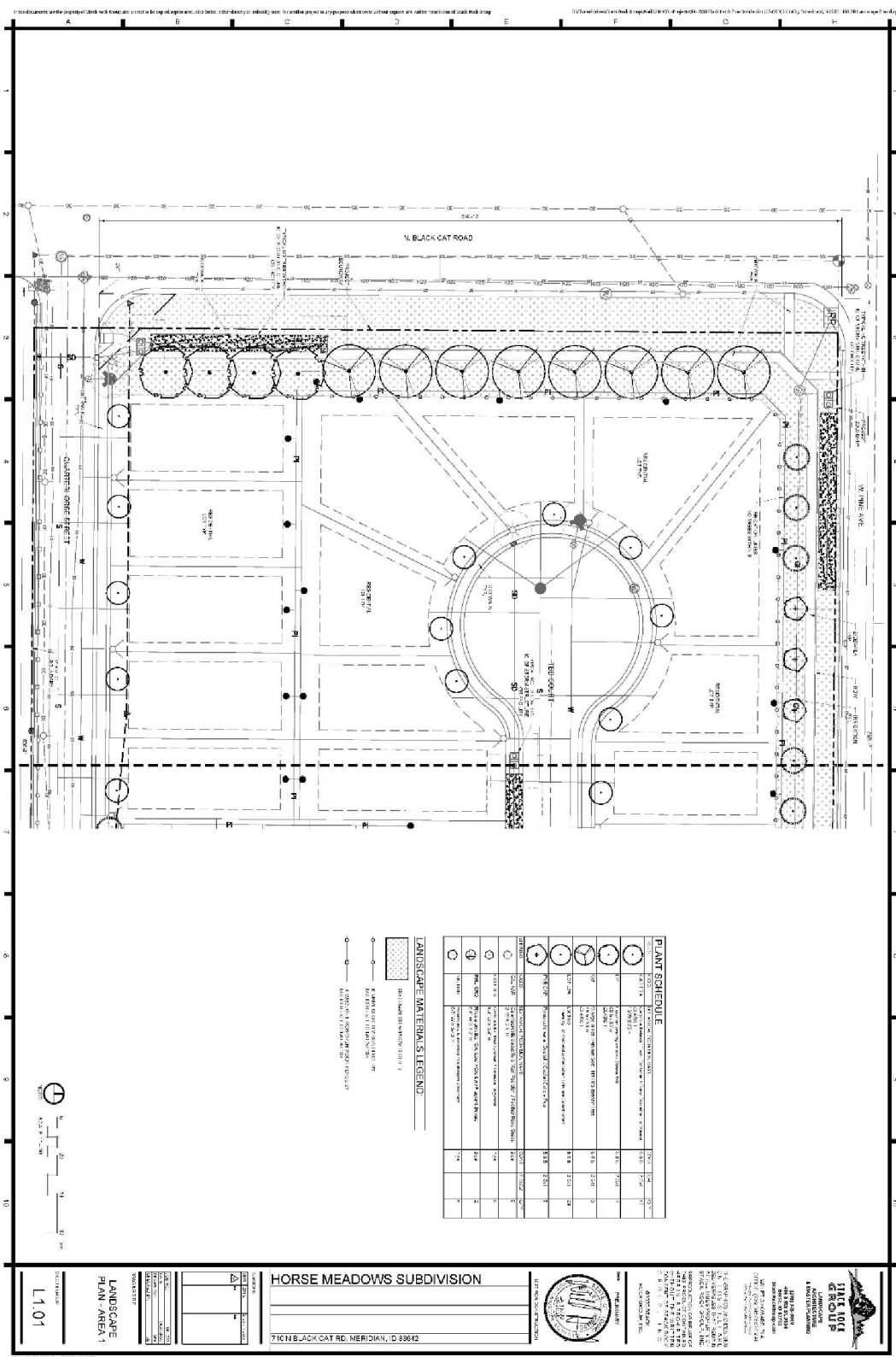


Title:		Date: 05-20-2020
Scale: 1 inch = 100 feet	File: RSCV16 HORSE MEADOWS SUB REZONE.des	
Tract 1: 5.331 Acres: 232208 Sq Feet: Closure = s89.2310w 0.06 Feet: Precision = 1/32299: Perimeter = 1935 Feet		
001=n00.2510e 21.85	004=s00.2510w 420.45	007=n00.2510e 421.98
002=s89.1330e 525.16	005=n89.3450w 487.09	
003=s00.2510w 20.12	006=n89.3450w 38.00	



C. Landscape Plan (date: 4/20/2020) (NOT APPROVED)





D. Conceptual Building Elevations











VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of rezone of this property. Prior to approval of the rezone ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of rezone ordinance adoption, and the developer.

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the rezone. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the submitted and revised plans and conceptual building elevations for the detached single-family dwellings included in Section VII and the provisions contained herein.
 - b. The Applicant shall comply with the ordinances in effect at the time of application submittal.
 - c. Direct lot access to N. Black Cat Road and W. Pine Avenue is prohibited.
 - d. Upon approval of the preliminary plat and rezone, the Applicant shall relinquish their rights to use the ingress-egress easement along the south boundary known as W. Quarterhorse Lane.
 - e. ~~Lot 910, Block 1 (the lot containing W. Quarterhorse Lane) shall be a non-buildable lot owned and maintained by the HOA until such time that it is redeveloped in the future as either common open space or as public right-of-way. Prior to the Commission hearing, the applicant shall provide an exhibit that demonstrates the extension of the 25-foot wide landscape buffer, the two stub streets and integration with the adjacent properties to ensure this area is utilized. "A final plat application shall not be submitted until the Applicant receives approval and provides documentation from all easement holders (Parcels S1210325555, S1210325800, & S1210325710) to relinquish their rights to the existing access easement once the public road connection to Pine Avenue is constructed."~~
2. ~~At least ten (10) days prior to the City Council hearing~~ Prior to Final Plat submittal, the preliminary plat included in Section VII.B, dated 09/01/2020 ~~11/12/2020 12/08/2020~~, shall be revised as follows:
 - a. ~~Add a note prohibiting direct lot access via N. Black Cat Road.~~
 - b. Revise the plat to show the detached sidewalks along N. Black Cat Road and W. Pine Avenue with at least 4 feet of separation between it and the ultimate ACHD right-of-way.
 - c. ~~Add a Revise plat note number 18 regarding stating that Lot 910, Block 1 to state: Lot 10, Block 12 is a non-buildable lot and is to be owned and maintained by the HOA until such time that it redevelops as either common open space or as and public right of way only.~~
 - d. ~~Show Lot 6, Block 2 as a common open space lot instead of a building lot.~~
 3. ~~At least ten (10) days prior to the City Council hearing~~ Prior to Final Plat submittal, the landscape plan included in Section VII.C, dated 04/20/2020 shall be revised as follows:

- a. Revise the landscape plan to show the required shrubs and other vegetative ground cover within the street landscape buffers along N. Black Cat Road and W. Pine Avenue.
 - b. Revise the landscape plan to show the layout of the revised preliminary plat; make any adjustments to the calculations table if needed.
 - c. Revise the landscape plans to show the detached sidewalks along N. Black Cat Road and W. Pine Avenue with at least 4 feet of separation between it and the ultimate ACHD right-of-way.
 - d. Show Lot 6, Block 2 as a common open space lot instead of a building lot with the correct vegetation as set forth in UDC 11-3G and 11-3B.
 - e. Revise the landscape plans to show Lot 10 8, Block 1 with the required vegetative ground cover.
 - f. Add a detail of the proposed ~~tot lot~~ amenity to the landscape plans to ensure quality of structures.
 - g. Construct a 5-foot wide micro-path south of Lot 20, Block 2 that connects to the sidewalk along the west side of N. Traquair St. and to Black Cat Road.
4. ~~Prior to the Commission hearing, the Applicant shall provide the following to Planning Staff: 1) building elevations depicting those homes that are alley-loaded and side-loaded, and; 2) exhibits showing setback compliance with the proposed building lot sizes and different style homes.~~
 5. Future development shall be consistent with the R-8 dimensional standards listed in UDC Table 11-2A-6 for all buildable lots.
 6. All common open space and site amenities shall be maintained by an owner's association as set forth in UDC 11-3G-3F1.
 7. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
 8. Comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to cul-de-sacs, alleys, driveways, common driveways, easements, blocks, street buffers, and mailbox placement.
 9. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
 10. The façade of structures that face N. Black Cat Rd. and W. Pine Ave. shall incorporate articulation through changes in materials, color, modulation, and architectural elements (horizontal and vertical) to break up monotonous wall planes and roof lines in accord with UDC 11-3A-19 and the Meridian Design Manual.
 11. The Applicant shall adhere to all ACHD conditions of approval.
 12. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
 13. The preliminary plat approval shall become null and void if the applicant fails to either 1) obtain the City Engineer signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11-6B-7.

- ~~14. At least ten (10) days prior to the City Council hearing, the Applicant shall ensure that no tree mitigation is required with this development and provide proof to the Planning Department.~~

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 A street light plan will need to be included in the final plat application. Street light plan requirements are listed in section 6-7 of the City's Design Standards.
- ~~1.2 The water main dead end at the cul-de-sac must be extended to the northwest via the common lot pathway and tied into the existing 8" water main stub in Black Cat. This stub is not currently shown on the plans but is stubbed at the northwest corner of the property.~~
- 1.3 Due to service crossing issues, please relocate the storm drainage beds on the south end of the project to the east-west roadway.
- 1.4 Relocate the east-west sewer alignment at the southwest corner of the development to connect to the existing manhole that is closer to the south property boundary in N. Black Cat Road.
- 1.5 Applicant to abandon the existing water main stub, per Meridian Public Works standards, near the northwest corner of the development in N. Black Cat Road.
- ~~1.6 Connect the watermain at the south end of N. Traquair Street to the existing mainline in N. Black Cat Road. The alignment of this connection should follow established utility corridors.~~
- 1.7 The applicants design engineer has indicated that a geotechnical site investigation was conducted by MTI (Materials Testing & Inspection) dated December 4, 2019, indicating that groundwater was encountered at 14-feet below ground surface. It was also stated that the MTI report concluded that groundwater would remain greater than 4-feet below ground surface. The actual MTI report was not submitted with the application, and typically they highlight any specific soils concerns, and specific construction considerations and recommendations. The applicant shall be responsible for the strict adherence of these considerations and recommendations to help ensure that homes are constructed upon suitable bearing soils, and that shallow groundwater does not become a problem with home construction. **Prior to this application being considered by the Meridian City Council, the applicant shall be required to submit the MTI report and any up to date ground water monitoring data based upon current adopted building codes, as well as any other updated geotechnical information or recommendations since the initial work.**

2. General Conditions of Approval

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard

forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.

- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
- 2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
- 2.6 All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
- 2.7 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Engineering Department at (208)898-5500 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources Contact Robert B. Whitney at (208)334-2190.
- 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
- 2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
- 2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
- 2.11 All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
- 2.12 Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
- 2.13 It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.

- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.
- 2.17 Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
- 2.18 The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
- 2.19 The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
- 2.20 At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
- 2.21 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
- 2.22 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
- 2.23 The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. FIRE DEPARTMENT (MFD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=190297&dbid=0&repo=MeridianCity>

D. POLICE DEPARTMENT (MPD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=190779&dbid=0&repo=MeridianCity>

E. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191217&dbid=0&repo=MeridianCity>

F. CENTRAL DISTRICT HEALTH DEPARTMENT (CDH)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=190615&dbid=0&repo=MeridianCity>

G. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=194266&dbid=0&repo=MeridianCity>

IX. FINDINGS**A. Annexation and/or Rezone (UDC 11-5B-3E)**

Required Findings: 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 an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

Commission finds the proposed zoning map amendment to R-8 and proposed use are consistent with the Comprehensive Plan, if all provisions of the Development Agreement and conditions of approval are complied with.

2. The map amendment complies with the regulations outlined for the proposed districts, specifically the purpose statement;

Commission finds the proposed zoning map amendment and use of detached single-family dwellings complies with the regulations outlined for the requested upzone to the R-8 zoning district, specifically the purpose statement.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;

Commission finds the proposed zoning map amendment should not be detrimental to the public health, safety and welfare.

4. The map 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; and

Commission finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.

5. The annexation (as applicable) is in the best interest of city.

The property is already annexed into the City of Meridian. Therefore, Commission finds that this finding is not applicable.

B. Preliminary Plat Findings:

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the Comprehensive Plan;

City Council finds that the proposed plat, with Staff's recommendations, is in substantial

compliance with the adopted Comprehensive Plan in regard to land use, density, transportation, and pedestrian connectivity. (Please see Comprehensive Plan analysis and other analysis in Section V of this report for more information.)

2. Public services are available or can be made available and are adequate to accommodate the proposed development;

City Council finds that public services will be provided to the subject property with development. (See Section VIII of the Staff Report for more details from public service providers.)

3. The plat is in conformance with scheduled public improvements in accord with the City's capital improvement program;

Because City water and sewer and any other utilities will be provided by the development at their own cost, City Council finds that the subdivision will not require the expenditure of capital improvement funds.

4. There is public financial capability of supporting services for the proposed development;

City Council finds there is public financial capability of supporting services for the proposed development based upon comments from the public service providers (i.e., Police, Fire, ACHD, etc.). (See Section VIII for more information.)

5. The development will not be detrimental to the public health, safety or general welfare; and,

City Council is not aware of any health, safety, or environmental problems associated with the platting of this property. ACHD considers road safety issues in their analysis and approves of the project.

6. The development preserves significant natural, scenic or historic features.

City Council is unaware of any significant natural, scenic or historic features that exist on this site that require preserving.

EXHIBIT C

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



In the Matter of the Request for Development Agreement Modification to amend the draft agreement approved with Horse Meadows Rezone and Preliminary Plat (H-2020-0060), by Riley Planning Services.

Case No(s). H-2021-0050

For the City Council Hearing Date of: September 28, 2021 (Findings on October 12, 2021)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of September 28, 2021, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of September 28, 2021, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of September 28, 2021, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of September 28, 2021, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of September 28, 2021, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for Development Agreement Modification is hereby approved per the conditions of approval in the Staff Report for the hearing date of September 28, 2021, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as

determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the conditional use comply with the current provisions of Meridian City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Notice of Final Action and Right to Regulatory Takings Analysis

1. **Please take notice** that this is a final action of the governing body of the City of Meridian. When applicable and pursuant to Idaho Code § 67-6521, any affected person being a person who has an interest in real property which may be adversely affected by the final action of the governing board may within twenty-eight (28) days after the date of this decision and order seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

F. Attached: Staff Report for the hearing date of September 28, 2021.

By action of the City Council at its regular meeting held on the 12th day of October, 2021.

COUNCIL PRESIDENT TREG BERNT

VOTED AYE

COUNCIL VICE PRESIDENT BRAD HOAGLUN

VOTED _____

COUNCIL MEMBER JESSICA PERREAULT

VOTED AYE

COUNCIL MEMBER LUKE CAVENER

VOTED AYE

COUNCIL MEMBER JOE BORTON

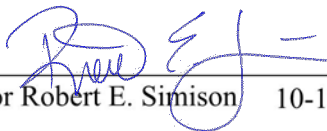
VOTED _____

COUNCIL MEMBER LIZ STRADER

VOTED AYE


MAYOR ROBERT SIMISON
(TIE BREAKER)

VOTED _____



Mayor Robert E. Simison 10-12-2021

Attest:

Chris Johnson 10-12-2021
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By:  _____ Dated: 10-12-2021
City Clerk's Office

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



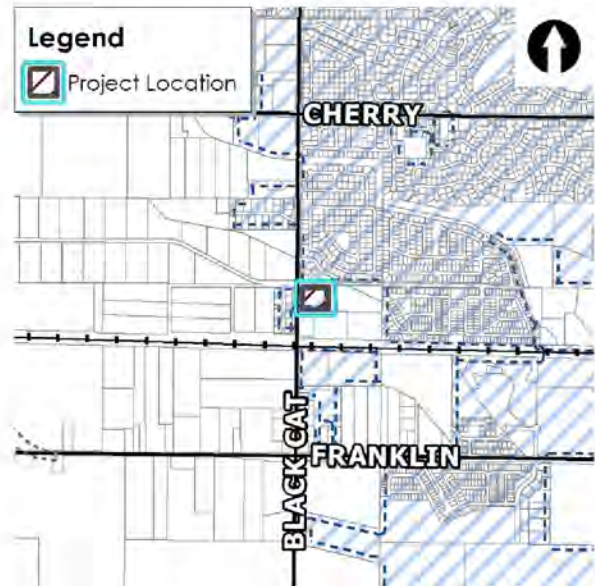
HEARING DATE: 8/24/2021 9/28/2021

TO: Mayor & City Council

FROAM: Joseph Dodson, Associate Planner
208-884-5533

SUBJECT: H-2021-0050
Horse Meadows MDA

LOCATION: The site is located at 710 N. Black Cat, at the southeast corner of N. Black Cat Road and W. Pine Avenue, in the NW ¼ of the NW ¼ of Section 10, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

Development Agreement Modification to amend the draft agreement approved with Horse Meadows Rezone and Preliminary Plat (H-2020-0060), by Riley Planning Services.

II. SUMMARY OF REPORT

A. Applicant:

Penelope Constantikes, Riley Planning Services – PO Box 405, Boise, ID 83701

B. Owner Representative:

Black Cat 30 LLC – 1420 S. Mills Avenue, Ste. M, Lodi, CA 92542

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

The Applicant proposes to amend the draft Development Agreement (DA) for the approved Horse Meadows Subdivision (H-2020-0060) to modify DA provisions, add provisions, and subsequently update the approved concept plan. See Section V for Staff's recommended changes to the existing DA provisions.

History: The subject site was granted approval for a Rezone and Preliminary Plat in 2020 (H-2020-0060) for a rezone to the R-8 zoning district and a plat consisting of 26 building lots on 4.71 acres of land. The property's existing access is via a private access to Black Cat Road, W. Quarterhorse Lane, that also provides access for three (3) other parcels to the east and southeast (Parcels S1210325555, S1210325800, & S1210325710). To help ensure that this access was removed consistent with UDC 11-

EXHIBIT A

3A-3 and ACHD policies, a DA provision was included that required all servient parcels to relinquish their rights to the private lane easement prior to this project prior to submitting for final plat approval. To date, three (3) of the four (4) servient sites (including the subject site) have signed an Easement Modification Agreement (see public record for document) to relinquish their access rights and take access through the approved public street connection to Pine Avenue; one (1) of the servient sites has declined to relinquish their easement rights. **Therefore, the Applicant is requesting to modify the draft DA so that they may submit a signed DA, officially rezone the property, and continue platting this subject site while maintaining the Quarterhorse Lane access for the one easement holder until such time that property redevelops in the future.**

Because Quarterhorse Lane is a private easement, ACHD cannot require its closure (as detailed throughout the original staff report and ACHD staff report). However, the City attempted to reduce an access to Black Cat (an arterial) by including a DA provision requiring its closure prior to final plat submittal via each easement holder relinquishing their access rights. Per the Applicant, the refusal of one of the easement holders to relinquish their easement rights functionally renders this property useless with the current DA language regarding the access.

Following the August 24th hearing, the Applicant obtained legal counsel regarding their proposal as well as potential alternatives. On September 16, 2021, the City received a [letter from Kronberg Law](#), a land use legal firm, dated August 27, 2021, outlining the existing conditions, the requested changes proposed for the August 24th hearing, and other potential remedies for the subject access easement issue.

In response to this legal determination, the Applicant is now proposing to move the easement from its existing location along the south boundary to overlay the proposed new public street approved with the Horse Meadows Preliminary Plat. This proposal is in lieu of the original proposed changes to the site plan and the DA and Staff supports this alternative based on review of the information provided within the letter from Kronberg Law.

~~The Applicant is proposing to amend the DA provision in question and add additional provisions to ensure the existing travel lane is maintained for the easement holder while providing assurances for the City to restrict access to only this easement holder, emergency services, and public works. Staff has included the Applicant's desired language in Exhibit V.A and has made recommended changes to their requested language in the same exhibit below.~~

~~The concept plan and preliminary plat in the existing DA depicts a portion of Quarterhorse Lane area as a public road for the benefit of the subdivision and the remaining portion closest to Black Cat as green space containing utilities and a pedestrian access to Black Cat. See Exhibit B for the existing concept plan. As part of this DA Modification and request to amend the provisions, the concept plan for the green space area abutting Black Cat must also be revised to show the travel lane remaining. In addition, to restrict access to/from Black Cat, the Applicant is proposing to install a gate approximately 100 feet into the site from the edge of pavement that will be accessed only by the City and the remaining easement holder.~~

~~*In summary, staff finds the requested changes to the concept plan are feasible under the latest circumstances and finds the proposal to gate the access to Black Cat and keep the traffic of one rural residential home through this access is appropriate. Therefore, Staff recommends approval of the modifications as requested including additional changes as noted below.*~~

IV. DECISION

A. Staff:

Staff recommends approval of the modification to the draft DA of Horse Meadows Subdivision (H-2020-0060) as recommended by Staff's analysis above and with the specific changes below.;

EXHIBIT A

~~generally consistent with the Applicant's requested language.~~

- B. The Meridian City Council heard these items on September 28, 2021. At the public hearing, the Council moved to approve the subject Development Agreement Modification request.
1. Summary of the City Council public hearing:
 - a. In favor: Penelope Constantikes, Applicant Representative
 - b. In opposition: None
 - c. Commenting: Penelope Constantikes
 - d. Written testimony: None
 - e. Staff presenting application: Joseph Dodson, Associate Planner
 - f. Other Staff commenting on application: Bill Nary, City Attorney
 2. Key issue(s) of public testimony:
 - a. Mr. Morgan, servient site neighbor – spoke about desire to change access to the proposed location with approved plat.
 3. Key issue(s) of discussion by City Council:
 - a. Can access be changed without consent of all easement holders;
 - b. Would including a gate put the City in any legal jeopardy;
 - c. Following Council continuance and legal interpretation from Kronberg Law, does Staff have concerns with proposal to move access easement.

EXHIBIT A**V. EXHIBITS**

A. Development Agreement provisions from approved Draft DA (H-2020-0060):

1. Existing Provisions:**5. CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

5.1. Owners/ Developer shall develop the Property in accordance with the following special conditions:

- a. Future development of this site shall be generally consistent with the submitted and revised plans and conceptual building elevations for the detached single-family dwellings included in Section VII of the Staff Report attached to the Findings of Fact and Conclusions of Law attached hereto as exhibit "B". and the provisions contained herein.
- b. The Applicant shall comply with the ordinances in effect at the time of application submittal.
- c. Direct lot access to N. Black Cat Road and W. Pine Avenue is prohibited.
- d. Upon approval of the preliminary plat and rezone, the Applicant shall relinquish their rights to use the ingress-egress easement along the south boundary known as W. Quarterhorse Lane.
- e. A final plat application shall not be submitted until the Applicant receives approval and provides documentation from all easement holders (Parcels S1210325555, S1210325800, & S1210325710) to relinquish their rights to the existing access easement once the public road connection to Pine Avenue is constructed.

EXHIBIT A

2. Staff's Recommended Changes:

5.1.a – 5.1.c: No recommended changes.

5.1.d – ~~Upon approval of the preliminary plat and rezone~~ With final plat application submittal, the Applicant shall relinquish their rights to use the ingress-egress easement on the subject site along the south boundary known as W. Quarterhorse Lane.

5.1.e – ~~A final plat application shall not be submitted~~ Prior to signature on the Final Plat, until the Applicant shall demonstrate that the existing easement that provides access to parcels receives approval and provides documentation from all easement holders (Parcels S1210325555, S1210325800, & S1210325710 has been extinguished or relocated to the City's satisfaction.) ~~to relinquish their rights to the existing access easement once the public road connection to Pine Avenue is constructed."~~

5.1.d: ~~"Upon approval of the preliminary plat and rezone, The Applicant has signed the Easement Modification Agreement relinquishing their rights to W. Quarterhorse Lane and, upon final plat approval, the Applicant shall relinquish their rights~~ cease to use the ingress-egress easement along the south boundary known as W. Quarterhorse Lane.

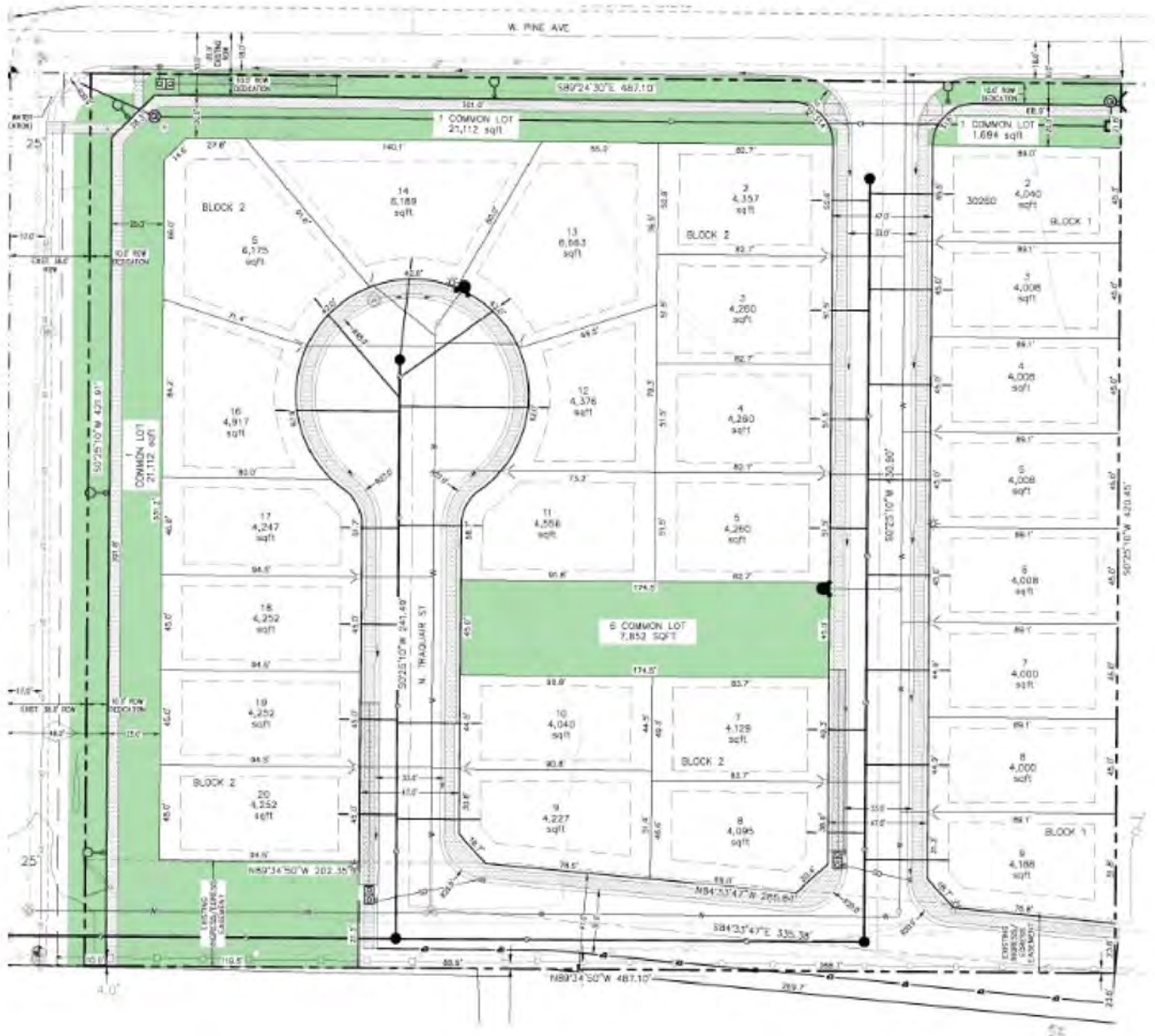
5.1.e: ~~"A final plat application shall not be submitted until the Applicant receives approval and provides Easement Modification Agreement documentation from all easement holders of (Parcels S1210325555, S1210325800, & S1210325710) to that relinquishes their rights to the existing access easement once the public road connection to Pine Avenue is constructed."~~

Add Provision: ~~"The owner of Parcel S1210325800 wishes to retain ingress and egress access to Black Cat Road via the remainder 20-foot wide travel lane of the access easement area known as W. Quarterhorse Lane where it traverses Lot 1, Block 1 of the Horse Meadows preliminary plat, a common lot. The remaining 30 feet of the easement area will include sewer and water mains to serve Horse Meadows Subdivision and a pedestrian access to Black Cat Road. The 20 foot wide travel lane will also serve as access for the City of Meridian Public Works for maintenance and repair of the sewer and water mains and for emergency access."~~

Add provision: ~~"To restrict access to the travel lane for the exclusive ingress and egress use of Parcel S1210325800, life and safety emergency vehicles, and City of Meridian Public Works access for maintenance and repair of the sewer and water mains, and provide vehicle stacking, a gate shall be installed approximately 100 feet from the edge of pavement of Black Cat Road; relevant parties, including parcel S1210325800, will be provided with a key to utilize the gate."~~

EXHIBIT A

B. Existing DA Concept Plan/Approved Preliminary Plat:



C. Revised Plan—area in question:



AGENDA ITEM

ITEM TOPIC: Subrecipient Agreement Between City of Meridian and Neighborhood Housing Services, Inc., DBA NeighborWorks Boise for Program Year 2021 Community Development Block Grant Funds

**SUBRECIPIENT AGREEMENT BETWEEN CITY OF MERIDIAN
AND NEIGHBORHOOD HOUSING SERVICES, INC., DBA NEIGHBORWORKS BOISE
FOR PROGRAM YEAR 2021 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

This Subrecipient Agreement ("Agreement") is entered into this 7 day of December 2021 by and between the City of Meridian, a municipal corporation organized under the laws of the state of Idaho ("City") and Neighborhood Housing Services, Inc., DBA NeighborWorks Boise, a nonprofit charitable corporation organized under the laws of the state of Idaho ("Subrecipient").

WHEREAS, City is an entitlement community, and as such has applied for, and been granted authority to receive funds from the United States Department of Housing and Urban Development ("HUD") under Title I of the Housing and Community Development Act of 1974, Public Law 93-383, *i.e.*, Community Development Block Grant ("CDBG") funds; and

WHEREAS, pursuant to the terms of this Agreement, the City hereby provides a subaward of the following grant(s) to Subrecipient: grant no. B-21-MC-16-0006, awarded by HUD on November 3, 2021;

WHEREAS, the City wishes to engage Subrecipient by way of this Agreement to assist the City in utilizing such funds and the CDBG program in a manner compliant with the requirements of 24 CFR Part 570 and 2 CFR Part 200, and all other federal, state, and local laws, statutes, regulations and/or requirements; and

WHEREAS, it is acknowledged by the Parties that although Congress has signed an appropriation bill committing the funds set forth in this Agreement, and HUD has notified City of its apportionment and approved the City's Action Plan, availability of CDBG funds to City, and thus to Subrecipient, is subject to Congressional release of such funds to HUD and HUD's release of such funds to City; and that City's obligation to provide funding to Subrecipient under this Agreement is provisional, pending the availability of such funds;

NOW, THEREFORE, in consideration of the mutual covenants of the parties, the Parties agree as follows:

I. STATEMENT OF WORK

- A. Activities.** Subrecipient shall use City's subaward of CDBG funds in an amount not to exceed One Hundred Seventy-One Thousand dollars (\$171,000). Subrecipient will be responsible for administering a homeowner repair program, in a manner satisfactory to the City and consistent with any standards required as a condition of providing the funds. This project is eligible under (14A) Rehabilitation: Single-Unit Residential and (14H) Rehabilitation Administration. CDBG Funds will be used to reimburse for labor, materials, other costs of rehabilitation of properties, and all delivery costs directly related to carrying out housing rehabilitation activities. The primary administrative office is located at 3380 W. Americana Terrace, Ste 120, Boise, Idaho. See Attachment 1 for a map of the service location.
- B. National Objective.** Subrecipient certifies that the activities carried out using the City's CDBG funds provided by City under this Agreement will meet one or more of the CDBG program's National Objectives as defined in 24 CFR § 570.208(a)(2)(i).

- C. Level of Service.** Subrecipient's activities under this Agreement shall provide at least 15 total Units of Service over the term of this Agreement. For the purposes of this Agreement, "Units of Service" shall be defined as "Households." Subrecipient shall verify that the household income of clientele served by City's CDBG funds, as defined in 24 CFR § 5.609, does not exceed the maximum limits as determined by the U.S. Department of Housing and Urban Development. The current income guidelines are located in the Subrecipient Toolbox at <https://meridiancity.org/cdbg/>.
- D. Staffing.** Subrecipient agrees to provide the City with an Hourly Billing Rate worksheet and job description for each staff member that will be paid using CDBG funds prior to Subrecipient's initial reimbursement request.
- E. Project schedule.** Subrecipient shall submit a signed, dated, and detailed Project Schedule. The Project Schedule must indicate the start and end dates for different project elements. The Project Schedule shall be submitted as a companion document with this Agreement. A revised Project Schedule shall be submitted when delays of thirty (30) days or more are anticipated or experienced.
- F. Special Conditions.**
1. Subrecipient understands and agrees that the allocation of CDBG funds may be used to provide services and programs only to City of Meridian residents. If applicable, Subrecipient shall verify that any and all persons who receive funds granted to Subrecipient pursuant to this Agreement ("Client") a) reside within the city limits of Meridian, Idaho and b) meet the current CDBG income eligibility guidelines. Subrecipient must deem any Client who does not meet the above requirements to be ineligible to receive CDBG funds and shall suspend use of federal funds for the Client.
 2. Subrecipient certifies that Subrecipient is in compliance with all applicable Fair Housing Laws, Section 504 of the Rehabilitation Act, and Americans with Disabilities Act requirements.
 3. City reserves the right to make unannounced visits to Subrecipient's location in order to verify compliance with all program requirements.
 4. If applicable, Subrecipient may utilize HUD's Income Calculator at <https://www.hudexchange.info/incomecalculator/> to determine annual household income of any or all Clients based on CDBG criteria.
- G. Time of performance.** Services of Subrecipient shall start on or after October 1, 2021 and end on September 30, 2022. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which Subrecipient remains in control of CDBG funds or other CDBG assets, including program income.

II. SUBRECIPIENT'S ADMINISTRATIVE REQUIREMENTS

- A. General Compliance.** Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG) including subpart K of these

regulations, except that (1) Subrecipient does not assume the City's environmental responsibilities described in 24 CFR 570.604 and (2) Subrecipient does not assume the City's responsibility for initiating the review process under the provisions of 24 CFR Part 52, and all other applicable federal, state and local laws, regulations, and policies governing the funds provided under this Agreement. A copy of the Environmental Review Record is included as Attachment 5.

- B. Uniform administrative requirements.** Subrecipient shall comply with applicable uniform administrative requirements, as described in 24 CFR § 570.502.
- C. Performance monitoring.** City will monitor the performance of Subrecipient against goals and performance measures as set forth herein. Performance monitoring shall include City's review of Subrecipient's submitted documents for accuracy and completion, as well as a risk analysis that will determine if the City will conduct a desk review and/or an on-site visit from City's Community Development Program Coordinator to review the completeness and accuracy of records maintained. A copy of the risk analysis is included as Attachment 2.

Substandard performance as determined by City shall constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by Subrecipient within fourteen days (14) after being notified by City, City shall initiate termination procedures.

Additionally, Subrecipient will be allowed no more than three noncompliance performance standards throughout the contract. Noncompliance includes, but is not limited to: missing a deadline, providing inaccurate monthly data, delinquent progress report submission, and/or not providing correct supporting documentation. The first occurrence will result in a warning; the second a formal letter of noncompliance; and the third will result in a formal letter notifying Subrecipient that Subrecipient is not eligible to request funding for the following grant cycle. City may share Subrecipient performance and monitoring results with other local CDBG grantees and/or agencies who are providing funding to Subrecipient.

- D. Budget.** Subrecipient shall adhere to the budget included as Attachment 6. Subrecipient shall obtain written approval from City prior to any change in use of funds.
- E. Progress Reports.** Based on the results of Subrecipient's risk analysis, Subrecipient shall submit progress reports monthly via the City's online portal. Instructions on submitting progress reports are located in the Subrecipient Toolbox at <https://meridiancity.org/cdbg/>. Progress reports will be due 15 days after the last day of the reporting period. If Progress Reports are delinquent, reimbursement requests will not be processed until the delinquency is cured. Subrecipient must timely submit Progress Reports even if no activities are conducted within the reporting period.
- F. Supplementation of other funds.** Subrecipient agrees to utilize funds available under this Agreement to supplement, rather than supplant, funds otherwise available.
- G. Client Data.** If applicable, subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to: client name, address, income level or other basis for determining eligibility, race, ethnicity, and description of service provided. Such information shall be made available for review upon City's request.

Subrecipient understands that client information collected under this Agreement is private and the use or disclosure of such information, when not directly connected with the administration of City or Subrecipient's responsibilities under this Agreement, is prohibited by the Financial Privacy Act unless written consent is obtained from such person receiving service and, in the case of a minor, that of a responsible parent/guardian.

- H. Closeout.** Subrecipient's obligation to City shall not end until all closeout requirements are completed. Activities during this closeout period shall include, but shall not be limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to City), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that Subrecipient has control over CDBG funds, including program income.
- I. Audits and inspections.** All Subrecipient records with respect to any matters covered by this Agreement shall be made available to City, HUD or its agent, or other authorized federal officials, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein. Any deficiencies noted in audit reports must be fully repaired by Subrecipient within thirty (30) days after receipt of such report by Subrecipient. Failure of Subrecipient to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments. Subrecipient shall comply with 2 CFR § 200.501, which requires that all non-Federal entities that expend \$750,000 or more in Federal awards, in one year, have a single or program-specific audit.
- J. Suspension and Debarment.** Pursuant to 2 CFR Part 180 and 2 CFR Part 200, Appendix II, section (H), Subrecipient is prohibited from contracting with any party that is suspended or debarred, i.e., listed on the governmentwide exclusions in the System for Award Management.
- K. Payment Procedures.**
 - 1. Indirect Costs.** The City will only reimburse Subrecipient for indirect costs that comply with 2 CFR 200, subpart E and have been previously approved, in writing, by the Community Development Program Coordinator.
 - 2. Payment Procedures.** City will pay to Subrecipient funds available under this Agreement based upon information submitted by Subrecipient and consistent with any approved budget and City policy concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by Subrecipient, and not to exceed actual cash requirements. Payments will be adjusted by City in accordance with advance fund and program income balances available in Subrecipient's accounts. In addition, City reserves the right to liquidate funds available under this Agreement for costs incurred by City on behalf of Subrecipient.
 - 3. Reimbursement requests.** It is expressly agreed and understood that the total amount to be paid by City under this Agreement shall not exceed One Hundred Seventy-One Thousand dollars (\$171,000). City will not accept or process reimbursement requests prior to City's reception of Congressional Release of Funds; the Community Development

Program Coordinator shall notify Subrecipient of such release and the opportunity to submit reimbursement requests. Reimbursement requests for the payment of eligible expenses shall be made against the activity specified, in accordance with performance, and as expenses are incurred by Subrecipient. Reimbursement requests shall only be accepted via the City's online portal and must be completed in full to be processed. Instructions to submit reimbursement requests are located in the Subrecipient Toolbox at <https://meridiancity.org/cdbg/>. All reimbursement requests are to be submitted as needed in coordination with the Community Development Program Coordinator. Reimbursement requests shall include the following: transaction detail completed for the relevant draw request period, timesheets in compliance with 2 CFR 200.430 (if applicable), and proof of payment by Subrecipient (such as copy of check and bank transaction information showing payment of check, copy of receipt of payment by contractor or subcontractor, and/or other relevant documentation of payment). Reimbursement requests must be submitted within fifteen (15) calendar days from the close of each month of the program year except for the final reimbursement request. Subrecipient's final reimbursement request under this Agreement must be submitted by Subrecipient no later than October 30, 2022 and must include a Closeout Certification form which can be found in the Subrecipient Toolbox at <https://meridiancity.org/cdbg/>. Subrecipient shall forfeit reimbursement for any costs not requested within the timeframes set forth in this provision, unless otherwise authorized, in writing, by City.

- a. **Reversion of assets to City.** Pursuant to 24 CFR § 570.503(b)(7), upon expiration or termination of this Agreement, Subrecipient shall transfer to City any and all CDBG funds on hand at the time of expiration and any and all accounts receivable attributable to the use of CDBG funds.
- b. **Unique entity identifier.** Subrecipient shall comply with requirements established by the U.S. General Services Administration concerning the Unique Entity Identifier, the System for Award Management ("SAM") and, per 2 CFR § 170.320, the Federal Funding Accountability and Transparency Act, including Appendix A to 2 CFR part 25.

L. Documentation required prior to real estate transactions. Where City's CDBG funds are used for real estate acquisition, as early as practicable, and not less than two (2) weeks prior to the completion of each transaction, Subrecipient shall provide the address of real property under consideration to City for floodplain and related environmental review. Failure to provide the address of the housing unit under consideration in advance of the anticipated close date may result in added expenses for the beneficiary or Subrecipient, or refusal of reimbursement by City. Subrecipient shall maintain real property inventory records that clearly identify properties purchased, improved, rented, or sold.

M. Housing Affordability. Where the City's CDBG funds are used for homeownership assistance, the housing must qualify as affordable per Section 215 of the National Affordable Housing Act.

N. National Objectives met for five (5) years. Pursuant to 24 CFR § 570.503(b)(7)(i), real property that is acquired or improved, in whole or in part, with funds under this Agreement in excess of \$25,000 shall be used to meet one of the CDBG National Objectives until five (5) years after expiration of this Agreement. If the use of the CDBG-assisted real property fails to meet a CDBG National Objective for this prescribed period of time, Subrecipient shall pay City

an amount equal to the current market value of the property, less any portion of the value attributed to expenditures of non-CDBG funds for acquisition of or improvement to the property. Such payment shall constitute program income to City. Subrecipient may retain real property acquired or improved under this Agreement after the expiration of the five-year period.

O. Compliance with procurement policies. Subrecipient shall comply with current Federal, State, and City policies concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided hereunder.

P. Sale of equipment. In all cases in which equipment acquired in whole or in part with funds under this Agreement is sold, the proceeds shall be program income, prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment. Equipment purchased with funds received under this Agreement but not needed by Subrecipient for activities under this Agreement shall be (a) transferred to City for the CDBG program or (b) retained after compensating City an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment.

Q. Program income.

- 1. Remittance at end of program year.** Pursuant to 24 CFR § 570.503(b)(3) and Pursuant to 24 CFR § 570.504(c), at the end of the program year, the City may require remittance of all or part of any program income balances, including investments thereof, held by Subrecipient, except those needed for immediate cash needs, cash balances of a revolving loan fund, cash balances from a lump sum drawdown, or cash or investments held for section 108 security needs.
- 2. Recording program income.** Pursuant to 24 CFR § 570.504(a), the receipt and expenditure of program income shall be recorded as part of the financial transactions of the grant program.
- 3. Disposition if received before closeout.** Pursuant to 24 CFR § 570.504(b)(1), program income received before grant closeout may be retained by the recipient if the income is treated as additional CDBG funds subject to all applicable requirements governing the use of CDBG funds, and will be subject to all provisions of Pursuant to 24 CFR §§ 570.504(b) and (c), both prior to and upon closeout.

R. Records and reports.

- 1. Records to be maintained.** In addition to specific records mentioned in this Agreement, Subrecipient shall maintain all records that are pertinent to the activities to be funded under this Agreement, including, but not limited to, those required by the Federal regulations specified in 2 CFR § 200.302(b) and 24 CFR § 570.506, including:
 - a. Full descriptions and records of each activity undertaken;
 - b. Records related to activities meeting the National Objectives;
 - c. Records required to determine the eligibility of activities for CDBG funding;
 - d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;

- e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG Program;
- f. Financial records, as required by 570.506(h);
- g. Other records necessary to document compliance with 24 CFR Part 570, Subpart K;
- h. Identification of CDBG funds received and expended and the Federal programs under which they were received, including Federal award identification number and year and name of the pass-through entity (City of Meridian);
- i. Records that identify adequately the application of CDBG funds, including information pertaining to Federal awards, authorizations, financial obligations, unobligated balances, assets, expenditures, income and interest; such records shall be supported by source documentation;
- j. Comparison of expenditures with budget amounts for each Federal award.
- k. Written procedures to implement the requirements of 2 CFR § 200.305; and
- l. Written procedures for determining the allowability of costs in accordance with subpart E of this part and the terms and conditions of the Federal award.

2. Records retention. Subrecipient shall retain all records pertinent to the expenditures incurred under this Agreement for a period of five (5) years after the termination of all activities funded under this Agreement, defined as the date of the submission of City's final annual performance and evaluation report to HUD. Records for non-expendable property acquired with funds under this Agreement shall be retained for five (5) years after final disposition of such property. If, prior to the expiration of the five-year period, any litigation, claims, audits, negotiations or other actions begin that involve any of the records cited, such records shall be retained until completion of the actions and resolutions of all issues, or the expiration of the five-year period, whichever occurs later.

III. EMPLOYMENT AND LABOR CONDITION REQUIREMENTS

- A. Equal Employment Opportunity.** Per 2 CFR Part 200, Appendix II, section (C) and 41 CFR § 60-1.4(b), the equal opportunity clause set forth in 41 CFR § 60-1.4(b) is incorporated herein by reference, and shall apply as though set forth fully herein.
- B. Civil Rights Act.** Subrecipient agrees to comply with Title VI of the Civil Rights Act of 1964 as amended, Title VII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974, Section 504 of the Rehabilitation Act of 1974, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, Executive Order 11246 as amended by Executive Orders 11375 and 12086, and 24 CFR §§ 570.601 and 570.602. Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.
- C. Nondiscrimination.** Subrecipient agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR § 570.607. The applicable non-discrimination provisions in Section 109 of the Housing and Community Development Act of 1974 (24 CFR § 6) are also applicable. Subrecipient will not discriminate against any employee or applicant for employment or services because of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, age, marital status or status with regard to public assistance. Subrecipient will take affirmative action to insure that all employment practices are free from such discrimination.

Such employment practices include but are not limited to the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

- D. ADA Section 504.** Subrecipient agrees to comply with Federal regulations pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 701 *et seq.*), which prohibits discrimination against the handicapped in any federally assisted activities. City shall provide Subrecipient with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.
- E. Small, Women- and Minority-Owned Businesses.** Per 2 CFR § 200.321, Subrecipient must take all necessary affirmative steps to assure that small businesses, minority businesses, women's business enterprises, and labor surplus area firms are used when possible
- F. Affirmative Action.** Subrecipient agrees that it shall be committed to carry out pursuant to City's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966. City shall provide Affirmative Action guidelines to Subrecipient to assist in the formulation of such program. Subrecipient shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.
- G. Notice to workers.** Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other agreement or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of Subrecipient's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- H. Solicitations for employment.** Subrecipient will, in all solicitations or advertisements for employees placed by or on behalf of Subrecipient, state that it is an Equal Opportunity or Affirmative Action employer.
- I. Drug Free Workplace.** Subrecipient certifies it is in compliance with the Drug-Free Workplace Act of 1988 (42 U.S.C. 701) which requires grantees (including individuals) of federal agencies, as a prior condition of being awarded a grant, to certify that they will provide drugfree workplaces. Each potential recipient must certify that it will comply with drugfree workplace requirements in accordance with the Act and with HUD's rules at 24 CFR part 24, subpart F.
- J. Faith-based organizations.** Pursuant to 24 CFR § 570.200(j), if Subrecipient is a faith-based organization, Subrecipient agrees to expend funds provided under this Agreement in accordance with 24 CFR § 5.109.
- K. Labor standards.** Per 2 CFR Part 200, Appendix II, section (D), Subrecipient agrees to comply with all applicable requirements of the Secretary of Labor in accordance with the Davis-Bacon Act (40 U.S.C. §§ 3141–3144, and 3146–3148) as supplemented by Department of Labor regulations (29 CFR Part 5) as amended. In accordance with the statute, Subrecipient or Subrecipient's subcontractor must pay wages to laborers and mechanics at a rate not less than the prevailing wages as specified in a wage determination made by the Secretary of Labor. In addition, Subrecipient or Subrecipient's subcontractor must be required to pay wages not less than once a week. Subrecipient must include a copy of the current prevailing wage

determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. Further, the provisions of Agreement Work Hours and Safety Standards Act; the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 CFR Part 3), under which Subrecipient or Subrecipient's subcontractor is prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. Subrecipient further acknowledges and agrees that all contractors engaged under contracts in excess of \$2,000.00 for construction, renovation or repair of any building or work financed in whole or in part with assistance provided under this Agreement shall comply with Federal requirements pertaining to such Agreements and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided, that if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve Subrecipient or its subcontractors of its obligation, if any, to require payment of the higher wage. Per 2 CFR Part 200, Appendix II, section (E), the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701–3708) applies to contracts in excess of \$100,000.

L. Conflicts of interest; nepotism. Subrecipient agrees to abide by the provisions of 24 CFR § 570.611. Further, no person who exercises or has exercised any function or responsibility with respect to CDBG-assisted activities, or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in activities funded under this Agreement, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter.

M. Rights to Inventions. Per 2 CFR Part 200, Appendix II, section (F), if Subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work, Subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

N. Lobbying; political activities. Subrecipient hereby certifies that:

No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any Federal agreement, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal agreement, grant, loan, or cooperative agreement;

If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in

connection with this Federal Agreement, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions;

Subrecipient will require that the following language be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly: "This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure."

The foregoing certification is a material representation of fact upon which reliance is placed by City. Per 31 U.S.C. § 1352 and 2 CFR Part 200, Appendix II, section (I), submission of this certification may be a prerequisite for making or entering into this transaction. Subrecipient further agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engage in the conduct of political activities in violation of the Hatch Act (Title V, Chapter 15, U.S.C.).

O. Section 3 of the Housing and Urban Development Act of 1968.

1. **Compliance.** Compliance with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. § 1701) ("Section 3"), the regulations set forth in 24 CFR Part 75, Subpart C, and all applicable rules and orders issued thereunder prior to the execution of this Agreement, shall be a condition of the Federal financial assistance provided under this Agreement and shall be binding upon City and any contractors and/or subcontractors. Section 3 will apply to a project if there is over \$200,000 of HUD housing and community development financial assistance to the project (or \$100,000 of Lead Hazard or Healthy Homes funding). Failure to fulfill these requirements shall subject City, Subrecipient and any of Subrecipient's contractors and subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. Subrecipient certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.
2. **Subcontract language.** Subrecipient further agrees to include the CDBG Supplemental General Conditions in all applicable subcontracts executed under this Agreement. The CDBG Supplemental Conditions can be found in Attachment 7 (if applicable) and includes the Section 3 requirements located at 24 CFR § 75.19(b).

IV. ENVIRONMENTAL CONDITIONS

No funds will be released until City conducts an environmental assessment and makes a determination of "No Significant Impact" in compliance with 24 CFR Part 58 and other federal, state, and local laws and regulations. If applicable, the City will issue a Notice to Proceed once the environmental review is completed and is accepted by the City and/or HUD.

- A. Air and Water.** Subrecipient specifically agrees to comply with the following regulations insofar as they apply to the performance of this Agreement:

1. Clean Air Act, 42 U.S.C. §§ 7401, *et seq.* and 2 CFR Part 200, Appendix II, section (G).
2. Federal Water Pollution Control Act, as amended, 33 U.S.C. §§ 1251, *et seq.*, relating to inspection, monitoring, entry reports, and information, as well as other requirements specified in said Act, and all regulations and guidelines issued thereunder.
3. Environmental Protection Agency (EPA) regulations pursuant to 40 C.F.R. Part 50.

B. Flood Disaster Protection. In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. § 4001), Subrecipient shall assure that for activities located in an area identified by FEMA as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained, and shall assure compliance with Title 10, Chapter 6, Meridian City Code, as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint. Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations, 24 CFR Part 35, implementing Title X of the Housing and Community Development Act of 1992. These regulations revise the CDBG lead based paint requirements under 24 CFR § 570.608. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood level screening for children under seven. The notice must also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

D. Historic Preservation. Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470) and the procedures set forth in 36 CFR Part 800, Advisor Council on Historic Preservation Procedures for Protection of Properties, insofar as they apply to the performance of this Agreement. In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years or older or that are included on a Federal, state or local historic property list.

V. GENERAL CONDITIONS

A. Appropriation. It is acknowledged by the Parties that although Congress has signed an appropriation bill committing the funds set forth in this Agreement, and HUD has notified City of its apportionment and approved the City's Action Plan, availability of CDBG funds to City, and thus to Subrecipient, is subject to Congressional release of such funds to HUD and HUD's release of such funds to City. Unless and until HUD releases the funds, City shall have no contractual, legal, or equitable obligation to Subrecipient. In the event that CDBG funds are not made available to City, whether by Congress or by HUD, this Agreement shall be void, and City shall have no obligation to Subrecipient, whether under this Agreement or under any legal or equitable claim.

- B. Notices.** All notices required to be given by either of the parties hereto shall be in writing and be deemed communicated when personally served, or mailed in the United States mail, addressed as follows:

If to City:

City of Meridian
Attn: Crystal Campbell, Community
Development Program Coordinator
33 E. Broadway Avenue
Meridian, Idaho 83642

If to Subrecipient:

NeighborWorks Boise
Attn: Bud Compher, Jr., CEO
3380 W. Americana Terrace, Ste 120
Boise, ID 83706

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

- C. Compliance with laws.** Subrecipient agrees to comply with HUD regulations concerning CDBG funds, including, but not limited to, 24 CFR Part 570 and subpart K of such regulations. Subrecipient also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this Agreement, except that: (1) Subrecipient does not assume the recipient's environmental responsibilities described in 24 CFR § 570.604; and (2) Subrecipient does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 58.
- D. Independent Contractor.** Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. Subrecipient shall at all times remain an independent Contractor with respect to the services to be performed under this Agreement. City shall provide no benefits or insurance coverage whatsoever to Subrecipient and/or to its agents.
- E. Indemnity.** Subrecipient, and each and all of its employees, agents, contractors, officials, officers, servants, guests, and/or invitees, and all participants in Subrecipient's programming, shall hold harmless, defend and indemnify City from and for all such losses, claims, actions, and/or judgments for damages or injury to persons or property and/or losses and expenses caused or incurred by Subrecipient and/or its employees, agents, contractors, officials, officers, servants, guests, and/or invitees, and participants in its programming, and other costs, including litigation costs and attorneys' fees, arising out of, resulting from, or in connection with the performance of this Agreement by Subrecipient and/or Subrecipient's employees, agents, contractors, subcontractors, officials, officers, servants, guests, invitees, participants, and/or volunteers and resulting in and/or attributable to personal injury, death, and/or damage and/or destruction to tangible or intangible property.
- F. Workers' Compensation.** Subrecipient shall maintain workers' compensation insurance coverage, in the amount required by Idaho law, for all employees involved in the performance of this Agreement.
- G. Insurance.** Subrecipient shall carry sufficient insurance coverage to protect Agreement assets from loss due to theft, fraud and/or undue physical damage. At a minimum, Subrecipient must provide the equivalent insurance coverage for real property and equipment acquired or improved with CDBG funds as provided to property owned by the non-Federal entity. For construction or facility improvement contracts or subcontracts exceeding the simplified

acquisition threshold as defined in 41 U.S.C. 134 and Appendix II, section (A), Subrecipient must comply with bonding requirements set forth in 2 CFR § 200.325.

- H. Grantee Recognition.** Subrecipient shall ensure recognition of the role of the City in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.
- I. Amendments.** The parties hereto may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each party, and approved by City's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release either party from its obligations under this Agreement. City may, in its discretion, amend this Agreement to conform with Federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both parties.

J. Termination (see 2 CFR Part 200, Appendix II, section (B)).

1. **Termination for convenience.** Either party may terminate this Agreement by, at least thirty (30) days before the effective date of such termination, giving written notice to the other party of such termination and specifying the effective date thereof.
2. **Termination for cause.** Termination of this Agreement, in whole or in part, may occur for cause, which shall include, but shall not be limited to, the following:
 - a. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;
 - b. Failure to fulfill in a timely and proper manner its obligations under this Agreement;
 - c. Ineffective or improper use of funds provided under this Agreement; or
 - d. Submission of reports that are incorrect or incomplete in any material respect.

Either Party may terminate this Agreement for cause by providing written notice to the other of the basis of termination. The defaulting Party shall have fourteen (14) days to cure the deficiency or non-compliance. If the deficiency or non-compliance is not cured within this time period, the other Party shall terminate this Agreement for cause. In addition to termination of this Agreement and/or any other remedies as provided by law, City may declare Subrecipient ineligible for any further participation in City CDBG programming.

3. **Work completed.** In the event of any termination, all finished or unfinished documents, data, studies, surveys, maps, models, drawings, photographs, reports, and/or other materials that are the property of and prepared by Subrecipient under this Agreement shall become the property of City, and Subrecipient shall provide same within seven (7) days of City's demand therefor. Subrecipient shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

K. Assignment. Subrecipient shall not assign or transfer any interest in this agreement without prior written consent of City; provided, however, that claims for money due or to become due to Subrecipient from City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any assignment or transfer shall be furnished promptly to City.

L. Subcontractors.

1. **City must approve.** Subrecipient shall not enter into any subcontracts with any agency or individual in the performance of this Agreement without the prior written consent of City. All subcontracts entered into in the performance of this Agreement shall be awarded pursuant to any applicable provisions of the City Purchasing Policy and/or local, state, or federal laws.
2. **Monitoring.** Subrecipient shall monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance. Subrecipient shall furnish and cause each of its own subrecipients or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by City, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.
3. **Subcontract content.** Subrecipient shall cause all provisions of this Agreement in their entirety to be included in and made a part of any subcontract executed in the performance of this Agreement. Specifically, without limitation, Subrecipient shall include the provisions of this Agreement regarding Civil Rights and Affirmative Action in every subcontract or purchase order, specifically or by reference, to ensure that such provisions will be binding upon all subcontractors.
4. **Documentation.** Executed copies of all subcontracts shall be forwarded to City along with documentation concerning the selection process.

M. Relocation, real property acquisition, and one-for-one housing replacement. Subrecipient agrees specifically, without limitation, to comply with:

1. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b);
 2. The requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under 24 CFR part 42, subpart B; and
 3. The requirements in 24 CFR 570.606(d) governing optional relocation policies.
- Subrecipient shall provide relocation assistance to displaced persons as defined by 24 CFR 570.606(b)(2) that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project.

N. No contractual impediments. Subrecipient certifies and agrees that no contractual or other disability exists which would prevent compliance with these requirements.

O. Severability. If any provision of this Agreement is held to be invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless

be in full force and effect.

- P. Entire Agreement.** This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
- Q. Non-waiver.** Failure of either party to promptly enforce the strict performance of any term of this Agreement shall not constitute a waiver or relinquishment of any party's right to thereafter enforce such term, and any right or remedy hereunder may be asserted at any time after the governing body of either party becomes entitled to the benefit thereof, notwithstanding delay in enforcement.
- R. Attachments.** All attachments and/or exhibits to this Agreement are incorporated by reference and made a part of hereof as if the exhibits were set forth in their entirety herein.
- S. Approval required.** This Agreement shall not become effective or binding until approved by the respective governing bodies of both City and Subrecipient.

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

SUBRECIPIENT:

NeighborWorks Boise



Bud Compher, Jr., CEO

CITY:

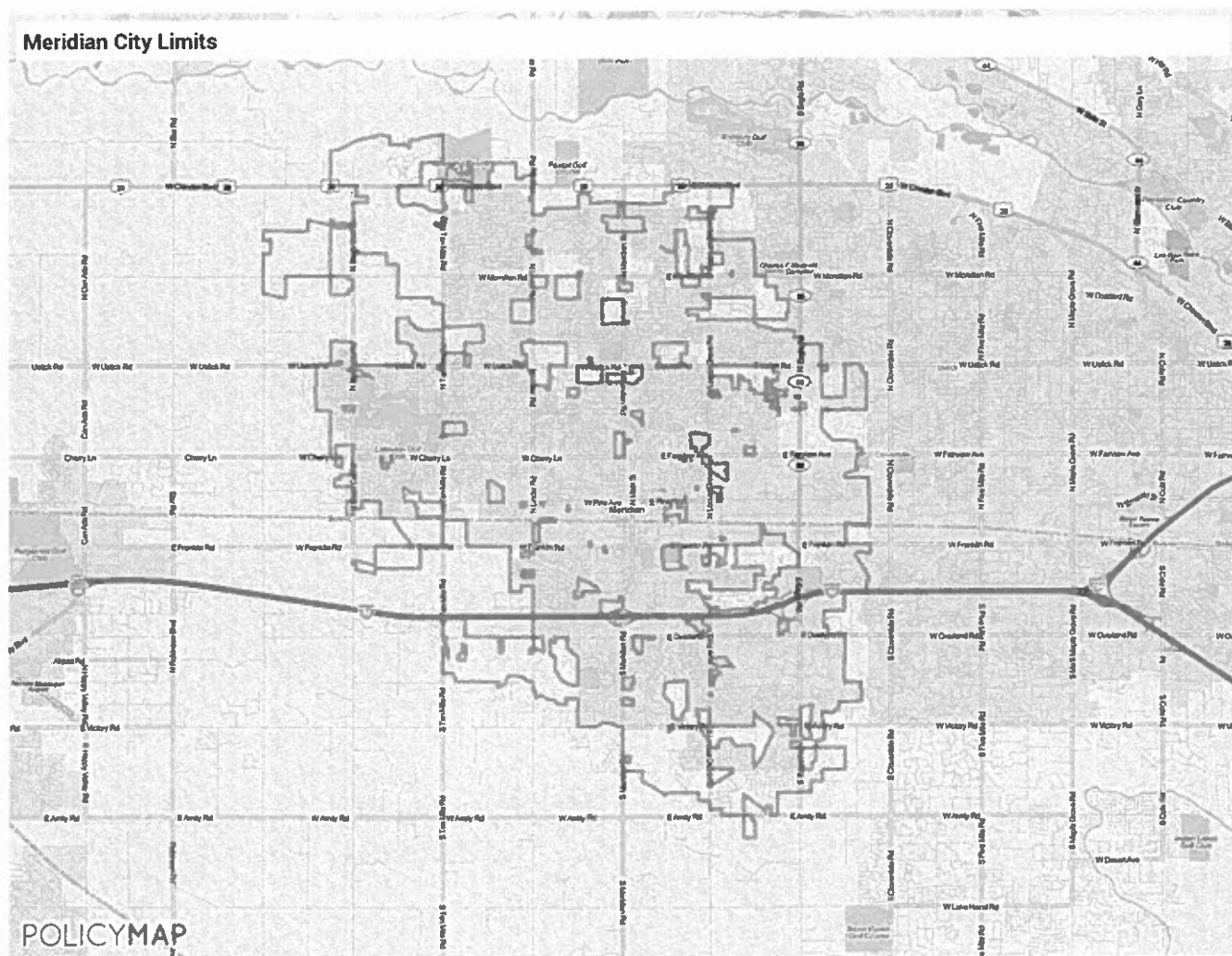
City of Meridian

Attest:

By: Robert E. Simison, Mayor

Chris Johnson, City Clerk

Attachment 1: Location of Service Area



Attachment 2: Risk Analysis

Risk of Noncompliance Evaluation

This document is used to analyze the risk of the program to determine the level of monitoring required during this program year.

Organization Name	NeighborWorks Boise	Program Year	2021	Award	\$171,000.00
Total Points <small>automatically calculated</small>	38	Risk Level	Low	Next Steps	Desk Monitor

FACTORS	Scale	Score	Point Value
Type of Contract	weight: 2		
Public Service	4	3	6
Housing Activities (Other than Homeownership Assistance)	3		
Acquisition/Construction	2		
Public facilities, planning, infrastructure	1		
Contracted Dollars	weight: 2		
\$60,000 - Above	4	4	8
\$40,000 - \$59,999	3		
\$20,000 - \$39,999	2		
\$0 - \$19,999	1		
Subrecipient Experience with Meridian CDBG	weight: 3		
New Program	3	1	3
1 - 3 years	2		
4 years +	1		
New Activity for Subrecipient	weight: 3		
Yes	2	1	3
No	1		
Number of Clients Served	weight: 2		
100+	3	1	2
50-99	2		
Less than 50	1		
Key Organizational Change	weight: 3		
Executive Director & Financial Manager	4	0	0
Executive Director and/or Financial Manager	3		
Program Director/Manager	2		
Other Key Staff	1		
None	0		
Systems Change	weight: 3		
Major Systems Change	2	0	0
Minor Systems Change	1		
None	0		
Program Delays	weight: 1		
CDBG Program did not begin on schedule/delayed	1	0	0
New Program	1		
CDBG Program began on schedule	0		
Progress Reports	weight: 2		
Subrecipient has history of not submitting reports timely	1	1	2
New Program	1		
Subrecipient has history of submitting reports timely	0		

Risk of Noncompliance Evaluation

This document is used to analyze the risk of the program to determine the level of monitoring required during this program year.

Met Goals in Previous Years		weight: 3	
No/New Program	2	2	6
Met at least 75%	1		
Yes	0		
Financial Audit		weight: 4	
Audit with moderate to serious findings	4	0	0
No Audit Although Required	4		
Audit with no/minor findings	0		
Last Monitoring Visit		weight: 3	
New Program	4	0	0
Grant not renewed	4		
2 Years or More	4		
Less than 2 Years	0		
Corrective Action (Any Monitoring)		weight: 4	
Current Major Findings: Findings that would affect services, clients, or potential for payment error	4	2	8
New Program	4		
Current Concerns: Findings that require provider's action.	2		
No Findings	0		

Signature

Crystal Campbell

Date 11/17/2021

Community Development Program Coordinator

Level of Risk		
Low Risk <50 points	Medium Risk 51-70 points	High Risk 71+ points
Project requires a minimum amount of monitoring. Activities under this category will be monitored primarily via internal desk monitoring procedures on an annual basis, unless situations dictate otherwise. On-site monitoring will generally take place at least once every two years.	Projects will be monitored via internal bi-annual desk monitorings and on-site monitoring no less than every two years. The on-site monitoring review will be conducted preferably within the first six months of the chosen program year. Based upon the results of the monitoring visit, staff will determine the need for and frequency of additional technical assistance visits and/or on-site compliance reviews. These activities will generally be monitored after high priority activities have been adequately addressed.	Projects will receive priority for monitoring. High priority activities will generally be monitored annually within the first 6 months of the program year. High-risk subrecipients may also be required to submit additional documentation as needed to allow for closer evaluation of the project through desk monitoring.


Comments

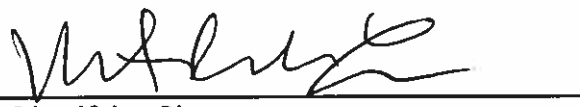
Attachment 3: Signing Authority
Complete the form to designate signing authority.


Subrecipient Name: Neighbor Works Boise

Project Name: Homeowner Repair Program


Program Year: 2021 Start Date: October 1 2021 End Date: September 30 2022

<u>Michael A SHEPARD</u> Name  Identifying Signature	<u>REHAB / ASSET MANAGER</u> Title Authorized to sign for (check all that apply): <input checked="" type="checkbox"/> Financial <input checked="" type="checkbox"/> Contractual
--	--

<u>Mitchell Lee</u> Name  Identifying Signature	<u>Director of Grant Dev</u> Title Authorized to sign for (check all that apply): <input checked="" type="checkbox"/> Financial <input checked="" type="checkbox"/> Contractual
--	--

<u>Marc Brown</u> Name  Identifying Signature	<u>Director of Accounting</u> Title Authorized to sign for (check all that apply): <input checked="" type="checkbox"/> Financial <input type="checkbox"/> Contractual
---	--

Signing authority for the above individuals is authorized by:

<u>Buddy L Compher Jr</u> Name  Signature	<u>CEO</u> Title <u>12 / 7 / 21</u> Date
---	---

Attachment 4: Federal Certifications
The following are required as referenced below.

Subrecipient Name: Neighbor Works Boise
 Project Name: Homeowner Repair Program
 Program Year: 2021 Start Date: October 1 2021 End Date: September 30 2022

Subrecipient maintains a policy for and complies with the following:

Yes	No	N/A	Policy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADA/Section 504 [29 U.S.C. § 701]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Confidentiality [2 CFR § 200.303(e)]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conflict of Interest [2 CFR § 200.318(c)(1); 24 CFR § 570.611]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drug Free Workplace [24 CFR part 24, subpart F]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Equal Employment Opportunity [2 CFR Part 200; 41 CFR § 60-1.4(b)]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fair Housing [Fair Housing Act] (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nondiscrimination [24 CFR § 570.607]
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Procurement [2 CFR § 200.318(a)] (if applicable)

Is Subrecipient a nonprofit entity? ☒ Yes ☐ No

Per 2 CFR § 200.415 major nonprofit organizations¹ are ineligible for this funding. If the agency is a nonprofit, please select one of the following:

- ☒ Organization is **not** a major nonprofit organization.
☐ Organization is a major nonprofit organization.

By signing this form, I certify the above is true and correct to the best of my knowledge.

Buddy Compher Jr CEO
 Name Title
[Signature] 12/7/21
 Signature Date

¹ A major nonprofit organization is defined in § 200.414(a) as an organization receiving more than \$10 million in direct federal funding.

Attachment 5: Environmental Review

The following Environmental Review Record is only for the funds NeighborWorks Boise is receiving. Environmental Reviews must be completed for each individual home that is repaired PRIOR to construction.

Environmental Review for Activity/Project that is Exempt or Categorically Excluded Not Subject to Section 58.5 Pursuant to 24 CFR 58.34(a) and 58.35(b)

Project Information

Project Name: NWBOwnerOccRehabPY19-21

HEROS Number: 900000010152725

Responsible Entity (RE): MERIDIAN, 33 E Idaho Ave Meridian ID, 83642

State / Local Identifier:

RE Preparer: Crystal Campbell

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 3380 W Americana Ter Ste 120, Boise, ID 83706

Additional Location Information:

N/A

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Owner-Occupied Home Repair Program will work to improve the weatherization, accessibility and visitability of existing housing stock within the City, making the homes of LMI Meridian residents safer and more economically sustainable. Applicant eligibility criteria: * Income must be at or below 80% AMI * Home must be within Meridian city limits * Home must be owner-occupied * Must live in their home for a certain amount of time to qualify - one year for projects up to \$8,000 and 3 years for larger projects Examples of eligible home repairs with budgets between \$2,000 and \$15,000 include: * Energy efficiency (additional insulation, new windows and doors) * Weatherization (insulation and weather-stripping) * Accessibility programs (install ramps, grab bars, other Age in Place improvements) * Roof replacement or emergency repairs for leaks * HVAC * Water heater and plumbing (energy efficiency as a secondary) CDBG funds will be used to administer the program and pay for repairs, but a separate review will be conducted for individual households. This review is only for the administrative fees NeighborWorks will incur. This project is anticipated to be funded for the duration of the Consolidated Plan (PY19-PY21).

Level of Environmental Review Determination

Activity / Project is Exempt per 24 CFR 58.34(a):
58.34(a)(3)

Signature Page

NWB Signature Page.pdf

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
119	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

Estimated Total HUD Funded, Assisted \$10,000.00
or Insured Amount:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$10,000.00

Compliance with 24 CFR §50.4 & §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4 & §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Runway Clear Zones and Clear Zones 24 CFR part 51	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with Airport Runway Clear Zone requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4 & §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]		section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

Mitigation Measures and Conditions [CFR 40 1505.2(c)]: Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
----------------------------------	--	---------------------------------------	-----------------

Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Runway Clear Zones

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. Does the project involve the sale or acquisition of developed property?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with Airport Runway Clear Zone requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Screen Summary

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

Are formal compliance steps or mitigation required?

✓ Yes
No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

✓ No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance.

While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Attachment 6: Budget

NeighborWorks Boise Owner-Occupied Home Repair PY20 Project #119			Rehab Costs	Admin	Total
Award			\$ 150,000.00	\$ 21,000.00	\$ 171,000.00
Draw #	Date	Timeframe			
1					\$ -
2					\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
Total			\$ -	\$ -	\$ -
Balance			\$ 150,000.00	\$ 21,000.00	\$ 171,000.00

Attachment 7: CDBG Supplemental General Conditions

CDBG SUPPLEMENTAL GENERAL CONDITIONS

These Supplemental General Conditions are to be part of a City of Meridian Community Development Block Grant funded construction project.

Preconstruction Conference

After the contract(s) have been awarded but before the start of construction, a conference will be held for the purpose of discussing requirements on such matters as project supervision, progress schedule and reports, payrolls, payment to contractors, contract change order, insurance, safety and other items pertinent to the project. The contractor shall arrange to have all subcontractors and supervisory personnel connected with the project on hand to meet with representatives of the engineer and owner to discuss any problems anticipated

Reports and Information

The contractor, at such times and in such forms as the City may require, shall furnish the City such periodic reports as requested pertaining to the work or services undertaken pursuant to this contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this contract.

Conflict of Interest

No member, officer, or employees of the grantee, or its designees or agents, no members of the grantee's governing body and no other public official of the grantee who exercises any functions or responsibilities with respect to this contract during his/her tenure or for one (1) year thereafter, shall have any interest, direct or indirect, in work to be performed in connection with this contract. All contractors shall incorporate, or cause to be incorporated, in all subcontracts, a provision prohibiting such interest.

Minority Business Enterprise

Affirmative steps will be taken to assure that small, minority and female businesses and firms located in labor surplus areas are used when possible as sources of supplies, equipment, construction and services. Affirmative steps shall include the following:

1. Include any such qualified firms on solicitation lists.
2. Assure that such firms are solicited whenever they are potential sources.
3. When economically feasible, divide total requirements into small tasks or quantities so as to permit such firms maximum participation.
4. Where possible, establish delivery schedules which will encourage such participation.
5. Use the services and assistance of the Small Business Administration, Idaho Transportation Department's Disadvantage Business Enterprise Program, and other sources when appropriate. (24 CFR Part 85.36(e)(vi))

HUD Section 3

If funding for this project exceeds \$200,000 of HUD housing and community development financial assistance to the project (or \$100,000 of Lead Hazard or Healthy Homes funding), the parties to this contract will comply with the regulations set forth in 24 CFR Part 75 and all applicable rules and orders of the department issued thereunder. Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project. The parties to this contract certify and agree that they are under no contractual or other disability that would prevent them from complying with these requirements. The contractor will include the Section 3 requirements in every subcontract in connection with the project.

Failure to fulfill these requirements shall subject the contractor and subcontractors, its successors, and assigns to those sanctions specified by the grant agreement through which federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 75.19.

See Section 3 Additional Information within the bidding document.

Duns and Bradstreet Number

Prior to the award of the contract, bidders shall possess or obtain a DUNS number assigned by the company Dun & Bradstreet. If your organization does not already have a DUNS Number, please visit the Dun & Bradstreet website at www.dnb.com or call 1-866-653-1344. The process of obtaining a DUNS Number is free of charge and should take less than 15 minutes.

CDBG funds cannot be used to pay for goods or services from contractors or subcontractors that have been disbarred or suspended. Contractors are responsible for ensuring they or their subcontractors have not been disbarred or suspended according to <https://sam.gov>.

Standard Environmental Mitigation Measures

1. The construction contractors must comply with the Rules for the Control of Air Pollution in Idaho, IDAPA 58.01.01.651, by implementing precautions to prevent particulate matter from becoming airborne.
2. If any items of suspected historical or archaeological value are uncovered during construction, the contractor will be required to stop work and contact the Idaho State Historic Preservation Office and the Idaho Department of Commerce.
3. The collection and disposal of storm and surface water runoff from the project site must comply with the Idaho Department of Environmental Quality's (DEQ) Catalog of Storm Water Best Management Practices for design of all storm water treatment and disposal systems.
4. The contractor shall comply with the provisions of the Environmental Protection Agency's Idaho Pollutant Discharge Elimination System (IPDES) General Permit for Storm Water Discharge from Construction Activities and the Construction Storm Water Pollution Prevention Plan (SWPPP).
5. If during the construction of the project, an underground storage tank, buried drum, other container, contaminated soil, or debris not scheduled for removal under the contract are discovered, the Contractor shall immediately notify the Engineer and the City. No attempt shall be made to excavate, open, or remove such material without written approval.

Clean Air and Water Act

For all contracts and subcontracts exceeding \$100,000, the contractor and all subcontractors shall comply with the requirements of the Clean Air Act, as amended, 42 USC 1857 et seq., the Federal Water Pollution Control Act, as amended,

33 USC 1368 et seq., and the regulations of the Environmental Protection Agency with respect thereto, at 40 CFR 15, as amended.

1. Any building, facility or site listed on the EPA List of Violating Facilities as of this contract may not be used in the performance of this contract.
2. The contractor will comply with all the requirements of Section 114 of the Air Act and Section 308 of the Water Act relating to inspection, monitoring, entry, reports and information, as well as other requirements specified in Sections 114 and 308 of the respective Acts, and all regulations and guidelines issued thereunder.
3. Prior to signing this contract, the contractor shall notify the grantee of any communication from EPA indicating that a facility to be used in the performance of this contract is under consideration to be listed on the EPA List of Violating Facilities.
4. The contractor shall include or cause to be included these four (4) provisions in every subcontract in excess of \$100,000 and take such action as the government may direct as a means of enforcing such provisions.

Insurance during Construction

The contractor shall have in effect without interruption from the date of construction commencement until final payment is made and the Project is closed-out pursuant to the terms of this Contract, the following types of insurance. Further, the

contractor warrants such insurance coverage shall be written on an "occurrence" basis and will be obtained with the following minimum liability limits:

1. Workers' Compensation Insurance and Employer's Liability Insurance:

(1) State	Statutory Limits
(2) Employer's Liability	\$100,000 per accident
	\$500,000 Disease; Policy Limit
	\$100,000 Disease; Each Employee

2. Comprehensive or Commercial General Liability Insurance which shall be endorsed to name the City as an additional insured. It shall include premises operation, owners and contractors protective liability, products and completed operations liability, personal injury liability including employee acts, broad form property damage liability and blanket contractual liability, with no exclusion for explosion (X), collapse (C) and underground (U) hazards:
 - (1) \$1,000,000 Each Occurrence
 - (2) \$1,000,000 Personal Injury
 - (3) \$2,000,000 Products/Completed Operations to be maintained for two (2) years following final payment
 - (4) \$2,000,000 General Aggregate

3. Automobile Liability Insurance which shall be endorsed to name the City of Meridian as an additional insured. It shall include for bodily injury and property damage: \$1,000,000 Combined Single Limit

Property or Builder's Risk Insurance

If required by the City, the contractor shall have in effect Property or Builder's Risk Insurance. The Property or Builder's Risk Insurance shall include coverage for all direct physical loss, also known as "Special Causes of Loss" in an amount equal to one-hundred percent (100%) of the estimated maximum value of the Project upon completion with the broadest form of "all risk" coverage possible.

Certification of Nonsegregated Facilities

For contracts in excess of \$10,000, the contractor certifies that he/she does not maintain or provide for his/her employees any segregated facility at any of his/her establishments, and that he/she does not permit employees to perform their services at any location, under his/her control, where segregated facilities are maintained. He/she certifies further that he/she will not maintain or provide for employees any segregated facilities at any of his/her establishments, and he/she will not permit employees to perform their services at any location under his/her control where segregated facilities are maintained.

The bidder, offeror, applicant or subcontractor agrees that a breach of this certification is a violation of the Equal Opportunity Clause of this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms, and other storage or dressing areas,

*transportation and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin, because of habit, local custom, or otherwise. She/he further agrees that (except where she/he has obtained identical certifications from proposed subcontractors for specific time periods) she/he will obtain identical certification from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity Clause; that she/he will forward the following notice to such proposed subcontractors (except where proposed subcontractors have submitted identical certifications for specific time periods). *Parking lots, drinking fountains, recreation or entertainment areas.

Contract Pricing

The cost plus a percentage of cost and percentage of construction cost method of contracting shall not be used. This clause overrides all references to the cost-plus method of pricing.

Data, Patent, and Copyright

The contractor shall hold and save the City and its officers, agents, servants and employees harmless from liability of any nature or kind, including cost and expenses for, or on account of, any patented or unpatented invention, process, article or appliance manufactured or used in the performance of the contract, including its use by the City, unless otherwise specifically stipulated in the contract documents.

Access to Records

The grantee, the federal grantor agency, the Comptroller General of the United States, the City of Meridian, or any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the contractor which are directly pertinent to this specific contract, for the purpose of making audit, examination, excerpts, and transcriptions. All required records must be maintained by the contractor for three (3) years after grantee makes final payments and all other pending matters are closed. (24 CFR Part 85.36(i)(10))

Architectural Barrier Act

Any building designed, constructed or altered must be made accessible to persons with disabilities. Exceptions include (1) alterations where access cannot be provided, i.e. roofs, heating systems, water and sewer systems; (2) alterations are not structurally feasible; or (3) where Uniform Federal Accessibility Standards (UFAS) or Americans With Disabilities Act (ADA) requirements cannot be met according to undue hardship criteria. (42 USC 4151 et seq., 24 CFR Part 40 (UFAS), 24 CFR Part 8)

Lead Based Paint

For all residential new construction or rehabilitation, use of lead-based paint on any interior surface, whether accessible or inaccessible, and exterior surfaces readily accessible to children under seven (7) years of age is prohibited. *The surfaces of all existing structures must be inspected.* If lead based paint is found on any interior surfaces or accessible surfaces, it must be treated and repainted with two (2) coats of nonlead paint; or completely removed; or covered with a suitable material such as gypsum wallboard, plywood or plaster. (42 USC 4801 et seq., 24 CFR Part 35)

Davis-Bacon and Related Acts

See Federal Labor Standards Provisions HUD Form 4010 within the bidding document.

Copeland "Anti-Kickback" Act

See Federal Labor Standards Provisions HUD Form 4010 within the bidding document.

Contract Work Hours and Safety Standards Act, Sections 103 and 107

See Federal Labor Standards Provisions HUD Form 4010 within the bidding document.

Executive Order 11246: Equal Employment Opportunity

During the performance of this contract, the contractor agrees as follows:

1. The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during their employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: *employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.* The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
2. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
3. The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
5. The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
6. In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or part and the contractor may be declared ineligible for further government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
7. The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the contractor may request the United States to enter into such litigation to protect the interests of the United States.
8. The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided, That* if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.
9. The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will

otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

10. The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

FEDERAL LABOR STANDARDS - HUD FORM 4010

Federal Labor Standards Provisions

U.S. Department of Housing and Urban
Development
Office of Labor Relations

Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. 1. (I) Minimum Wages. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein. Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(II) (a) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, D.C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

(c) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(III) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part

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ref. Handbook 1344.1

of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program. Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

2. Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site or the work, all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

3. (f) Payrolls and basic records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages or any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been

communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i) except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/eisaw/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor or owner, as the case may be, for transmission to HUD or its designee, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this subparagraph for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to HUD or its designee. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5 (a)(3)(i), the appropriate information is being maintained under 29 CFR 5.5(a)(3)(i), and that such information is correct and complete;

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(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A.3.(1)(b).

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(2) The contractor or subcontractor shall make the records required under subparagraph A.3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and Trainees.

(1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who

is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by

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the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(III) Equal employment opportunity. The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract.

6. Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 in this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

7. Contract termination; debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U.S. Department of Labor, or the employees or their representatives.

10. (I) Certification of Eligibility. By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be

awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(II) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(III) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, Section 1 01 0, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of ... Influencing in any way the action of such Administration... makes, utters or publishes any statement knowing the same to be false... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

B. Contract Work Hours and Safety Standards Act. The provisions of this paragraph B are applicable where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers and mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages, liquidated damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety. The provisions of this paragraph C are applicable where the amount of the prime contract exceeds \$100,000.

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1925 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act. (Public Law 91-54, 63 Stat 96).
3761 et seq.

(3) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

SECTION 3 ADDITIONAL INFORMATION

SECTION 3 BASICS

Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons. [24 CFR Part 75]

WHAT IS THE GOAL OF SECTION 3?

Low or very-low income individuals often face challenges limiting their ability to become economically self-sufficient and rise out of poverty. These challenges include access to quality schools, employment, and job training. Section 3 seeks to provide opportunities for these individuals to become economically self-sufficient.

WHAT IS THE PURPOSE OF SECTION 3?

Section 3 ensures that recipients of HUD funding agree to make an effort to identify, hire, and train low-income populations when there is a need to employ additional personnel.

WHO QUALIFIES AS SECTION 3?

- Section 3 Worker – the worker currently fits, or when hired within the past five years fit at least one of the following categories: annualized income is below the income limit established by HUD; the worker is employed by a Section 3 Business; or the worker is a YouthBuild participant.
- Section 3 Business – officially organized business that meets at least one of the following criteria: at least 51% of business is owned and controlled by low- to very-low income persons; 75% or more of the labor hours are performed by Section 3 workers; or at least 51% of business is owned and controlled by current public housing or Section 8 residents.

WHAT PROJECTS MUST FOLLOW SECTION 3?

Section 3 applies to all construction projects over \$200,000 of HUD housing and community development financial assistance to the project (or \$100,000 of Lead Hazard or Healthy Homes funding). The Section 3 requirements are also passed on to contractors if any subcontracts are awarded.

WHAT ARE SECTION 3 REQUIREMENTS?

The following are the Section 3 requirements:

- Notify Section 3 Residents about availability of training and/or employment opportunities.
- Notify Section 3 Businesses about availability of contracting opportunities.
- Notify contractors about Section 3 requirements.
- Incorporate a Section 3 clause in contracts.
- Train and employ Section 3 residents.
- Give preference to Section 3 residents.
- Give preference to and award contracts to Section 3 Businesses.
- Document actions to comply with Section 3.
- Maintain records for at least 4 years from the date the project is closed.
- Provide the following to be included in the City's mandatory federal report: total number of labor hours worked, total number of labor hours worked by Section 3 Workers, and total number of labor hours worked by Targeted Section 3 workers.

WHAT IS INCLUDED IN 24 CFR §75.19?

24 CFR §75.19 states:

(a) Employment and training.

(1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure that employment and training opportunities arising in connection with Section 3 projects are provided to Section 3 workers within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for opportunities and training described in paragraph (a)(1) of this section should be given to:

- (i) Section 3 workers residing within the service area or the neighborhood of the project, and
- (ii) Participants in YouthBuild programs.

(b) Contracting.

(1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure contracts for work awarded in connection with Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for contracting opportunities described in paragraph (b)(1) of this section should be given to:

- (i) Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the service area or the neighborhood of the project, and
- (ii) YouthBuild programs.

WHAT IS BID PREFERENCE?

Award shall be made to a responding qualified Section 3 Business if the bid is within 5% of the overall lowest bid and Section 3 preference was requested.

HOW DO I REGISTER AS A SECTION 3 BUSINESS?

Register on HUD's Section 3 Business Registry at: <https://portalapps.hud.gov/Sec3BusReg/BRegistry/BRegistryHome>. Additional information on the requirements of Section 3, can be found at <http://www.hud.gov/section3>.

All City of Meridian construction bid documents in excess of \$200,000 are posted to the City's website (Bonfire). Additionally, all CDBG construction bid documents are posted to HUD's Section 3 Online Portal at <https://hudapps.hud.gov/OpportunityPortal/index.action>.



AGENDA ITEM

ITEM TOPIC: Subrecipient Agreement Between City of Meridian and Jesse Tree of Idaho for Program Year 2021 Community Development Block Grant Funds

**SUBRECIPIENT AGREEMENT BETWEEN CITY OF MERIDIAN
AND JESSE TREE OF IDAHO
FOR PROGRAM YEAR 2021 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

This Subrecipient Agreement ("Agreement") is entered into this 10 day of Dec., 2021 by and between the City of Meridian, a municipal corporation organized under the laws of the state of Idaho ("City") and Jesse Tree of Idaho, a nonprofit charitable corporation organized under the laws of the state of Idaho ("Subrecipient").

WHEREAS, City is an entitlement community, and as such has applied for, and been granted authority to receive funds from the United States Department of Housing and Urban Development ("HUD") under Title I of the Housing and Community Development Act of 1974, Public Law 93-383, *i.e.*, Community Development Block Grant ("CDBG") funds; and

WHEREAS, pursuant to the terms of this Agreement, the City hereby provides a subaward of the following grant(s) to Subrecipient: grant no. B-21-MC-16-0006, awarded by HUD on November 3, 2021;

WHEREAS, the City wishes to engage Subrecipient by way of this Agreement to assist the City in utilizing such funds and the CDBG program in a manner compliant with the requirements of 24 CFR Part 570 and 2 CFR Part 200, and all other federal, state, and local laws, statutes, regulations and/or requirements; and

WHEREAS, it is acknowledged by the Parties that although Congress has signed an appropriation bill committing the funds set forth in this Agreement, and HUD has notified City of its apportionment and approved the City's Action Plan, availability of CDBG funds to City, and thus to Subrecipient, is subject to Congressional release of such funds to HUD and HUD's release of such funds to City; and that City's obligation to provide funding to Subrecipient under this Agreement is provisional, pending the availability of such funds;

NOW, THEREFORE, in consideration of the mutual covenants of the parties, the Parties agree as follows:

I. STATEMENT OF WORK

- A. Activities.** Subrecipient shall use City's subaward of CDBG funds in an amount not to exceed twenty-five thousand dollars (\$25,000). Subrecipient will be responsible for administering emergency rental assistance, in a manner satisfactory to the City and consistent with any standards required as a condition of providing the funds. This project is eligible under (05Q) Subsistence Payments. CDBG Funds will be used to reimburse for case management and rental assistance. The primary administrative office is located at 1121 Miller St, Boise. See Attachment 1 for a map of the service location.
- B. National Objective.** Subrecipient certifies that the activities carried out using the City's CDBG funds provided by City under this Agreement will meet one or more of the CDBG program's National Objectives as defined in 24 CFR § 570.208(a)(2)(i).
- C. Level of Service.** Subrecipient's activities under this Agreement shall provide at least 55 total Units of Service over the term of this Agreement. For the purposes of this Agreement, "Units

of Service” shall be defined as “low to moderate income individuals.” Subrecipient shall verify that the household income of clientele served by City’s CDBG funds, as defined in 24 CFR § 5.609, does not exceed the maximum limits as determined by the U.S. Department of Housing and Urban Development. The current income guidelines are located in the Subrecipient Toolbox at <https://meridiancity.org/cdbg/>.

D. Staffing. Subrecipient agrees to provide the City with an Hourly Billing Rate worksheet and job description for each staff member that will be paid using CDBG funds prior to Subrecipient’s initial reimbursement request.

E. Project schedule. Subrecipient shall submit a signed, dated, and detailed Project Schedule. The Project Schedule must indicate the start and end dates for different project elements. The Project Schedule shall be submitted as a companion document with this Agreement. A revised Project Schedule shall be submitted when delays of thirty (30) days or more are anticipated or experienced.

F. Special Conditions.

1. Subrecipient understands and agrees that the allocation of CDBG funds may be used to provide services and programs only to City of Meridian residents. If applicable, Subrecipient shall verify that any and all persons who receive funds granted to Subrecipient pursuant to this Agreement (“Client”) a) reside within the city limits of Meridian, Idaho and b) meet the current CDBG income eligibility guidelines. Subrecipient must deem any Client who does not meet the above requirements to be ineligible to receive CDBG funds and shall suspend use of federal funds for the Client.
2. Subrecipient certifies that Subrecipient is in compliance with all applicable Fair Housing Laws, Section 504 of the Rehabilitation Act, and Americans with Disabilities Act requirements.
3. City reserves the right to make unannounced visits to Subrecipient’s location in order to verify compliance with all program requirements.
4. If applicable, Subrecipient may utilize HUD’s Income Calculator at <https://www.hudexchange.info/incomecalculator/> to determine annual household income of any or all Clients based on CDBG criteria.

G. Time of performance. Services of Subrecipient shall start on or after October 1, 2021 and end on September 30, 2022. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which Subrecipient remains in control of CDBG funds or other CDBG assets, including program income.

II. SUBRECIPIENT’S ADMINISTRATIVE REQUIREMENTS

A. General Compliance. Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG) including subpart K of these regulations, except that (1) Subrecipient does not assume the City’s environmental responsibilities described in 24 CFR 570.604 and (2) Subrecipient does not assume the City’s

responsibility for initiating the review process under the provisions of 24 CFR Part 52, and all other applicable federal, state and local laws, regulations, and policies governing the funds provided under this Agreement. A copy of the Environmental Review Record is included as Attachment 5.

- B. Uniform administrative requirements.** Subrecipient shall comply with applicable uniform administrative requirements, as described in 24 CFR § 570.502.
- C. Performance monitoring.** City will monitor the performance of Subrecipient against goals and performance measures as set forth herein. Performance monitoring shall include City's review of Subrecipient's submitted documents for accuracy and completion, as well as a risk analysis that will determine if the City will conduct a desk review and/or an on-site visit from City's Community Development Program Coordinator to review the completeness and accuracy of records maintained. A copy of the risk analysis is included as Attachment 2.

Substandard performance as determined by City shall constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by Subrecipient within fourteen days (14) after being notified by City, City shall initiate termination procedures.

Additionally, Subrecipient will be allowed no more than three noncompliance performance standards throughout the contract. Noncompliance includes, but is not limited to: missing a deadline, providing inaccurate monthly data, delinquent progress report submission, and/or not providing correct supporting documentation. The first occurrence will result in a warning; the second a formal letter of noncompliance; and the third will result in a formal letter notifying Subrecipient that Subrecipient is not eligible to request funding for the following grant cycle. City may share Subrecipient performance and monitoring results with other local CDBG grantees and/or agencies who are providing funding to Subrecipient.

- D. Budget.** Subrecipient shall adhere to the budget included as Attachment 6. Subrecipient shall obtain written approval from City prior to any change in use of funds.
- E. Progress Reports.** Based on the results of Subrecipient's risk analysis, Subrecipient shall submit progress reports monthly via the City's online portal. Instructions on submitting progress reports are located in the Subrecipient Toolbox at <https://meridiancity.org/cdbg/>. Progress reports will be due 15 days after the last day of the reporting period. If Progress Reports are delinquent, reimbursement requests will not be processed until the delinquency is cured. Subrecipient must timely submit Progress Reports even if no activities are conducted within the reporting period.
- F. Supplementation of other funds.** Subrecipient agrees to utilize funds available under this Agreement to supplement, rather than supplant, funds otherwise available.
- G. Client Data.** If applicable, subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to: client name, address, income level or other basis for determining eligibility, race, ethnicity, and description of service provided. Such information shall be made available for review upon City's request. Subrecipient understands that client information collected under this Agreement is private and the use or disclosure of such information, when not directly connected with the administration

of City or Subrecipient's responsibilities under this Agreement, is prohibited by the Financial Privacy Act unless written consent is obtained from such person receiving service and, in the case of a minor, that of a responsible parent/guardian.

- H. Closeout.** Subrecipient's obligation to City shall not end until all closeout requirements are completed. Activities during this closeout period shall include, but shall not be limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to City), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that Subrecipient has control over CDBG funds, including program income.
- I. Audits and inspections.** All Subrecipient records with respect to any matters covered by this Agreement shall be made available to City, HUD or its agent, or other authorized federal officials, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein. Any deficiencies noted in audit reports must be fully repaired by Subrecipient within thirty (30) days after receipt of such report by Subrecipient. Failure of Subrecipient to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments. Subrecipient shall comply with 2 CFR § 200.501, which requires that all non-Federal entities that expend \$750,000 or more in Federal awards, in one year, have a single or program-specific audit.
- J. Suspension and Debarment.** Pursuant to 2 CFR Part 180 and 2 CFR Part 200, Appendix II, section (H), Subrecipient is prohibited from contracting with any party that is suspended or debarred, i.e., listed on the governmentwide exclusions in the System for Award Management.
- K. Payment Procedures.**
- 1. Indirect Costs.** The City will only reimburse Subrecipient for indirect costs that comply with 2 CFR 200, subpart E and have been previously approved, in writing, by the Community Development Program Coordinator.
 - 2. Payment Procedures.** City will pay to Subrecipient funds available under this Agreement based upon information submitted by Subrecipient and consistent with any approved budget and City policy concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by Subrecipient, and not to exceed actual cash requirements. Payments will be adjusted by City in accordance with advance fund and program income balances available in Subrecipient's accounts. In addition, City reserves the right to liquidate funds available under this Agreement for costs incurred by City on behalf of Subrecipient.
 - 3. Reimbursement requests.** It is expressly agreed and understood that the total amount to be paid by City under this Agreement shall not exceed twenty-five thousand dollars (\$25,000). City will not accept or process reimbursement requests prior to City's reception of Congressional Release of Funds; the Community Development Program Coordinator shall notify Subrecipient of such release and the opportunity to submit reimbursement requests. Reimbursement requests for the payment of eligible expenses shall be made

against the activity specified, in accordance with performance, and as expenses are incurred by Subrecipient. Reimbursement requests shall only be accepted via the City's online portal and must be completed in full to be processed. Instructions to submit reimbursement requests are located in the Subrecipient Toolbox at <https://meridiancity.org/cdbg/>. All reimbursement requests are to be submitted as needed in coordination with the Community Development Program Coordinator. Reimbursement requests shall include the following: transaction detail completed for the relevant draw request period, timesheets in compliance with 2 CFR 200.430 (if applicable), and proof of payment by Subrecipient (such as copy of check and bank transaction information showing payment of check, copy of receipt of payment by contractor or subcontractor, and/or other relevant documentation of payment). Reimbursement requests must be submitted within fifteen (15) calendar days from the close of each month of the program year except for the final reimbursement request. Subrecipient's final reimbursement request under this Agreement must be submitted by Subrecipient no later than October 30, 2022 and must include a Closeout Certification form which can be found in the Subrecipient Toolbox at <https://meridiancity.org/cdbg/>. Subrecipient shall forfeit reimbursement for any costs not requested within the timeframes set forth in this provision, unless otherwise authorized, in writing, by City.

- a. **Reversion of assets to City.** Pursuant to 24 CFR § 570.503(b)(7), upon expiration or termination of this Agreement, Subrecipient shall transfer to City any and all CDBG funds on hand at the time of expiration and any and all accounts receivable attributable to the use of CDBG funds.
- b. **Unique entity identifier.** Subrecipient shall comply with requirements established by the U.S. General Services Administration concerning the Unique Entity Identifier, the System for Award Management ("SAM") and, per 2 CFR § 170.320, the Federal Funding Accountability and Transparency Act, including Appendix A to 2 CFR part 25.

L. Documentation required prior to real estate transactions. Where City's CDBG funds are used for real estate acquisition, as early as practicable, and not less than two (2) weeks prior to the completion of each transaction, Subrecipient shall provide the address of real property under consideration to City for floodplain and related environmental review. Failure to provide the address of the housing unit under consideration in advance of the anticipated close date may result in added expenses for the beneficiary or Subrecipient, or refusal of reimbursement by City. Subrecipient shall maintain real property inventory records that clearly identify properties purchased, improved, rented, or sold.

M. Housing Affordability. Where the City's CDBG funds are used for homeownership assistance, the housing must qualify as affordable per Section 215 of the National Affordable Housing Act.

N. National Objectives met for five (5) years. Pursuant to 24 CFR § 570.503(b)(7)(i), real property that is acquired or improved, in whole or in part, with funds under this Agreement in excess of \$25,000 shall be used to meet one of the CDBG National Objectives until five (5) years after expiration of this Agreement. If the use of the CDBG-assisted real property fails to meet a CDBG National Objective for this prescribed period of time, Subrecipient shall pay City an amount equal to the current market value of the property, less any portion of the value attributed to expenditures of non-CDBG funds for acquisition of or improvement to the property. Such payment shall constitute program income to City. Subrecipient may retain real

property acquired or improved under this Agreement after the expiration of the five-year period.

- O. Compliance with procurement policies.** Subrecipient shall comply with current Federal, State, and City policies concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided hereunder.
- P. Sale of equipment.** In all cases in which equipment acquired in whole or in part with funds under this Agreement is sold, the proceeds shall be program income, prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment. Equipment purchased with funds received under this Agreement but not needed by Subrecipient for activities under this Agreement shall be (a) transferred to City for the CDBG program or (b) retained after compensating City an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment.
- Q. Program income.**
- 1. Remittance at end of program year.** Pursuant to 24 CFR § 570.503(b)(3) and Pursuant to 24 CFR § 570.504(c), at the end of the program year, the City may require remittance of all or part of any program income balances, including investments thereof, held by Subrecipient, except those needed for immediate cash needs, cash balances of a revolving loan fund, cash balances from a lump sum drawdown, or cash or investments held for section 108 security needs.
 - 2. Recording program income.** Pursuant to 24 CFR § 570.504(a), the receipt and expenditure of program income shall be recorded as part of the financial transactions of the grant program.
 - 3. Disposition if received before closeout.** Pursuant to 24 CFR § 570.504(b)(1), program income received before grant closeout may be retained by the recipient if the income is treated as additional CDBG funds subject to all applicable requirements governing the use of CDBG funds, and will be subject to all provisions of Pursuant to 24 CFR §§ 570.504(b) and (c), both prior to and upon closeout.

R. Records and reports.

- 1. Records to be maintained.** In addition to specific records mentioned in this Agreement, Subrecipient shall maintain all records that are pertinent to the activities to be funded under this Agreement, including, but not limited to, those required by the Federal regulations specified in 2 CFR § 200.302(b) and 24 CFR § 570.506, including:
 - a. Full descriptions and records of each activity undertaken;
 - b. Records related to activities meeting the National Objectives;
 - c. Records required to determine the eligibility of activities for CDBG funding;
 - d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
 - e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG Program;
 - f. Financial records, as required by 570.506(h);

- g. Other records necessary to document compliance with 24 CFR Part 570, Subpart K;
- h. Identification of CDBG funds received and expended and the Federal programs under which they were received, including Federal award identification number and year and name of the pass-through entity (City of Meridian);
- i. Records that identify adequately the application of CDBG funds, including information pertaining to Federal awards, authorizations, financial obligations, unobligated balances, assets, expenditures, income and interest; such records shall be supported by source documentation;
- j. Comparison of expenditures with budget amounts for each Federal award.
- k. Written procedures to implement the requirements of 2 CFR § 200.305; and
- l. Written procedures for determining the allowability of costs in accordance with subpart E of this part and the terms and conditions of the Federal award.

2. Records retention. Subrecipient shall retain all records pertinent to the expenditures incurred under this Agreement for a period of five (5) years after the termination of all activities funded under this Agreement, defined as the date of the submission of City's final annual performance and evaluation report to HUD. Records for non-expendable property acquired with funds under this Agreement shall be retained for five (5) years after final disposition of such property. If, prior to the expiration of the five-year period, any litigation, claims, audits, negotiations or other actions begin that involve any of the records cited, such records shall be retained until completion of the actions and resolutions of all issues, or the expiration of the five-year period, whichever occurs later.

III. EMPLOYMENT AND LABOR CONDITION REQUIREMENTS

- A. Equal Employment Opportunity.** Per 2 CFR Part 200, Appendix II, section (C) and 41 CFR § 60–1.4(b), the equal opportunity clause set forth in 41 CFR § 60–1.4(b) is incorporated herein by reference, and shall apply as though set forth fully herein.
- B. Civil Rights Act.** Subrecipient agrees to comply with Title VI of the Civil Rights Act of 1964 as amended, Title VII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974, Section 504 of the Rehabilitation Act of 1974, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, Executive Order 11246 as amended by Executive Orders 11375 and 12086, and 24 CFR §§ 570.601 and 570.602. Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.
- C. Nondiscrimination.** Subrecipient agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR § 570.607. The applicable non-discrimination provisions in Section 109 of the Housing and Community Development Act of 1974 (24 CFR § 6) are also applicable. Subrecipient will not discriminate against any employee or applicant for employment or services because of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, age, marital status or status with regard to public assistance. Subrecipient will take affirmative action to insure that all employment practices are free from such discrimination. Such employment practices include but are not limited to the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

- D. ADA Section 504.** Subrecipient agrees to comply with Federal regulations pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 701 *et seq.*), which prohibits discrimination against the handicapped in any federally assisted activities. City shall provide Subrecipient with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.
- E. Small, Women- and Minority-Owned Businesses.** Per 2 CFR § 200.321, Subrecipient must take all necessary affirmative steps to assure that small businesses, minority businesses, women's business enterprises, and labor surplus area firms are used when possible
- F. Affirmative Action.** Subrecipient agrees that it shall be committed to carry out pursuant to City's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966. City shall provide Affirmative Action guidelines to Subrecipient to assist in the formulation of such program. Subrecipient shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.
- G. Notice to workers.** Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other agreement or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of Subrecipient's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- H. Solicitations for employment.** Subrecipient will, in all solicitations or advertisements for employees placed by or on behalf of Subrecipient, state that it is an Equal Opportunity or Affirmative Action employer.
- I. Drug Free Workplace.** Subrecipient certifies it is in compliance with the Drug-Free Workplace Act of 1988 (42 U.S.C. 701) which requires grantees (including individuals) of federal agencies, as a prior condition of being awarded a grant, to certify that they will provide drugfree workplaces. Each potential recipient must certify that it will comply with drugfree workplace requirements in accordance with the Act and with HUD's rules at 24 CFR part 24, subpart F.
- J. Faith-based organizations.** Pursuant to 24 CFR § 570.200(j), if Subrecipient is a faith-based organization, Subrecipient agrees to expend funds provided under this Agreement in accordance with 24 CFR § 5.109.
- K. Labor standards.** Per 2 CFR Part 200, Appendix II, section (D), Subrecipient agrees to comply with all applicable requirements of the Secretary of Labor in accordance with the Davis-Bacon Act (40 U.S.C. §§ 3141–3144, and 3146–3148) as supplemented by Department of Labor regulations (29 CFR Part 5) as amended. In accordance with the statute, Subrecipient or Subrecipient's subcontractor must pay wages to laborers and mechanics at a rate not less than the prevailing wages as specified in a wage determination made by the Secretary of Labor. In addition, Subrecipient or Subrecipient's subcontractor must be required to pay wages not less than once a week. Subrecipient must include a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. Further, the provisions of Agreement Work Hours and Safety Standards Act; the Copeland

“Anti-Kickback” Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 CFR Part 3), under which Subrecipient or Subrecipient’s subcontractor is prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. Subrecipient further acknowledges and agrees that all contractors engaged under contracts in excess of \$2,000.00 for construction, renovation or repair of any building or work financed in whole or in part with assistance provided under this Agreement shall comply with Federal requirements pertaining to such Agreements and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided, that if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve Subrecipient or its subcontractors of its obligation, if any, to require payment of the higher wage. Per 2 CFR Part 200, Appendix II, section (E), the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701–3708) applies to contracts in excess of \$100,000.

- L. Conflicts of interest; nepotism.** Subrecipient agrees to abide by the provisions of 24 CFR § 570.611. Further, no person who exercises or has exercised any function or responsibility with respect to CDBG-assisted activities, or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in activities funded under this Agreement, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter.
- M. Rights to Inventions.** Per 2 CFR Part 200, Appendix II, section (F), if Subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work, Subrecipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.
- N. Lobbying; political activities.** Subrecipient hereby certifies that:

No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any Federal agreement, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal agreement, grant, loan, or cooperative agreement;

If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal Agreement, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions;

Subrecipient will require that the following language be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly: “This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.”

The foregoing certification is a material representation of fact upon which reliance is placed by City. Per 31 U.S.C. § 1352 and 2 CFR Part 200, Appendix II, section (I), submission of this certification may be a prerequisite for making or entering into this transaction. Subrecipient further agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engage in the conduct of political activities in violation of the Hatch Act (Title V, Chapter 15, U.S.C.).

O. Section 3 of the Housing and Urban Development Act of 1968.

- 1. Compliance.** Compliance with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. § 1701) (“Section 3”), the regulations set forth in 24 CFR Part 75, Subpart C, and all applicable rules and orders issued thereunder prior to the execution of this Agreement, shall be a condition of the Federal financial assistance provided under this Agreement and shall be binding upon City and any contractors and/or subcontractors. Section 3 will apply to a project if there is over \$200,000 of HUD housing and community development financial assistance to the project (or \$100,000 of Lead Hazard or Healthy Homes funding). Failure to fulfill these requirements shall subject City, Subrecipient and any of Subrecipient’s contractors and subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. Subrecipient certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.
- 2. Subcontract language.** Subrecipient further agrees to include the CDBG Supplemental General Conditions in all applicable subcontracts executed under this Agreement. The CDBG Supplemental Conditions can be found in Attachment 7 (if applicable) and includes the Section 3 requirements located at 24 CFR § 75.19(b).

IV. ENVIRONMENTAL CONDITIONS

No funds will be released until City conducts an environmental assessment and makes a determination of “No Significant Impact” in compliance with 24 CFR Part 58 and other federal, state, and local laws and regulations. If applicable, the City will issue a Notice to Proceed once the environmental review is completed and is accepted by the City and/or HUD.

- A. Air and Water.** Subrecipient specifically agrees to comply with the following regulations insofar as they apply to the performance of this Agreement:

- 1.** Clean Air Act, 42 U.S.C. §§ 7401, *et seq.* and 2 CFR Part 200, Appendix II, section (G).

2. Federal Water Pollution Control Act, as amended, 33 U.S.C. §§ 1251, *et seq.*, relating to inspection, monitoring, entry reports, and information, as well as other requirements specified in said Act, and all regulations and guidelines issued thereunder.

3. Environmental Protection Agency (EPA) regulations pursuant to 40 C.F.R. Part 50.

B. Flood Disaster Protection. In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. § 4001), Subrecipient shall assure that for activities located in an area identified by FEMA as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained, and shall assure compliance with Title 10, Chapter 6, Meridian City Code, as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint. Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations, 24 CFR Part 35, implementing Title X of the Housing and Community Development Act of 1992. These regulations revise the CDBG lead based paint requirements under 24 CFR § 570.608. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood level screening for children under seven. The notice must also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

D. Historic Preservation. Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470) and the procedures set forth in 36 CFR Part 800, Advisor Council on Historic Preservation Procedures for Protection of Properties, insofar as they apply to the performance of this Agreement. In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years or older or that are included on a Federal, state or local historic property list.

V. GENERAL CONDITIONS

A. Appropriation. It is acknowledged by the Parties that although Congress has signed an appropriation bill committing the funds set forth in this Agreement, and HUD has notified City of its apportionment and approved the City's Action Plan, availability of CDBG funds to City, and thus to Subrecipient, is subject to Congressional release of such funds to HUD and HUD's release of such funds to City. Unless and until HUD releases the funds, City shall have no contractual, legal, or equitable obligation to Subrecipient. In the event that CDBG funds are not made available to City, whether by Congress or by HUD, this Agreement shall be void, and City shall have no obligation to Subrecipient, whether under this Agreement or under any legal or equitable claim.

B. Notices. All notices required to be given by either of the parties hereto shall be in writing and be deemed communicated when personally served, or mailed in the United States mail,

addressed as follows:

If to City:

City of Meridian
Attn: Crystal Campbell, Community
Development Program Coordinator
33 E. Broadway Avenue
Meridian, Idaho 83642

If to Subrecipient:

Jesse Tree of Idaho
Attn: Ali Rabe, Executive Director
1121 Miller St.
Boise, Idaho 83705

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

- C. Compliance with laws.** Subrecipient agrees to comply with HUD regulations concerning CDBG funds, including, but not limited to, 24 CFR Part 570 and subpart K of such regulations. Subrecipient also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this Agreement, except that: (1) Subrecipient does not assume the recipient's environmental responsibilities described in 24 CFR § 570.604; and (2) Subrecipient does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 58.
- D. Independent Contractor.** Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. Subrecipient shall at all times remain an independent Contractor with respect to the services to be performed under this Agreement. City shall provide no benefits or insurance coverage whatsoever to Subrecipient and/or to its agents.
- E. Indemnity.** Subrecipient, and each and all of its employees, agents, contractors, officials, officers, servants, guests, and/or invitees, and all participants in Subrecipient's programming, shall hold harmless, defend and indemnify City from and for all such losses, claims, actions, and/or judgments for damages or injury to persons or property and/or losses and expenses caused or incurred by Subrecipient and/or its employees, agents, contractors, officials, officers, servants, guests, and/or invitees, and participants in its programming, and other costs, including litigation costs and attorneys' fees, arising out of, resulting from, or in connection with the performance of this Agreement by Subrecipient and/or Subrecipient's employees, agents, contractors, subcontractors, officials, officers, servants, guests, invitees, participants, and/or volunteers and resulting in and/or attributable to personal injury, death, and/or damage and/or destruction to tangible or intangible property.
- F. Workers' Compensation.** Subrecipient shall maintain workers' compensation insurance coverage, in the amount required by Idaho law, for all employees involved in the performance of this Agreement.
- G. Insurance.** Subrecipient shall carry sufficient insurance coverage to protect Agreement assets from loss due to theft, fraud and/or undue physical damage. At a minimum, Subrecipient must provide the equivalent insurance coverage for real property and equipment acquired or improved with CDBG funds as provided to property owned by the non-Federal entity. For construction or facility improvement contracts or subcontracts exceeding the simplified acquisition threshold as defined in 41 U.S.C. 134 and Appendix II, section (A), Subrecipient must comply with bonding requirements set forth in 2 CFR § 200.325.

H. Grantee Recognition. Subrecipient shall ensure recognition of the role of the City in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

I. Amendments. The parties hereto may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each party, and approved by City's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release either party from its obligations under this Agreement. City may, in its discretion, amend this Agreement to conform with Federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both parties.

J. Termination (see 2 CFR Part 200, Appendix II, section (B)).

1. **Termination for convenience.** Either party may terminate this Agreement by, at least thirty (30) days before the effective date of such termination, giving written notice to the other party of such termination and specifying the effective date thereof.
2. **Termination for cause.** Termination of this Agreement, in whole or in part, may occur for cause, which shall include, but shall not be limited to, the following:
 - a. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;
 - b. Failure to fulfill in a timely and proper manner its obligations under this Agreement;
 - c. Ineffective or improper use of funds provided under this Agreement; or
 - d. Submission of reports that are incorrect or incomplete in any material respect.

Either Party may terminate this Agreement for cause by providing written notice to the other of the basis of termination. The defaulting Party shall have fourteen (14) days to cure the deficiency or non-compliance. If the deficiency or non-compliance is not cured within this time period, the other Party shall terminate this Agreement for cause. In addition to termination of this Agreement and/or any other remedies as provided by law, City may declare Subrecipient ineligible for any further participation in City CDBG programming.

3. **Work completed.** In the event of any termination, all finished or unfinished documents, data, studies, surveys, maps, models, drawings, photographs, reports, and/or other materials that are the property of and prepared by Subrecipient under this Agreement shall become the property of City, and Subrecipient shall provide same within seven (7) days of City's demand therefor. Subrecipient shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

K. Assignment. Subrecipient shall not assign or transfer any interest in this agreement without prior written consent of City; provided, however, that claims for money due or to become due to Subrecipient from City under this Agreement may be assigned to a bank, trust company, or

other financial institution without such approval. Notice of any assignment or transfer shall be furnished promptly to City.

L. Subcontractors.

1. **City must approve.** Subrecipient shall not enter into any subcontracts with any agency or individual in the performance of this Agreement without the prior written consent of City. All subcontracts entered into in the performance of this Agreement shall be awarded pursuant to any applicable provisions of the City Purchasing Policy and/or local, state, or federal laws.
2. **Monitoring.** Subrecipient shall monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance. Subrecipient shall furnish and cause each of its own subrecipients or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by City, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.
3. **Subcontract content.** Subrecipient shall cause all provisions of this Agreement in their entirety to be included in and made a part of any subcontract executed in the performance of this Agreement. Specifically, without limitation, Subrecipient shall include the provisions of this Agreement regarding Civil Rights and Affirmative Action in every subcontract or purchase order, specifically or by reference, to ensure that such provisions will be binding upon all subcontractors.
4. **Documentation.** Executed copies of all subcontracts shall be forwarded to City along with documentation concerning the selection process.

M. Relocation, real property acquisition, and one-for-one housing replacement. Subrecipient agrees specifically, without limitation, to comply with:

1. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b);
 2. The requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under 24 CFR part 42, subpart B; and
 3. The requirements in 24 CFR 570.606(d) governing optional relocation policies.
- Subrecipient shall provide relocation assistance to displaced persons as defined by 24 CFR 570.606(b)(2) that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project.

N. No contractual impediments. Subrecipient certifies and agrees that no contractual or other disability exists which would prevent compliance with these requirements.

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

P. Entire Agreement. This Agreement contains the entire agreement of the parties and

supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

Q. Non-waiver. Failure of either party to promptly enforce the strict performance of any term of this Agreement shall not constitute a waiver or relinquishment of any party's right to thereafter enforce such term, and any right or remedy hereunder may be asserted at any time after the governing body of either party becomes entitled to the benefit thereof, notwithstanding delay in enforcement.

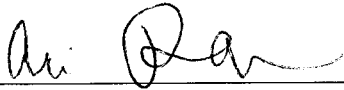
R. Attachments. All attachments and/or exhibits to this Agreement are incorporated by reference and made a part of hereof as if the exhibits were set forth in their entirety herein.

S. Approval required. This Agreement shall not become effective or binding until approved by the respective governing bodies of both City and Subrecipient.

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

SUBRECIPIENT:

Jesse Tree of Idaho



Ali Rabe, Executive Director

CITY:

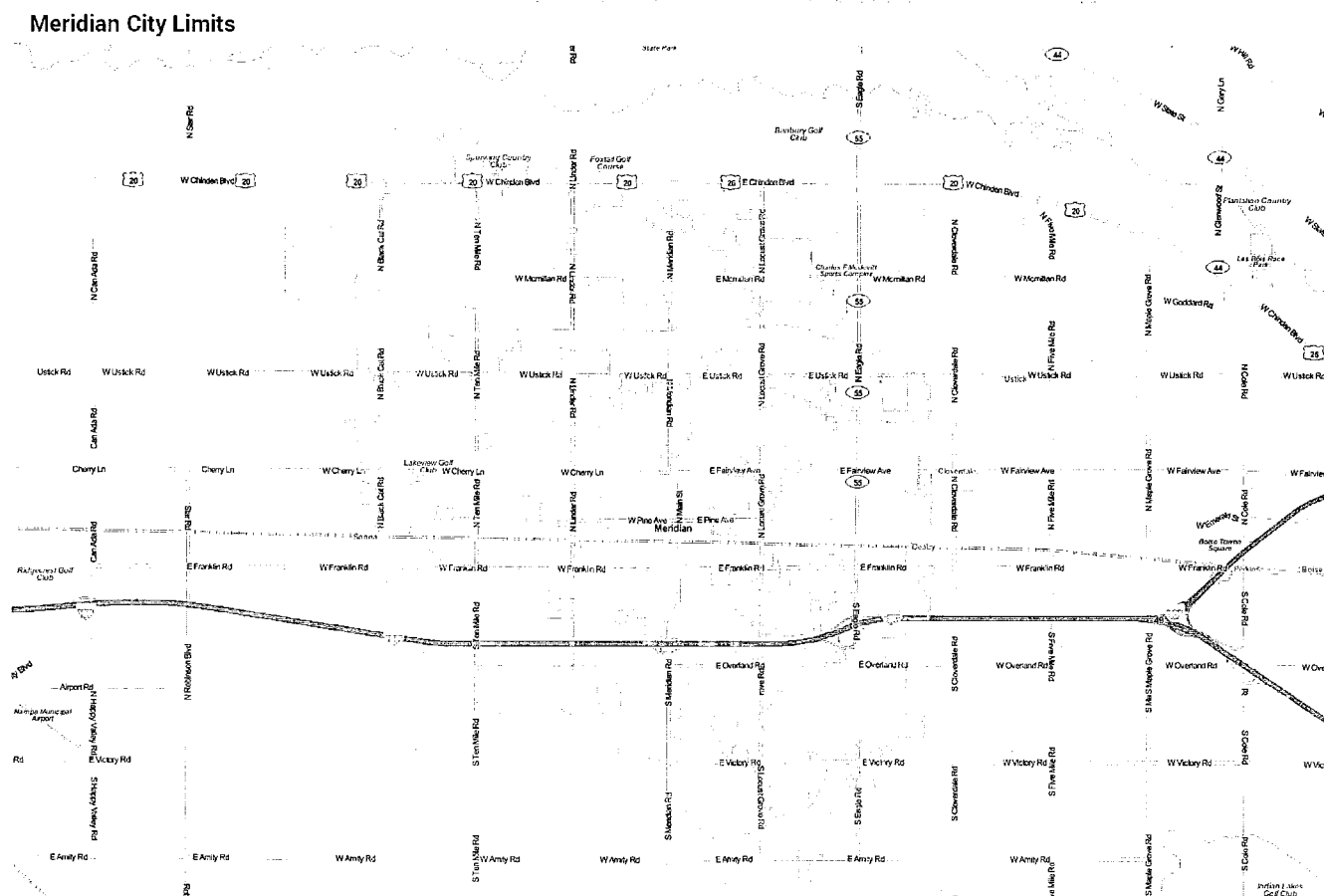
City of Meridian

Attest:

By: Robert E. Simison, Mayor

Chris Johnson, City Clerk

Attachment 1: Location of Service Area



Attachment 2: Risk Analysis

Risk of Noncompliance Evaluation

This document is used to analyze the risk of the program to determine the level of monitoring required during this program year.

Organization Name **Jesse Tree** Program Year **2021** Award **\$25,000.00**

Total Points **20** Risk Level **Low** Next Steps **Desk Review**
automatically calculated

FACTORS	Scale	Score	Point Value
Type of Contract	weight: 2		
Public Service	4	4	8
Housing Activities (Other than Homeownership Assistance)	3		
Acquisition/Construction	2		
Public facilities, planning, infrastructure	1		
Contracted Dollars	weight: 2		
\$60,000 - Above	4	2	4
\$40,000 - \$59,999	3		
\$20,000 - \$39,999	2		
\$0 - \$19,999	1		
Subrecipient Experience with Meridian CDBG	weight: 3		
New Program	3	1	3
1 - 3 years	2		
4 years +	1		
New Activity for Subrecipient	weight: 3		
Yes	2	1	3
No	1		
Number of Clients Served	weight: 2		
100+	3	1	2
50-99	2		
Less than 50	1		
Key Organizational Change	weight: 3		
Executive Director & Financial Manager	4	0	0
Executive Director and/or Financial Manager	3		
Program Director/Manager	2		
Other Key Staff	1		
None	0		
Systems Change	weight: 3		
Major Systems Change	2	0	0
Minor Systems Change	1		
None	0		
Program Delays	weight: 1		
CDBG Program did not begin on schedule/delayed	1	0	0
New Program	1		
CDBG Program began on schedule	0		
Progress Reports	weight: 2		
Subrecipient has history of not submitting reports timely	1	0	0
New Program	1		
Subrecipient has history of submitting reports timely	0		
Met Goals in Previous Years	weight: 3		

Risk of Noncompliance Evaluation

This document is used to analyze the risk of the program to determine the level of monitoring required during this program year.

No/New Program	2	0	0
Met at least 75%	1		
Yes	0		
Financial Audit		weight: 4	
Audit with moderate to serious findings	4	0	0
No Audit Although Required	4		
Audit with no/minor findings	0		
Last Monitoring Visit		weight: 3	
New Program	4	0	0
Grant not renewed	4		
2 Years of More	4		
Less than 2 Years	0		
Corrective Action (Any Monitoring)		weight: 4	
Current Major Findings: Findings that would affect services, clients, or potential for payment error	4	0	0
New Program	4		
Current Concerns: Findings that require provider's action.	2		
No Findings	0		

Signature

Crystal Campbell

Date 11/22/2021

Community Development Program Coordinator

Level of Risk		
Low Risk <50 points	Medium Risk 51-70 points	High Risk 71+ points
Project requires a minimum amount of monitoring. Activities under this category will be monitored primarily via internal desk monitoring procedures on an annual basis, unless situations dictate otherwise. On-site monitoring will generally take place at least once every two years.	Projects will be monitored via internal bi-annual desk monitorings and on-site monitoring no less than every two years. The on-site monitoring review will be conducted preferably within the first six months of the chosen program year. Based upon the results of the monitoring visit, staff will determine the need for and frequency of additional technical assistance visits and/or on-site compliance reviews. These activities will generally be monitored after high priority activities have been adequately addressed.	Projects will receive priority for monitoring. High priority activities will generally be monitored annually within the first 6 months of the program year. High-risk subrecipients may also be required to submit additional documentation as needed to allow for closer evaluation of the project through desk monitoring.

Comments

Attachment 3: Signing Authority

Complete the form to designate signing authority.

Subrecipient Name: Jesse TreeProject Name: Emergency Rental AssistanceProgram Year: 2021-22 Start Date: 10/1/2021 End Date: 9/30/2022

<u>Ali Rabe</u>	<u>Executive Director</u>
Name	Title
<u>Ali Rabe</u>	Authorized to sign for (check all that apply):
Identifying Signature	<input checked="" type="checkbox"/> Financial <input checked="" type="checkbox"/> Contractual

<u>Evan Stewart</u>	<u>Program Manager</u>
Name	Title
<u>Evan Stewart</u>	Authorized to sign for (check all that apply):
Identifying Signature	<input checked="" type="checkbox"/> Financial <input checked="" type="checkbox"/> Contractual

_____ Name	_____ Title
_____ Identifying Signature	Authorized to sign for (check all that apply): <input type="checkbox"/> Financial <input type="checkbox"/> Contractual

Signing authority for the above individuals is authorized by:

<u>Ali Rabe</u>	<u>Executive Director</u>
Name	Title
<u>Ali Rabe</u>	<u>12/10/2021</u>
Signature	Date

Attachment 4: Federal Certifications
The following are required as referenced below.

Subrecipient Name: Jesse Tree
 Project Name: Emergency Rental Assistance
 Program Year: 2021-22 Start Date: 10/1/2021 End Date: 9/30/2022

Subrecipient maintains a policy for and complies with the following:

Yes	No	N/A	Policy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADA/Section 504 [29 U.S.C. § 701]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Confidentiality [2 CFR § 200.303(e)]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conflict of Interest [2 CFR § 200.318(c)(1); 24 CFR § 570.611]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drug Free Workplace [24 CFR part 24, subpart F]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Equal Employment Opportunity [2 CFR Part 200; 41 CFR § 60-1.4(b)]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fair Housing [Fair Housing Act] (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nondiscrimination [24 CFR § 570.607]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Procurement [2 CFR § 200.318(a)] (if applicable)

Is Subrecipient a nonprofit entity? ☒ Yes ☐ No

Per 2 CFR § 200.415 major nonprofit organizations¹ are ineligible for this funding. If the agency is a nonprofit, please select one of the following:

- ☐ Organization **is not** a major nonprofit organization.
☐ Organization **is** a major nonprofit organization.

By signing this form, I certify the above is true and correct to the best of my knowledge.

Ali Rabe

Name

Executive Director

Title

Ali Rabe

Signature

12/10/2021

Date

¹ A major nonprofit organization is defined in § 200.414(a) as an organization receiving more than \$10 million in direct federal funding.

**Attachment 5: Environmental Review
Environmental Review
for Activity/Project that is Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: JesseTree.PY19-PY21

HEROS Number: 900000010096366

Responsible Entity (RE): MERIDIAN, 33 E Idaho Ave Meridian ID, 83642

State / Local Identifier:

RE Preparer: Crystal Campbell

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 1121 W Miller St, Boise, ID 83702

Additional Location Information:

N/A

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Jesse Tree provides homelessness prevention for eligible applicants who are at risk of being evicted in Meridian. Services will be provided at Jesse Tree and in the community as necessary. The City anticipates using \$15,000 to \$25,000 of CDBG funding per year during each of the remaining years in the 2017-2021 Consolidated Plan. This Environmental Review will cover that span. CDBG funds will be used to assist an estimated 75 households remain in housing over the next three years. The Jesse Tree screens potential participants throughout the year, but availability of funding is dependent on the congressional release of funding.

Jesse Tree - Google Maps.pdf

Level of Environmental Review Determination:

Activity / Project is Categorically Excluded Not Subject to per 24 CFR 58.35(b):
58.35(b)(2)

Signature Page

ER Signature.pdf

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
106	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

Estimated Total HUD Funded, Assisted or Insured Amount: \$24,500.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$30,000.00

Compliance with 24 CFR §50.4 & §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4 & §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Runway Clear Zones and Clear Zones 24 CFR part 51	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with Airport Runway Clear Zone requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

Mitigation Measures and Conditions [CFR 40 1505.2(c)]: Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
---------------------------	---------------------------------	--------------------------------	----------

Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Runway Clear Zones

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. Does the project involve the sale or acquisition of developed property?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with Airport Runway Clear Zone requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Screen Summary

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

✓ No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Attachment 6: Budget

Jesse Tree of Idaho Emergency Rental Assistance Program PY21 IDIS# 127			Rent Payments	Case Management	Total
Award			\$ 18,750.00	\$ 6,250.00	\$ 25,000.00
Draw #	Date	Timeframe			
1					\$ -
2					\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
Total			\$ -	\$ -	\$ -
Balance			\$ 18,750.00	\$ 6,250.00	\$ 25,000.00



AGENDA ITEM

ITEM TOPIC: Resolution No. 21-2302: A Resolution of the Mayor and City Council of the City of Meridian, Amending the City of Meridian Comprehensive Plan to Update the Text of the Plan to Adopt the Fields Subarea Plan by Reference; and Providing an Effective Date

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

**RESOLUTION NO. 21-2302
BERNT, BORTON, CAVENER,
HOAGLUN, PERREAULT AND STRADER**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN, AMENDING THE CITY OF MERIDIAN COMPREHENSIVE PLAN TO UPDATE THE TEXT OF THE PLAN TO ADOPT THE FIELDS SUBAREA PLAN BY REFERENCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 17, 2019 the City of Meridian Comprehensive Plan was adopted by the Meridian City Council Resolution no. 19-2179; and

WHEREAS, on September 1, 2020 the City of Meridian Comprehensive Plan was amended by Meridian City Council Resolution no. 20-2224; and,

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

WHEREAS, the Mayor and Council have deemed it appropriate to amend the text of the 2019 Comprehensive Plan to address policy and guidance in the Comprehensive Plan; and

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

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

SECTION 1. That the Mayor and City Council hereby amend the City of Meridian Comprehensive Plan by updating the text of the Plan, by adopting the Fields Subarea Plan by reference as outlined in the attached City of Meridian Comprehensive Plan, Adopted on December 7, 2021. Pursuant to Idaho Code § 67-6509(c), a copy of the amended Comprehensive plan, with this Resolution, shall be kept on file in the office of the City Clerk.

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

ADOPTED by the City Council of the City of Meridian, Idaho, this 21st day of December, 2021.

APPROVED by the Mayor of the City of Meridian, Idaho, this 21st day of December, 2021.

APPROVED:

Mayor Robert E. Simison

ATTEST:

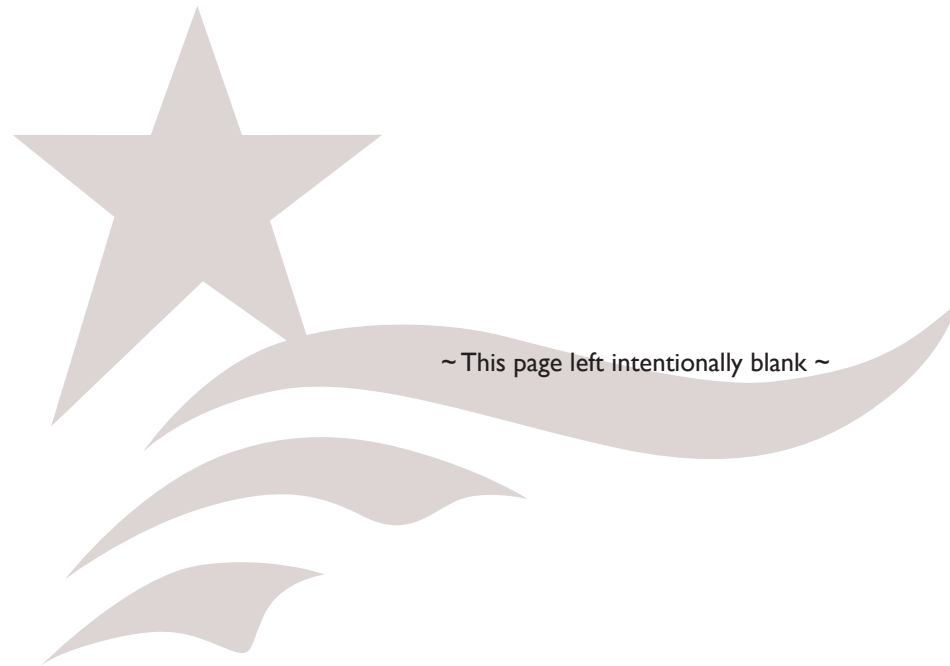
By: _____
Chris Johnson, City Clerk

CITY OF MERIDIAN COMPREHENSIVE PLAN

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



33 E Broadway Ave., Ste 102
Meridian, ID 83642
Phone: (208) 884-5533
www.meridiancity.org/compplan



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CITY OF MERIDIAN COMPREHENSIVE PLAN

Adopted December 17, 2019

Resolution No. 19-2179

List of Amendments to Comprehensive Plan since Adoption

Resolution #	Date	Description of Changes
20-2224	09/01/2020	Adding priorities and responsible lead information to Comprehensive Plan policies.
21-2302	12/21/2021	Adopting the Fields Subarea Plan by reference.

ACKNOWLEDGEMENTS

Mayor and City Council

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

Planning and Zoning Commission

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

Meridian Community

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

Steering Committee

Treg Bernt
Jim Conger
Britton Davis
Nick Grove
Lisa Holland
Lori Jones
Susan Karnes
Cameron Kinzer
Denise La Fever
Stephen Lewis
Justin Lucas
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Olivia Cvetko
Maria Michieli-Best

Kittleson

Nick Foster

Leland Consulting

Ted Kamp
Alisa Pyszka

LIST OF IMPLEMENTATION TOOLS

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

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

LIST OF ADOPTED PLANS AND STUDIES BY REFERENCE

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

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

List of Adopted Plans By Reference		
Plan	Lead Agency	Link
Meridian Parks and Recreation Master Plan (2015)	City of Meridian	https://meridiancity.org/parks/masterplan
Downtown Meridian Street Cross-section Master Plan (2014)	City of Meridian	https://meridiancity.org/StreetPlan
Meridian Historic Preservation Plan (2014)	Meridian Historic Preservation Commission	https://meridiancity.org/HistoricPlan
Downtown Meridian Neighborhood Pedestrian and Bicycle Plan (2012)	Ada County Highway District / City of Meridian	https://meridiancity.org/transportation
Eastern Treasure Valley Electric Plan (2012)	Idaho Power	https://meridiancity.org/ElectricPlan
Airport - Overland Corridor Study (2011)	ACHD and City of Nampa	https://meridiancity.org/TransportationPlanning
Meridian Water Conservation Plan (2011)	City of Meridian	https://meridiancity.org/water/conservation
Destination Downtown (2010)	Meridian Development Corporation	https://meridiancity.org/downtown
Meridian Pathways Master Plan (2010)	City of Meridian	https://meridiancity.org/parks/pathways
Meridian Rail-With-Trail Action Plan (2010)	City of Meridian	https://meridiancity.org/TransportationPlanning
ACHD Transportation and Land Use Integration Plan (2009)	Ada County Highway District	https://meridiancity.org/TransportationPlanning
US-20/26 Corridor Study (2006)	Idaho Transportation Department (ITD)	https://meridiancity.org/TransportationPlanning
Downtown Meridian Transportation Management Plan (2005)	Ada County Highway District / City of Meridian	https://meridiancity.org/TransportationPlanning
Ten Mile Interchange Specific Area Plan (2007)	City of Meridian	https://meridiancity.org/planning/TMISAP
Destination Downtown (2010)	Meridian Development Corporation	https://meridiancity.org/downtown
Fields Subarea Plan (2021)	City of Meridian	https://meridiancity.org/Fields

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EXECUTIVE SUMMARY

The Value of Planning

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

.....
Below: Meridian City Hall



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

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

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

Plan Development

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

This updated Comprehensive Plan:

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



Above: Gene Kleiner Day festivities at Kleiner Park

Community Vision

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

■ #MYMERIDIAN VISION:

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

PREMIER COMMUNITY

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

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

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

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

EVOLVING COMMUNITY

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

A community thoughtfully adapting to changes.

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

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

LIVABLE COMMUNITY

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

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

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

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

VIBRANT COMMUNITY

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

A community strengthened by historic character and vibrant activity centers.

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

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

CONNECTED COMMUNITY

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

A community of safe and efficient transportation.

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

- » Transportation and Streets

MAKING THE PLAN REALITY

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

INTRODUCTION

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

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

.....
Below: #MyMeridian Public Event



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

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

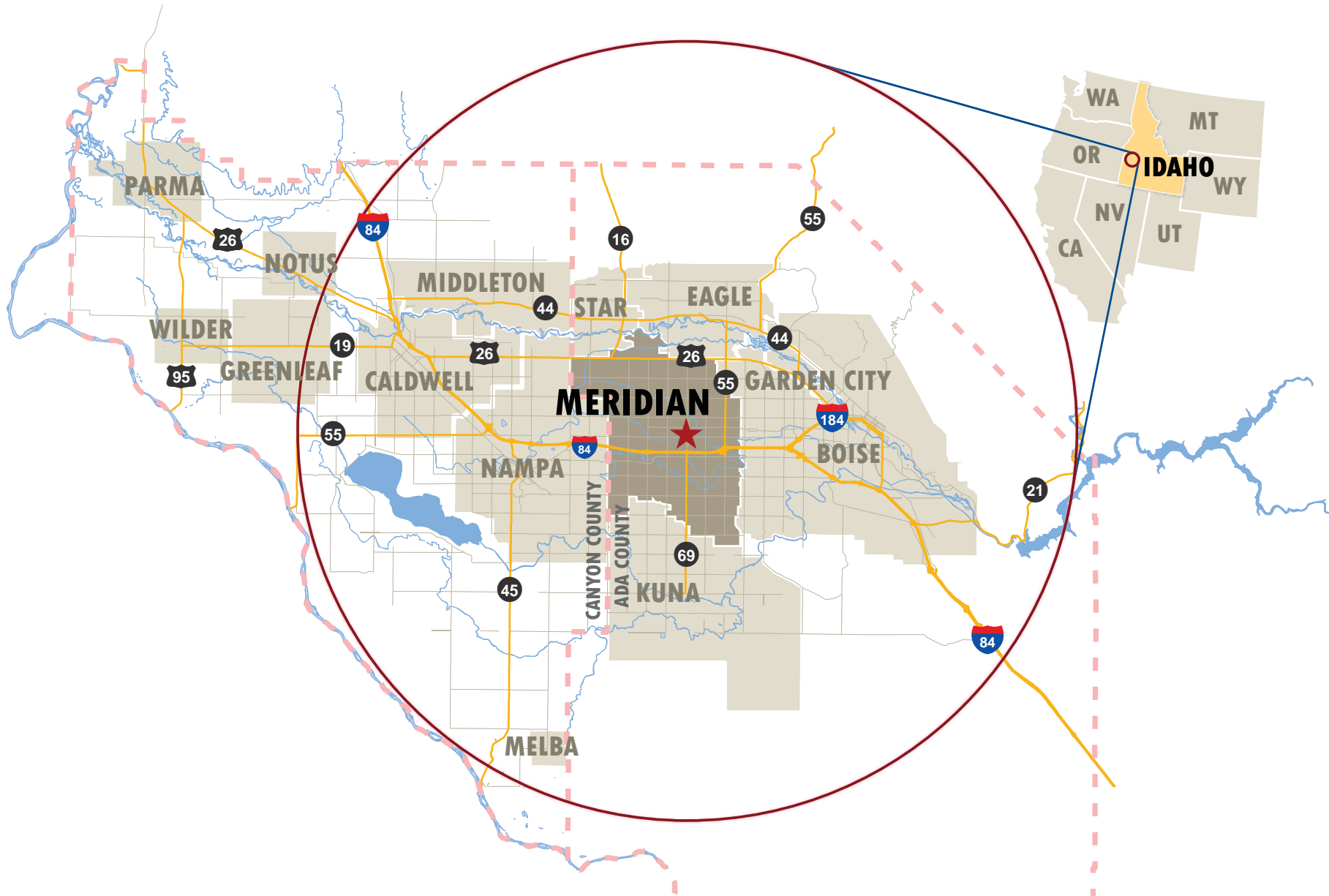
- » Plan Purpose and Scope
- » #MyMeridianVision
- » Planning Successes
- » Plan Structure
- » A Community-Driven Plan
- » Overview of Sustainable Growth and Development
- » Making the Plan Reality

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

- Alan Lakein



FIGURE 1A: REGIONAL CONTEXT MAP



Source: City of Meridian Planning Division 2019

Plan Purpose and Scope

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

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

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

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

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

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

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

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



.....
Above: Pathway at sunset

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



Nature of the Plan

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

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



Above: Carnival at Storey park, during Meridian Dairy Days

Plan History and Preparation

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

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

#MyMeridianVision

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

.....
 Right: Fishing at Kleiner Park



■ #MYMERIDIANVISION:

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

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

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

Evolving Community: A community thoughtfully adapting to changes.

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

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

Connected Community: A community of safe and efficient transportation.

Planning Successes

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

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

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

.....
1 Existing Conditions Report 2017

Accomplishments in the last 10 years include:

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

Plan Structure

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

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

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

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

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

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

Chapter 6. Connected Community: transportation and streets

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

Using this Document

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

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

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

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

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



Online Living Document

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

A Community-Driven Plan

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

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

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



Above: Public involvement at Kleiner Park

Below: Gene Kleiner Day festivities at Kleiner Park





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

Overview of Sustainable Growth and Development

Review of Recent Research and Tools

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

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

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

Service Impact Tool

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

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

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

Economic Development Analysis and Market Analysis

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

Corridor Analysis

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

Making the Plan Reality

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

Alignment with Other Plans and Resources

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

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

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

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

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

Next Steps

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

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

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



PREMIER COMMUNITY

Overview

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

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

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Below: The Scentsy campus on Pine Ave and Eagle Road



PREMIER COMMUNITY VISION

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

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

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

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



Above: Single family home in Meridian

Housing

Introduction

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

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

Background

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

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

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

For additional information, refer to the following resources:

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

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



Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 2.1. Housing Goals, Objectives and Action Items		Priority	Lead	Support
2.01.00	Support a balance and integration of diverse housing and neighborhood types.		CD, MO	CD, AO, MO
2.01.01	Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.		CD, MO	AO, MO
2.01.01A	Align City Code with the policies of the Comprehensive Plan to reflect the community's desires for various types, sizes, and designs of residential neighborhoods.	Very High	CD	AO
2.01.01B	Regularly assess permitting activity and work to encourage a mix of housing types.	On-going	CD	
2.01.01C	Maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities.	On-going	CD	
2.01.01D	Regularly monitor local codes and ordinances to ensure compliance with state and federal laws such as the Fair Housing Act.	On-going	CD	
2.01.01E	Encourage development of universally accessible home designs within new developments and home retrofits, allowing residents to age in place and creating full accessibility for all residents of varying levels of physical ability.	On-going	CD	
2.01.01F	Maintain clear and concise housing development ordinances, codes, requirements, restrictions, and policies that are consistent with the Comprehensive Plan.	On-going	CD	
2.01.01G	Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.	On-going	CD	
2.01.01H	Locate higher density housing near corridors with existing or planned transit, Downtown, and in proximity to employment centers.	On-going	CD	
2.01.01I	Consider providing incentives to developers that produce affordable housing units as defined by federal and state agencies.	Low	CD	CD, AO, MO
2.01.01J	Support an open housing market for all persons, regardless of protected class.	On-going	CD	
2.01.01K	Remove regulatory barriers and develop design criteria that support the construction of accessory dwelling units and micro homes where appropriate.	Medium	CD	
2.01.01L	Ensure the Unified Development Code provides opportunities for diverse and innovative housing options.	On-going	CD	
2.01.01M	Support active-adult or independent senior living developments.	On-going	CD	
2.01.01N	Work with the County/State on developing property tax relief programs for seniors and others on low/fixed incomes.	Low	MO	
2.01.02	Support a balance of housing tenure and supply and demand.		CD	
2.01.02A	Regularly monitor property tax revenue and vacancy rates in the rental and ownership market.	On-going	CD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 2.1. Housing Goals, Objectives and Action Items		Priority	Lead	Support
2.01.02B	Coordinate and align public and private housing development to improve consistency with local housing agency plans.	On-going	CD	
2.01.02C	Explore ways to encourage diversity of housing tenure and price points.	High	CD	
2.01.02D	Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian's present and future residents.	On-going	CD	
2.01.02E	Support housing affordability, special-needs housing, ownership opportunities, and housing rehabilitation through programs administered by the State of Idaho, Ada County, nonprofits, and federal agencies.	On-going	CD	
2.02.00	Plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.		CD	FD, FI, AO, PR, PD
2.02.01	Elevate and enhance the quality and connectivity of residential site and subdivision planning.		CD	FD, FI, AO, PR, PD
2.02.01A	With new subdivision plats, require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.	On-going	CD	PR
2.02.01B	Evaluate open space and amenity requirement and criteria for consistency with community needs and values.	Very High	CD	PR, PD
2.02.01C	Require all new residential neighborhoods to provide complete streets, consistent with the Transportation and Land Use Integration Plan.	On-going	CD	FD
2.02.01D	Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity.	On-going	CD	
2.02.01E	Encourage the development of high quality, dense residential and mixed use areas near in and around Downtown, near employment, large shopping centers, public open spaces and parks, and along major transportation corridors, as shown on the Future Land Use Map.	On-going	CD	
2.02.01F	Evaluate the potential to incentivize dedication of public school sites, public parks and other open spaces, and public access easements to linear open space corridors, which contain bicycle and/or pedestrian pathway systems.	Low	CD	FI, PR
2.02.01G	Ensure development provides safe routes and access to schools, parks, and other community gathering places.	On-going	CD	
2.02.01H	Evaluate and improve the current grading and stormwater drainage requirements for subdivisions to ensure they reflect the community's values.	Very High	PW	CD, AO
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 2.1. Housing Goals, Objectives and Action Items		Priority	Lead	Support
2.02.02	Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.		CD	CD, FI, AO, PW
2.02.02A	Develop standards for upkeep of vacant lots such as dust and weed mitigation requirements.	Low	PD	CD
2.02.02B	Consider incentives such as density bonuses, reduced open space requirements, and reduced fees for infill development in key areas near existing services.	Very High	CD	FI, AO, PW
2.02.02C	Support infill development that does not negatively impact the abutting, existing development. Infill projects in Downtown should develop at higher densities, irrespective of existing development.	On-going	CD	
2.02.02D	Apply appropriate design and construction standards to infill development in order to reduce adverse impacts to existing development.	On-going	CD	
2.02.02E	Assist development groups to develop multiple plats into one cohesive plat.	On-going	CD	
2.02.02F	Ensure that new development within existing residential neighborhoods is cohesive and complementary in design and construction.	Very High	CD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Education, Health, and Community Services

Introduction

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

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Below: The Meridian Senior Center in Kleiner Park.



Background

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

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

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



Above: South Meridian YMCA

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

For additional information, refer to the following resources:

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

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 2.2. Education and Community Services Goals, Objectives and Action Items		Priority	Lead	Support
2.03.00	Improve coordination of long range City and school district planning.		CD, PD	FD
2.03.01	Jointly plan and site schools and subdivisions to ensure mutual benefits, neighborhood identity, and community health.		CD	
2.03.01A	Assist West Ada School District in identifying potential future school sites, by providing information about anticipated future land uses, utilities, and entitlements.	On-going	CD	
2.03.01B	Support construction of multi-use facilities that can be used by both schools and the community.	On-going	CD	
2.03.01C	Invite West Ada School District staff to pre-application meetings with potential developers and discuss school siting and access needs.	On-going	CD	
2.03.01D	Ensure the location and design of schools are compatible with existing and planned neighborhoods and land uses.	On-going	CD	
2.03.01E	Work with West Ada School District to locate and connect schools to safe and accessible walking, bicycle, transit, and automobile routes.	On-going	CD	
2.03.02	Coordinate with public safety officials and other local agencies to ensure safe school environments.		PD	FD
2.03.02A	Support educational and training programs lead by school resource officers and neighborhood contact officers.	On-going	PD	FD
2.04.00	Support a diverse range of educational opportunities that continues lifelong learning.		MO	CD, FD, PR, PD
2.04.01	Partner with schools, non-profits, and other community-based organizations to provide a variety of educational opportunities throughout all stages of life.		MO	CD, FD, PR, PD
2.04.01A	Support a network of public resources, schools, community centers and other public facilities that address the city's educational and training needs.	On-going	MO	FD, PR, PD, PW
2.04.01B	Encourage educational institutions and community organizations to provide a broad set of programs within the community, including programs for special needs students, early childhood, the arts, math and science, English as a Second Language, and life-skills.	On-going	MO	
2.04.01C	Investigate potential public-private partnerships to provide additional health and educational programs.	Medium	MO	CD, PR
2.05.00	Plan for a multi-generational city with adequate public services and health care resources for existing and future residents of all ages.		CD, MO, PR	CD, FD, MO, PR
2.05.01	Cooperate with other agencies and service providers around the Valley.		CD, MO, PR	MO, PR,
2.05.01A	Identify partnerships that support multi-generational activities.	Medium	MO	PR
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 2.2. Education and Community Services Goals, Objectives and Action Items		Priority	Lead	Support
2.05.01B	Continue to support the Meridian senior citizens' organization as an important social program in the community.	On-going	MO	PR
2.05.01C	Support joint use agreements with the West Ada School District, Meridian Library District, and other private and non-profit entities.	On-going	MO	PR
2.05.01D	Coordinate planning efforts and strategic growth of the City with other service providers and local decision-makers.	On-going	CD	MO
2.05.01E	Support and encourage involvement of seniors in activities, groups, and volunteer opportunities.	On-going	MO	PR
2.05.01F	Support and encourage involvement of community youth in the Mayor's Youth Advisory Council (MYAC) and other youth activities, groups and volunteer opportunities.	On-going	PR	MO
2.05.01G	Strengthen public services, programs, and community resources to be responsive to and representative of Meridian's diversity.	On-going	PR	MO
2.05.02	Support access to high-quality emergency care, primary, outpatient, home care, long-term care, and mental health care within the community.		MO	CD, FD
2.05.02A	Encourage the expansion of medical service related industries that are needed.	On-going	MO	CD, FD
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				



Above: The Village at Meridian

Economic Excellence

Introduction

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

Background

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

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

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



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

For additional information, refer to the following resources:

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

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Below: Graphic from the Destination Downtown vision plan



Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 2.3. Economic Goals, Objectives and Action Items		Priority	Lead	Support
2.06.00	Enhance Meridian's economic vitality and position in the local and regional economy.		MO	CD, FI, MO, PW
2.06.01	Diversify Meridian's economic base to establish and maintain a self-sustaining, full-service economy.		MO, CD	CD, FI, MO, PW
2.06.01A	Provide location-specific standards as incentives to attract high-quality businesses and living-to-high wage jobs.	Medium	MO	CD, FI
2.06.01B	Establish methods to support the business community by drafting an Economic Development Plan in partnership with the Meridian Chamber of Commerce and Meridian Development Corporation.	High	CD	MO
2.06.01C	Regularly conduct industry market analysis to determine feasibility of existing and emerging industries to better understand workforce, land use, and transportation needs.	On-going	CD	MO
2.06.01D	Encourage environmentally-friendly industries.	On-going	CD	MO
2.06.01E	Focus on developing industries that tend exceed the living wage, such as technology, healthcare and other similar industries.	High	CD	MO
2.06.02	Support economic opportunities for a community with diverse income levels.	On-going	CD	MO
2.06.02A	Regularly assess changes in local income levels.	On-going	CD	MO
2.06.02B	Pursue public-private partnerships and economic development grants that bring additional job opportunities to the community.	On-going	CD	MO
2.06.02C	Coordinate with the public, private, and non-profit sectors on possibilities for creating/sustaining workforce housing.	On-going	CD	MO
2.06.02D	Work to encourage a diversity of housing, recreation, and mobility options to attract and sustain the local workforce.	On-going	CD	MO
2.07.00	Create a business-friendly environment that supports and expands existing business opportunities by developing a diverse and qualified workforce through educational partnerships.		CD	MO
2.07.01	Promote business retention, expansion, and improvement programs.		CD	MO
2.07.01A	Connect businesses with local, state, regional, and federal resources for incentives, resources, and opportunities.	On-going	CD	MO
2.07.01B	Establish and maintain relationships with existing businesses and industry groups to determine present and future needs.	On-going	CD	MO
2.07.02	Implement a clear development application review process for new and expanding businesses.		CD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

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

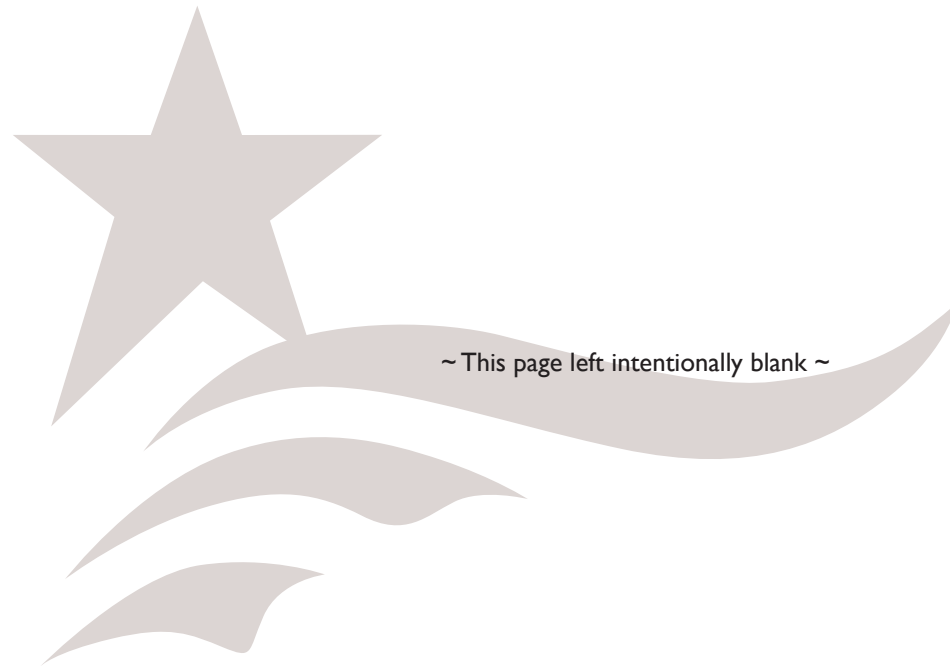
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Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW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

TABLE LEGEND

Goal	Objective	Action
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Table 2.3. Economic Goals, Objectives and Action Items		Priority	Lead	Support
2.09.01	Support redevelopment and infill opportunities Downtown.		CD	CD, FI, MO, PR
2.09.01A	Pursue public-private partnerships to develop parking facilities.	High	CD	FI, MO
2.09.01B	Establish incentives to develop gathering spaces and civic facilities within Downtown.	High	CD	FI, PR
2.09.01C	Work towards mitigating and removing floodplain issues around Downtown.	High	PW	CD
2.09.01D	Pursue grant and other funding mechanisms to fund complete street and streetscape improvements.	On-going	CD	
2.09.01E	Explore incentives for targeted projects that meet economic development goals.	High	CD	
2.09.02	Integrate and maintain quality public spaces throughout Downtown for recreation, social, and civic activities.		CD, MO, PR	MO
2.09.02A	Actively implement action items in the Destination Downtown Plan.	High	MO	CD
2.09.02B	Pursue grants and public-private partnerships to enhance Downtown.	On-going	CD	
2.09.02C	Develop programs with local partners to expand art, cultural, and educational facilities in Downtown.	Medium	PR	MO
2.09.02D	Develop and support regular cultural activities and events Downtown, in partnership with the Downtown Business Association and other organizations.	Medium	PR	MO
2.09.02E	Implement consistent landscaping, lighting, and historic preservation standards.	On-going	CD	
2.09.02F	Support a compatible mix of land uses Downtown that activate the area during day and night.	On-going	CD	
2.09.02G	Implement the City of Meridian Design Standards and City of Meridian Architectural Standards Manual to ensure that Downtown remains the historic center for mixed-use tourism, business, retail, residential, and governmental activities.	On-going	CD	
2.09.03	Cultivate unique and diverse destination-type activities within Meridian's centers.		CD, PR	MO, CD
2.09.03A	Establish distinct, engaging identities within commercial and mixed use centers through design standards.	High	CD	
2.09.03B	Promote Ten Mile, Downtown, and The Village as centers of activity and growth.	On-going	CD	
2.09.03C	Support public-private partnerships that provide plazas and public areas within activity centers.	On-going	PR	MO, CD
2.09.03D	Develop a collaborative economic development strategy to recruit new businesses.	High	CD	
2.09.03E	Develop concept plans of potential destination activities and promote appropriate development, infill, and redevelopment of activity centers.	Low	CD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				



EVOLVING COMMUNITY

Overview

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

EVOLVING COMMUNITY VISION

A community thoughtfully adapting to changes.

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

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

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

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

Growth and Population

Introduction

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

.....
Below: Treasure Valley Kite Festival



Background

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

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

Area of City Impact

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

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

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

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

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

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

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

Property Rights

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

For additional information, refer to the following resources:

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

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 3.1. Growth and Population Goals, Objectives and Action Items		Priority	Lead	Support
3.01.00	Recognize that Meridian's population will continue to grow and positively foster Meridian's continued growth.		CD	All
3.01.01	Provide facilities and services that maintain a premier level of service commensurate with growth.		CD	All
3.01.01A	Evaluate comprehensive impacts of growth and consider City Master Plans and Strategic Plans in all land use decisions (e.g., traffic impacts, school enrollment, and parks).	On-going	CD	All
3.01.01B	Update the Comprehensive Plan and Unified Development Code as needed to accommodate the community's needs and growth trends.	On-going	CD	
3.01.01C	Ensure that regulations and plans support and encourage desired development and land use patterns within the Area of City Impact.	On-going	CD	
3.01.01D	Evaluate development proposals based on consistency with the vision as well as physical, social, economic, environmental, and aesthetic criteria.	High	CD	
3.01.01E	Coordinate with the City of Nampa, Canyon County, Star, Eagle, Kuna, Boise, and Ada County on land use, transportation, and emergency services.	On-going	CD	All
3.02.00	Maintain, improve, and expand the City's infrastructure to meet existing and growing demands in a timely, orderly, and logical manner.		FI, MO, PW	All, CD, FI, HR
3.02.01	Develop and implement master plans for all public facilities, services, and safety to guide the growth of the City.		FI, MO, PW	All, CD, FI, HR
3.02.01A	Provide City utilities in high priority growth areas and discourage in low priority growth areas.	On-going	PW	
3.02.01B	Protect investments in existing public facilities (water, sewer, streets, fire, police, etc.) by ensuring extension of services by new development is in the best interest of the City.	On-going	PW	CD
3.02.01C	Utilize preferred methods of communication with citizens and engage their input on public facilities planning, construction, and funding.	On-going	PW	
3.02.01D	Support the appropriate expansion of City facilities, services, staff, and other resources to keep up with demand and established levels of service.	On-going	PW	CD, FI, HR
3.02.01E	Phase-in developments in accordance with their connection to the municipal sewer and water system and the provision of other necessary infrastructure and services.	On-going	PW	CD
3.02.01F	Maintain an efficient and fair system of fees and development requirements that assesses the costs and benefits of financing public facilities and services, the need for which is generated by new development.	On-going	FI	CD, PW
3.02.01G	Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks.	High	MO	All
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

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

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

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

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

Future Land Use

Introduction

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

Transportation, Land Use, and Corridors

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

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

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

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

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

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

Background

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

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

For additional information, refer to the following resources:

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

Future Land Use Map

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

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

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

Symbols

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

Difference between Future Land Use and Zoning

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

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



.....
Above: Overlooking Paramount

General Guidance

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

Residential Land Uses

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

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

Within residential areas the following ideas and policies shall apply:

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

Low Density Residential

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

Medium Density Residential

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

Medium High Density Residential

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

High Density Residential

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

Commercial Land Uses

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

Office Land Uses

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

Industrial Land Uses

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

Old Town Land Uses

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

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

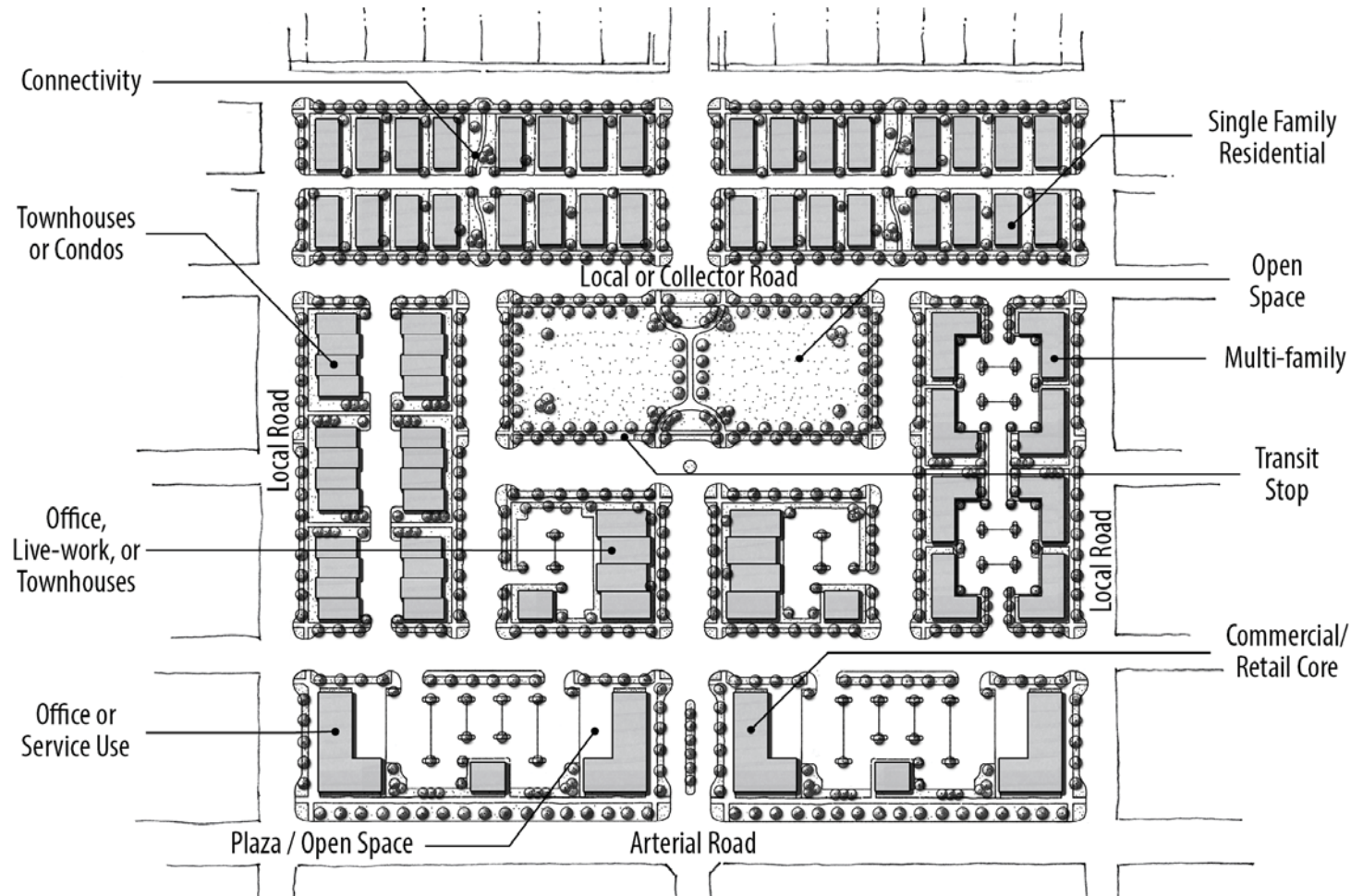
Mixed Use Land Uses

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

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

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

FIGURE 3A: GENERAL MIXED USE CONCEPT DIAGRAM



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

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

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

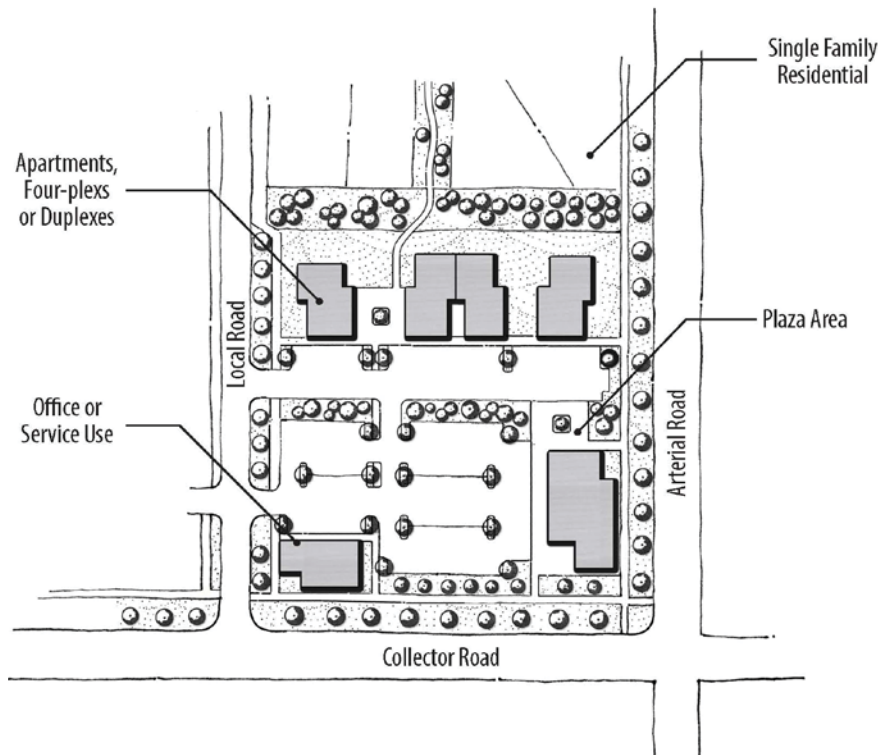
In reviewing development applications, the following items will be considered in all Mixed Use areas:

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

Mixed Use Neighborhood (MU-N)

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

FIGURE 3B: MIXED USE NEIGHBORHOOD CONCEPT DIAGRAM



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

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

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

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

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

Below: The Village at Meridian



Mixed Use Community (MU-C)

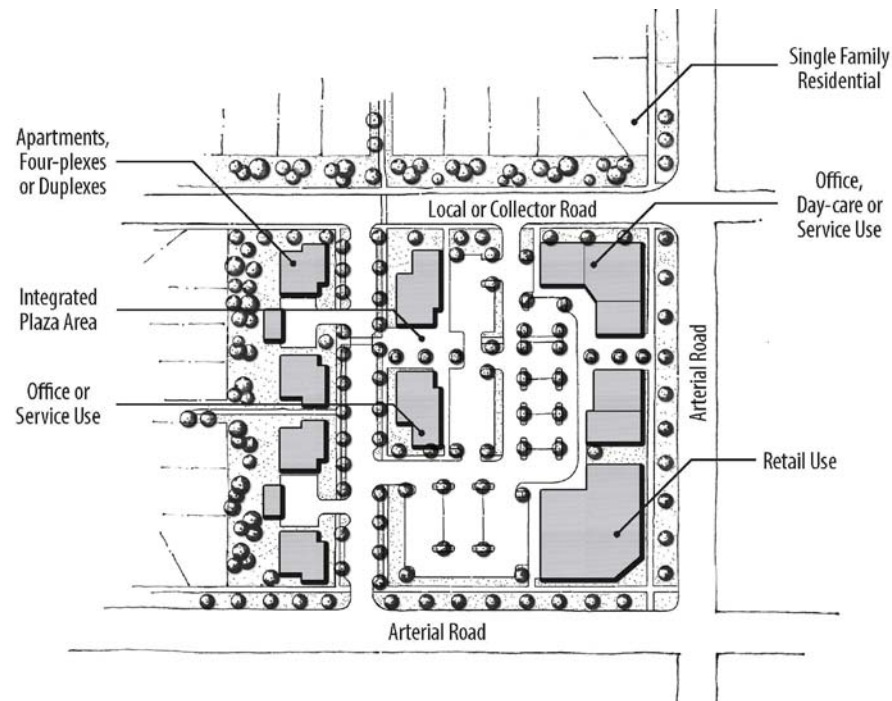
The purpose of this designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to integrate a variety of uses, including residential, and to avoid mainly single-use and strip commercial type buildings. Non-residential buildings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

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

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

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

FIGURE 3C: MIXED USE COMMUNITY CONCEPT DIAGRAM



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

Mixed Use Regional (MU-R)

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

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

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

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

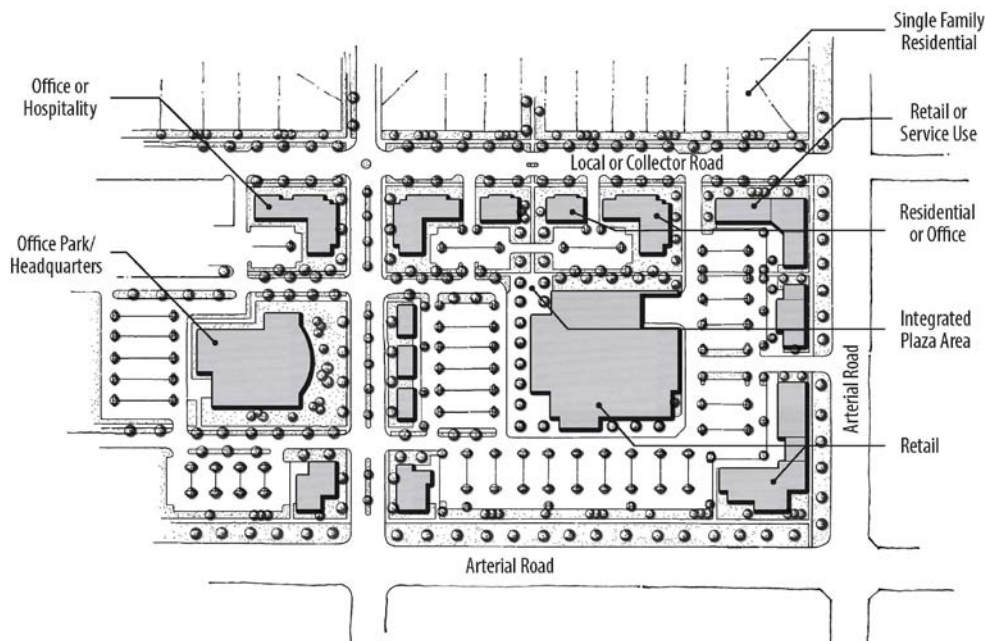
Where the development proposes public and quasi-public uses to support the development, the developer may be eligible for additional area for retail development (beyond the allowed 50%), based on the ratios below:

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

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

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

FIGURE 3D: MIXED USE REGIONAL CONCEPT DIAGRAM

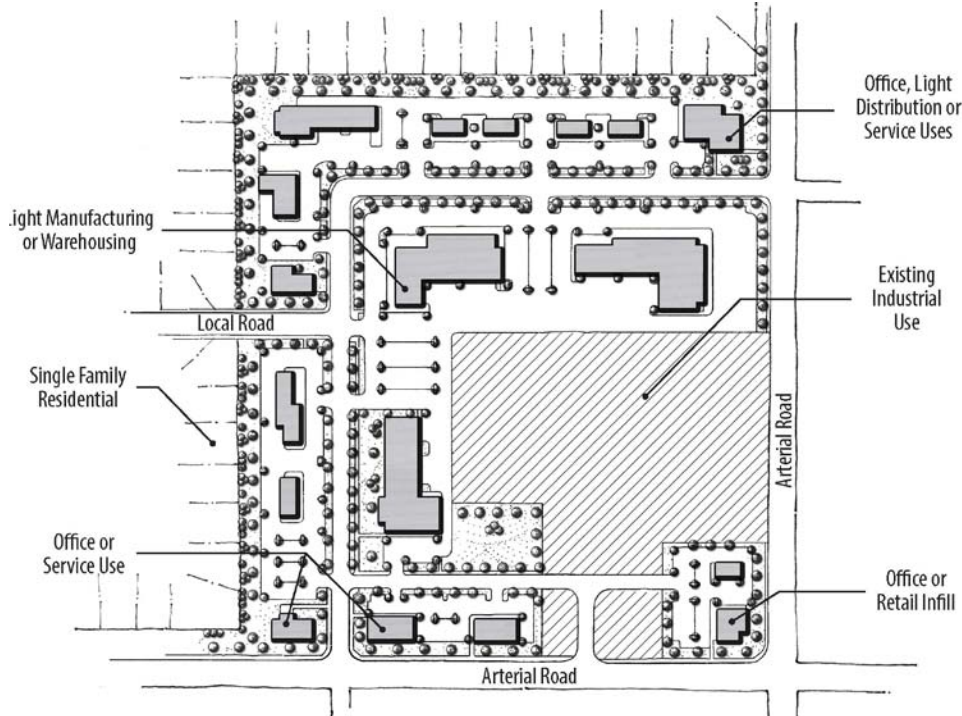


Sample uses, appropriate in MU-R areas would include: All MU-N and MU-C categories, entertainment uses, major employment centers, clean industry, and other appropriate regional-serving most uses. Sample zoning include: R-15, R-40, TN-C, C-G, and M-E.

Mixed Use Non-Residential (MU-NR)

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

FIGURE 3E: MIXED USE NON-RESIDENTIAL CONCEPT DIAGRAM



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

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

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

Mixed Use Interchange (MU-I)

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

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

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

development is inter-connected with adjoining parcels.

- » The SH-16/US 20-26 interchange will be one of only two regional gateways to the City of Meridian for travelers coming from north of the Boise River (the other being Linder Road). As such, buildings, landscaping, and other design features at this interchange should reflect Meridian's heritage, quality, and character.
- » Regional ridesharing, park-and-ride and transit transfer facilities are strongly encouraged.
- » The MU-I area at Ustick Road, west of SH-16, should minimize retail and auto-oriented services and transition rapidly from the interchange to residential uses near the county line.
- » Examples of uses include schools, post office or library branches, office uses, light residential developments, athletic clubs, and technology/ research parks.

Ten Mile Interchange Specific Area Plan

The City developed a specific plan for approximately 2,800 acres bordered (roughly) by Linder Road to the east; McDermott Road to the west; the Union Pacific Railroad line to the north and ½ mile south of Overland Road on the south. The specific area plan is an addendum to this Comprehensive Plan and places an emphasis on a mix of uses, both residential and commercial; new employment areas; higher density residential; a planned collector road network and design guidelines.

It is important to note that the [Ten Mile Interchange Specific Area Plan](#) (TMISAP) uses different land use designations than the rest of the FLUM. While there are some similarities, for example Low Density Residential, there are also new designations which do not exist outside of this Ten Mile area. The TMISAP was

adopted as an addendum to the City of Meridian Comprehensive Plan on June 19th, 2007 by Resolutions Numbers 07-563 (Map) and 07-564 (Text). Development in the Ten Mile Interchange area will also be reviewed using the TMISAP. See the Ten Mile Interchange Specific Area Plan for more details of this area.

Civic Land Uses

The purpose of this designation is to preserve and protect existing and planned municipal, state, and federal lands for area residents and visitors. This category includes public lands, law enforcement facilities, post offices, fire stations, cemeteries, public utility sites, public parks, public schools, and other government owned sites within the Area of City Impact.

.....
Below: The PKG building on Pine Ave



Park Land Uses (Symbol)

The purpose of this designation is to preserve and protect existing and future public neighborhood, community, regional, and urban parks. The park locations designated on the Future Land Use Map are the most current and should be used for planning purposes. Constructed parks are further described in the Existing Conditions Report Addendum.

School Land Use (Symbol)

The purpose of this designation is to provide areas throughout the Area of City Impact which provide educational opportunities, community gathering places, and green space.

Fire and Police Stations (Symbol)

The purpose of this designation is to preserve and protect existing and planned fire and police station locations throughout the Area of City Impact which provide efficient emergency response.

Entryway Corridors

The City feels it is important to identify roadways that introduce and welcome both visitors and residents to the City of Meridian. These roadways are noted as entryway corridors on the FLUM and are subject to additional standards within the Unified Development Code.



.....
 Above: Valley Regional Transit and COMPASS

Transit Stations and Transit Oriented Development (Symbol)

The Transit Station designation is used for areas where transit supported uses are envisioned along the railroad and other predefined corridors. Within areas around these symbols, the City seeks projects that incorporate features which enhance alternative transportation and are transit friendly. Said developments are envisioned within commercial activity centers and should incorporate the following development and design principles:

- » A mix of land uses
- » Building orientation that provides the maximum level of services to pedestrians, bicyclists and transit users
- » Alternative transit features such as a bus shelter (where approved by VRT), bicycle lockers or similar facilities

- » Residential densities that are at least 8 dwelling units per acre and designed to comply with the Traditional Neighborhood design standards in the Unified Development Code
- » Park and ride lots and other transit-supportive facilities are encouraged at interchanges throughout the City. VRT and ACHD Commuteride should be partners in determining appropriate facilities at each interchange.
- » New types of street cross sections, including multi-purpose pathways, buffered bike lanes and managed lands that can accommodate new forms of vehicles from electric bicycles, scooters, autonomous vehicles and future dedicated transit.

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 3.2. Future Land Use Goals, Objectives and Action Items		Priority	Lead	Support
3.06.00	Ensure a variety and balance of land uses within the Area of City Impact.		CD	MO, PW
3.06.01	Plan for periodic review, monitoring, and updating of land uses within City limits and Area of City Impact.		CD	MO
3.06.01A	Maintain the Future Land Use Map to reflect existing facilities.	On-going	CD	
3.06.01B	Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City.	High	CD	
3.06.01C	Coordinate with Ada County to ensure all applicable land use ordinances and provisions of this Plan are recognized when development within the Area of City Impact but outside City Limits is proposed.	On-going	CD	MO
3.06.02	Plan for an appropriate mix of land uses that ensures connectivity, livability, and economic vitality.		CD	PW
3.06.02A	Support the inclusion of small-scale neighborhood commercial areas within planned residential developments as part of the development plan, where appropriate.	On-going	CD	
3.06.02B	Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.	On-going	CD	
3.06.02C	Encourage the development of supportive commercial near employment areas.	On-going	CD	
3.06.02D	Plan for industrial areas with convenient access to state highways or the rail corridor, where appropriate.	On-going	CD	
3.06.02E	Discourage residential land uses in close proximity to the Wastewater Resource Recovery Facility, the Intermountain Gas Facility on Can-Ada Road, and other incompatible land uses.	High	CD	PW
3.06.02F	Allocate land uses near the rail corridor to both support industrial and freight movement but also residential and the movement of people within the corridor.	On-going	CD	
3.07.00	Encourage compatible uses and site design to minimize conflicts and maximize use of land.		CD	PR
3.07.01	Proactively address potential conflicts between incompatible uses.		CD	
3.07.01A	Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.	On-going	CD	
3.07.01B	Encourage land uses and site designs that do not harm natural systems and resources.	On-going	CD	
3.07.01C	Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).	On-going	CD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 3.2. Future Land Use Goals, Objectives and Action Items		Priority	Lead	Support
3.07.01D	Preserve the industrial base within designated industrial land use areas by discouraging non-industrial uses and focusing on light manufacturing, distribution, flex-space, and base-employment.	High	CD	
3.07.01E	Where feasible, encourage large transmission and pipeline utility corridors to function as transitional buffers, parkland, pathways, and gathering spaces within and adjacent to their right of way.	On-going	CD	
3.07.02	Integrate land use and transportation planning to ensure that they mutually support the communities' goals and desires.		CD	PR
3.07.02A	Require pedestrian circulation plans to ensure safety and convenient access across large commercial and mixed-use developments.	On-going	CD	
3.07.02B	Locate smaller-scale, neighborhood-serving commercial and office use clusters so they complement and provide convenient access from nearby residential areas, limiting access to arterial roadways and multimodal corridors.	On-going	CD	
3.07.02C	Focus development and redevelopment intensity on key transportation corridors.	On-going	CD	
3.07.02D	Pursue transit-supportive densities of residential and employment uses along key multi-modal corridors.	On-going	CD	
3.07.02E	Explore the development of additional design guidelines or standards for transit-oriented development.	On-going	CD	
3.07.02F	Coordinate with transportation agencies to align future needed infrastructure with land use plans and implement through the development review processes.	On-going	CD	
3.07.02G	Coordinate with transportation agencies, private property owners and the public to plan for appropriate land uses that will accommodate both freight and public transportation access within the rail corridor.	On-going	CD	
3.07.02H	Integrate the Meridian Pathways Master Plan into the site development review process to ensure planned paths are built out as adjacent land develops.	On-going	CD	PR
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Utilities and Infrastructure

Introduction

Utilities are the foundation to quality of life within cities. Clean drinking water, electricity, stormwater management, natural gas, telecommunications, and wastewater make city-living possible. Adequate, efficient, accessible, and affordable utilities contribute to attracting business, reducing the environmental footprint of urban development, and playing a vital role in social development. Public facilities discussed in this section include domestic water service, sewer collection, sewage treatment, and other independently operated utilities (such as power, natural gas, and communications). The Utilities Element works in concert with the Growth and Land Use Elements to ensure adequate infrastructure is in place to accommodate existing and future needs.

Background

The City owns and operates its own domestic water and sewer services; however it relies on other entities for some of the other essential services. Therefore, coordination between the City and each service provider is vital in planning and prioritizing of expansion areas, and continued service to existing locations.

With the exception of a portion of north Meridian where SUEZ Water provides service, the City's Public Works Department provides water to Meridian residents. In order to keep up with water demand, new wells and water line extensions are constructed and generally funded by new development.

“Plans are only good intentions unless they immediately degenerate into hard work.”
- Peter F. Drucker



With a vision for sustainability, Meridian works to conserve ground water and reduce discharge flows into the Boise River. As Meridian is located in an arid climate, using recycled water is a “drought-proof” water supply that reduces demand on municipal supply, frees up agricultural water for agricultural uses, and lowers effluent flow to the Boise River.

Water Service

The City's domestic water system is currently supported by a series of deep wells, booster pump stations, multiple reservoirs, and pipeline. In order to keep up with water demand, the City has constructed, on average, one new well per year, each funded by connection fees and charged to new development. Water line extensions to new developments are generally paid for and constructed by developers. Although the City plans new wells and reservoirs, the specific locations to those facilities are largely dictated by growth patterns, and will continue to be funded by new development. In a few small areas of the City, SUEZ provides water service to residents and businesses, and new development must coordinate this service with both the City of Meridian and with SUEZ.



.....
Above: Meridian Water Tower

Sewer Collection & Treatment

The sewer (also known as wastewater) collection system in the City consists of pipe and lift (pump) stations. Sewage generally flows by gravity to the Wastewater Resource Recovery Facility located northwest of the Ten Mile/Ustick intersection. The Sewer Master Plan includes development of a computer model which helps Public Works staff identify priority areas for development in the City as well as segments of the existing sewage collection system that are approaching capacity. Future capital improvements are prioritized to upgrade the lines that are approaching capacity. The City will evaluate the need for additional expansion projects based on the Sewer Master Plan and model.

The Wastewater Resource Recovery Facility (WRRF) consists of primary, secondary, and tertiary treatment followed by disinfection. Treated effluent is discharged to Five Mile Creek.

The City continues to upgrade the facility following its current Facility and 5 year Capital Improvement Plans. This facility is regulated by a National Pollutant Discharge Elimination System (NPDES) Wastewater discharge permit from the Environmental Protection Agency (EPA).

With a vision for sustainability, Meridian holds a Citywide Class A Recycled Water Permit. Recycled water is a highly treated water resource generated at the WRRF that meets standards for reuse, as established by the Idaho Department of Environmental Quality. The WRRF makes this recycled water available free of charge in supported areas.

Garbage and Recycling

Republic Services (Republic) is the solid waste and recycling collection contractor for the City of Meridian. Republic is dedicated to providing reliable and innovative recycling and

waste reduction programs to the City. The City has established a Solid Waste Advisory Committee (SWAC) to help set steer a curbside recycling program and to advise the City Council on other solid waste issues. The SWAC works in conjunction with Republic staff. The SWAC focuses its attention on growing the solid waste and recycling programs and making them as user friendly as possible.

Irrigation

Meridian irrigation water is largely supplied by a series of canals and laterals diverted from the Boise River. There are many irrigation districts with operations in Meridian's Area of City Impact, but the two largest affecting most of Meridian are the Settler's Irrigation District and Nampa and Meridian Irrigation District (NMID).

Power

Idaho Power Company provides electrical services throughout the City of Meridian and its Area of City Impact. Idaho Power is a public service company regulated by the Idaho Public Utility Commission (IPUC), the Federal Energy Regulatory Commission (FERC), and the state regulatory commissions of Idaho and Oregon. Idaho Power's long-range electrical plan for Meridian and the larger area is called the Eastern Treasure Valley Electrical Plan, which is listed in the adopted by reference section of this Plan.

Natural Gas

Intermountain Gas Company is the sole provider of natural gas in southern Idaho, including Meridian. Meridian is serviced by dual, high pressure natural gas pipelines that bisect the southwest part of the Area of City Impact. These lines are an important consideration for any development adjacent to them.

Communications

Sparklight and CenturyLink provide landline phone and cable television agreements in the area. Sparklight (formerly CableOne) has a franchise agreement with the City for traditional cable T.V. services. There are also a number of other fiber and wireless providers which also offer telecommunication services.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Water Master Plan](#)
- » [Meridian Water Conservation Plan](#)
- » [Meridian Collection System Master Plan](#)
- » [Eastern Treasure Valley Electric Plan \(Idaho Power\)](#)
- » [Environmental Programs Plan](#)

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 3.3. Utilities and Infrastructure Goals, Objectives and Action Items		Priority	Lead	Support
3.08.00	Coordinate with service providers to ensure the long-term utility needs of Meridian's existing and future residents and businesses are met.		CD, PW, PR, MO	All, CD, IT, PW
3.08.01	Plan and expand public utility facilities and services as part of the development process.		CD	All
3.08.01A	Require that development projects have planned for the efficient provision of all public services.	On-going	CD	All
3.08.01B	Require adequate fees from new development to fund expansion of services.	On-going	CD	All
3.08.01C	Ensure that other City departments, area agencies, and service providers are informed about and have an opportunity to participate in the City's development review process.	On-going	CD	All
3.08.01D	Consider the impact on key service providers prior to acting on annexation requests at a public hearing.	On-going	CD	All
3.08.01E	Ensure key service providers have provided written comment on the impact and potential mitigation measures that may be necessary, prior to acting on large development applications.	On-going	CD	All
3.08.02	Cooperate with other agencies and service providers around the Valley to continuously provide essential services and utilities to all residents.		PW, PR, MO	CD, IT, PW
3.08.02A	Communicate planning efforts with local decision makers and utility service providers, including irrigation districts, energy, natural gas, solid waste, and telecommunications.	On-going	PW	CD
3.08.02B	Coordinate with developers, irrigation districts, and drainage entities to implement the proposed pathway network along canals, ditches, creeks, laterals and sloughs.	Very High	PR	CD
3.08.02C	Regularly coordinate with other public utilities and essential service providers and annually review master plans for public facilities and services; update as needed.	On-going	PW	CD
3.08.02D	Coordinate with Idaho Power to make additions and improvements to their facilities so that adequate capacity for projected growth is realized.	On-going	CD	PW
3.08.02E	Encourage the enhancement of the capacity and reliability of renewable energy resources.	On-going	PW	CD
3.08.02F	Encourage multi-use utility corridors.	On-going	CD	PW
3.08.02G	Support the expansion of and accessibility to high-speed internet and broadband throughout the Area of City Impact.	On-going	MO	IT, PW
3.08.03	Coordinate with utility providers on acceptable landscape materials, design and site locations for their future facilities to avoid negative impacts to the community.		CD	PW
3.08.03A	Minimize the impact of electric facilities in environmentally sensitive areas and consider social and environmental justice impacts.	On-going	CD	PW
3.08.03B	Site utility corridors within identified or designated transportation corridors and ensure that they connect to similar facilities in adjacent jurisdictions.	On-going	CD	PW
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 3.3. Utilities and Infrastructure Goals, Objectives and Action Items		Priority	Lead	Support
3.08.03C	Coordinate future placement of Idaho Power electrical transmission lines and substations in accordance with Eastern Treasure Valley Electric Plan.	On-going	CD	PW
3.08.03D	Encourage all electrical distribution utilities to be located underground.	On-going	CD	PW
3.09.00	Maximize diversion of the municipal waste stream from disposal to recycling and reduce the amount of solid waste generated in the City.		PW	FI, AO, MO
3.09.01	Develop and support markets for recycled materials and products.		PW	AO, MO
3.09.01A	Investigate opportunities with other jurisdictions and private refuse contractors for new waste reduction and recycling markets.	Medium	PW	AO
3.09.01B	Establish solid waste fees that encourage waste reduction and recycling.	Low	PW	AO
3.09.01C	Develop and implement public education and outreach activities to raise awareness on waste reduction, reuse, recycling, and hazardous waste reduction.	On-going	PW	MO
3.09.02	Establish recycling/diversion and hazardous waste disposal goals.		PW	
3.09.02A	Maintain opportunities for proper disposal of target priority waste streams such as mercury, used oil, fluorescent lamps, used gas, and waste tires.	On-going	PW	
3.09.02B	Work with local stakeholders to develop public education campaigns regarding the importance of and opportunities for the proper disposal of hazardous waste.	On-going	PW	
3.09.03	Reinforce existing City recycling and procurement policies.		PW	FI
3.09.03A	Partner with City's solid waste contractor to investigate conservation options including composting, recycling, and green waste.	Medium	PW	
3.09.03B	Maintain internal recycling and sustainability programs that procure specific recycled content and less hazardous materials.	On-going	PW	FI
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

LIVABLE COMMUNITY

Overview

"Quality of life" represents the social well-being of individuals in a community; "livability" is a term used to express the overall relationship between community members and the satisfaction they derive from their surroundings. Quality of life and livability factors can be both public service-related and derived from natural and constructed open space and amenities. Elements such as security, parks, trails, recreation, and natural resources contribute to the overall livability of an area. Quality of life factors have a direct connection to citizens' health, happiness, and prosperity.

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Below: Meridian Pathway



LIVABLE COMMUNITY VISION

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

To enhance the Livable Community, the Plan encourages stewardship of natural features that define the community, such as open spaces and waterways. The Plan provides a setting for a safe and resilient community through crime prevention, sustainability, and emergency services. The community's quality of life will be enhanced by the diversification and expansion of the renowned comprehensive parks and recreation system. The Plan promotes the acquisition and development of land, funding for maintenance and renovations, developing new parks, and the creation of new programs. This park system will be connected by new pathways, linking schools, parks, and commercial areas.

As part of the Livable Community vision, the following elements are included in this chapter:

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



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Above: Hillsdale Park

Parks and Pathways

Introduction

The Parks and Pathways element reflects the City's dedication to providing a comprehensive parks and recreation system that contributes to the quality of life in Meridian and surrounding areas. As part of this section, the policy direction outlined in the Parks and Recreation Master Plan and Pathways Master Plan are summarized.

Background

The City of Meridian Parks and Recreation Department is responsible for maintaining public open spaces and providing a quality system of parks and recreation facilities with leisure opportunities for all people in the community. The Department is also responsible for the implementation of the Pathway Master Plan, including some development and maintenance of priority pathways and key connections. The system as a whole is stronger and more sustainable when responsibility of development and maintenance of parks and pathways is shared between the City, developers, and homeowner associations.

This system consists of recreation and community facilities, pathways, and hundreds of acres of parkland. Parks and Recreation offers and manages a variety of recreational programs, adult sports leagues, and special events. Additionally, staff handles shelter/field reservations and assists in the issuance of temporary use permits.

The continued provision of high quality, year-round park and recreation facilities and activities requires the acquisition and development of land, funding for maintenance and renovations, and programming of activities. Developing new parks and expanding the existing park system with cutting-edge features like outdoor exercise equipment, pickleball courts, dog parks,

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Below: Outdoor exercise equipment at Keith Bird Legacy Park



destination playgrounds, and year-round programs is vital to keeping up with demand from growth.

The City also seeks to continue expanding its pathway system by coordinating new projects with regional partners, and providing safe, integrated pathways linking popular destinations such as schools and parks to neighborhood centers. Therefore, the Parks and Recreation Master Plan and Pathways Master Plan should be used when evaluating proposed development for consistency with the City's plans. Refer to Chapter 6 for additional policies related to pathways, transportation, and connectivity.

For additional information, refer to the following resources:

- » [Meridian Parks and Recreation Master Plan](#)
- » [Meridian Pathway Master Plan](#)
- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Rail-With-Trail Action Plan](#)

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 4.1. Parks and Pathways Goals, Objectives and Action Items		Priority	Lead	Support
4.01.00	Pursue partnerships and funding sources to facilitate and expand access to parks and recreational facilities, programming, and services.		FI, PR	CD, FI, HR, AO, MO, PR
4.01.01	Increase appropriate partnerships within the community to provide programs and activities to the community.		FI, PR	CD, FI, AO, MO
4.01.01A	Explore additional partnership opportunities as well as build on existing partnerships with focus on low-service areas.	On-going	PR	CD, FI
4.01.01B	Identify desired sports facilities or complexes and establish partnerships that foster their development.	High	PR	FI, MO
4.01.01C	Continue to explore partnerships with alternative providers, such as schools, to increase level of service.	On-going	PR	CD, AO
4.01.01D	Evaluate impact fees for public open space to ensure development is paying the full allowable fee.	On-going	FI	PR
4.01.02	Increase opportunities to fund programming, services, and facility improvements.		FI, PR	FI, AO, PR
4.01.02A	Increase special event and activities sponsorships.	On-going	PR	AO
4.01.02B	Pursue grant and philanthropic opportunities at the federal, state, regional, and local levels.	On-going	PR	FI
4.01.02C	Implement a cost recovery and pricing policy to determine a consistent method of pricing Parks and Recreation activities.	Medium	FI	PR
4.01.02D	Explore feasibility of a dedicated funding source for parks and recreation through special revenue, sports, or other available sources.	Medium	PR	FI
4.01.02E	Consider a process and policies for the acceptance of donated land and or money to be dedicated to public open space or facilities.	Low	PR	FI, AO
4.01.02F	Explore the use of digital displays to show showcase and advertise City events near parks.	Low	PR	AO
4.01.03	Continue to improve organizational efficiencies and maintain existing quality standards for park facilities and recreational amenities.		PR	FI, HR
4.01.03A	Enhance and improve internal and external communication regarding recreation activities and services using social media and mobile tools.	On-going	PR	IT
4.01.03B	Staff appropriately to meet demand and maintain established quality of service.	On-going	PR	FI
4.01.03C	Expand and improve the volunteer program to meet growing needs.	On-going	PR	HR
4.02.00	Provide for park acquisition and maintenance to meet projected city and population growth and demands.		FI, PR	CD, FI, AO, MO
4.02.01	Continue working toward the park land level of service goal of four acres/1,000 persons and a 0.5 miles service area radius from residences.		FI, PR	CD, FI, AO, MO

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

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

TABLE LEGEND

Goal	Objective	Action
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Table 4.1. Parks and Pathways Goals, Objectives and Action Items		Priority	Lead	Support
4.02.01A	Evaluate developer impact fee to align with Capital Improvement Plan (CIP) requests and current park land level of service.	On-going	FI	PR
4.02.01B	Continue to find and purchase additional land for future park development where level of service is below threshold.	On-going	PR	FI
4.02.01C	Identify and require future park sites using information in the Meridian Parks and Recreation Master Plan and on the Future Land Use Map.	On-going	PR	CD
4.02.01D	Look for opportunities to add parks and pathways in new growth areas.	On-going	PR	FI, AO, MO
4.02.01E	Consider population/housing density and accessibility when acquiring future land for parks and recreation.	On-going	PR	CD
4.02.02	Provide a variety of park types (neighborhood parks, community parks, regional parks) with a diversity of uses and activities interspersed throughout the community.		PR	FI, MO
4.02.02A	Consider programming needs for all ages and abilities when adding new components to existing parks or when developing new parks.	On-going	PR	FI
4.02.02B	Continue to monitor recreational trends to stay current with programming and demand.	On-going	PR	MO
4.02.02C	Consider future operation and maintenance costs and work to minimize those costs into the development of park while delivering a highly functional and quality park.	On-going	PR	FI
4.02.03	Monitor and evaluate the use, demands, and trends of recreation components.		PR	FI, MO
4.02.03A	Implement and maintain the existing Capital Improvement Plan (CIP), Master Plan, Comprehensive Parks and Recreation System Plan, and Life Cycle Replacement Programs.	On-going	PR	FI, MO
4.03.00	Maintain and improve the user experience and awareness of recreational facilities, amenities, and programs.		PR	CD, IT, AO, MO
4.03.01	Increase year round recreational programming and activities that encourage education, health and wellness, community involvement, and multi-sensory play.		PR	CD, IT, AO, MO
4.03.01A	Explore opportunities for additional indoor recreation space through partnerships, agreements, and the construction of a new Community Center.	Very High	PR	CD, AO, MO
4.03.01B	Continue to look for opportunities to expand programs around working hours and commuting citizens.	On-going	PR	MO
4.03.01C	Explore increasing the number of program opportunities for seniors, young adults, teens, tweens, and people with special needs.	On-going	PR	MO
4.03.01D	Set targets, identify gaps, and deploy programs, activities, and events that provide multigenerational recreational opportunities.	On-going	PR	IT, MO
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 4.1. Parks and Pathways Goals, Objectives and Action Items		Priority	Lead	Support
4.03.01E	Support symbiotic uses of facilities through programs that encourage community interactions.	On-going	PR	MO
4.03.02	Add destination park amenities that uniquely blend arts, entertainment, and culture.		PR	FI, MO
4.03.02A	Explore opportunities to add destination playground and natural play areas with climbing features and multi-sensory play.	High	PR	FI, MO
4.03.02B	Foster development of discovery-oriented parks that uniquely blend arts, entertainment, and culture.	High	PR	FI, MO
4.04.00	Develop a connected, comfortable, and comprehensive network of multi-purpose pathways.		PR	CD
4.04.01	Seamlessly connect local pathways with regionally significant pathways.		PR	CD
4.04.01A	Ensure that new development and subdivisions connect to the pathway system.	Very High	PR	CD
4.04.01B	Provide options for passive recreational opportunities not typically supplied by parks and facilities, such as jogging, walking, and bicycling.	Very High	PR	CD
4.04.01C	Establish and enhance regional pathway connections to the adjacent communities of Eagle, Nampa, Boise, Caldwell, and Kuna.	Very High	PR	CD
4.04.02	Link pathways to important pedestrian generators, environmental features, historic landmarks, public facilities, Town Centers, and business districts.		PR	CD
4.04.02A	Identify opportunities for new paths that connect residential neighborhoods and community facilities, such as the library and city hall, parks, schools, athletic facilities, swimming pools, historic districts, the Downtown, as well as other commercial and retail activity centers in Meridian.	Very High	PR	CD
4.04.02B	Preserve existing public rights-of-way and other easements for future pathways and accessways, particularly along powerline and utility corridors, railway corridors, and waterway or irrigation corridors.	Very High	PR	CD
4.04.02C	Continue partnerships with area irrigation districts to continue to expand pathway system along existing waterways.	On-going	PR	CD
4.04.03	Facilitate accessibility of pathway system for people of all abilities, pedestrians, bicyclists, and other non-motorized pathway users.		PR	CD, FD, MO, PD
4.04.03A	Through coordination with Pathway Plan updates, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local access to the pathway system and reduce duplication of supporting improvements.	High	PR	CD
4.04.03B	Furnish pathway systems with trailhead improvements that include interpretive and directional signage systems, benches, drinking fountains, restrooms, parking and staging areas, and other services for all ages and abilities.	High	PR	MO
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 4.1. Parks and Pathways Goals, Objectives and Action Items		Priority	Lead	Support
4.04.03C	Develop pathway design and development standards that are easy to maintain and access by maintenance, security, and emergency vehicles.	High	PR	FD, PD
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Stewardship

Introduction

The Stewardship element discusses the City's ongoing commitment and obligation to be good stewards of the public trust. As part of this section, the natural and built environment, sustainability, hazardous areas, and historic resources are covered.

Background

Productive agricultural soils, open space, vegetation, air, water, and energy are all valuable resources that the residents of Meridian enjoy and want to preserve. Beyond the environmental and health benefits realized from preserving the natural resources, preservation can offer exciting recreational

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Below: Youth volunteers planting a tree.



opportunities, provide for pedestrian travel ways, and offer a simple break from the standard suburban affair. As growth continues however, increased pressures are placed on natural resources. While development is expected within the Area of City Impact, a maze of monotonous expansion is not desired, either. It is essential to find a balance that protects and preserves Meridian's natural resources, agricultural heritage, and open spaces, while supporting the need for new development and sustainable provision of services.

Growth projected for Meridian emphasizes the need for attention to Meridian's character, specifically its natural and historic resources. Meridian has seen much of its natural resources change over the years from agricultural open spaces to a growing city. Providing and protecting unique sites and resources will assure the quality of life that the residents have come to know and expect.

The City of Meridian is committed to creating balanced solutions; solutions that deliver services at levels citizens expect in an environmentally and socially responsible way; and ensuring the best economic choice in the long term. These fundamentals should balance the needs of protecting and enhancing the economy and preserving the natural and built environment today and for future generations.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Parks and Recreation Master Plan](#)
- » [Eastern Treasure Valley Electric Plan](#)
- » [Meridian Water Conservation Plan](#)
- » [Meridian Environmental Programs Plan](#)

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 4.2. Stewardship Goals, Objectives and Action Items		Priority	Lead	Support
4.05.00	Preserve, protect, enhance, and wisely use natural resources.		CD, MO, PR, PW	CD, FI, AO, PR, PW
4.05.01	Protect and enhance existing waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources.		CD, PR, PW	CD
4.05.01A	Identify waterways, wetlands, other natural resources, viewsheds, and natural features of topographic interest for preservation.	On-going	PW	CD
4.05.01B	Develop and implement programs to encourage and promote tree health and preservation throughout the City, including along waterways and within proposed development.	Medium	PR	CD
4.05.01C	Limit canal tiling and piping of creeks, sloughs, laterals, and drains to man-made facilities where public safety issues cannot be mitigated or are not of concern.	On-going	CD	
4.05.01D	Improve and protect creeks and other natural waterways throughout commercial, industrial, and residential areas.	On-going	CD	
4.05.01E	Assess environmental impact of potential new development, infill, and redevelopment.	On-going	CD	
4.05.01F	Preserve, protect, and provide open space for recreation, conservation, and aesthetics.	On-going	CD	
4.05.01G	Support a long-term transportation system that conforms to the public health standard for carbon monoxide attainment.	On-going	CD	
4.05.02	Protect Meridian's surface water quality.		CD, PW	CD, FI, AO, PR, PW
4.05.02A	Refine framework of environmental programs including construction, storm water compliance, and floodplain management to satisfy the City's requirements under the Clean Water Act, FEMA, and the National Flood insurance program.	Medium	PW	
4.05.02B	Provide incentives for developers to grant conservation easements along creek-side corridors.	Medium	CD	FI, AO, PR, PW
4.05.02C	Encourage the incorporation of creek corridors as amenities in development design.	On-going	CD	
4.05.02D	Identify and implement Low Impact Development (LID) in storm water drainage systems that are administered by the City of Meridian.	Low	CD	
4.05.02E	Develop and cultivate partnerships with local and regional stakeholders on public education campaigns for water conservation and water quality.	On-going	CD	
4.05.02F	Promote the increase of permeable areas through sound site design and use of materials that limit stormwater runoff.	On-going	PW	CD
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 4.2. Stewardship Goals, Objectives and Action Items		Priority	Lead	Support
4.05.03	Preserve prime farmland within the Area of City Impact to maintain rural character and provide opportunities for local produce and continued farming operations.		CD, MO	CD
4.05.03A	Encourage, as appropriate, the continued use of land for farming near Area of City Impact boundaries to effectively transition from rural uses to urban.	On-going	CD	
4.05.03B	Slow the outward progression of the City's limits by discouraging fringe area development; encourage development of vacant or underutilized parcels currently within City limits.	High	MO	CD
4.05.03C	Support appropriate agriculture operations within the Area of City Impact as a source of locally grown food.	On-going	MO	CD
4.05.03D	Consider public support for funding to preserve open space as part of permanent land trust.	Very High	CD	MO
4.06.00	Improve air quality and reduce air pollution in the Meridian and Treasure Valley airshed.		CD, PW, FI, MO	All, FD
4.06.01	Protect public health by reducing ozone, fine particulate matter and other greenhouse gases and toxics in the air.		CD, PW, MO	All, FD
4.06.01A	Coordinate with ACHD to improve traffic flow, minimize vehicle time spent idling and accelerating, and reduce the number of single-occupancy vehicles.	On-going	CD	
4.06.01B	Promote transportation choices, facilities, and alternatives such as car and van pooling, public transit, alternative fleet vehicles, bicycle racks/storage and telecommuting.	On-going	CD	
4.06.01C	Partner with transportation agencies and large employers to promote public awareness of air quality concerns and the need/benefits of making alternative transportation choices.	On-going	CD	
4.06.01D	Research utilization/installation of Energy Management Systems in municipal buildings to track and cut energy costs for lighting and heating/cooling.	Medium	PW	
4.06.01E	Convert appropriate municipal fleet vehicles to low-emission/alternative fuel vehicles when feasible.	On-going	PW	All
4.06.01F	Participate with Ada County in publicizing burning bans when necessary.	On-going	MO	FD
4.07.00	Reduce energy consumption in municipal facilities and operations; provide leadership in promoting energy conservation throughout the City.		PW, CD	CD, FI, MO, PW
4.07.01	Provide City services in an environmentally sustainable and cost effective manner.		PW, CD	CD, FI, MO, PW
4.07.01A	Investigate funding opportunities to finance City conservation programs and projects, and retrofit Meridian public buildings to improve energy efficiency.	On-going	PW	FI
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 4.2. Stewardship Goals, Objectives and Action Items		Priority	Lead	Support
4.07.01B	Support construction projects that demonstrate an innovative and effective approach to stormwater management and Low Impact Development.	On-going	PW	CD
4.07.01C	Partner with other entities to expand opportunities for energy conservation outreach and education, such as schools, utility providers, and other public places.	On-going	PW	MO
4.07.01D	Seek opportunities for public-private partnerships to develop and showcase alternative electricity-generating facilities or to enhance the capacity and reliability of renewable energy resources.	On-going	PW	MO
4.07.01E	Build public facilities that utilize energy conservation technologies.	On-going	PW	MO
4.07.01F	Adopt and implement guidelines and standards for energy conservation practices.	Low	PW	
4.07.01G	Partner with regional stakeholders to increase public awareness of the benefits of sustainable design and constructing high-performance built environments.	On-going	PW	CD, MO
4.07.01H	Collaborate with stakeholders to develop demonstration projects incorporating water and energy conservation; and energy efficient construction methods and materials.	Low	PW	
4.07.01I	Integrate new technologies and advancements in building science to promote a whole-building approach to sustainability. Recognize performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.	On-going	CD	PW
4.07.01J	Identify funding sources and appropriate partners to stimulate energy efficient retrofits in existing housing stock.	On-going	CD	FI, PW
4.08.00	Responsibly treat wastewater for current and future users by focusing on stewardship and fiscal and environmental sustainability.		PW	CD
4.08.01	Protect public health and watersheds through adequate treatment and disposal of wastewater.		PW	
4.08.01A	Implement and maintain the Public Works Department's Sewer Master Plan and Wastewater Resource Recovery Facility Plan.	On-going	PW	
4.08.02	Provide cost effective and environmentally sustainable wastewater service to citizens and business.		PW	CD
4.08.02A	Eliminate existing private treatment and septic systems on properties annexed into the City and instead connect users to the City wastewater system; discourage the prolonged use of private treatment septic systems for enclave properties.	On-going	PW	CD
4.09.00	Provide ample and clean water to the citizens of Meridian in perpetuity.		PW	CD, MO, FI
4.09.01	Protect the quality of source water.		PW	CD
4.09.01A	Ensure that new development is connected to the City's sanitary sewer system (no septic systems).	On-going	PW	CD
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 4.2. Stewardship Goals, Objectives and Action Items		Priority	Lead	Support
4.09.01B	Develop a source water protection plan.	High	PW	CD
4.09.02	Provide water in a cost effective and healthy manner.		PW	
4.09.02A	Develop and implement a water supply master plan.	On-going	PW	
4.09.02B	Assess and provide new water sources.	On-going	PW	
4.09.03	Conserve existing water supplies.		PW, CD	MO, PW
4.09.03A	Implement and maintain the Public Works Department Water Conservation Plan.	On-going	PW	
4.09.03B	Reduce reliance on City potable water for landscape irrigation purposes by educating the public, encouraging the use of recycled water, and adoption of water conserving landscape guidelines.	On-going	PW	
4.09.03C	Maintain a public outreach program on water conservation.	On-going	PW	MO
4.09.03D	Encourage the appropriate and attractive use of xeric, drought-tolerant plant species and non-plant materials that reduce landscape maintenance and water consumption.	On-going	CD	PW
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				



Above: Meridian Anti Drug Coalition outreach

Public Safety

Introduction

The Public Safety element considers the City's role and responsibility to maintain the public safety and welfare for Meridian residents. As part of this section, the function of the Police and Fire Departments, as well as the City's approach to hazard preparedness and mitigation are discussed.

Background

Fortunately, very few natural hazards exist within the City of Meridian and its Area of City Impact. However, there exists man-made hazards that may require both police and fire response. As more development occurs, responses to time

sensitive emergencies and hazardous areas will likely increase due to residential build out, increased traffic congestion, growth of commercial and/or industrial business, and storage of hazardous chemicals associated with certain businesses. While federal regulations require some preventative measures with hazardous uses, as development increases so will the potential for spills, accidents, and fires. The City coordinates with Ada County Emergency Management on natural hazard disaster preparedness, response, and mitigation, and recovery, and is a participant in the [Ada County Hazard Mitigation Plan](#).

With the rapid rate of growth, one would expect an increase in the number of crimes and vehicle collisions occurring in Meridian. The City takes great pride in the crime rate when compared to the dramatic increase in population. The rate of criminal offenses has remained lower than the national and state averages for several years. Going forward, continued

coordination with the Fire and Police Departments is vital to ensure adequate services and resources are available for proposed annexation and development requests.

The Meridian Fire Department has been effectively serving the Meridian area since 1908, and is now a full-time all-hazards response department servicing both the City of Meridian and the Meridian Rural Fire District. Services provided by the department include fire suppression, advanced life support emergency medical service, technical rescue, community risk reduction, fire prevention education, fire and life safety inspections, and plans' review for new developments and construction.

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Below: Youth dressed up as a Fire Fighter



As the rate of growth increases, so too will the rate of requests for service from the community. The Meridian Fire and Police Departments' will continue to be an important asset in development review and land use decisions, as they ensure that there is adequate access, service, and mitigation measures in place.

Making best use of the Fire and Police Departments' obvious expertise in matters of safety is important in the planning and design of new facilities, services, and contingency/hazard response plans.

For additional information, refer to the following resources:

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

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 4.3. Public Safety Goals, Objectives and Action Items		Priority	Lead	Support
4.10.00	Protect public health and safety by guiding growth and development away from hazardous areas that pose a threat to people and property.		CD, PW	CD, FD, MO, PD, PW
4.10.01	Reduce the threat of loss of life and property from hazards.		CD, PW	CD, FD, MO, PD, PW
4.10.01A	Plan for and allow land uses surrounding the Wastewater Resource Recovery Facility that reduce human exposure to odors.	Very High	PW	CD
4.10.01B	Require industrial uses to conform to disposal, spill, and storage measures as outlined by the Environmental Protection Agency.	On-going	PW	CD, FD, PD
4.10.01C	Work with ITD and ACHD to ensure highways and roadways are designed to mitigate natural hazards and are as safe as possible.	On-going	CD	PD, FD
4.10.01D	Work with Idaho Power to ensure that a National Interest Electric Transmission Corridor does not traverse through Meridian.	On-going	CD	MO
4.10.01E	Identify and protect areas below canals and laterals that could be damaged if the slope is compromised.	On-going	CD	PW
4.10.01F	Identify target hazards based on commercial/industrial occupancy type.	On-going	FD	PD
4.10.01G	Encourage the installation of residential fire sprinklers as part of a comprehensive fire safe community effort.	On-going	FD	CD
4.10.01H	Develop lot grading, dust, and drainage standards for residential development to mitigate slope erosion and protect property.	Very High	PW	CD, AO
4.11.00	Create an environment in which the people of Meridian feel safe by providing effective fire, police, and other emergency response services.		FD, PD	CD, CO, FD, MO, PR, PD
4.11.01	Ensure the capability to direct, control, and coordinate emergency response and recovery operations.		FD, PD	CD, MO
4.11.01A	Coordinate with emergency service providers on proposed annexation and development requests, and the reporting of impacts on services through comprehensive analysis and adopted standards.	On-going	FD, PD	
4.11.01B	Assess and compare response times to adopted standards for identification of additional needed resources.	On-going	FD, PD	CD, MO
4.11.01C	Identify future and current fire and police station locations based on adopted service level standards and goals.	On-going	FD, PD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 4.3. Public Safety Goals, Objectives and Action Items		Priority	Lead	Support
4.11.01D	Prioritize the location of future fire and police stations on collectors to eliminate access issues on arterials.	On-going	FD, PD	
4.11.01E	Communicate with staff, elected and appointed officials on impacts from development to adopted Police and Fire Department response time standards and goals.	On-going	FD, PD	CD, MO
4.11.01F	Based on Police Allocation Model (PAM), ensure adequate Police staff and resources to respond to growth and development.	On-going	PD	
4.11.02	Support crime prevention and risk reduction through environmental design, sharing resources and information with other cities, and citizen assistance.		PD, FD	
4.11.02A	Develop programs, in partnership with allied agency responders, which focus on preventative emergency medical services risk reduction.	On-going	FD, PD	
4.11.02B	Coordinate Fire and Police Department planning, training, and response efforts with neighboring jurisdictions.	On-going	FD, PD	
4.11.02C	Coordinate with Meridian Rural Fire Protection District as growth occurs in the Area of City Impact.	On-going	FD	
4.11.02D	Help educate and curtail the rate of drug, alcohol, tobacco and other substance use.	On-going	PD	
4.11.02E	Work with public and private development and management groups to promote and implement Crime Prevention through Environmental Design (CPTED) strategies.	On-going	PD	
4.11.02F	Enhance crime prevention awareness through the education of neighborhood watch groups, multi-family property management companies, homeowners' associations, and other organizations.	On-going	PD	
4.11.02G	Utilize the crime analysis unit to identify ongoing crime trends utilizing statistical analysis, heat maps, and other tools to more effectively and effectively deploy police resources.	On-going	PD	
4.11.03	Ensure that quality fire protection, rescue and emergency medical services are provided within Meridian.		FD	CD, CO, PR, PD
4.11.03A	Maintain and enforce construction standards, and adopt fire protection codes that are consistent with International Fire Code standards.	On-going	FD	CD
4.11.03B	Develop contingency plans for special events to ensure adequate fire and emergency medical services.	On-going	FD	CO, PR, PD
4.11.04	Provide quality police services for public health, safety, and welfare throughout the community.		PD	CO, FD, PR
4.11.04A	Develop contingency plans for special events to ensure adequate police protection.	On-going	PD	CO, FD, PR
4.11.04B	Support and cooperate with federal, state, and local public safety agencies.	On-going	PD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 4.3. Public Safety Goals, Objectives and Action Items		Priority	Lead	Support
4.11.04C	Consider police protection and enforcement issues as part of the development review process and as part of mobile sales, vehicle immobilization, and alcohol permitting and licensing processes.	On-going	PD	
4.11.04D	Continue coordinating with the Idaho Humane Society to ensure delivery of services.	On-going	PD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

VIBRANT COMMUNITY

Overview

Community design focuses on aspects of the built environment that add enduring value to the community. Thoughtfully designed community spaces improve the livability and quality of life for current and future generations of Meridian residents. Without intentional and context-oriented design to promote neighborhood reinvestment, vibrancy, and social interactions, the city could lose sight of its unique character.

A Vibrant Community is built on creative design that integrates past and future. As Meridian becomes one of the larger cities in the West, the Plan encourages the creation of well-designed

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Below: Gene Kleiner Day festivities at the Kleiner Park Band Shell



■ VIBRANT COMMUNITY VISION

A community strengthened by historic character and vibrant activity centers.

places that will serve generations to come. Arts, community events, cultural assets, and celebrations can play a critical role in making Meridian a vibrant and beloved place with a distinct, engaging identity. The Plan focuses on enhancing and improving the built environment, contributing value to Meridian's sense of place and reinforcing community identity through redevelopment areas that incorporate amenities and gathering places. The Plan stresses encouraging creativity and high-quality in new neighborhoods and commercial areas. The Plan identifies tools for implementation so that neighborhoods, gateways, corridors, public spaces, and commercial areas represent community values through thoughtful design and strategic building placement, materials, and signage. The community also seeks authenticity within places; the Plan's historic preservation element underscores the importance of heritage by directing the preservation, restoration, celebration, and memorialization of sites/buildings with historical or cultural relevance. The Plan transcends all these elements with arts and culture, which brings enrichment to the community and reinforces sense of place.

As part of the Vibrant Community vision, the following elements are included in this chapter:

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

Below: Outdoor seating Downtown, adjacent to Generations Plaza



Character, Design, and Identity

Introduction

The Character, Design, and Identity element focuses on protecting, enhancing, and improving the unique features of the natural and built environment that contribute value to Meridian's quality of place. From residential areas to retail centers, business parks to open space, the community should look and feel intentional. Neighborhoods, neighborhood centers, and commercial developments should be both grounded and unique, incorporating features of their surroundings while offering residents, visitors, and employees distinctive, safe, and inviting environments.

Gathering places should be convenient and integrated, encourage social activity and engagement through generous and intentional amenities and activation, and be a cornerstone of community pride and timeless neighborhood value. Policy decisions reflect Meridian's desire for quality and aesthetic design that reinforces the community's identity, instills community pride, and is built to last.

Background

The inherent goal of community design is to prioritize and improve livability and quality of life for current and future generations of Meridian residents. For the purpose of this Plan, community design refers to both residential and non-residential layout and building design, transition, and buffers. Moreover, community design is inextricably linked to sustainability, livability, healthy initiatives, as well as other elements of this Plan.

Community design also involves preserving and enhancing unique and extraordinarily valuable areas or attributes of the City; community design provides a means to maintain the unique characteristics of the City and to improve the built environment.

Subdivision Design

The foundation of ensuring good Community Design principles is largely accomplished through the City's subdivision review and approval process. This process involves the entitlement of land for division through a public hearing process. While land use is an integral component of the development process (see Chapter 3), equally if not more important is the role of the Subdivision Design and Improvement Standards, Common Open Space and Amenity Requirements, and other supporting development standards contained in Title 11 of Meridian City Code, in supporting the vision and intent of the Comprehensive Plan.

These sections of City Code should be continually re-examined and updated as needed to enable and implement the vision and policies in the Comprehensive Plan related to the general location and configuration of all development types to be realized. Subdivision review and approval establishes future road configurations, access locations, lot layouts, areas and amounts of open space, and serves as a prelude to subsequent administrative design review.

Building and Site Design

The City requires Certificate of Zoning Compliance and Administrative Design Review approval prior to construction of any new building (except single-family). This process typically occurs after subdivision approval. The Architectural Standards Manual (ASM) and Title 11 of City Code are the primary tools used in this process. The ASM provides the City with a standards based tool to guide the creation of attractive, lasting, and quality-built environments that contribute to the progression of Meridian as a livable community. This process ensures that development complies with all of the provisions of City Code as well as encouraging high quality building construction that employs the use of good design principles to produce attractive developments with unique character and that are appropriate for existing district identities. Some in the community have voiced concern about the design and character of buildings and integration of some projects into the community. Thoughtful design of commercial and residential developments can have a positive or negative effect on community pride, city character, and economic vitality. The City should explore ways to improve the building and site design review process. Building permit review follows the Certificate of Zoning Compliance process, ensuring life safety standards are met regarding building construction.

GUIDE TO COMMUNITY CHARACTER

The following material helps to identify key design characteristics and benefits of different development densities.

Keys to Urban Character

- ▣ Streets and other public spaces are framed by buildings
- ▣ Housing types range from small, narrower single-family lots dominated by driveways and front-loaded garages (auto-urban) to attached residential (e.g., brownstones, town houses) and multi-family dwellings with alley access or rear garages. Yard and landscaped areas are reduced.
- ▣ Reduced front and side setbacks with tighter building spacing.
- ▣ Opportunities for pedestrian activity and interaction.
- ▣ Higher land use intensities allow for additional amenities otherwise not cost effective in lower densities.

Keys to Rural Character

- ▣ Wide-open landscapes
- ▣ Views to the horizon mostly unbroken by buildings as structures are in the background and blend into the landscape
- ▣ Very high open-space ratios and very low building coverage
- ▣ Great building separation, providing privacy and detachment from neighboring dwellings

Keys to Sub-Urban Character

- ▣ More horizontal development than the rural class with broader spacing than the urban class.
- ▣ Space enclosure, if any, is provided by trees and vegetation rather than buildings.
- ▣ Building setbacks from streets with more “green” and open space versus on-lot driveways and on-lot parking surfaces
- ▣ More building separation, through larger setbacks and, in some cases, larger lots.
- ▣ Much lower lot coverage than the urban class and a correspondingly higher open spaces ration on lots.
- ▣ Extensive vegetation and landscaping.

Schwab, Jim, (2010, Dec). Defining and Measuring Community Character. *ZoningPractice*, Vol.27, No.12, 6-7

Entryway Corridors and Gateways

Meridian welcomes residents and visitors into the community through designated entryway corridors and gateways. It is the community's intent to require additional landscaping and entryway features at these locations. This includes elevated building façades, parking lot layout, and public space design. Artistic features and public art can also enhance the overall character of a gateway. The goal of entryway and gateway design standards is to make a positive impression on visitors and instill community pride in residents. Gateways will inspire people to live, work, play, and stay in Meridian.

The City has also established a plan for welcoming residents and visitors into the community with welcome signage. In combination with entryway and gateway requirements, these signs have a significant effect on visitors' first impression of the City. See the List of Adopted Plans and Studies by Reference for more information.

Signs

Signs are an invaluable source of providing direction and maintaining optimal mobility through a city. They can also provide advertising, and marketing, and contribute to community identity. Signs will not be a distraction to motorists or pedestrians, or otherwise present a safety hazard by interfering with line-of-sight, blocking traffic control devices, or hampering traffic flow. By complementing building design and landscaping, signs will integrate aesthetically into the community. Sign regulations must ensure there is balance between safety, advertising, communication, architectural elements, aesthetics, and free speech.

Sustainability

The fundamentals of sustainability within local government center on creating balanced solutions; solutions that deliver services at levels citizens expect in an environmentally, economically, and socially responsible way. These fundamentals interact in the process of balancing the needs of protecting and enhancing the economy, the natural environment, and the built environment. By utilizing industry standard best practices, quality design standards, and project commissioning, the City can quantify and verify that tax and rate payers are paying for facilities and infrastructure that enable sustainable and livable neighborhoods.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Welcome to Meridian Signage Plan](#)
- » [Architectural Standards Manual](#)
- » [Meridian City Code, Title 11, Subdivision Design and Improvement Standards, Common Open Space and Amenity Requirements](#)

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



Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 5.1. Character, Design, and Identity Goals, Objectives and Action Items		Priority	Lead	Support
5.01.00	Sustain, enhance, promote, and protect elements that contribute to livability and a high quality of life for all Meridian residents.		CD, MO	FD, PR, PD, PW
5.01.01	Encourage the safety, health, and well-being of the community.		CD	PR, PD
5.01.01A	Foster a walkable and bikeable community through good site and street design.	On-going	CD	
5.01.01B	Provide pathways, crosswalks, traffic signals and other improvements that encourage safe, physical activity for pedestrians and bicyclists.	On-going	CD	PR
5.01.01C	Provide, partner, and preserve public and private indoor and outdoor recreation amenities for a diverse range of physical activities.	On-going	CD	
5.01.01D	Plan for and encourage neighborhoods that provide reasonable pedestrian and bicycle access to services like healthcare, daycare, grocery stores, and recreational areas.	On-going	CD	
5.01.01E	Promote best management practices to control the spread of noxious weeds, in conjunction with Ada County Weed and Pest Control and City Code Enforcement.	On-going	CD	PD
5.01.01F	Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code.	On-going	CD	
5.01.01G	Ensure developments employ proper water drainage techniques to eliminate the risks of water contamination, mold, and pests.	On-going	CD	
5.01.02	Support beautiful and high quality development that reinforces neighborhood character and sustainability.		CD	
5.01.02A	Maintain and implement community design ordinances, quality design criteria, and complete street policies to set quality standards citywides.	High	CD	
5.01.02B	Coordinate with ITD regarding interstate beautification and appropriate signage.	On-going	CD	
5.01.02C	Promote area beautification and community identity through context sensitive building and site design principles, appropriate signage, and attractive landscaping.	On-going	CD	
5.01.02D	Require appropriate building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, multifamily, and parking lots into existing neighborhoods.	On-going	CD	
5.01.02E	Support and protect the identity of existing residential neighborhoods.	On-going	CD	
5.01.02F	Explore development and implementation of architectural and/or landscape standards for geographic areas of the City.	High	CD	
5.01.02G	Require attractive landscaping and pedestrian friendly design within new developments.	On-going	CD	
5.01.02H	Require the improvement and maintenance of landscaping along public rights-of-way and landscaping of dedicated but unimproved rights-of-way strips.	On-going	CD	

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

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

TABLE LEGEND

Goal	Objective	Action
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Table 5.1. Character, Design, and Identity Goals, Objectives and Action Items		Priority	Lead	Support
5.01.03	Strengthen community pride and identity.		CD, MO, PD	FD, PW
5.01.03A	Continue supporting community-betterment activities, such as "Rake Up Meridian," and implementing new or old programs to support residents in need of help for property cleanup and repair.	On-going	MO	
5.01.03B	Work with residents and homeowners associations to maintain and take pride in their common areas and landscaping along public rights of way and other areas visible to the public.	On-going	MO	
5.01.03C	Review and implement design guidelines for properties along entryway corridors and gateways to promote aesthetic features and clearly identify the community.	Medium	CD	
5.01.03D	Continue property maintenance programs to remove junk vehicles, abate weed nuisances, and eliminate trash build up.	On-going	PD	FD
5.01.03E	Implement the Welcome to Meridian Signage Plan by budgeting for construction and maintenance of signs at key locations throughout the City; look for partnership opportunities with property owners and developers.	On-going	CD	PW
5.01.03F	Encourage volunteerism within the community, City Hall, and City Boards and Commissions.	On-going	MO	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Historic Preservation

Introduction

The Historic Preservation element underscores the importance of preserving Meridian's heritage by remembering previous generations who laid the foundation for Meridian today. Policies not only direct the preservation and restoration of sites/buildings with historic or cultural relevance, but also how to celebrate and memorialize them.

Background

Meridian has a unique, storied history. Preserving that history is important because it defines the roots of the community and provides a sense of belonging to residents who treasure it.

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 Below: Meridian Historic Walking Tour sign at City Hall



Some Meridian properties are on the National Register of Historic Places, but there are many additional historical resources and architectural features within the city limits and the Area of City Impact that are not yet listed on this Registry. Although they may not be listed on the National Registry, they still carry historical and cultural significance to Meridian. Meridian's important agricultural heritage and history of town settlement is reflected in the many private historic residences and commercial buildings within the area. However, continued urban expansion and development have threatened some of these sites over the years.

While many of these sites and features have been lost, and others can no longer be realistically preserved, they can still be remembered. To preserve the memory and significance of these sites, all viable resources such as photos, models, written and oral stories, and memorabilia or significant artifacts should be used to pay tribute to a site's important role in shaping Meridian history. The design of new structures and landscapes can also acknowledge and celebrate Meridian's heritage by incorporating art and/or learning experiences for youth.

For additional information, refer to the following resources:

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

Policy Direction

TABLE LEGEND

Goal	Objective	Action
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Table 5.2. Historic Preservation Goals, Objectives and Action Items		Priority	Lead	Support
5.02.00	Celebrate Meridian's historical, cultural, and agricultural heritage.		PR	CD, FI, MO
5.02.01	Enhance and restore the historical quality of Old Town.		PR	CD
5.02.01A	Maintain and implement design and building standards for historically significant buildings and resources in Old Town.	Medium	PR	CD
5.02.01B	Support owners of historic buildings in their efforts to restore and/or preserve their properties.	On-going	PR	CD
5.02.02	Preserve and enhance historic and cultural resources.		PR	CD, FI
5.02.02A	Coordinate with the Meridian Historic Preservation Commission to recommend use, restoration, and preservation of historical structures and sites throughout Meridian.	On-going	PR	CD
5.02.02B	Investigate and promote incentive programs for historic properties.	On-going	PR	FI
5.02.02C	Implement tools and undertake programs that will increase the community's awareness of its heritage as well as the economic and aesthetic value of historic preservation.	Low	PR	MO
5.02.02D	Stimulate private and public investment in the restoration and preservation of historic buildings, outdoor spaces, and natural historical features.	On-going	PR	CD, FI
5.02.02E	Support the efforts of the Historic Preservation Commission to foster preservation and conservation.	On-going	PR	MO
5.02.02F	When appropriate, seek comments and approval from the Historic Preservation Commission prior to any changes to City-owned or controlled property, including buildings, outdoor spaces, and natural features.	On-going	PR	CD
5.02.02G	Place informational plaques on historic structures and special sites.	On-going	PR	MO
5.02.02H	Incorporate, into the development review process, a way to determine any impact on unique geological, historical, and archeological sites; preserve and protect as appropriate.	On-going	PR	CD
5.02.02I	Encourage events and activities that celebrate the cultural heritage of Meridian.	On-going	PR	MO
5.02.02J	Develop policies to preserve and protect or document and memorialize historic and culturally significance structures and sites.	On-going	PR	MO
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Arts and Culture

Introduction

The Arts/Culture element reinforces the City's vision for a vibrant arts and entertainment scene that integrates the arts experience into everyday life and enhances the spirit of the City.

Background

As part of its commitment to raising awareness of existing opportunities and providing new offerings to experience art, the Meridian Arts Commission (MAC) provides the community with visual, performing, and musical arts opportunities throughout the year. MAC ensures continued access to a variety of offerings for all residents, regardless of age, race, or ability.

.....
Below: Sculptures on Broadway Ave, adjacent to City Hall



In addition to supporting the arts, the City will continue to encourage community events and annual programs that are vital to the community's well-being. Maintaining a variety of social opportunities is essential in promoting community for all residents; the City supports the exploration of other opportunities to support new facilities for community enrichment, education, and outreach.

Through Meridian's Art in Public Spaces Ordinance and community partnerships, major public art pieces have been installed throughout Meridian—in Downtown, in several parks, and in city buildings. The visual arts, performing arts, community events, and Meridian's heritage are integral components of the community's identity. The sense of community is evident in many celebrations and events, neighborhoods, and public institutions.

For additional information, refer to the following resources:

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

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 5.3. Arts and Culture Goals, Objectives and Action Items		Priority	Lead	Support
5.03.00	Create opportunities for all Meridian residents and visitors to experience public art.		PR	CD, AO MO
5.03.01	Support art throughout the community.		PR	CD, AO, MO
5.03.01A	Exhibit both permanent and rotating works of art in City Hall and other public places.	On-going	PR	AO, MO
5.03.01B	Encourage the integration of public art as an integrated component with new development.	On-going	PR	CD
5.03.01C	Consider a central Art and Cultural District to showcase a wide variety of cultural offerings.	Low	PR	MO
5.03.01D	Provide local artists with opportunities to showcase their work.	On-going	PR	MO
5.03.01E	Determine and respond to the community's art and cultural facility needs.	On-going	PR	MO
5.03.02	Raise awareness and promote existing arts offerings and artwork within the community.		PR	AO, MO
5.03.02A	Utilize the Meridian Art in Public Spaces program to raise awareness and appreciation of the arts.	On-going	PR	MO
5.03.02B	Partner with the Ada County Highway District (ACHD) to create and install artwork on traffic boxes, within roundabouts, and as part of other roadway improvement projects as appropriate.	On-going	PR	AO, MO
5.04.00	Support hands-on experiences in the arts.		PR, MO	MO, PR
5.04.01	Provide a diversity of education and art experiences for all residents.		PR, MO	MO, PR
5.04.01A	Develop and offer youth art opportunities in partnership with the School District and afterschool programs.	On-going	PR	MO
5.04.01B	Strengthen partnerships with community organizations, schools, and institutions to support and encourage arts programs and education for adults and seniors.	On-going	PR	MO
5.04.01C	Sponsor a variety of musical and performing arts in partnership with community organizations.	On-going	MO	PR
5.04.01D	Identify opportunities to partner with existing organizations and businesses to make their facilities available for civic and cultural purposes.	On-going	PR	MO
5.04.01E	Engage with and support the full diversity of the community in the planning for arts and culture facilities, programs, and events.	On-going	PR	MO
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

CONNECTED COMMUNITY

Overview

The condition of an area's transportation system impacts the community's quality of life and economic vitality. Great cities such as Meridian need better connectivity, a range of transportation options, and vibrant multi-modal corridors. These communities understand that transportation technology is changing rapidly, and cities must plan accordingly, allowing for flexibility to address new types of vehicles, autonomous and shared vehicles, transit, walking, and biking. Appropriate mix and intensity of uses must be integrated to make alternative modes of transportation viable. As a growing community, new businesses and residents are looking for safe and efficient choices

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Below: Main Street in downtown Meridian



CONNECTED COMMUNITY VISION

A community of safe and efficient transportation.

that represent a community ready to embrace the future. At the center of transportation, Meridian knows that it must join with partner agencies that plans for the functional integration of land use and infrastructure to create the community residents' desire.

The Plan promotes a Connected Community that sets the stage for different modes of travel while ensuring broad system functionality, safety, and efficiency. The Plan creates the framework for accommodating all modes of transportation by planning, designing, and developing land use and corridors that support pedestrians, bicycles, transit, motor vehicles, and new forms of mobility. Refer to Chapter 4 for additional policies related to pathway connectivity.

As part of the Connected Community Vision, the following element is included in this chapter:

- » Transportation and Streets

Transportation and Streets

Introduction

The Transportation and Streets element prioritizes regional coordination to meet the existing needs for adequate transportation service, while planning for and accommodating future growth as efficiently as possible.

Background

As Meridian does not have roadway authority of its own, providing adequate transportation service across all modes requires significant coordination with transportation agencies in the region. The City works closely with the Ada County Highway District (ACHD), the Idaho Transportation Department (ITD), Valley Regional Transit (VRT), and the Community

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Below: Bridge deck of the Ten Mile Interchange over I-84



“Life is the only art that we are required to practice without preparation, and without being allowed the preliminary trials, the failures and botches, that are essential for training.”

-Lewis Mumford



Planning Association of Southwest Idaho (COMPASS) to make sure residents’ and business’ transportation needs are met. In addition to planning for future transportation needs, the roadway infrastructure already developed will require funding for maintenance, rehabilitation, and expansion.

Beyond supporting traditional motor vehicle use, the City continues to maintain and promote alternative methods of transportation. From sidewalks for pedestrians and regional multi-modal pathways to public transportation efforts, the City recognizes that supporting diversity and providing modal choice helps to not only promote a healthier, happier community, but reduces over-use of roadways by passenger vehicles. Through cooperation with regional partners, Meridian supports and promotes developments that provide transportation options for everyone.

The City also recognizes that while it does not directly control the roadways or public transportation service, its land use decisions have a direct effect on the effectiveness and sustainability of how these systems are able to function. The future land-uses in Chapter 3 have been developed to support existing area transportation plans, as well as to guide the future build-out and operation of the different systems into the long-range future.

Idaho is one of two states that do not currently have a dedicated funding source for public transportation. The ability of the

City to act alone in remedying this situation is limited since State law does not allow the City's residents to vote to tax themselves through a local-option sales tax. Realizing that the current system is neither sustainable nor able to grow indefinitely, this Plan assumes that State legislature will act to resolve this issue at some point in the future.

Regional Transportation Plan

[Communities in Motion 2040 2.0](#) (CIM 2.0) is the region's long-range transportation plan. However, CIM is more than just a transportation plan; the intent of CIM is to further integrate land use and transportation planning.

Transportation and Land Use Integration

To better connect transportation planning and land use decisions, ACHD and the cities in Ada County use the [Transportation and Land Use Integration Plan](#) (TLIP), which envisions livable streets for tomorrow and depicts how streets should look and function in the future. The goal is to create a roadway network that balances the needs of all roadway users-motorists, pedestrians, cyclists, transit riders, and people with disabilities, with streets that complement the built environment. Because a one-size-fits-all program for roadway construction does not respond to either the land use or transportation needs of the community, the City and ACHD have agreed to join together the land use plans of the City with the transportation plans of ACHD. A component of TLIP is the Master Street Map (MSM). This map is a companion component to the City's Future Land Use Map, and indicates the types of complete street facilities and right-of-way necessary to support the adjacent land uses.

Downtown Transportation Network

The City envisions a multi-modal transportation network throughout the city, but there are several plans and studies that

more specifically evaluate where and how various opportunities for access can and should be provided in downtown. The Downtown Meridian Transportation Management Plan was developed by ACHD with insight provided by the City to propose solutions to circulation-related challenges in downtown Meridian. While most of the work in this plan has been completed, two projects remain: the 3rd Street and Commercial Street extensions.

To increase connectivity and facilitate additional north-south traffic movement downtown, the City will work through development and redevelopment to preserve right-of-way and construct East 3rd from Franklin Road to Fairview Avenue per the alignment identified in the subsequent 2009 East 3rd Street Extension Alignment Study Report.

Adopted in 2012, the City worked with the ACHD to develop a plan for future enhancements of pedestrian and bicycle facilities downtown. The [Downtown Meridian Neighborhood Pedestrian and Bicycle Plan](#) is intended to inform how investments in the network can best be made to realize a safe, convenient and accessible area to bike and walk.

The City has also adopted the Downtown Meridian Street Cross-section Master Plan, which is intended to preserve for and work towards long-term connectivity and streetscape improvements. Finally, the railroad passes east-west through the middle of downtown, and is the subject of several studies and on-going local and regional planning efforts to share the corridor, currently used for freight, for uses ranging from regional pathways to public transportation.

Alternative Transportation

The City works with transportation providers to improve access to employment opportunities, medical appointments, recreational activities, and education. Local partnerships



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Above: Meridian Pathway and Park

provide opportunities to create connections for drivers as well as non-drivers.

Valley Regional Transit (VRT) is the regional public transportation authority for Ada and Canyon counties and is responsible for coordinating transit service and implementing a regional public transportation system. VRT operates the bus service in this area under the name ValleyRide and works in close coordination with other regional partners to plan for enhancements to the public transportation system.

Pathways that encourage use by bicyclists and pedestrians can decrease road congestion and add to the community's quality of life. Meridian continues to develop a pathway network that identifies a core system of pathways based on the existing canal system within the City of Meridian. This system is augmented by the developer-implemented pathways that will provide

connections to and through many residential areas while creating larger citywide loops. This system gives community members a wide variety of pathway options throughout the City and to other parts of the metropolitan region.

The ACHD has adopted a plan that seeks to create and connect bicycle lanes throughout Ada County, to create a bicycle network that provides a designated bicycle facility within a quarter-mile from 95 percent of the residents in the County. The City, as part of development review and ACHD roadway projects, look to expand bicycle opportunities throughout the City.

Meridian Transportation Commission

The City has an appointed transportation commission of nine residents, along with six non-voting ex-officio members, that advises the City on transportation related issues. The Meridian Transportation Commission works with City staff and agency

partners to set the City's priorities and communicate them to the transportation agency partners. It also makes recommendations to the City regarding its own policies and actions.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Pathway Master Plan](#)
- » [Communities in Motion 2040 2.0](#)
- » [ValleyConnect 2.0](#)
- » [Transportation and Land Use Integration Plan](#)
- » [Roadways to Bikeways Bicycle Master Plan](#)
- » [Downtown Meridian Neighborhood Pedestrian and Bicycle Plan](#)
- » [Downtown Meridian Transportation Management Plan](#)
- » [Downtown Meridian Street Cross-section Master Plan](#)
- » [Airport - Overland Corridor Study](#)

The City of Meridian promotes citizen involvement in government by inviting residents to serve on a variety of boards, commissions, and committees designed to assist City leaders in information gathering and deliberative processes.



TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 6.1. Transportation and Streets Goals, Objectives and Action Items		Priority	Lead	Support
6.01.00	Facilitate the efficient movement of people and products to and from the City.		CD, PR	CD, FI, MO, PR, PW
6.01.01	Support multi-modal and complete-street transportation improvements.		CD, PR	FI, MO, PR, PW
6.01.01A	Work with the Union Pacific Railroad, Watco Companies and other interested stakeholders to preserve and protect the existing Boise Cut-off rail corridor as a multi-use corridor, including freight.	High	CD	PW
6.01.01B	Support Valley Regional Transit's (VRT) efforts to construct multi-modal transit centers in areas of high commercial activity and employment as well as areas with transit-supportive residential densities.	On-going	CD	PW
6.01.01C	Improve ingress and egress opportunities for all modes of transportation in Downtown.	On-going	CD	
6.01.01D	Pursue construction of the City's pathways network.	Very High	PR	FI, MO
6.01.01E	Pursue bicycle routes/lanes/paths on roadways that will be appropriate for a wide range of ages and abilities.	On-going	CD	
6.01.01F	Work with transportation providers to implement transportation plans, projects, and studies.	On-going	CD	PW
6.01.01G	Develop criteria for plan review in determining whether a development proposal is safe, accessible, and comfortable for pedestrians and cyclists.	High	CD	
6.01.01H	Require pedestrian access connectors in all new development to link subdivisions together and to promote neighborhood connectivity as part of a community pathway system.	On-going	CD	PR
6.01.01I	Work with Ada County Highway District (ACHD) to identify gaps in the sidewalk system and pursue sidewalk construction for existing substandard streets.	On-going	CD	PW
6.01.01J	Encourage new development to include buffered sidewalks, a sidewalk separated from the motor vehicle lane by a planter strip, especially on collector and arterial roadways.	On-going	CD	
6.01.02	Enhance existing transportation systems.		CD	PW
6.01.02A	Work with transportation partners to include Meridian's highest priority transportation projects within their plans and budgets.	On-going	CD	PW
6.01.02B	Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.	On-going	CD	PW
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 6.1. Transportation and Streets Goals, Objectives and Action Items		Priority	Lead	Support
6.01.02C	Require new development to establish street connections to existing local roads and collectors as well as to underdeveloped adjacent properties.	On-going	CD	
6.01.02D	Consider needed sidewalk, pathway, landscaping, and lighting improvements with all land use decisions.	On-going	CD	PW
6.01.02E	Consider incomplete and underserved roadways and timing of necessary roadway improvements in all land use decisions.	On-going	CD	
6.01.02F	Improve coordination with ACHD, ITD, VRT, COMPASS, and developers in addressing transportation issues and needs before public hearings, including having school and transportation agency comments in with adequate time to allow for review by the City before a decision is made on a land-use application.	On-going	CD	PW
6.01.02G	Work with the Transportation Commission and transportation partners to implement needed neighborhood traffic calming and address safety concerns.	On-going	CD	PW
6.01.02H	Work with transportation partners to establish and implement a system of performance measures to gauge whether transportation goals and objectives are being realized.	On-going	CD	
6.01.02I	Pursue the extension of Idaho Ave. and/or Broadway Ave. to Commercial Dr. and the extension of East 3rd St. from Fairview Ave. to Pine Ave. in Downtown.	On-going	CD	
6.01.02J	Pursue the extension of Overland Road into Canyon County, consistent with the 2011 Airport-Overland Corridor Study.	On-going	CD	
6.01.02K	Pursue the expansion of US 20/26; the development of an overpass of I-84 at Linder Road; the extension of SH-16 from US 20/26 to I-84; and SH-55 and SH-69 corridor improvements.	On-going	CD	
6.01.02L	Work with ACHD to implement projects from the 2012 Downtown Meridian Neighborhood Pedestrian and Bicycle Plan.	On-going	CD	
6.01.02M	Work with transportation agencies and private property owners to preserve transportation corridors, future transit routes and infrastructure, road, and highway extensions, and to facilitate access management.	On-going	CD	PW
6.01.02N	Coordinate with ACHD to more carefully examine the appropriateness of roundabouts with intersection improvements in relation to pedestrians and other users.	On-going	CD	PW
6.01.03	Provide the most efficient transportation network possible.		CD	
6.01.03A	Work with ITD and ACHD to establish truck routes and design routes appropriately for their contexts.	On-going	CD	
6.01.03B	Require collectors consistent with the ACHD Master Street Map (MSM), generally at/near the mid-mile location within the Area of City Impact.	On-going	CD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 6.1. Transportation and Streets Goals, Objectives and Action Items		Priority	Lead	Support
6.01.03C	Require the public street system to be continuous through each mile section, avoiding long, straight stretches.	On-going	CD	
6.01.03D	Consider ACHD's Master Street Map (MSM), Complete Streets Policy and the Transportation and Land Use Integration Plan in all land use decisions.	On-going	CD	
6.01.03E	Participate in the development of the Regional Transportation Plan (CIM 2.0) and Transportation Improvement Program (TIP).	On-going	CD	PW
6.01.04	Encourage new and alternative transportation systems that reflect changes in technology and lifestyles.		CD, PR	CD, MO, PR
6.01.04A	Support efforts to evaluate and plan for future transportation services such as public transit, on-demand services, autonomous and shared vehicles.	On-going	CD	
6.01.04B	Develop and implement agreements with irrigation districts and the Union Pacific Railroad to allow for bike/pedestrian pathways.	Medium	PR	CD, MO
6.01.04C	Work with transportation partners to identify and promote strategies for reducing reliance on the single-occupant automobile.	Low	CD	
6.01.04D	Work with COMPASS and VRT to expand public transportation in Meridian.	On-going	CD	
6.01.04E	Integrate new technologies (e.g., connected and automated vehicle technology, micro-mobility options) to increase efficiency, safety, and opportunities of transportation users.	On-going	CD	
6.01.04F	Consider and mitigate undesired impacts of emerging transportation and delivery technologies.	On-going	CD	
6.01.05	Work with transportation partners to identify locations for future park & ride lots, shuttle buses, and/or transit stations.		CD	PW
6.01.05A	In coordination with VRT and COMPASS, explore grants and other funding opportunities to provide incentives for developers to locate public transit infrastructure within areas planned for transit.	On-going	CD	
6.01.05B	Work with VRT in developing design guidelines for transit stations.	On-going	CD	
6.01.05C	Support alternative public and private sector funding opportunities for transportation investment.	On-going	CD	PW
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

APPENDIX A. GLOSSARY OF TERMS

Area of City Impact – Also known as the City’s planning area. It is the land area surrounding the limits of each City, negotiated between each individual City and the county in which it lies. Each City has comprehensive planning authority for its Area of City Impact, but until annexation occurs, zoning and development entitlement is handled by the county.

Buffer – An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, berms and/or fences and designed to limit views and sounds from the development tract to adjacent parties and vice versa. Also commonly used when describing a transitional use, typically office, between residential and commercial or industrial.

Building Code – Legislative regulations that prescribe the materials, requirements, and methods to be used in the construction, rehabilitation, maintenance, and repair of buildings. The City of Meridian, per state statute, has adopted the Uniform Building Code (UBC), developed by the International Conference of Building Officials.

Capital Improvement Program – A process of identifying and budgeting for the public facilities that a jurisdiction will need to construct in order to serve existing and anticipated development. Capital improvement programming is typically done in five-year increments with annual updates. A Capital Improvement Program (CIP) must address the type of project, the location of the project, the cost of the project, the source of funds to finance the project, the agency or department responsible for the project, and the time frame for completion of the project. Capital Improvement Programs are a primary tool of most growth management programs.

Compatible – Land uses capable of existing together without conflict or ill effects.

Conditional Use – A utilization of land having characteristics such that it may be allowed in a particular zoning district only after review by the Commission and Council, and granting of approval imposing conditions deemed necessary to make the proposed use compatible with other uses in the area.

Conditional Use Permit – Permit issued to allow a conditional use.

Cross-Access Agreement – An agreement between adjacent property owners in which internal connections are provided between parking areas in order to improve traffic flow on the street by minimizing the number of access points needed. Cross-access agreements are typically obtained incrementally as a condition of approval for new development. The first one to develop will be required to make an irrevocable offer of cross-access to the adjacent parcel and must design the parking lot to accommodate the access. When the adjacent owner wishes to develop, they will be conditioned to reciprocate with a similar cross-access agreement and complete the access.

Density – The rate of residential development intensity, generally described as a ratio of residential units per acre of land.

Density Bonus – Incentives given for dedication of land to the public for parks, schools, or other public facilities.

Fair Housing Act – Fair Housing Title VIII of the Civil Rights Act of 1968, enacted to prohibit housing discrimination based on race, color, religion, national origin, handicap, sex, and/or familial status.

Fire Flow – The minimum number of gallons per minute that are needed to fight a fire in a structure, for two continuous hours through fire plugs in the near proximity of the structure. Fire flow requirements are established by the national Uniform Fire Code and are a factor in the City's Insurance Services Office (ISO) rating.

Floodway – Drainage and irrigation channels and adjacent land areas that must be reserved to discharge flood waters from a 100-year flood. Development is prohibited in this area.

Green Building – Also known as green construction or sustainable building, is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition.

Hazardous Waste – Waste that poses substantial or potential threats to public health or the environment. There are four factors that determine whether or not a substance is hazardous: ignitability (i.e., flammable), reactivity, corrosiveness, and toxicity

Infill Development – Development on vacant parcels, or redevelopment of existing parcels to a higher and better use that is surrounded by developed property within the City of Meridian.

Low Impact Development (LID) – A term used in the United States to describe a land planning and engineering design approach to managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality.

Placemaking – The process and philosophy that capitalizes on a local community's assets, inspiration, and potential, with

the intention of creating quality public spaces that promote people's health, happiness, and well-being.

Public Facilities and Services – See Urban Services.

Quality of Life – Quality of life refers to the day living enhanced by wholesome food and clean air and water, enjoyment of unfettered open spaces and bodies of water, conservation of wildlife and natural resources, security from crime, and protection from radiation and toxic substances. It may also be used as a measure of the energy and power a person is endowed with that enable him or her to enjoy life and prevail over life's challenges irrespective of the handicaps he or she may have.

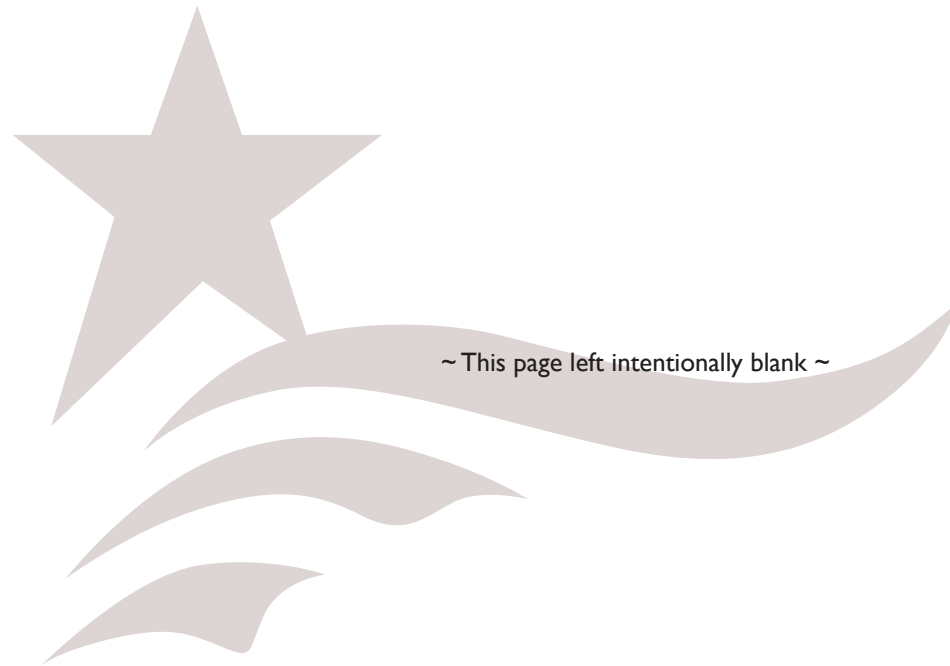
Reclaimed Water – Former wastewater (sewage) that has been treated to remove solids and certain impurities, and then used in sustainable landscaping irrigation or to recharge groundwater aquifers. This is done for sustainability and water conservation, rather than discharging the treated wastewater to surface waters such as rivers and oceans. Sometimes called recycled water.

Implementation Plan – The implementation plan will serve as a roadmap for the City's success over a period of five years. It will also serve as a tool to communicate the City's intentions to the community, focus the direction of its financial resources and employees, and ensure that short-term goals and objectives are met in a timely fashion to ensure attainment of the City's overall vision.

Urban Service Planning Area – Priority planning area where City of Meridian sewer and water facilities and most other services and utilities are available or planned in officially adopted plans.

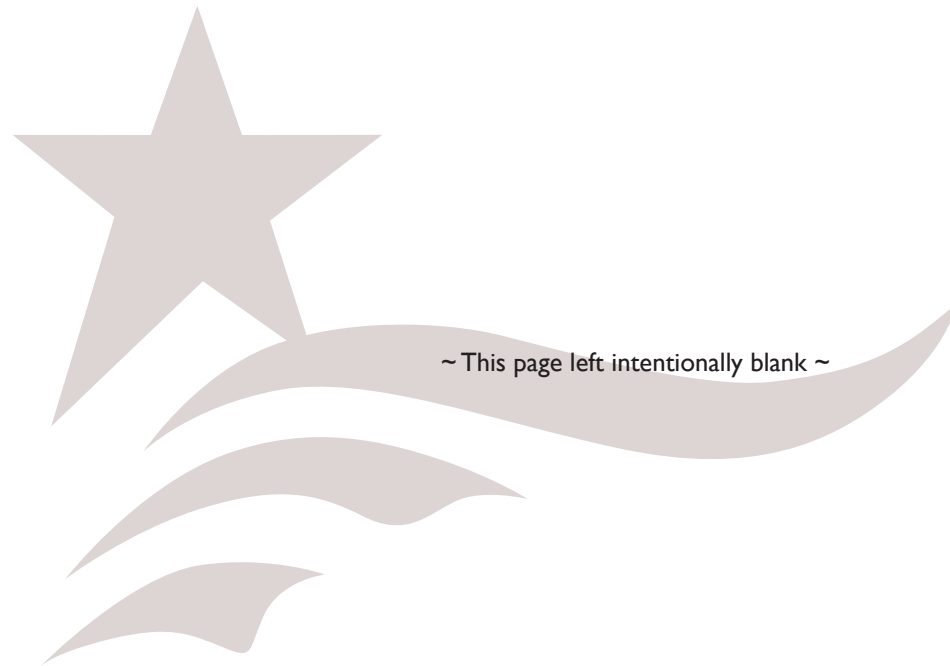
Urban Services – Services provided by the City of Meridian or established jurisdictions within the City of Meridian, including City of Meridian water, fire protection by Meridian City-Rural Fire District, City of Meridian parks and recreation facilities, City of Meridian police protection, public sanitary sewers owned by the City of Meridian, public transit, schools, storm drainage facilities, and urban standard streets and roads.

Walkable – Development that contains a comprehensive network of sidewalks and trails. Development tends to be compact, and diverse, providing varied and plentiful destinations for walking and cycling; destinations tend to be within $\frac{1}{4}$ of a mile from dwellings. Environment is safe and aesthetically pleasing, with open space interspersed throughout development.



APPENDIX B. ACRONYMS AND ABBREVIATIONS

ACHD	Ada County Highway District	NPDES	National Pollution Discharge Elimination System
AOCI	Area of City Impact	RUT	Rural Urban Transition (Ada County zoning designation)
CDBG	Community Development Block Grant	SWAC	Solid Waste Advisory Committee
CDHD	Central District Health Department	TLIP	Transportation and Land Use Integration Plan
CIM 2.0	Communities in Motion 2040 2.0	TMISAP	Ten Mile Interchange Specific Area Plan
COMPASS	Community Planning Association of Southwest Idaho	UDC	Unified Development Code
DOT	U.S. Department of Transportation	UPRR	Union Pacific Railroad
EPA	Environmental Protection Agency	USDOT	U.S. Department of Transportation
FHWA	Federal Highway Administration	USPA	Urban Service Planning Area
FLUM	Future Land Use Map	VRT	Valley Regional Transit
HUD	Housing and Urban Development	WRRF	Wastewater Resource Recovery Facility
IDHW	Idaho Department of Health and Welfare		
IPUC	Idaho Public Utility Commission		
ISU	Idaho State University		
ITD	Idaho Transportation Department		
LID	Local Improvement District		
MAC	Meridian Arts Commission		
MADC	Mayor's Anti-Drug Coalition		
MAYC	Mayor's Youth Advisory Council		
MDC	Meridian Development Corporation		
MSM	Master Street Map		
NC	Neighborhood Center		
NMID	Nampa Meridian Irrigation District		



APPENDIX C. REGULATORY TAKINGS CHECKLIST

The City of Meridian wholly respects the rights of its citizens and their property, and is abjectly against the negligence, abuse or devaluing of private property by others. By encouraging property maintenance, preventing and mitigating incompatible land use, and ensuring local, state, and federal code compliance, residents should feel their private property rights are respected and secure. The City will continue to review its policy for compliance with the State regulatory takings guidelines, and ensure that their staff is appropriately trained in applicable code related to property rights. The following checklist is used in reviewing proposed regulations or actions to ensure compliance with private property rights.

1. Does the regulation or action result in a permanent or temporary physical occupation of private property?

Regulation or action resulting in permanent or temporary occupation of all or a portion of private property will generally constitute a “taking.” For example, a regulation that required landlords to allow installation of cable television boxes in their apartments was found to constitute a “taking.” (See *Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S. 419 [1982].)

2. Does the regulation or action require a property to dedicate a portion of property or to grant an easement?

Carefully review all regulations requiring the dedication of property or grant of an easement. The dedication of property must be reasonably and specifically designed to represent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. A court will also consider whether the action in question substantially advances a legitimate state interest. For example, the United States Supreme Court determined in *Nollan v. California Coastal Comm’n*, 483 U.S. 825 (1987) that compelling an owner of waterfront property to grant public easement across his property that does not substantially advance the public’s interest in beach access, constitutes a “taking.” Likewise, the United States Supreme Court held that compelling a property owner to leave a public green way, as opposed to a private one, did not substantially advance protection of a floodplain, and was a “taking.” (*Dolan v. City of Tigard*, 114 U.S. 2309 [June 24, 1994].)

3. Does the regulation deprive the owner of all economically viable uses of the property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a “taking.” In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other pre-existing limitations on the use of the property (See *Lucas v. South Carolina Coastal Coun.*, 112 S. Ct. 2886 [1992].)

Unlike 1 and 2 above, it is important to analyze the regulation’s impact on the property as a whole, and not just the impact on a portion whether there is any profitable use of the remaining property available. (See *Florida Rock Industries, Inc. v. United States*, 18 F.3d 1560 [Fed. Cir. 1994]. The remaining use does not necessarily have to be the owner’s planned use, a prior use, or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner’s reasonable investment backed expectations.

Carefully review regulations requiring that all of a particular parcel of land be left substantially in its natural state. A prohibition of all economically viable users of the property is vulnerable to a takings challenge. In some situations, however, there may be pre-existing limitations on the use of property that could insulate the government from takings liability.

4. Does the regulation have a significant impact on the landowner’s economic interest?

Carefully review regulations that have a significant impact on the owner’s economic interest. Courts will often compare the value of property before and after the impact of the challenged regulation. Although a reduction in property

value alone may not be a “taking,” a severe reduction in the property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any developmental rights of the owner. As with 3, above, these economic factors are normally applied to the property owner as a whole.

5. Does the regulation deny a fundamental attribute of ownership?

Regulations that deny the landowner a fundamental attribute of ownership-- including the right to possess, exclude other, and dispose of all or a portion of the property—are potential takings.

The United States Supreme Court recently held that requiring a public easement for recreational purposes where the harm to be prevented was to the flood plain was a “taking.” In finding this to be a “taking,” the Court stated:

The City never demonstrated why a public green way, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others...[T]his right to exclude others is “one of the most essential sticks in the bundle of rights that are commonly characterized as property.”

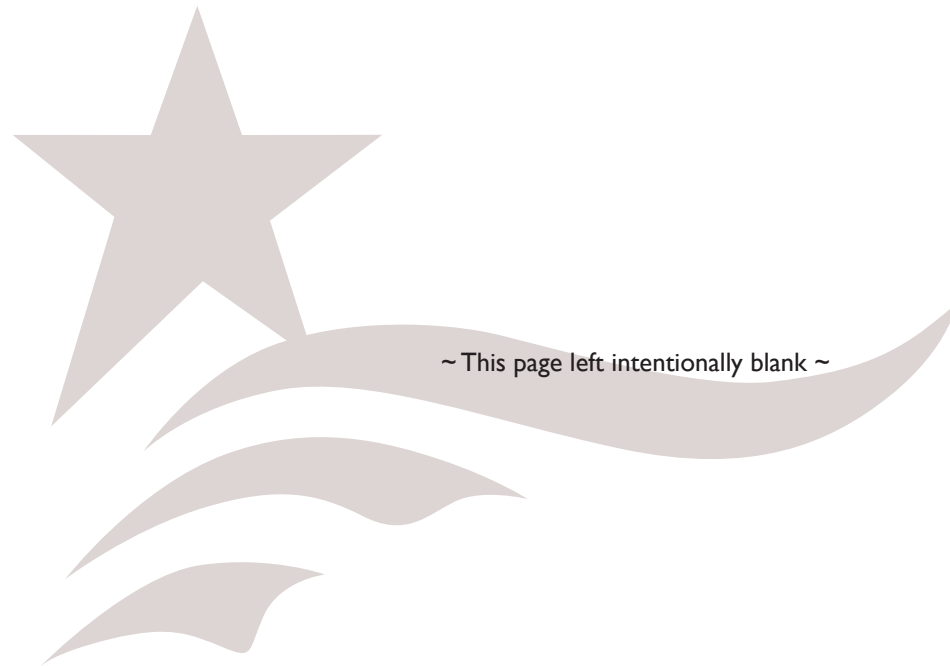
Dolan v. City of Tigard, 114 U.S. 2309 (June 24, 1994). The United States Supreme Court has also held that barring inheritance (an essential attribute of ownership) of certain interest in land held by individual members of an Indian tribe constituted a “taking.” *Hodel v. Irving*, 481 U.S. 704 (1987).

6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. (Nollan v. California Coastal Commission, 107 S. CT. 3141 [1987]; Dolan v. City of Tigard, 114 U.S. 2309 [June 24, 1994].)

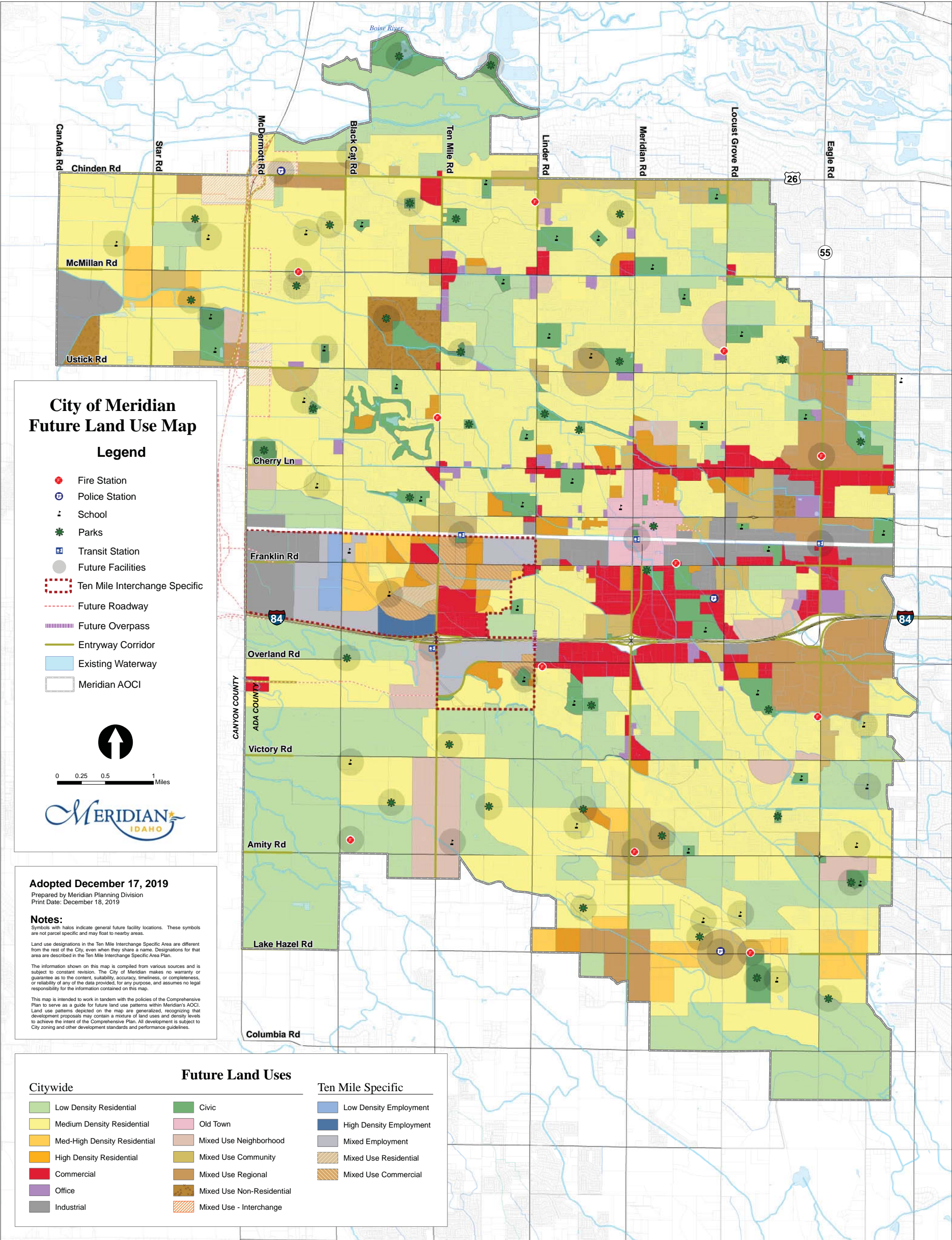
In Nollan, the United States Supreme Court held that it was an unconstitutional “taking” to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach. The court found that since there was not an indication that the Nollan’s house plans interfered in any way with the public’s ability to walk up and down the beach, there was no “nexus” between any public interest that might be harmed by the construction of the house, and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context.

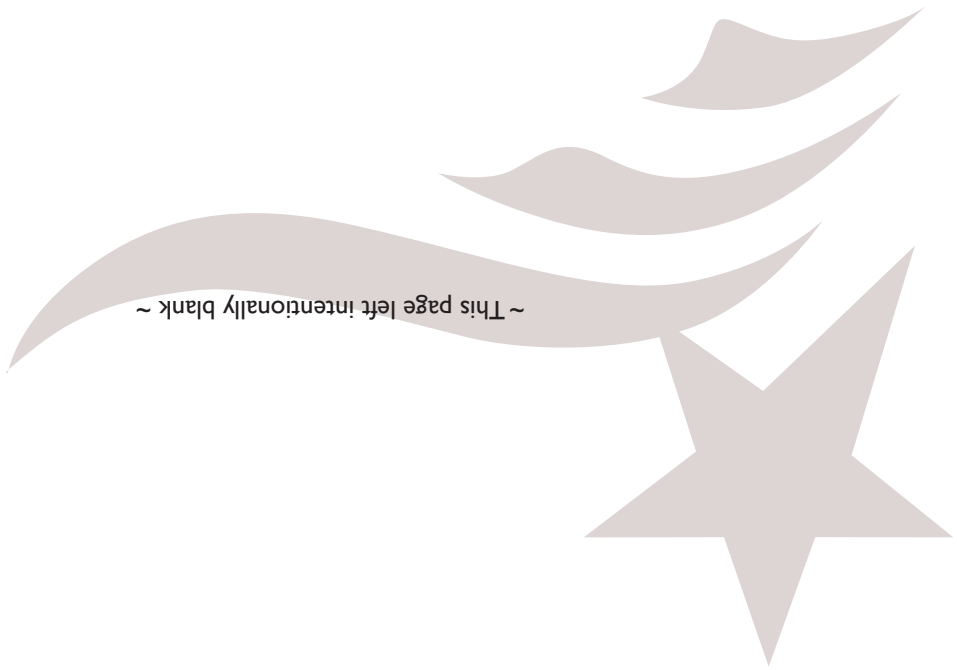
Likewise, regulatory actions that closely resemble, or have effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a “taking” will be found.



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APPENDIX D. FUTURE LAND USE MAP





APPENDIX E. ANALYSIS AND PUBLIC INVOLVEMENT SUMMARIES

#MyMeridian Vision Document

#MyMeridian Vision Outreach Summary

#MyMeridian Values Outreach Summary

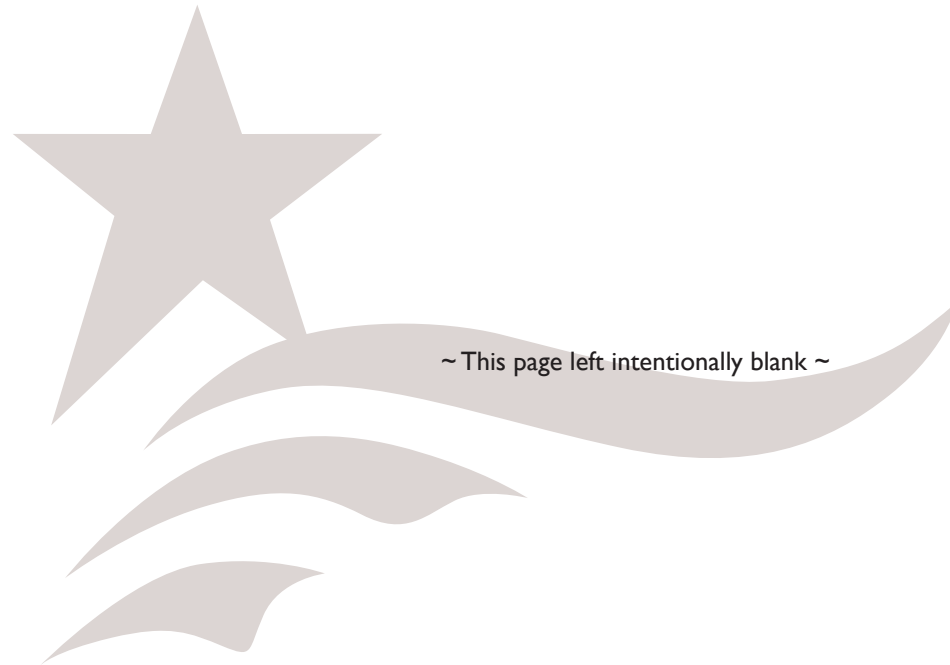
#MyMeridian Stakeholder Summary

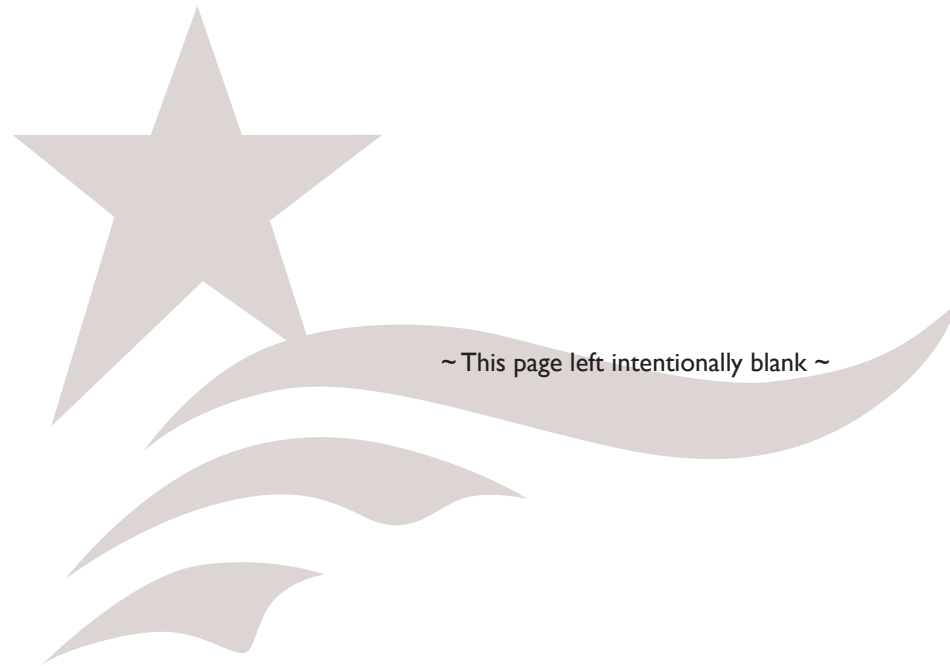
Specific Area Outreach Summary

#MyMeridian Public Draft Comment Summary

Market Analysis

Corridor Market Analysis







CITY OF MERIDIAN FIELDS SUBAREA PLAN

Adopted by Resolution #21-2302
December 21, 2021



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Meridian, ID 83642
Phone: (208) 884-5533
www.meridiancity.org/planning/fields

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INTRODUCTION

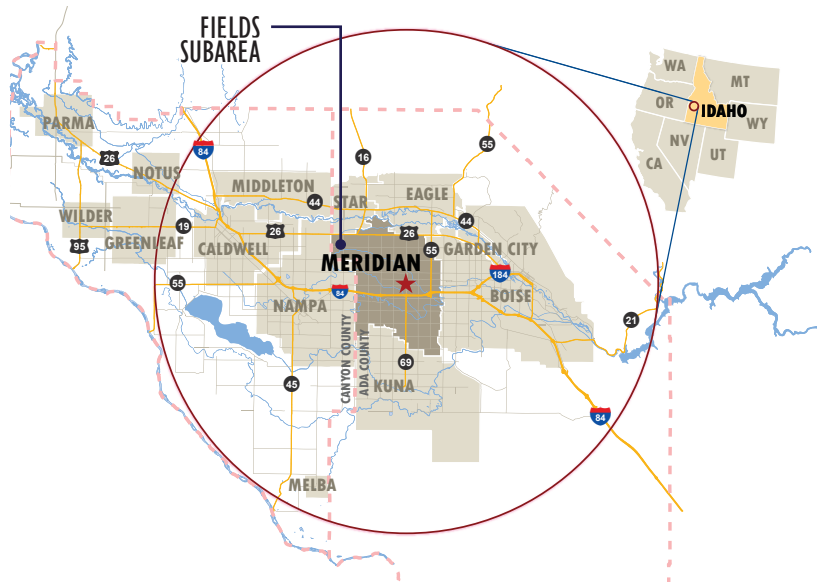
Overview

The Fields Area, bound by Ustick Road, McDermott Road, Chinden Boulevard and Can-Ada Road, presents an incredible opportunity to plan for one of the City's last growth areas, in a way that aligns with the Vision described in the Meridian Comprehensive Plan; continues to grow the employment base; and integrates high-quality neighborhoods, parks and pathways, and schools. A central mixed-use activity center will serve as a hub for surrounding neighborhoods, and integrates neighborhood-scale retail and services, office, civic, and park space in the very center of the Area.

The recommendations within this Plan add to, but do not replace, those of the Comprehensive Plan and development ordinances. Additional coordination and analysis will be necessary to ensure appropriate timing and integration of development in this area. This chapter discusses some of the major issues that need to be considered or resolved as development proceeds. Any proposed development is anticipated to be consistent with this Plan, the Comprehensive Plan, the Unified Development Code, and state/federal regulations.

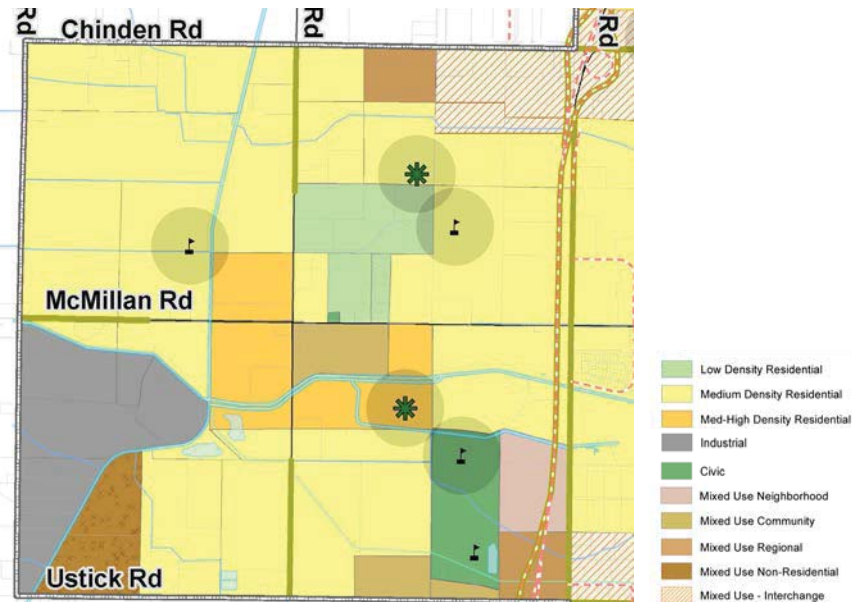
Below: Birdseye aerial of the existing four square mile Fields Area, looking northwest from approximately the intersection of McDermott and Ustick Roads





Above: Regional context of The Fields Area

Below: Future Land Use for The Fields Area (at time of adoption)



Plan Purpose and Scope

The Fields Subarea Plan builds upon the vision and intent of the 2019 City of Meridian Comprehensive Plan. Subsequent to the Comprehensive Plan adoption, City Council prioritized The Fields Area for detailed planning that would make it more development-ready. As the City continues to grow, and with the attractiveness of a new high school, planned fire and police station, and scheduled funding for new sewer infrastructure, investment and development interest in the area has accelerated. This Plan will help ensure consistent, integrated development. The Plan builds on the City's Comprehensive Plan and [Future Land Use Map](#) and Ada County Highway District's (ACHD) [Master Street Map](#).

The purpose of this Plan is to ensure that The Fields Area implements the vision of the Comprehensive Plan, and is vibrant, self-sufficient, and distinctly Meridian. All of the unique location-specific circumstances and challenges are opportunities when consistently channeled and furthered within the context of this Plan.

Guide to the Plan

The Fields Subarea Plan is structured in four chapters:

- » **Chapter 1. Introduction** outlines the plan purpose and scope, details guiding information, and illustrates key site features and constraints.
- » **Chapter 2. Public Process** illustrates the development of the Plan through coordination with stakeholders and the community.
- » **Chapter 3. The Plan** describes an overall illustrative plan; details land use, transportation, and park frameworks; lays out a possible design scenario for the Star/McMillan center, and illustrates the anticipated built character.
- » **Chapter 4. Implementation** outlines an overall process and next steps, and key funding mechanisms.

Background and Site Description

The Fields Area is an approximately four-square mile area located at the northwest corner of Meridian and bounded by Ustick Road on the south, Can-Ada Road on the west, Chinden Boulevard/US Highway 20/26 on the north, and McDermott Road/State Highway 16 (SH-16) on the east (see page 1-4). The area abuts the City Impact Areas of Star to the north and Nampa to the south and west.

Land Use. As shown on the [Comprehensive Plan's Future Land Use Map](#), the Fields Area is primarily designated for future residential development, with a mixed use community center at the southeast corner of Star and McMillan, and multiple school and park sites. Interchange and regional mixed use designations are incorporated along both Ustick Road and Chinden Boulevard, generally from the SH-16 extension to Star Road. The southwest corner of the Subarea has been reserved for expanded industrial and non-residential mixed use area within the southwest quadrant, and is aligned with the existing Intermountain Gas Facility, currently located on Can-Ada Road. Through the Comprehensive Plan, the land use accommodated a 1,000-foot safety buffer for the facility, allowing only no-residential uses within that buffer. Lighting, and air sirens need to be taken into account for any adjacent development, and open space and pathways should be located to help mitigate these nuisances.

Transportation. Star, Ustick, Can-Ada, and McMillan Roads are all owned and maintained by ACHD. The [ACHD Transportation and Land Use Integration Plan](#) classifies each of these four streets as "residential mobility" arterials. Star, Ustick, and Can-Ada Roads are proposed for five lanes, and McMillan Road for three lanes.

Chinden Boulevard and the SH-16 extension are under Idaho Transportation Department (ITD) jurisdiction. SH-16 is planned to extend south, paralleling McDermott Road, from its current terminus at Chinden Boulevard, to Interstate 84

at the south. Two future interchanges are planned: one at Chinden Boulevard and one at Ustick Road.

The area's only existing collector street, Owyhee Storm Avenue, has recently been constructed, from Ustick Road north to the Owyhee High School. This collector is planned to continue further north to Chinden Boulevard, and is anticipated to include a pathway.

Schools and Pathways. Owyhee High School is located at the southeast corner of the Subarea, just south of a future elementary school site. Two additional school sites have been designated on the Future Land Use Map in this area, in coordination with the West Ada School District, but siting has not yet been determined. The Five Mile Creek and Feeder, Phyllis Canal, West Tap Sublateral, and Sky Pilot Drain are all anticipated to include proposed pathways along their alignments.

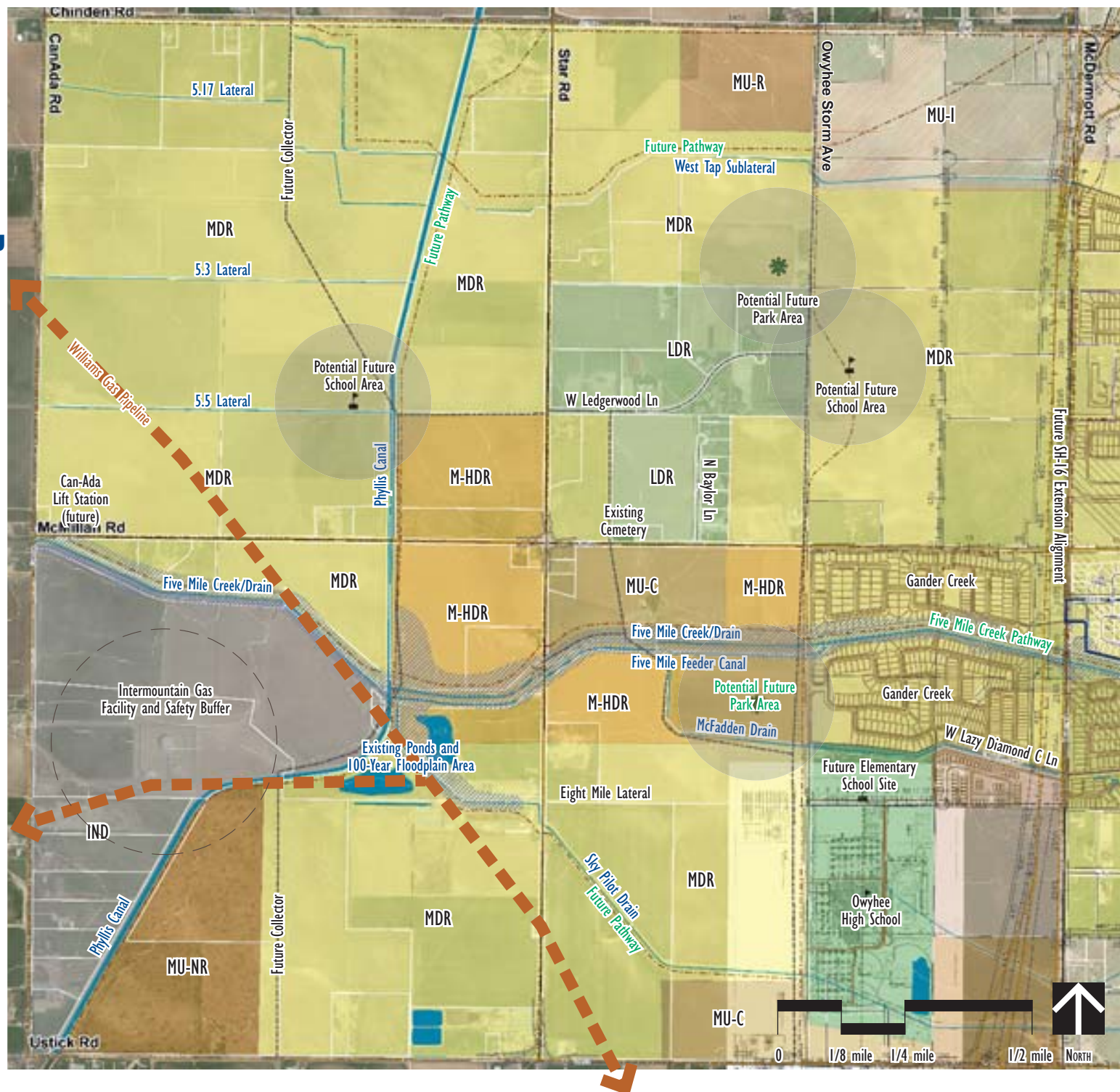
Irrigation. Multiple irrigation drains, feeders, and laterals cross the area, most notably the Five Mile Creek, which continues further east through the City. The numerous ditches and laterals that traverse The Fields Area, create both an opportunity for water-oriented green space and a challenge for future development due to high ground water. With pathway improvements, Five Mile Creek has the opportunity to connect The Fields Area to the rest of Meridian, and into a regional system connecting west through Nampa, and north through Star and to the Boise River.

Utilities. Currently, the area is only able to be served with sanitary sewer service as far west as Owyhee Storm Avenue. Future development located further to the west requires the Can-Ada Lift Station, pressure line, and gravity trunk lines, anticipated to begin design in the near future.

Water is available along Ustick and McMillan Roads, west to Owyhee Storm Avenue. Portions of Owyhee Storm have mainlines installed, though extensions west will be required to serve additional areas. A future, additional well will be necessary to serve the four square mile area.

Item #11.

Existing Site Features and Underlying Future Land Use Map (at time of adoption)



PUBLIC PROCESS

Overview

The Fields is a unique area of Meridian's Area of City Impact, in that it is generally removed from much of the remaining City. It is an extension of the City bound on three sides by other municipalities, and it will be further separated from the City by the future extension of SH-16. While much of the land is controlled by development interests, and many more land owners are interested in selling, meaningful public engagement is still paramount to development and adoption of this Plan.

Public engagement for this plan began as the Comprehensive Plan was developed, and continued through the development of this Subarea Plan. Each phase built upon the findings from the prior phase to dive deeper into the vision and desires of stakeholders and the community to mold and shape The Fields Plan. This chapter describes each phase in detail and discusses the process and the findings from each.

Stakeholder Roundtables

As part of the Subarea Plan, the City met in-person, on-site, and at City Hall, and virtually with approximately 25 individuals representing a variety of public agencies, the development community, and property owners to review background information and refine preliminary draft concepts for the area. Since future land uses had been previously discussed with stakeholders in 2017 and again in 2019 as part of the Comprehensive Plan, the focus of these roundtables was to discuss implementation and the more prescriptive design elements within the central Star/McMillan area. The team reviewed background and guiding information from the Comprehensive Plan, and refined the concepts with more affected stakeholders prior to broader public engagement.

Three concepts (on the following page) focusing on the Star/McMillan Center were reviewed to refine opportunities and begin the discussion on implementation steps and feasibility for the mixed-use activity area.

COMPREHENSIVE PLAN FOCUS AREA | 2017 - 2019

- All property owners within the four-square mile area invited
- Events and outreach for the overall Comprehensive Plan process
- Neighborhood workshops to look at the Fields Area in more depth

STAKEHOLDER ROUNDTABLES | FALL 2020

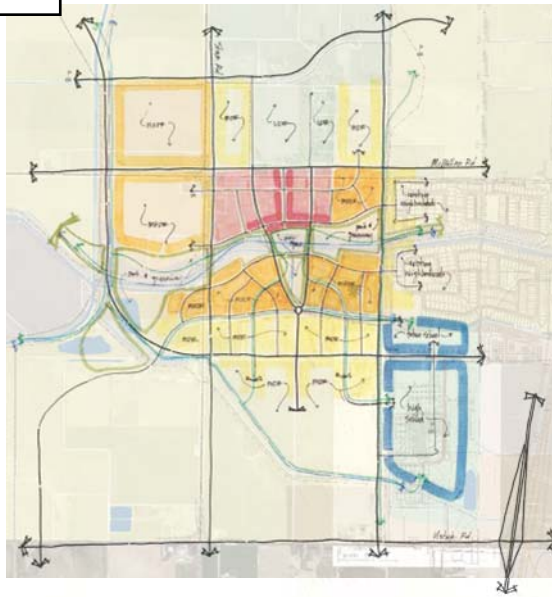
- Attendees with expertise in a broad range of development phases
- Property owners, City Council and departments, Nampa, Ada County, ACHD, West Ada School District, Boise Valley Church of the Brethren, developers, real estate and financing representatives

DIGITAL WORKSHOPS | WINTER 2021

- All property owners within the four-square mile area invited
- Property owners, City departments, cities of Nampa and Star, ACHD, West Ada School District

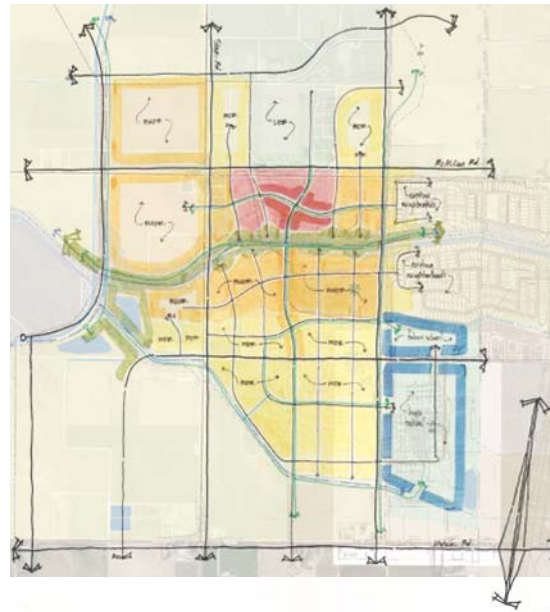
PUBLIC REVIEW | SPRING 2021

- General public review as part of the Subarea Plan adoption process



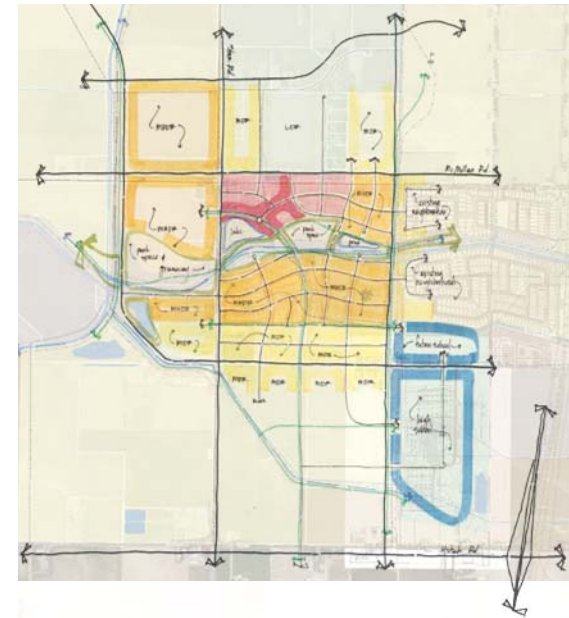
Concept 1: Central Civic Area

- » North-south oriented 'Main Street'
- » Focus on usable civic area/park alongside greenway
- » Parallel north-south access from Star Road, combined into one boulevard at the south end of the civic area/greenway
- » Two greenway crossings
- » Focus on pathways converging in the central civic area



Concept 2: Interior 'Main Street'

- » Access from McMillan Road and Star Road
- » One main greenway crossing; other access points focus on usable park space at termini
- » Main greenway crossing has an off-street pathway; three east-west street/pathway connections to high school and future elementary school
- » Main greenway crossing works as a buffer for higher density 'Main Street' from mixed use area south to the east-west road between the schools
- » Narrowest greenway, with pockets of activity/park space at key locations along the corridor



Concept 3: Lake Front Retail

- » Primary access from Star Road, with visibility from Star Road along greenway and across lake front
- » Secondary access from McMillan Road
- » Opportunity for retail/office to take advantage of direct lake access
- » 'Main Street' continues from Star Road across greenway and south to Ustick Road
- » Possible secondary roadway connection across greenway east of mixed use area to connect McMillan Road to east-west road into future school site
- » Additional park space at the west side, west of Star Road

Key Findings

Phase 1 focused on engaging the property owners within the subarea to garner feedback from those most affected by the subarea planning effort. Generally, stakeholders favored concepts with a greater amount of open space and connectivity to the surrounding neighborhood areas.

Stakeholders suggested the following enhancements to the concept plans:

- » Highlight connections to the Five Mile Creek Pathway system
- » Identify connections into the Nampa pathway system (along Phyllis Canal and continuing west)
- » Include additional off-street pathway connections to high school and elementary schools
- » Capitalize on the visibility from and traffic counts along Star Road to ensure viability of the mixed use area

Transportation:

- » Probably feasible for only one roadway crossing at the Five Mile Creek Pathway, between Star Road and Owyhee
- » Star Road will remain the principal arterial street; examine distancing requirements for cross streets in greater detail
- » McMillan Road is planned as a three-lane arterial street
- » Appreciation for the interconnected, grid street network within neighborhoods
- » Consider a connection to Owyhee Storm Avenue rather than a direct connection south from the Center to Ustick Road
- » Alternatively, if the street connection is made to Ustick Road, design the roadway with a

neighborhood street feel, including alley-loaded garages, detached sidewalks with parkways, and a center median

Star/McMillan Center:

- » Option three is the most economically viable due to the highest traffic counts being on Star Road

Placemaking:

- » Linear open space for placemaking opportunities
- » Focus on recreation activities not found in other parts of the City such as water activities
- » Build on the area's agricultural history through character and design standards, integration of art, or reuse/re-purposing of existing structures

Other:

- » Need to identify location of maintained areas, and maintenance responsibilities along greenway
- » Need to identify the location and type of easements required (after-hours lighting will be an issue inside easements per ID agreements)
- » Need to look at access and coordination with ACHD on access and spacing between connections to their facilities

Concept Refinement Charrettes

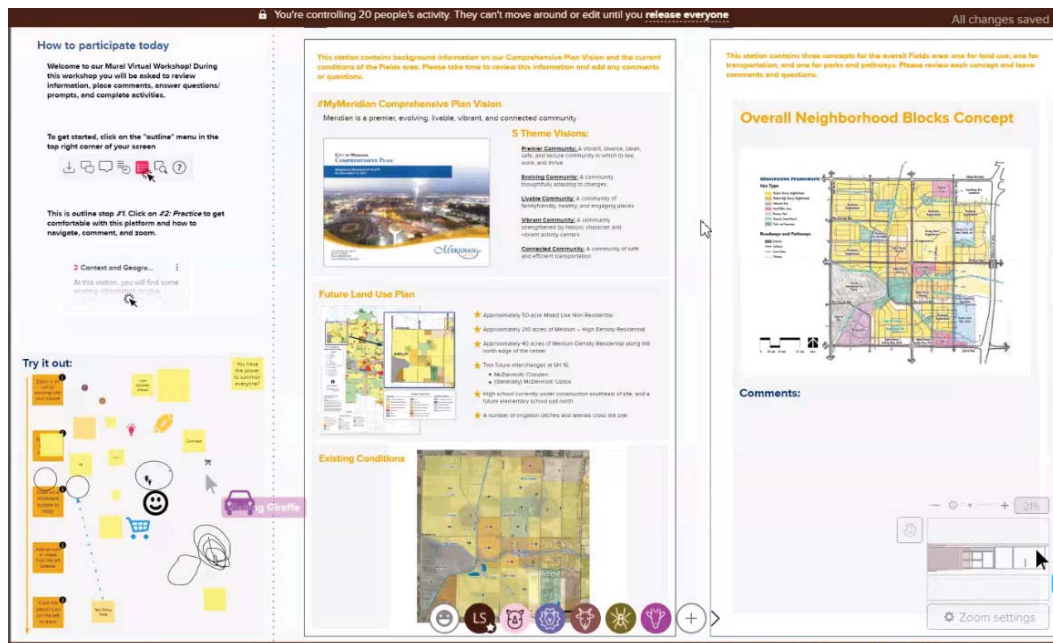
Based off the feedback received and key findings, the three concepts were refined into a single, preferred concept for the overall subarea, shown as the Illustrative Framework Plan. In addition, the mixed-use area at Star and McMillan Roads was detailed at a higher level. This center concept along with imagery representing character and ideas for a 'Main Street', central park space, residential housing types and scale, and additional amenities were presented digitally in a set of two meetings. Attendees were able to offer comments directly into the online platform, and a polling exercise was used to select appropriate imagery for

the area, ultimately resulting in refinements to the imagery shown within this document.

Changes incorporated into the Illustrative Framework (see page 3-2) and overall Subarea Plan included:

- » Refinements to local-arterial connections
- » Location and inclusion of the 1,000-foot buffer on the Intermountain Gas Facility
- » Identification of future schools as elementary, as the need for another middle or high school is unlikely in this area
- » Incorporation of action items and additional discussion of funding and financing options in the Implementation Chapter

Below: Digital charrettes using MURAL tool



THE PLAN: *OUR VISION*

Overview

The Fields will accommodate a series of great neighborhoods for the City, focused on a community-oriented, mixed-use center and connected by an amenitized greenway and pathway system, and increasing the City's job base through a range of employment areas.

The **Star and McMillan mixed-use center** will be focused around a traditional Main Street and highly integrated pedestrian-oriented environment. The center will include a central green and connection to the Five Mile Creek Pathway. A variety of residential types including vertically integrated, live-work, and other medium-high-density residential products will provide the rooftops necessary to

support and activate destination community services for the center.

The **Fields Business Park** will serve as a hub for light industrial and flex uses, at the northeast corner of Can-Ada and Ustick Roads, with connections to SH-16, and walkable connections into surrounding neighborhoods and along regional pathway systems.

Additional **mixed-use commercial areas** along Ustick Road and Chinden Boulevard will provide areas of high visibility, but lower trips, and are anticipated as uses that would not compete with the smaller-scale neighborhoods services and commercial at the core.



Illustrative Framework Plan

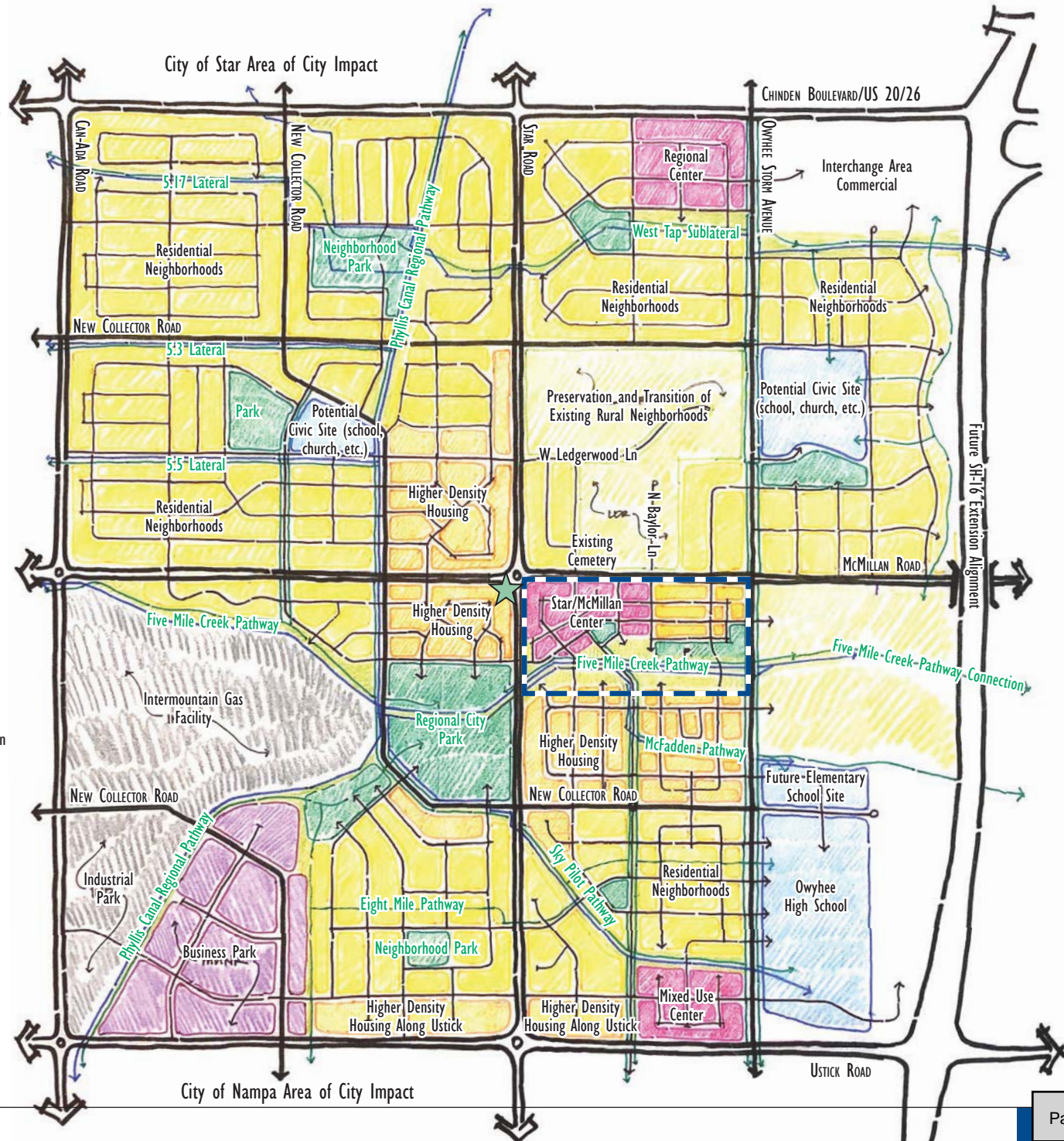
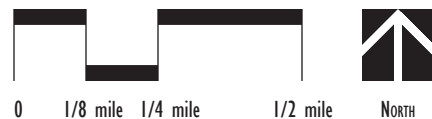
General Use Types


- Residential Neighborhoods
- Higher Density Housing
- Industrial Area
- Mixed Use Centers
- Business Park
- Potential Civic Site (school, church, etc.)
- Parks and Greenways
- Historic Site

Roadways and Pathways

- Highways and Arterials
- Collectors
- Local Streets
- Pathways
- Refer to Star/McMillan Schematic Concept for additional detail

Note: The Illustrative Framework Plan is conceptual in nature. Final platting and design may differ.





Above: A residential neighborhood street

Transportation Framework

The transportation framework is based on ITD's expansion plans for SH-16, and ACHD's existing arterial and proposed collector system detailed in the ACHD Master Street Map.









Further definition for the future local street network and connectivity is shown within the Illustrative Framework Plan, though final design will likely be different. The Illustrative Framework Plan is intended to demonstrate character and connectivity intent regardless of final design. A key goal will be to ensure walkability between neighborhoods and centers, safe routes to schools, and equity in distribution of, and distance to, parks and recreation amenities.

- » **SH-16** is planned to be extended from its current termination at Chinden Boulevard south to I-84. The planned, ultimate extension is anticipated to be limited access, with interchanges at Chinden Boulevard and Ustick Roads, and an underpass at McMillan Road. The design for this extension is completed, but the construction timeline and phasing has not yet been identified.

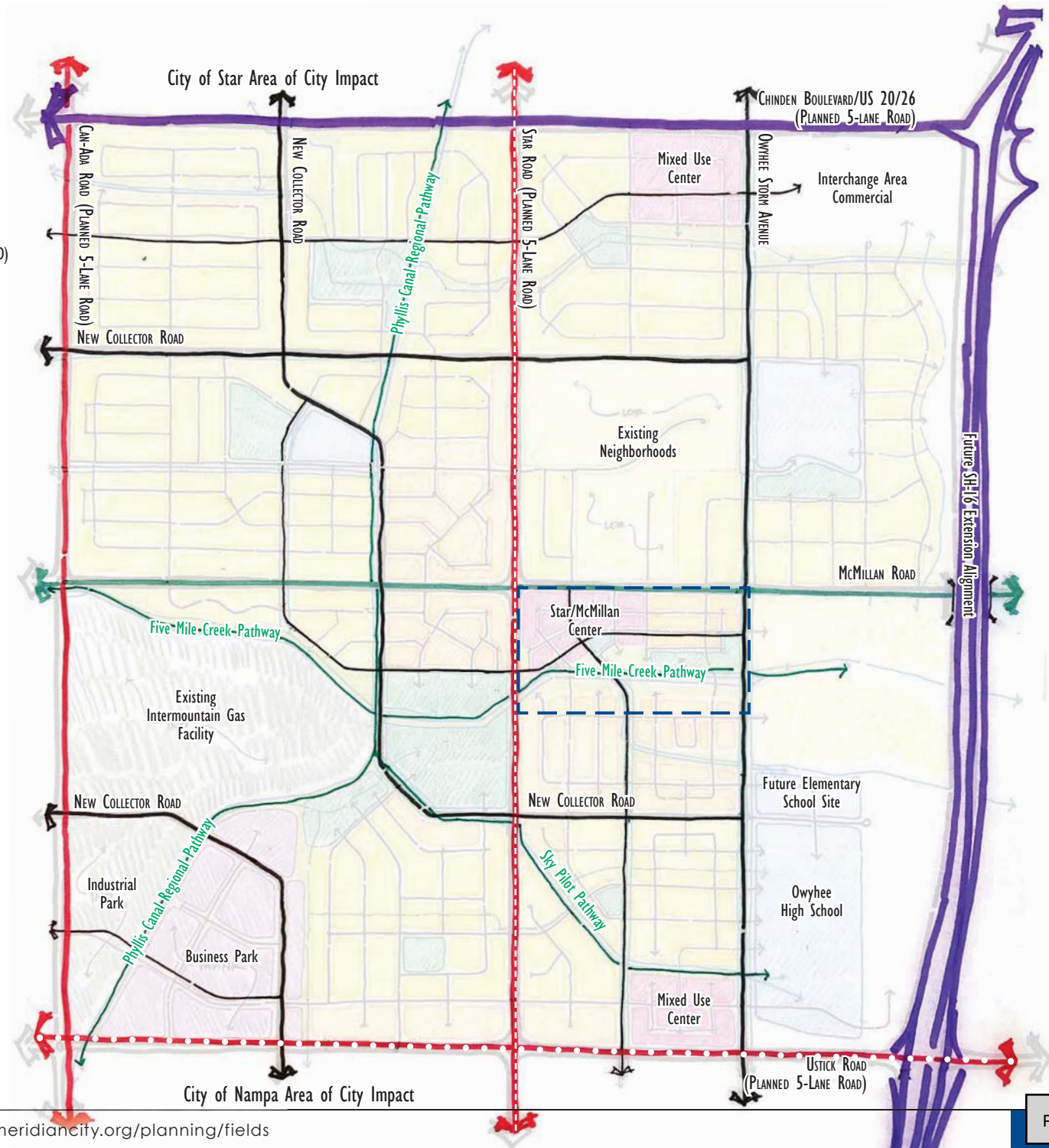
- » **Chinden Boulevard (US 20/26)** borders the north edge of the Fields Area. Recently, there have been requests to ITD to amend the Environmental Analysis for Chinden Boulevard, in order to support and allow mid-mile accesses along Chinden, between Can-Ada Road and SH-16.
- » **Principal and minor arterials** are constructed and maintained by ACHD and include Ustick, Star, McMillan, and Can-Ada Roads. All except for McMillan are planned to eventually be widened to five lanes. McMillan is planned for three lanes.
- » **Collectors** on-site include the semi-constructed Owyhee Storm Avenue, and multiple planned collectors connecting neighborhoods to the arterials. Generally, the collectors run on a half-mile grid.
- » **Local streets** have been included in the Illustrative Framework, as potential options but actual development is likely to differ. Local streets should offer a high level of connectivity between neighborhoods and amenities; prioritize access to collector roadways, not arterials; and be coordinated with off-street pathway systems.

Transportation Framework

Roadways and Pathways

-  State Highways (ITD)
-  Principal and Minor Arterials, 96' ROW (ACHD)
-  Minor Arterials, 70' ROW (ACHD)
-  Collectors, 60 - 90' ROW (ACHD)
-  Primary Local Streets
-  Primary Pathways (Five Mile Creek and Phyllis Canal Pathways)
-  Secondary Transit Route
-  Employer Express Transit Route
-  Refer to Star/McMillan Schematic Concept for additional detail

Note: The Transportation Framework is conceptual in nature. Final layout and design of the street network may differ. The transit routes on Star Road and Ustick Road are identified in the 2040 Treasure Valley Public Transportation System concept of Communities in Motion 2040 2.0.



.....
 Above: An example of integrated pathway and open space through residential neighborhoods

Parks and Pathways Framework

The pathway network is one of the organizing features of The Fields Area, with an extension of the Five Mile Creek Pathway and a north-south connection along the Phyllis Canal offering regional access and connection to the rest of the City, the surrounding region, and north to the Boise River. Secondary proposed pathways run adjacent to many of the water conveyance facilities within The Fields Area, and will require coordination with both Nampa-Meridian Irrigation District and Settlers Irrigation to determine feasibility and/or location of pathways and bridges. Aside from the Five Mile Creek Pathway, pathways are anticipated to be maintained by HOAs, with an easement for public use.

In regard to parks, this area of the City is currently underserved, there are no planned park capital improvements, and SH-16 improvements will reduce connectivity to public parks east of McDermott Road. The nearest existing public parks are Seasons Neighborhood Park, or Keith Bird Legacy Neighborhood Park, and both are far outside a preferred half-mile walkability radius. The Illustrative Framework Plan is intended to demonstrate general size, location, and connectivity of future parks and pathways.

- » A **City regional park** is proposed just southwest of the intersection of Star and McMillan Roads, at the intersection of the Five Mile Creek Pathway and proposed Phyllis Canal pathway. Relatively central to The Fields Area, the park needs to be community-serving, but may be accommodated in an original way and include the linear park. The general placement of the park serves as a buffer between the Intermountain Gas Facility and neighborhoods.
- » A **City linear greenway and park** run east from the regional park, south of the Star/McMillan Center, and offer the opportunity for uses within the Center and supporting residential to build off this open space area along the Five Mile Creek Pathway.
- » Multiple one- to ten-acre **neighborhood parks** will be distributed throughout The Fields Area, central to neighborhoods, and integrated with proposed pathways where possible. These smaller parks will likely be developer-constructed and HOA-maintained. Partnerships should be explored between the City, West Ada School District, or other entities for public uses in co-developed and shared spaces.

Parks and Pathways Framework

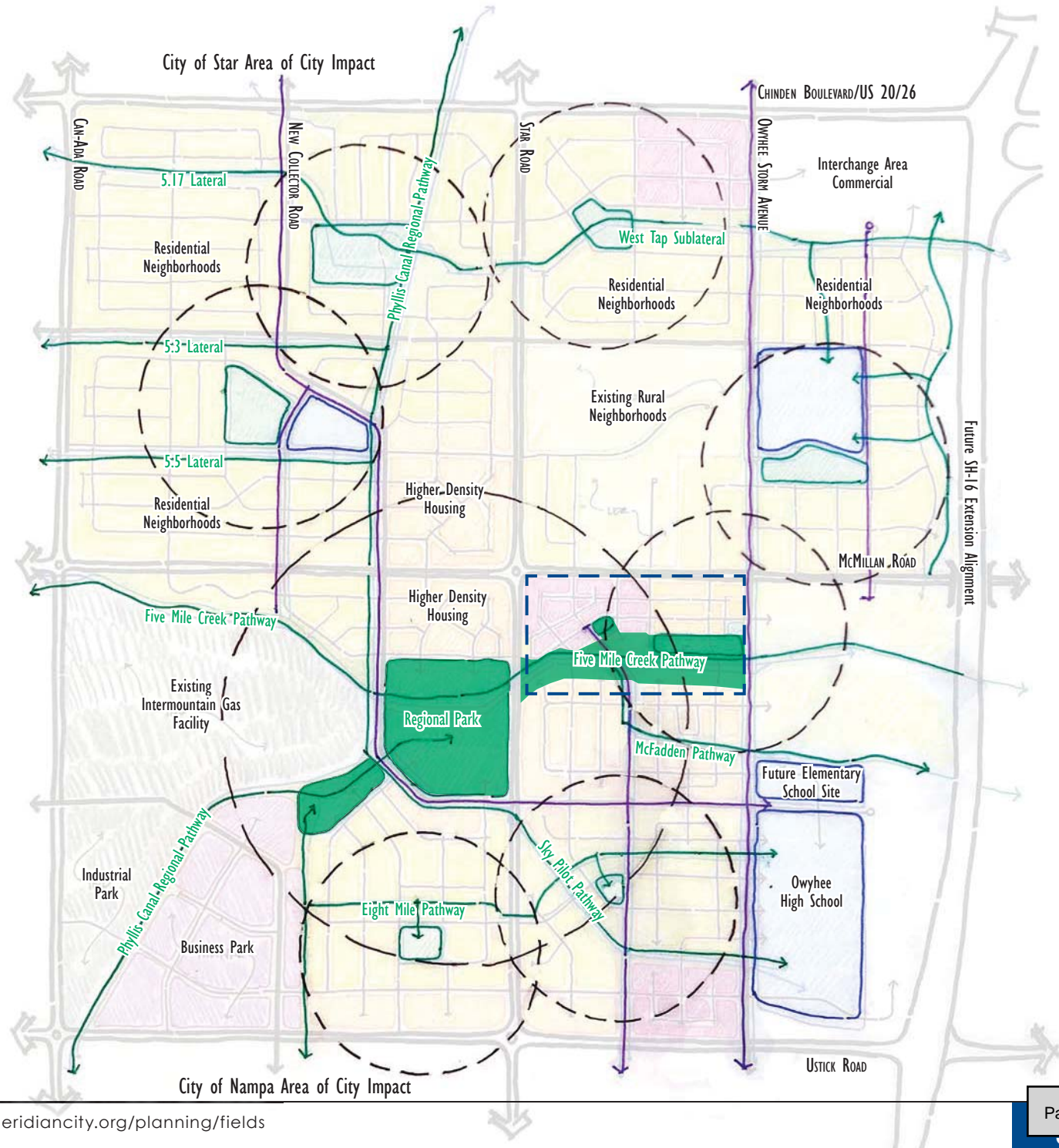
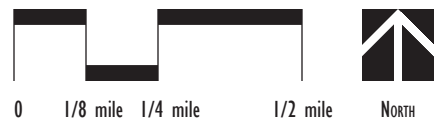
Use Type


- Parks and Greenways (City)
- Potential Elementary School/Civic Facility
- Parks (HOA)

Roadways and Pathways

- Off-Street Pathways
- On-Street Pathways
- 1/4-mile walk distance
- 1/2-mile walk distance
- Refer to Star/McMillan Schematic Concept for additional detail

Note: The Parks and Pathways Framework is conceptual in nature. Final location, size, and design of included parks and pathways may differ.





Above: A commercial building integrated into residential neighborhoods beyond

Economic Framework

Preserving land for an expanding job base for the City is important within The Fields Area. While much of the four square miles are anticipated to be residential neighborhoods, key areas along arterials are anticipated to be utilized for mixed-use, industrial, and business areas. A local supply of family-wage jobs is essential not only for the City's overall jobs/housing balance, but in preserving the transportation network, reducing regional pass-through traffic, and in providing employment opportunities close to homes. If land uses are deemed necessary to change, areas within the larger area and/or larger City must be identified to mitigate that loss of employment area within the Fields Area.

- » The southwest corner of The Fields Area along Can-Ada Road includes an **Industrial Area**, building off the existing Intermountain Gas Facility, and offering

direct access to Can-Ada Road, which provides a separation between the industrial areas and planned residential to the west.

- » Adjacent to the Industrial Area, but separated by the Phyllis Canal and Pathway system, lies a future **Business Park** area, intended to accommodate non-residential mixed uses, and serving as a transitional area between industrial and residential neighborhoods along Ustick Road. Ancillary food and retail uses may support the business park employees.
- » Along both Chinden Boulevard and Ustick Road are two **Mixed-Use Areas** anticipated to accommodate retail and office space typical to larger arterials within the area. These mixed-use areas are anticipated to be much different and must not compete with the Star/McMillan Center, further described later in this document.

Economic Framework

Use Type

- Industrial Area
- Retail/Office Areas
- Business Park

Roadways and Pathways

- Highways and Arterials
- Collectors
- Local Streets
- Primary Pathways

 Refer to Star/McMillan Schematic Concept for additional detail.

Note: The Economic Framework is conceptual in nature. Final roadway network and connections may differ.

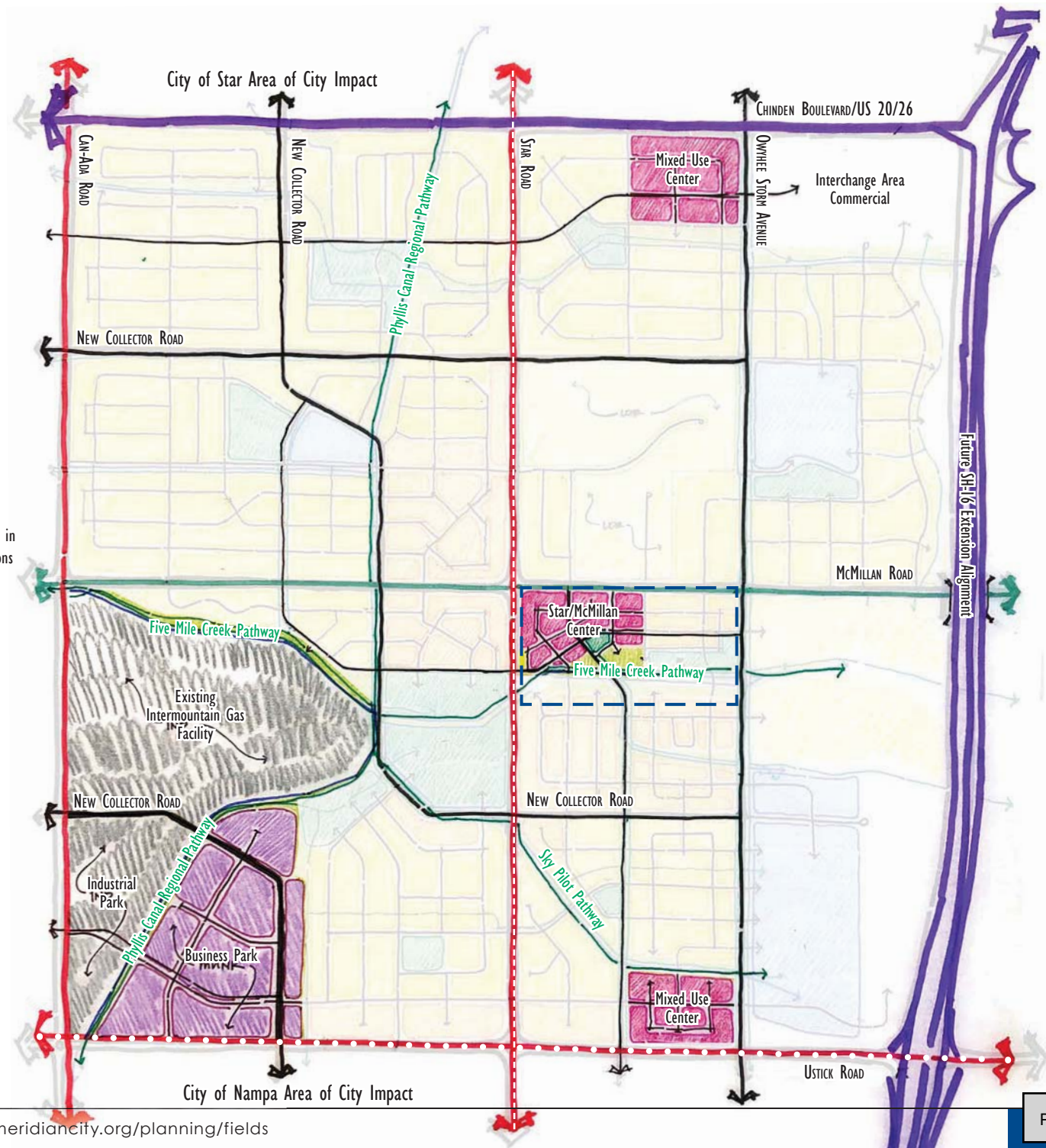
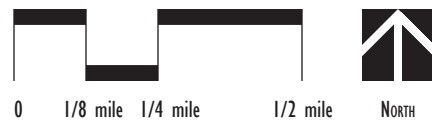


TABLE 4A: OVERALL DEVELOPMENT PROGRAM

Land Use Designation	Approx. Acreage	Residential				Commercial		
		Allowable Density Range		Total Units		Approx. Acreage	FAR	SF
		Low	High	Low	High			
Medium-High Density Residential	180	8	12	1,440	2,160	1,800	-	-
Medium Density Residential	800	3	8	2,400	6,400	4,400	-	-
Low Density Residential	70	0	3	40	60	50	-	-
Parks & Open Space	225	-	-	-	-	-	-	-
Schools (Civic)	125	-	-	-	-	-	-	-
Mixed-Use Community	30	6	15	180	450	315	40	0.35
Mixed-Use Regional	10	6	40	60	400	230	40	0.25
Mixed-Use Interchange	-	-	-	-	-	-	70	0.15
Mixed-Use Non-Residential	-	-	-	-	-	-	60	0.10
Industrial	-	-	-	-	-	-	160	0.05
Totals	1,440	-	-	4,120	9,470	6,795	370	-
								2,115,000

Notes: The table above is intended to show approximate ranges of land uses that can be anticipated in the area. The table reflects residential density ranges adopted within the Comprehensive Plan. Assumptions for commercial values are based on typical averages from uses supported within designation types. Because mixed use areas vary, the following assumptions are used within the context of future land use purpose text and descriptions The Star/McMillan Center and Star/Ustick center assume 40% residential; Chinden centers assume 20% residential. Commercial uses are broken down as follows: MU-C and MU-R assumes 90% commercial and 10% governmental/other; MU-NR assumes 50% office, 40% office/flex, and 10% other; and MU-I assumes 50% office, 30% governmental/other, and 20% flex.

Development Program

The Development Program is intended to provide an estimate for understanding service needs and general allocation and balance of uses. Because these are for broad land use areas, and generalized, these are not prescriptive standards intended for case by case review. As shown above, estimated square footage for retail and office uses are expected to take nearly 50 years to fully build out, while industrial and flex space markets could be built out in only 15 years. The City should consider the aggregated commercial impacts of development proposals and monitor near-term residential demand and development to preserve opportunities for the lagging, long-term employment

demand. Overall balance of residential and non-residential uses is essential.

Absorption Potential

Though somewhat dependent on the SH-16 extension, economic analysis indicates that the Fields Area could potentially see the following ten-year demand:

	Conservative	Aggressive
Retail	143,000 SF	213,000 SF
Office	77,000 SF	96,000 SF
Industrial	176,000 SF	220,000 SF

Above: Single-family housing illustrating desired character elements for the Fields Area

Character Framework

Unique character and high-quality design will help ensure that The Fields Area contributes to the City's overall goal of creating high-quality and family-friendly neighborhoods. The character and identity of neighborhoods, commercial areas, and parks and open space areas can allow this area to become a unique destination within the City and the larger region.

Character Framework Housing



Three-story, open-space oriented apartments/condos



One-story, attached patio homes



Above-garage accessory dwelling unit



Low-density, detached single-family



Three-story courtyard apartments/condos



Single-family housing



Open-space oriented townhomes



Live/work units



Three-story apartments



Detached single-family



Two-story townhomes with central, shared yard



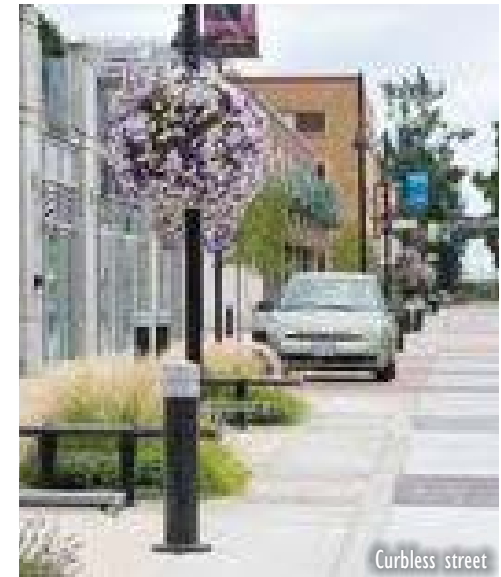
Alley-loaded, detached single-family

Character Framework Amenities



Character Framework

Streetscape



Character Framework

Retail/Commercial



Star/McMillan Center

Overview

The Star/McMillan Center is envisioned to be a vibrant, neighborhood center with destination retail and placemaking uses. The center itself should be internal-facing, and not a typical commercial development oriented around arterial-facing, big-box retail and supporting uses.

While the center itself could be designed and built out in many different ways, key concepts should build on the central ideas within this plan and frameworks, including:

- » utilize the Five Mile Creek Pathway and linear parks space to both integrate and promote adjacent commercial;
- » connect the center into neighborhoods in multiple ways to provide the primary users of the center direct access;
- » incorporate a density and verticality of uses that create an active pedestrian-oriented environment as a central feature of the center;
- » focus pedestrian, bike, and vehicular access internally;
- » incorporate a diversity of housing types throughout the Center, and accommodate both higher and lower density housing along the Five Mile Creek Pathway and linear park;
- » create a seamless connection north-south between the linear park, Main Street and central green area, and the McMillan Road greenway; and
- » ensure morning, day, and evening vibrancy and activity through a combination of office, civic, daily services, niche retail, and numerous restaurants with multiple, direct neighborhood connections. Shared public and quasi-public spaces should be featured in vibrant, destination site design that are common gathering spaces for all stakeholders.

Center Components

The Star/McMillan Center is composed of two major non-residential components:

- » **Commercial buildings** fronting Star and McMillan Roads that take advantage of the higher traffic counts and greater visibility along arterial streets. Off-street parking lots are located behind these commercial buildings. An anchor user such as a community grocer, farm, lawn and garden store, or other neighborhood supportive user is needed near the intersection corner. These users should support and enhance vibrancy of the Center, and create visibility for other uses by drawing visitors into the site.
- » **Main Street-style**, mixed-use buildings fronting an east-west street, with on-street parking. Buildings along the main street, nearer Star Road and at intersections, should blend innovative and historical design thematic and include authentic opportunities for retail or office on the ground floor, and residential and/or office uses above. This area should have a pedestrian-oriented streetscape, with generously-sized sidewalks that can accommodate outdoor seating, and ground floor building transparency that enriches the pedestrian experience by allowing people to see activity inside and outside a building. A centrally-located and highly connected park space is provided with southern exposure that makes the area more comfortable and usable year-round.

The balance of uses will be **residential rooftops to support the Center**, with a variety of housing types ranging from townhomes to apartments that have common green spaces, oriented north-south and that are connected to the Five Mile Creek Pathway.

- » This balance of uses will likely not occur early in development stages, but ultimate buildout should achieve a balance of commercial and residential units to create a vibrant environment.

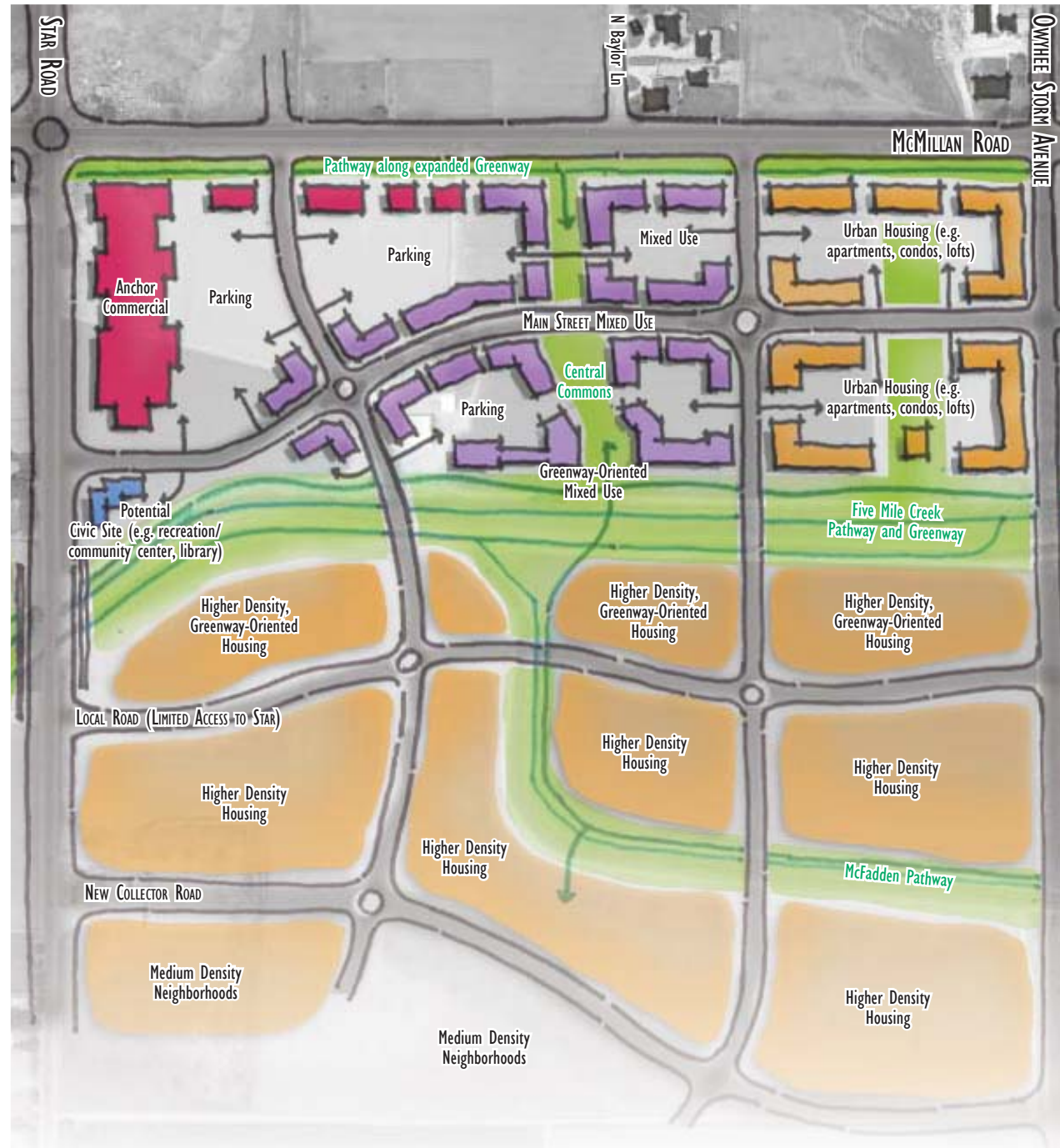
Star/McMillan Center Schematic Concept

Use Type

- Commercial
- Mixed Use (retail, office, and/or housing)
- Housing
- Parks, Open Space, and Greenways
- Civic (e.g. recreation center, library)

Roadways and Pathways

- Roadways (access control to be determined)
- Pathways



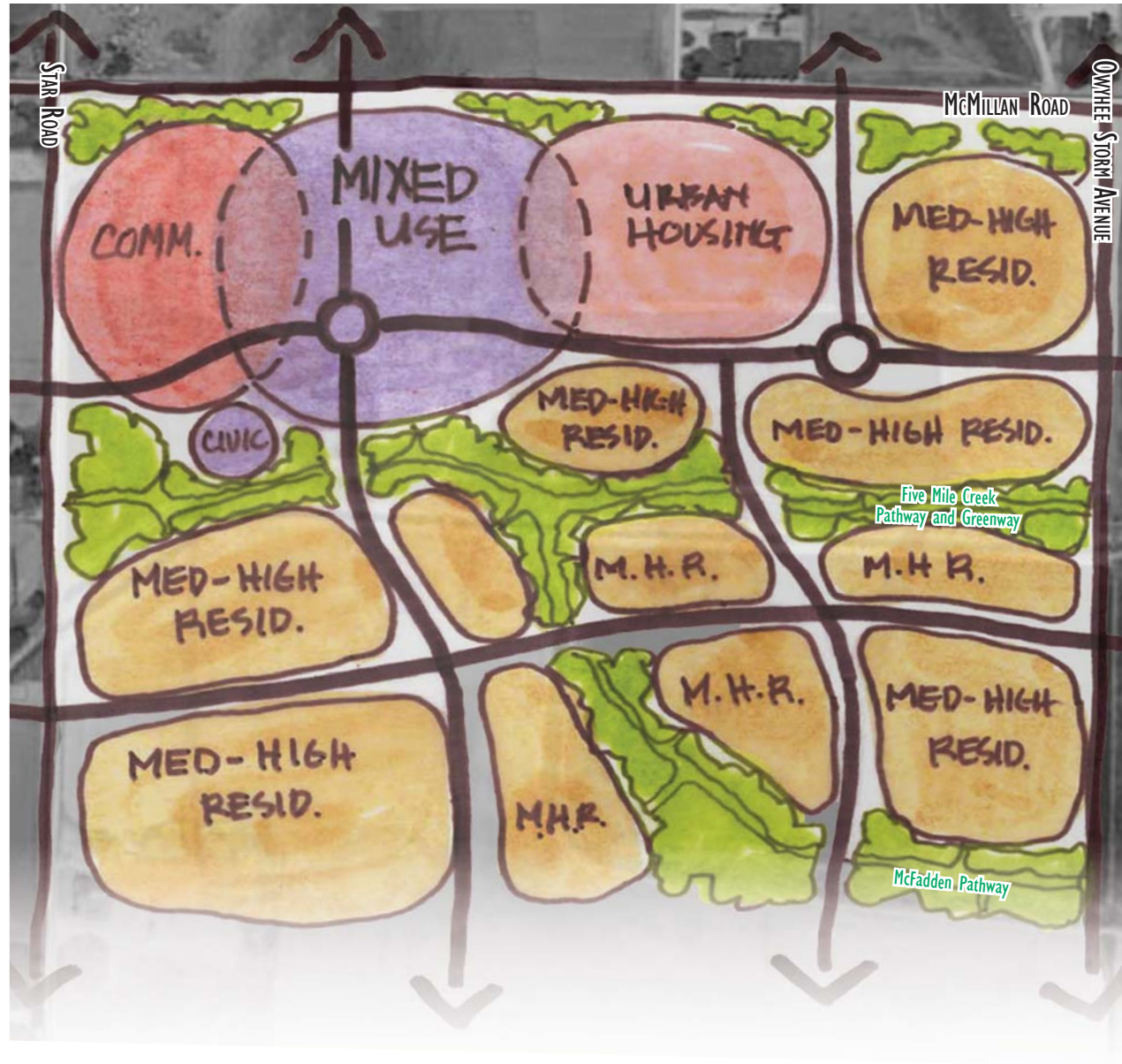
Star/McMillan Center Bubble Diagram

Use Type

- Commercial
- Mixed Use (retail, office, and/or housing)
- Housing
- Parks, Open Space, and Greenways

Roadways and Pathways

- Roadways (access control to be determined)
- Pathways



Graphic provided by Kimley-Horn

Star/McMillan Center Character



Pedestrian-oriented Main Street



Public art/music



Outdoor eating areas and plazas



Adjacent greenway and pathway



Roadway connections across greenway into center



Agricultural oriented amenities



Agricultural oriented plazas



Materials reflect agricultural history



Planters/themed landscape

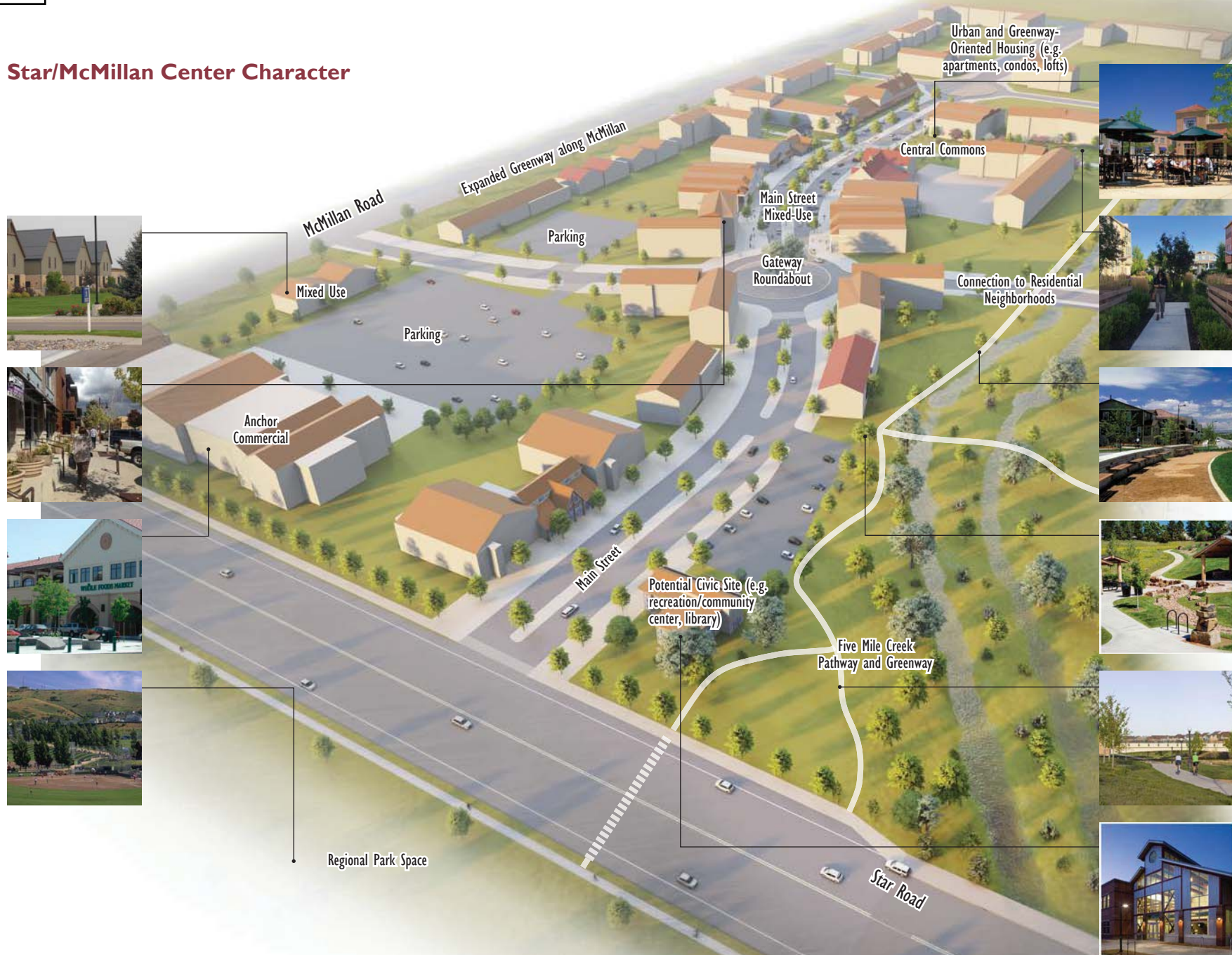


Vertical mixed use buildings



Pathway-integrated commercial and eating areas

Star/McMillan Center Character



Item #11.

Suggested building materials and elements





IMPLEMENTATION

Overview

Implementation refers to those actions that the City should take to promote and shape development until the area is fully built out. Most physical construction in the area will be carried out by the private sector and will take place largely at the time and pace of stakeholder readiness, market demand of planned elements, and infrastructure availability. The City's ability to influence desired development outcomes must come through the use of general categories of partnership/cooperation, policy/regulation, and public infrastructure.

Before laying out a framework of potential implementation steps for The Fields, it is useful to revisit elements from the City's Comprehensive Plan that will help guide future development. The Comprehensive Plan document includes five general focus areas, each with goals, specific objectives, and action items. Implementation steps later in this Chapter highlight key actions, high-level anticipated costs, and potential responsibility. The policies in these tables build on those within the Comprehensive Plan. This discussion will help drive recommendations for the selection and timing of potential City actions. Refer to the City of Meridian Comprehensive Plan for overall vision, goals, and objectives for each focus area.



Implementation Priorities

At a large-scale, there is a hierarchy of three implementation options or packages to ensure the viability of the Star/McMillan center, and its success as a vibrant, community-oriented place: Conventional Plan, Targeted Participation, and Enhanced Participation.

These differing levels of City-involvement have been highlighted below, including a range of participation techniques to be undertaken by the City and its leadership.

Conventional Plan

The first option focuses on the character of the Star/McMillan Center, and looks to develop and implement design and character standards for commercial areas, streetscapes, and public rights-of-way, including areas along the Five Mile Creek Pathway.

Adopted City standards would be applied during the review of development submittals within the Star/McMillan area. This option generally includes limited funding sources and limited City partnership.

Targeted Participation

Building on the Conventional Plan option, this option also includes the development of standards for the Center, but increases the level of City partnership around the Five Mile Creek Pathway. Increased City funding options and partnerships would be used to acquire, design, construct, and maintain the Five Mile Creek Pathway and Linear Park between Owyhee Storm Avenue and Star Road. Funding options could include general fund allocations, partnership in a CID, or other options. This option preserves the opportunity for commercial areas and green space while residential rooftops build out, and supports the commercial center in the long-term by providing a destination amenity for The Fields Area and City as a whole.

Enhanced Participation to Achieve the City's Vision

The last option is inclusive of the prior two, and includes expanded City partnership and involvement in funding options for the City Regional Park, including parkland acquisition, design, construction, and maintenance. This option would help increase the City's Level of Service Standards for parks space and proximity to residents, as well as provide a key amenity and anchor in this disconnected area of Meridian.

The City intends to move forward with this option, exploring all opportunities to secure park space and in supporting a vibrant neighborhood center within the heart of this Subarea Plan. Without this level of effort, the Fields Area may not achieve the same quality and sense of place that other areas of the City have achieved.

Critical Path Items

Critical path items are actions that should be abided by the City prior to and as development occurs. These items include the following:

Employment/Commercial Areas:

- Retain the area specified or overall acreage of the Industrial, Mixed Use Non-Residential, and the Interchange Commercial land use designations to ensure continued expansion of the City's economy and job base.
- Do not consider any land use change that would result in a change to the jobs/housing mix within these areas unless a comprehensive transportation and market analysis is completed, and a study undertaken to identify where these anticipated jobs could be located elsewhere within the City and how the transportation network will be affected.
 - Areas identified as mixed use areas along Ustick and Chinden are dependent on the timeframe of the SH-16 extension and interchange build out. These areas are likely at least a 20-year build out, and will likely rely on an increasing trade area of at least 5,000 homes.

Star/McMillan Center:

- Ensure that residential or office space are incorporated within the center in a mixed use capacity, on the 2nd and 3rd stories of mixed use buildings.
- Support local street access from both Star and McMillan Roads in order to ensure the circulation necessary for a viable Star/McMillan Center. This includes two local street entrances from McMillan Road, and one from Star Road. Locate collector

access to Star Road, south of the Five Mile Creek Pathway crossing.

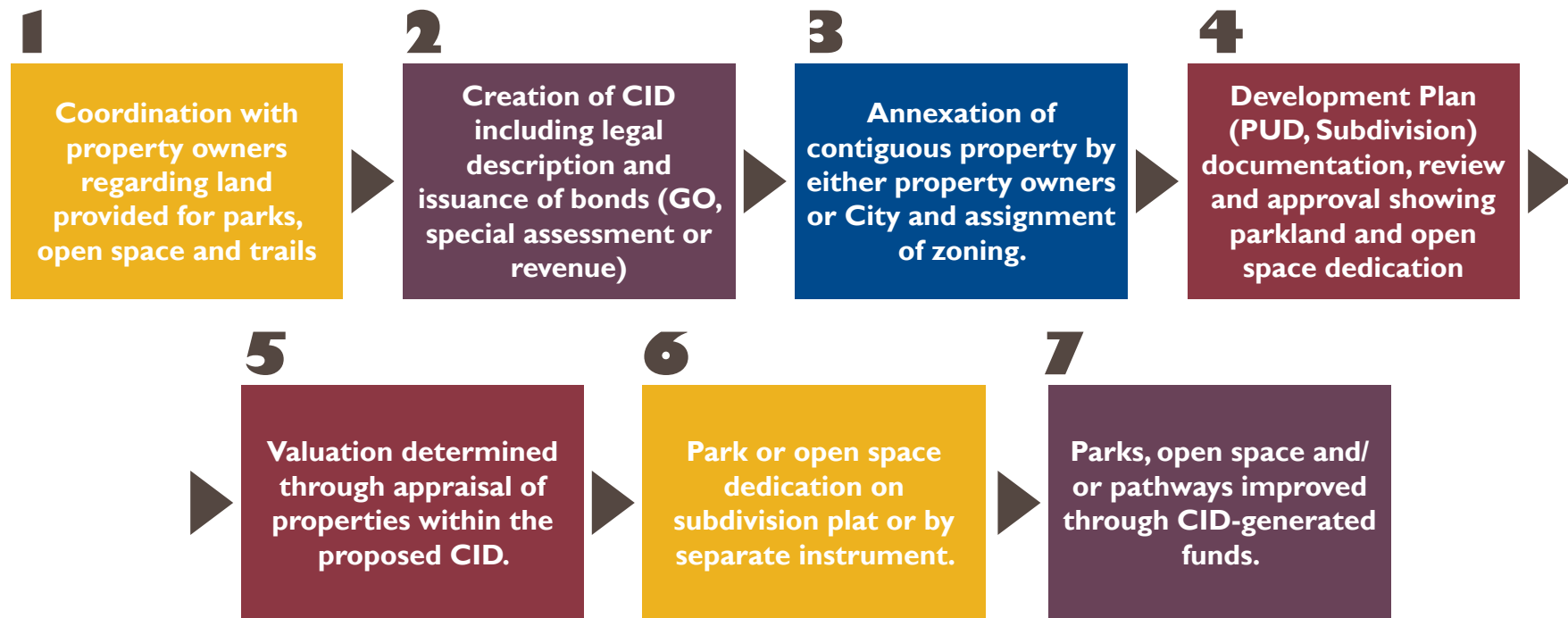
- It may take years for area rooftops to fully support a destination neighborhood center that is critically central to this Plan. If interim residential is proposed in the near-term, incorporate for-rent, first floor residential uses built at commercial standards, and utilize as residential in the near-term until the market can support a transition to commercial.

Parks and Pathways:

- Retain the appropriate acreage for a regional park within this four square miles to help meet the City's increased level of service standard of four acres per 1,000 persons, and a radius of .5 miles per component for walkability.
- The park location as identified on the map, could be shifted, however, the location as shown achieves the following:
 - Buffers residential along Star Road from the Intermountain Gas Facility
 - Allows access to two potential regional pathway systems including the Phyllis Canal and the Five Mile Creek Pathway
 - Incorporates existing ponds and low-lying areas which could be used as park amenities
 - Is located along a potential collector roadway
 - Allows for heavily lighted fields adjacent to commercial and industrial areas instead of residential to mitigate conflicts

Implementation Sequencing

While hard to identify exact timeframe for development and improvements to happen within The Fields Area, it is important to identify the necessary steps involved, and overall progress in achieving the vision for the area. Key implementation steps in regard to setting up funding districts, annexation, and identifying, and implementing key amenities are included below.



Implementation Financing Considerations

Three general categories or scales of infrastructure, listed below, require different approaches to and sources of funding (e.g., City or developer).

- » “Local” or “on-site” infrastructure;
- » “Framework” or “district” infrastructure; and
- » “Major off-site” infrastructure.

Local or On-Site Infrastructure

“Local” or “on-site” infrastructure is located on or adjacent to a development property and largely serves existing or proposed development on the site. This infrastructure may be of any type, including transportation, sanitary sewer, water, stormwater, or parks. Local infrastructure is typically of the minimum size required by the City for development plan approval. This may include facilities such as local or collector streets or eight-inch sewer laterals.

Meridian’s policy is consistent with most other jurisdictions in that this infrastructure is built and largely paid for by developers. The City may become involved in funding for some limited ‘oversized’ components, or where the larger community benefits; however, these are not common for local infrastructure improvements.

Framework Infrastructure

“Framework” or “district” infrastructure is typically larger than local infrastructure, more costly, and likely to serve multiple properties or development projects within the same overall planning area (and same municipal jurisdiction). For example, a lift station to pump wastewater to an elevation suitable for serving multiple areas of development would be an example of framework infrastructure—benefitting the overall Plan Area and with benefits unlikely to be confined to a single developer’s property. A City park or major trail connection allowing

future developments to tie into existing City pathways could also be considered framework infrastructure elements.

Because framework infrastructure facilities tend to span multiple ownership entities, entail higher project costs, and provide benefits that may be difficult to quantify and apportion, their cost sharing arrangements are usually more complicated. The structure of funding arrangement can vary considerably and depends on type of facility, ownership patterns within the service area of that facility, and goals of the City (or other jurisdiction involved).

Major Regional or Off-Site Infrastructure

In less common cases, there may be infrastructure improvements important to The Fields Area that do not fit neatly into either local or framework infrastructure categories. These could include major regional facilities built within the Plan Area to serve the future needs of Planning Area users but that would likely benefit users outside the Area to a substantial degree, such as a large recreation center or a large detention reservoir. Although the Illustrative Framework does not currently include such facilities, they may be contemplated in the future.

Similarly, a major off-site infrastructure facility located near, but not within, The Fields Area (such as interchanges for the SH-16 extension) will be very important to future Fields Area stakeholders, but also serve a broad geography of diverse regional users. Funding responsibility for these elements tends to be broad-based, only indirectly drawing on City or developer support. Planning for such improvements are typically cooperative efforts involving both the City of Meridian and state or regional bodies (e.g. IDT, ACHD, COMPASS). The City should work with Planning Area developers and other stakeholders to encourage participation in those planning processes in ways that further The Fields Area vision and goals.

Available Infrastructure Funding Tools

Appropriate funding strategies for local and framework infrastructure are relatively straightforward (developer and CIP funding, respectively). For framework infrastructure, the added complexity of balancing concentrated near-term costs (e.g., for a park on one developer's property) and dispersed, long-term benefits (to property owners, developers, and future residents throughout the study area), often calls for more nuanced funding mechanisms, such as those described below.

Development Impact Fees (DIFs)

The 1992 Idaho Development Impact Fee Act (Impact Fee Act) introduced a new mechanism for funding the infrastructure costs of growth, giving cities, towns and counties the authority to levy impact fees on new development, as a condition of development approval, to pay for a proportionate share of the cost of the system improvements needed to serve that development. Development impact fees (DIFs) are generally defined as one-time assessments used to recover the capital costs borne by local governments due to new growth.

Meridian currently uses impact fees for parks, police, and fire protection-related capital facilities only, although the Impact Fee Act enables the collection of DIFs across a wide variety of other infrastructure categories, including electric, water, wastewater, storm drainage, and transportation facility. Collector and arterial roads in Meridian and unincorporated Ada County are built and maintained by the Ada County Highway Department (ACHD), which collects its own DIFs from new development to that end.

In general, impact fees are calculated by: 1) determining the anticipated cost of expanded or additional public facilities and services projected to be required as a result of anticipated growth from future development; and 2)

proportionately allocating these costs to new development in order to keep the same level of service set by that jurisdiction (e.g., park acres and policing services to overall population; or a given response time for fire services).

In Meridian, DIFs are set forth in a fee schedule that is subject to periodic change. Currently, residential units pay one of five flat fee amounts based on the size of unit, while non-residential developments pay a DIF based on building square footage, across two categories of uses: commercial (primarily retail and dining) and "other" (office, industrial, and other non-residential).

A new facility must be included in the City's Five-Year Capital Improvement Plan (CIP) to be eligible for funding through DIFs, and any equipment or facility funded must have a functional lifespan of at least ten years. The City has an Impact Fee Advisory Committee which advises City Council on the subject.

Local Improvement Districts

A Local Improvement District (LID) is similar to a Community Infrastructure District (CID, and described below) in that it is a mechanism by which the cost of infrastructure that benefits multiple property owners is divided among those property owners in an equitable manner and paid by an assessment. LIDs may be initiated by property owners or the City. One or more LIDs could be used in the Plan Area in conjunction with or in place of CIDs.

As with CIDs, an LID is often formed with a "latecomer agreement" formally included to ensure that initial property owners are not unfairly burdened with infrastructure costs in cases where new developers/owners may enter the district at a later time. Some key features of LIDs:

- » In Idaho, 60 percent of resident owners (or 2/3 of property owners, regardless of residence) must sign a

petition in support of initiating the district. Naturally, this requires the support of property owners, and outreach and discussion among property owners may require considerable time.

- » Alternatively, an LID may be formed by majority vote of City Council (so long as proposed infrastructure facilities can be shown as directly benefiting district landowners).
- » Assessments may be paid in a lump sum or financed over time at the property owner's discretion. Assessments are due upon allocation of costs. As noted above, fees are typically due later in a reimbursement district, when property owners seek public works permits.
- » The LID creates a lien against each individual's property until all assessments are paid in full. This is seen as a negative by lenders, whose strong preference is that there be no other claims on the property on which they are making a loan, and often by property owners. This is a positive since the lien creates a secure income stream against which the City can issue bond debt. Whether an LID is initiated by property owners or the City, LID debt is always issued by a government agency, and thus usually take advantage of lower interest rates.

Community Infrastructure District (CID)

Since 2008, municipalities in Idaho can establish one or more community infrastructure districts (CID) within their city boundaries (or impact areas) to administer the allocation of shared capital infrastructure costs. CIDs are very similar to LIDs and increasingly common in Idaho. Recent Treasure Valley examples include the utilization of CIDs on Harris Ranch and Avimor. They are intended to distribute the costs of infrastructure facility construction across a number of property owners that stand to benefit from that infrastructure. A district can be initiated by petition signed by all district land owners or two-thirds of resident landowners. The geography of a CID may include non-contiguous areas.

A key benefit of CIDs is the oversight afforded to local governments without some the risk that comes with URD and LID.

Urban Renewal/Reimbursement District (URD)

Since the mid-1960s, Idaho State Code has allowed municipalities to undertake redevelopment activities within URDs established in deteriorating and underdeveloped areas. When a government agency creates a URD, new tax revenue that would have been distributed to other taxing entities, excluding schools and ACHD, flows to the URD. Increases in property tax revenue beyond the base levels, referred to as tax increment, can be invested towards certain infrastructure improvements within those districts. Typically, developers are called on to front the cost of infrastructure development (which is often, in turn, bonded), with an agreement to be reimbursed once increment revenues become available. Once a URD sunsets (typically after 20 years), taxes return to regular taxing entities.

Importantly, urban renewal agencies in Idaho can fund improvements only on publicly-owned land, for the benefit of the public, and agencies are prohibited from backing loans or bonds used to finance private development. Unlike some other states, Idaho does not allow tax increment proceeds to be transferred to private parties in any way (except through sale of public property to private parties through competitive bidding).

Meridian already has established several URDs including downtown Meridian and a portion of the Ten Mile Road interchange, both administered by the Meridian Development Corporation, its local urban renewal authority. Of the existing Meridian urban renewal districts, the one at Ten Mile and I-84 is most similar to what would be possible for The Fields Area, in that the land in question is primarily rural/agricultural in use.

URDs afford municipalities a high degree of influence over potentially large areas where future development may occur, with powerful funding mechanisms and abilities to aid in land assembly. The primary disadvantages to this approach to funding include the relatively onerous bureaucratic and political steps necessary to establish new urban renewal areas, along with strong political resistance to the process among some voters and land-owners. Given the relatively recent establishment of the Ten Mile Urban Renewal District, and the political difficulties associated with its adoption in an area of primarily open land, the use of urban renewal for an even further-out area of open/agricultural land may face heightened political challenges.

Other Approaches to Framework Infrastructure

In addition to the URD, CID and LID funding tools described above, the following tools often help with the funding of framework infrastructure in new growth areas:

- » Direct Capital Improvement Plan (CIP) investments. As described elsewhere, the City could potentially fund additional projects or portions of projects through the CIP. An analysis of each infrastructure component may be appropriate to determine if doing so would require deferring or reprioritizing other projects already on the list.
- » Development Agreements/Reimbursement Agreements. Like many other municipalities in Idaho and elsewhere, the City of Meridian typically enters into formal development agreements with major developers seeking annexation and/or entitlements for future construction in the City. These negotiated legal arrangements may contain agreements wherein a developer agrees to construct and fund certain infrastructure elements (often roadway or water/sewer facilities) and be reimbursed over time as connection fees are paid for individual homes or businesses. In some cases, these take the form somewhat complex intergovernmental agreements involving Meridian and other jurisdictions such as ACHD or the State.
- » Expansion of the types of facilities that are already considered eligible for DIF funding by the City. Trail or park improvements already budgeted in Meridian's CIP east of the Plan Area could potentially be expanded westward without having to add a new approved CIP project.

TABLE 4A: COMPARISON OF INFRASTRUCTURE COST-SHARING MECHANISMS

	Community Infrastructure District (CID)	Local Improvement District (LID)	Urban Renewal District (Tax Increment/Revenue Allocation)	Development Impact Fees (DIF)
Typical Use	Financing construction of local infrastructure	Financing construction (or repair) of local infrastructure	Incentivizing redevelopment of deteriorating areas (also allows districts of primarily open/ag land under certain conditions)	Construction of public infrastructure
Jurisdiction Type	City or County	City (including Comprehensive Planning Area)	Separate legal entity operating within a defined district within a city or county	City or County (including ACHD)
District Formation	Petition of all district land owners or 2/3 of resident landowners (no council vote option)	Petition of 2/3 of all land owners or 60% of resident owners, OR majority vote of council (as long as district benefits ALL land owners)	Findings of deterioration approved by council (see narrative for other details)	Not a district per se, so not applicable. Enabled by State law.
Administration	City council (3 members only)	City council	Council-appointed board	Not a separate district/entity
Use of Funds	Wide range of infrastructure facilities (excluding irrigation). CID proceeds may also be used to pay DIFs.	Wide range of infrastructure facilities, but excludes DIF payments.	Wide range of spending and construction typically for public facilities, property or ROW	Meridian currently limits to fire, police, and parks, but state law allows most other types of public improvements.
Funding Sources	Special assessment bonds, revenue bonds, or general obligation (GO) bonds	Special assessment bonds	Tax-increment financing (TIF) and TIF bonds	Paid by property owners on issuance of building permits. Other district types can be set up to repay DIFs.
Council Vote/Hearing Requirements	Must vote if used with GO bonds (hearing only for special assessment bonds)	Hearing required for special assessment bonds	None (handled by urban renewal authority, a separate entity)	May require vote to change fee structure or add categories eligible for funding (within list of State-allowed expenditures)
Point of Payment	Property tax levy	Property tax levy		

Sources: Development Impact Fees: Idaho Code Chapter 82, Title 67; and <https://meridiancity.org/building/fees>; Urban Renewal Districts; Idaho Code Chapter 29, Title 50; Local Improvement Districts; Idaho Code Chapter 17, Title 50; CIDs; Chapter 31, Title 50

Implementation Actions

Actions outline steps for further implementation of the Fields Area until the area is fully built out, and provide guidance for both preparation of and in review of development submittals. Responsibility and anticipated timeframes are included to help guide continued internal work on policy and regulatory changes, coordination between developers and agencies, and construction of key infrastructure and services.

Actions are organized by the following elements:

- » Housing;
- » Education and Community Services;
- » Economic Development;
- » Growth and Population/Future Land Use;
- » Utilities and Infrastructure;
- » Paths and Parkways;

- » Stewardship;
- » Public Safety;
- » Character, Design, and Identity; and
- » Transportation and Streets.

Because the Comprehensive Plan covers a wide range of inter-related topics, there is overlap across goals and objectives. For example, the Housing focus area includes objectives related to parks and open space, but those topics are covered more directly under the Parks and Pathways focus area.



Housing

Housing diversity is a citywide concept that may not be fully realized in each of the City's subareas. With its edge location, housing in The Fields Area will likely skew towards lower densities, relative to more central Meridian locations.

Single-family housing demand will likely be the prevailing market driver until the SH-16 expansion is nearer to completion, and the area becomes attractive to prospective renters drawn by convenient access to employment in

Canyon and Ada counties. There may be some demand for multifamily in mixed use areas until single-family rooftops can support additional commercial opportunities, but the City should seek to limit traffic and density impacts where community services are not available.

Over time, providing a variety of pricing and own/rent housing options, while ensuring the continuation of high quality development and quality of life amenities in The Fields Area will become increasingly important to employers considering development in the area.

Recommended Action Items	Timing	Responsibility
Codify or adopt stronger standards for a maximum percentage of land area dedicated for residential within mixed use areas, to ensure land is preserved for the City's job base.	Short-term (1 - 3 years)	Community Development
Consider incentives for developers to build workforce affordable housing.	Long-term (4 - 20 years)	Community Development
Consider incentives for developers considering neighborhood-integrated, multi-family housing, especially in support of future retail around McMillan Road and Star Road intersection, as shown in this Plan.	Long-term (4 - 20 years)	Community Development
Encourage developer dedications of land for park and pathway amenities to support adjacent residential uses, consistent with this Plan, and especially in period of high residential demand/profitability.	Short-term (1 - 3 years) to Long-term (4 - 20 years)	Community Development
<p>Ensure that new residential developments enhance and further community identity through contemporary rural thematic elements.</p> <ul style="list-style-type: none"> » Include architectural and landscape design features in monuments, signage, fencing, open space, and landscape features that reflect a "modern rural" thematic. » Ensure that residential areas are designed around highly visible and accessible open space and pathway elements, and that reinforce view corridors and frame points of interest. » Integrate new developments adjacent to existing estate homes or commercial uses through density transitions or separation through purposeful and usable open space buffers. 	Ongoing	Community Development

Education and Community Services

The Fields Area includes the recently completed Owyhee High School, a future elementary school site just north of the high school, and potentially two additional school sites. These should be planned and timed in close coordination with the West Ada School District.

In terms of demand timing, the area is likely to require the elementary school north of the high school first, followed by additional schools after considerable further residential development has taken place. Because the WASD is a larger

district, facilities could also be located in Star to the north, and some facilities could be developed in close proximity to the east.

The City should proactively maintain communication with neighborhood groups to be aware of any desire for private schools, daycares, and preschools, or other specialized educational facilities (e.g. senior job training), to plan for any necessary land use regulatory changes.

Recommended Action Items	Timing	Responsibility
Plan for neighborhoods within The Fields Area to be conveniently connected and integrated with future schools.	Ongoing	Community Development, West Ada School District
Work with the West Ada School District and developers to identify, and co-locate school and neighborhood park spaces.	Short-term (1 - 3 years) and Long-term (4 - 20 years)	Community Development, West Ada School District
Ensure off-street pathway connections from surrounding neighborhoods connect to park and school sites.	Short-term (1 - 3 years) and Long-term (4 - 20 years)	Community Development, West Ada School District
Work with the West Ada School District to ensure that new school sites aren't developed in areas planned for commercial and neighborhood supportive uses.	Ongoing	Community Development, West Ada School District

Economic Development

The expansion of SH-16 on The Fields' eastern edge boosts the potential for this area to provide high-quality employment.

With the expansion of SH-16, The Fields will naturally emerge as a go-to location for employment in the long-term as those areas of town build out. There should also be mid-term potential for employment that is sufficiently differentiated from Ten Mile and downtown, such as

logistics-related businesses requiring a more central location to the greater Treasure Valley market.

The open space and agricultural status of The Fields Area provides an opportunity to accommodate major proposed destination uses as they arise. Currently, the plan does not assume any major stand-alone destination-type public development. Commercial land use designations in the plan should be sufficiently large to accommodate private-sector destination tenants.

Recommended Action Items	Timing	Responsibility
<p>Work with regional cities and BVEP to explore the opportunity to establish an Economic Development District. Develop a regional strategy or CEDS to assist with application for future US EDA grants. (See Meridian Economic Development Strategy)</p> <ul style="list-style-type: none"> » Proactively prepare site information for target industries and share with BVEP to share with potential businesses. » Track industry market trends to identify shifting land and space needs for identified target industries. 	Long-term (4 - 20 years)	Community Development
<p>Preserve land for the employment areas necessary to support the Fields Subarea Plan jobs, transportation, and land use diversity purpose and goals.</p> <ul style="list-style-type: none"> » Reserve employment areas southwest of the future SH-16 and Chinden for Mixed Use-Interchange. » Reserve employment areas east of Can-Ada Road, between Ustick and McMillan Roads for industrial and an employment-related mix of commercial uses (NR-MU). » Reserve employment areas at key arterial intersections for neighborhood- and community-serving retail and related uses (per this Plan). 	Short-term (1 - 3 years) and Long-term (4 - 20 years)	Community Development

Growth and Population/Future Land Use

The Fields area is a key asset for accommodating future growth. Maintaining level-of-service and quality standards may present funding challenges as the City expands. The City's current policy of fronting costs of major infrastructure elements may need to be modified through funding mechanisms that fairly spread timing and risk of capital costs while preserving for and facilitating unique opportunities.

Opening a large fringe area to growth presents efficiency challenges, including potentially undesirable leapfrog development, and especially given the location of the future regional wastewater lift station on the far western edge. Only a small portion of The Fields Area is annexed into the City, while the remainder is included in the City's Impact Area. Future annexation (appropriately timed) will help to avoid enclave issues in Ada County.

The Fields currently contains a mix of developer-owners actively assembling land, along with long-time resident/owners. Some residents are happy as-is and intending to remain long term, and others are holding out until a later time, potentially for optimal pricing or those that are just

reluctant to sell. Most of those who engaged with the City, during the engagement process for the Comprehensive Plan and with this subarea plan, recognized the area was primed for development. Future decisions as to funding mechanisms, especially those requiring the formation of special districts, should consider the desires and rights of these segments, in part because different districts have different voting and petition requirements with formation.

The gas storage facility in the southwest area of The Fields presents a potential land use incompatibility. This facility presents safety concerns and nuisance impacts such as noise, light, and visibility extending well beyond the 1,000-foot safety buffer, generally lessening the quality and sense of place elements important to Meridian residents. This area must not be relegated to lesser residential uses, or intended for those who can afford less. Mitigation improvements would consume acreage and require improvements at the cost of other amenities and features. Focusing this area on non-residential uses avoids costly improvements, does not detract from quality of life, avoids equity issues with some residential product types, and works to balance jobs and transportation impacts.

Recommended Action Items	Timing	Responsibility
<p>Residential. Consider proximity to community open space and connectivity with adjacent residential entitlements.</p> <ul style="list-style-type: none"> » Balance open space requirements with new developments by requiring more further from public spaces, and less adjacent to or directly interconnected with larger public spaces. » Support open space partnerships between developments or with the City that provide more consolidated open spaces. » Support innovative neighborhood serving employment and service uses along arterial roadways » Encourage and support shared or small-scale office spaces along visible residential districts on arterial roadways. 	Ongoing	Community Development

Recommended Action Items	Timing	Responsibility
<p>Neighborhood Center. Maintain and support a vibrant neighborhood center by carefully considering the uses, design, and timing of entitlement approvals.</p> <ul style="list-style-type: none"> » Remain consistent with the purpose and general layout of the neighborhood center » Promote and wait for community supportive commercial uses that reduce the need for more trips at further distances by residents and stakeholders. » Ensure that development requests support the neighborhood center through use siting, layout, enhanced connectivity, centralized shared spaces, and that promote the main street concept. » Explore opportunities to attract and site a community grocer or neighborhood farm/yard store to anchor the neighborhood center. » Enhance and further main street as a destination and community-oriented space for live, work, and play. » Site and design development to make use of shared and highly visible personal and community spaces. Closer to main street, spaces should include hardscape, tree canopy, seating, and places for eating, work, and leisure. » Locate surface parking lots to the sides and rear of structures located along the main street. » Provide open space connections between the Five Mile Creek Pathway and Main Street. 	Ongoing	Community Development
<p>Mixed Use Non-residential, Mixed Use Interchange, Industrial. Promote employment areas that encourage local family-wage jobs and discourage community services and goods.</p> <ul style="list-style-type: none"> » Sustain employment areas by limiting site development which prioritizes encroaching strip and drive-through commercial uses. » Ensure opportunities for economic concentration benefits formed by a diverse array of clustered employment uses in close proximity. » Understand all land use decisions, and especially those that may limit or create market pressures that disrupt or devalue employment uses. 	Ongoing	Community Development
<p>Mixed Use Regional/Community (not Neighborhood Center) /Mixed Use Interchange. Support a diverse range of regional services and employment opportunities.</p> <ul style="list-style-type: none"> » Limit large or dense residential density developments absent of supportive services and infrastructure, or that may otherwise limit the provision of future services from developing. » Support development plans that provide flex use spaces in areas that do not compete with prime, higher visibility commercial opportunities. Consider reduced development standards for site and structural improvements. » Support development plans that provide opportunities for uses such as gyms, churches, and other community services in areas that do not compete with prime, higher visibility commercial opportunities. Consider reduced development standards for aesthetic and site and building improvements. 	Ongoing	Community Development

Utilities and Infrastructure

Much of the utility infrastructure to be built in The Fields Area will occur several years in the future, as development pressure moves westward across Meridian. However, the area's topography precludes gravity-fed wastewater outflow to the City's treatment facilities for all but a small area near McDermott and Ustick Road. The City is already planning to construct a new lift station near Can-Ada Road that will be capable of serving most of The Fields Area (along with a force-main line to pump wastewater eastward towards existing trunk lines. While this is a necessary addition to the City's wastewater system for any significant development to occur in the Fields, it runs the risk of spurring premature developer interest further west than would be efficient.

The City should be cognizant of entitlement impacts and encourage efficient growth east to west, or provide the right partnerships to improve the efficiency/benefit. Leapfrog development closer to the future lift station but further from other City services is discouraged.

Meridian charges developer impact fees (DIFs), as allowed by the state, to pay for public safety and other infrastructure related to new growth. The enabling legislation for DIFs also allows for most other infrastructure expenditures to be paid through the same mechanism. However, because payment of DIFs is an allowed expenditure category for community infrastructure districts (CIDs) and other potential cost-sharing mechanisms, the two can be overlaid, shifting collection back to property tax levy.

Recommended Action Items	Timing	Responsibility
Favor development that proceeds east-to-west in approvals and entitlement decisions.	Short-term (1 - 3 years)	City Council, Community Development
Coordinate with developer groups to assist in creation of a Community Infrastructure District or, alternatively, a Local Infrastructure District.	Short-term (1 - 3 years) or Long-term (4 - 20 years)	Community Development

Parks and Pathways

The Fields plan includes a combination of a regional and smaller neighborhood parks, along with linear pathways along creeks and canals, creating connections east to Meridian's existing pathway network, and west and north into surrounding municipalities.

This recreation infrastructure will be an important amenity for residential development throughout the plan area and will be particularly important for placemaking efforts and activating the center early in development of the Star/McMillan Center. As such, the City should work with adjacent builders and property owners on land dedications and coordinate on the timing of improvements.

In general, parks and pathways should be implemented to coincide with, but not precede, private sector development. One possible exception could include City-constructed pathway improvements at the eastern edge of the subarea as an incentive to encourage more efficient westward progression of overall development.

In Meridian, parks and open space infrastructure spending can be paid for through development impact fees (DIFs). Typically, but not always, pathways are either constructed with new development, or by the City and paid for through the general fund. Developers may also dedicate land for park use and are credited for that through reduced DIF amounts.

Recommended Action Items	Timing	Responsibility
Plan for and work with property owners on funding options and/or land purchase/partnership/dedication, and incorporate a regional park within The Fields Area. <ul style="list-style-type: none"> » Integrate a variety of park features along the Five Mile Creek Pathway/Greenway system, and integrated with the Star/McMillan Center. » Work with developers as neighborhoods are platted to identify specific facilities and uses for each neighborhood park and to ensure diversity. 	Short-term (1 - 3 years) and Long-term (4 - 20 years)	Community Development, Parks & Recreation
Expand the Five Mile Creek Pathway <ul style="list-style-type: none"> » Plan for an integrated pathway through the Star/McMillan center and the regional park, and intersect with the Phyllis Canal regional pathway system to connect with the rest of the Meridian, adjacent areas, and the Boise River. 	Short-term (1 - 3 years) or Long-term (4 - 20 years)	Parks & Recreation
Improve the Five Mile Creek Pathway in the neighborhood center with a pathway and linear open space. <ul style="list-style-type: none"> » Explore opportunities to advance construct pathway, open space, and parking improvements for immediate resident use, and to activate and maximize potential for adjacent community centered commercial activities. » Explore opportunities to activate linear open space with passive and recreational amenities. 	Short-term (1 - 3 years)	Parks & Recreation

Recommended Action Items	Timing	Responsibility
<p>Work to identify a future regional City park, centrally located and connected to the City's Five Mile Creek Pathway.</p> <ul style="list-style-type: none"> » Identify funding, partnership, or dedication to preserve for a future City park site » Identify funding or partnership to develop a City park. Consider dedicated funding mechanism or other opportunity to advance construction. » Consider destination park programming that enhances community identity and supports a vibrant neighborhood center. 	Short-term (1 - 3 years)	Community Development, Parks & Recreation, City Council

Stewardship and Public Safety

Many implementation considerations relating to stewardship goals and objectives are subsumed in land use and utilities discussions. A few action items are listed below for both elements.

Recommended Action Items	Timing	Responsibility
Integrate existing water conveyance facilities (i.e. irrigation facilities, drains, laterals, etc.) as part of the character and parks and pathways system in new development within the area.	Short-term (1 - 3 years)	Community Development, NMID, Pioneer Irrigation District
For life-safety, ensure compatible development types around and within 1,000 feet from the Intermountain Gas Facility. Areas outside and adjacent to this buffer should appropriately buffer, screen, and generally mitigate for all other off-site impacts, including light, noise, and visual aspects.	Short-term (1 - 3 years) and Long-term (4 - 20 years)	Community Development, Economic Development

Character, Design, and Identity

Unique character and high-quality design will help ensure that The Fields Area contributes to the City's overall goal of creating high-quality and family-friendly neighborhoods. The character and identity of the Star/McMillan Center and the parks and open space areas can allow this area to

become a unique destination within the City and the larger region, offering something different from other commercial areas, and amenities. *Refer to the Character Framework in Chapter 3.*

Recommended Action Items	Timing	Responsibility
<p>Elevate a distinct community identity by creating exterior design standards for the Star/McMillan Center, adjacent residential areas, linear park and greenway and regional park, including a contemporary rural thematic throughout commercial structures and public facilities.</p> <ul style="list-style-type: none"> » Within commercial structures, incorporate gabled roofs, exposed trusses and rafters, covered porches, oversized architectural hardware, transitional landscape walls, gates, railings, chimneys, dormers, brackets, corbels, belly band board trim, posts, masonry piers, or other thematic elements. » Within commercial structures, incorporate stone, cultured stone, or brick masonry; horizontal lap siding, vertical board and batten siding, beadboard paneling, and taper sawn shingles; corten and/or wrought iron, or other local thematic materials. » Within commercial structures, discourage or allow only a very limited use of pre-cast concrete, EIFS, PVC or plastic materials, metal siding, or plywood or pressed-board materials. » Incorporate distinct architectural elements into monuments, signage, building addressing, and structural infrastructure within landscape buffers, parking lots, and open space that enhances primary structure architectural features. 	Short-term (1 - 3 years) and Long-term (4 - 20 years)	Community Development, Economic Development
<p>As development applications are submitted and approved, the City will maintain a repository of information on design and character that can be used as a resource for future development.</p>	Short-term (1 - 3 years)	Community Development
<p>Integrate open space into all developments to create the appearance of more expansive, deeper spaces.</p> <ul style="list-style-type: none"> » Integrate usable open spaces into commercial projects such as protected (sheltered) seating areas, gathering areas, or other flex spaces for shared use and activities. » Strategically link and join open space between landscape buffers, structures, and developments to enhance the appearance of more expansive, planned open spaces. » Promote no mow fescues, naturalized plants, dry creek materials, split rail fencing, and other rural landscape elements in landscape buffers and open space. 	Ongoing	Community Development, Parks & Recreation

Recommended Action Items	Timing	Responsibility
Encourage partnerships to build and share open spaces. » Explore opportunities with both private development and public institutions to centralize and co-develop shared open spaces.	Ongoing	Community Development, Parks & Recreation
Preserve and integrate historic buildings and elements into the design of the Fields Area to celebrate the area's history and identity.	Ongoing	Community Development





AGENDA ITEM

ITEM TOPIC: Resolution No. 21-2303: A Resolution Approving Submission and Adoption of the Community Development Block Grant Consolidated Annual Performance and Evaluation Report for Program Year 2020 to the United States Department of Housing and Urban Development; Authorizing the Mayor and City Clerk to Execute and Attest the Same on Behalf of the City of Meridian; and Providing an Effective Date

CITY OF MERIDIAN

RESOLUTION NO. 21-2303

BY THE CITY COUNCIL:

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

A RESOLUTION APPROVING SUBMISSION AND ADOPTION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR PROGRAM YEAR 2020 TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THE SAME ON BEHALF OF THE CITY OF MERIDIAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary that an annual report reviewing the consolidated performance and evaluation of the City's Community Development Block Grant ("CDBG") program be submitted to the United States Department of Housing and Urban Development ("HUD") in order to receive and maintain Community Development Block Grant ("CDBG") funding for the Program Years 2021; and

WHEREAS, the City held a public hearing on the Consolidated Annual Performance and Evaluation Report ("CAPER") for Program Year 2020 ("PY20") on December 7, 2021, and held a public comment period on the draft application materials from November 19, 2021 to December 7, 2021;

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

Section 1. That the PY20 CAPER, as attached hereto, be, and the same hereby is, adopted as to both form and content.

Section 2. That the Mayor and the City Clerk be, and they hereby are, authorized to respectively execute and attend the certifying documents for the PY20 CAPER.

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

ADOPTED by the City Council of City of Meridian, Idaho this _____ day of _____, 2021.

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

APPROVED:

ATTEST:

Mayor Robert E. Simison

By: _____
Chris Johnson, City Clerk



CITY OF MERIDIAN
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)**
PROGRAM YEAR 2020

PREPARED BY
CRYSTAL CAMPBELL
CCAMPBELL@MERIDIANCITY.ORG

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Introduction

The City of Meridian is an entitlement city for the yearly Community Development Block Grant (CDBG) from the US Department of Housing and Urban Development (HUD) to carry out the Meridian CDBG Program. As a recipient of these funds, the City is required to prepare a Consolidated Plan. The plan identifies the housing and community needs of the City, organizes these needs based on priority, identifies resources that address the community's needs, and establishes annual goals and objectives to meet those needs. The Consolidated Plan is further broken down into annual action plans, which the City prepares and submits to HUD each year. The annual action plan spells out specifically how the City will address the goals and objectives in the Consolidated Plan during that program year. At the end of each program year, the City provides a summary of expenditures and related accomplishments to the public and HUD. This annual assessment is called the Consolidated Annual Performance and Evaluation Report (CAPER).

While the CAPER addresses goals achieved by expending funds for the CDBG program, it is important to note that the success of the City's program is largely dependent on the efforts and resources of other private and public agencies and organizations as well as HUD.

CAPER requirements are outlined in 24 CFR § 91.520. The report provides a review and evaluation of the City's performance during the 2020 Program Year (PY20) and the five-year timeframe of the 2017-2021 Consolidated Plan. The subject program year began October 1, 2020, and ended September 30, 2021.

This CAPER includes reports generated by HUD's Integrated Disbursement and Information System (IDIS), which summarize the City's accomplishments for PY20. IDIS generated tables and reports are included in the narrative and attachment sections to provide an update on the City's progress in achieving the goals and objectives identified in the Consolidated Plan.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

The Consolidated Annual Performance and Evaluation Report (CAPER) reflects the activities and expenditures for the City of Meridian's Community Development Block Grant (CDBG) during Program Year 2020 (PY20), which was administered from October 1, 2020 to September 30, 2021. The CAPER outlines the progress made toward accomplishing goals identified in the PY20 Action Plan, which are derived from the following overarching goals of the 2017-2021 Strategic Plan/Consolidated Plan:

- Improve accessibility options for people who have disabilities;
- Enhance homeownership opportunities;
- Provide social services;
- Stabilize the rental gap; and
- Provide administration and fair housing activities.

During PY20 the City of Meridian and its subrecipients accomplished the activities below:

- Provided 50 scholarships for 46 individual youth in households with a low- to moderate-income (LMI) to gain access to extended care programs at the Boys & Girls Clubs.
- Provided rental assistance to 17 households consisting of 61 individuals through The Jesse Tree.
- Provided mortgage assistance to 11 households consisting of 40 individuals through NeighborWorks Boise.
- Provided case management to 26 individuals experiencing a behavioral health crisis at the Allumbaugh House.
- Provided necessary repairs to three homeowners through NeighborWorks Boise.
- Assisted one family purchase a home that was affordable to them through NeighborWorks Boise.
- Installed/modernized 18 streetlights on walking routes to Meridian schools in multiple LMI neighborhoods to provide safe and reliable access for children to get to school.
- Coordinated with the Cities of Caldwell, Nampa, and Boise to educate the community on fair housing issues.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan. 91.520(g)

Goal	Category	Indicator	Unit of Measure	Strategic Plan			Program Year		
				Expected	Actual	Completed	Expected	Actual	Completed
Administration and Fair Housing Activities	Admin	Other	Other	1	1	100%	1	1	100%
Enhance Homeownership Opportunities	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	0	3	100%	8	3	38%
		Direct Financial Assistance to Homebuyers	Households Assisted	11	4	36%	3	1	33%
Improve Accessibility	Non-Homeless Special Needs	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	220	45,050	20,477%	7,160	18,695	261%
Provide Social Services	Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2055	4,173	203%	130	69	53%
	Low-income services	Homelessness Prevention	Persons Assisted	5	100	2,000%	126	101	80%
Stabilize the Rental Gap	Affordable Housing	Homelessness Prevention	Persons Assisted	0	0	0%	0	0	0%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Meridian utilized input from stakeholders and residents, as well as the review of fair housing barriers gathered during the 2017-2021 Consolidated Plan process to determine the highest priority projects to be conducted during PY20. Needs addressed during Year 4 of the Consolidated Plan included improvement to accessibility for people with disabilities, enhancing homeownership opportunities, and provision of necessary social services.

To improve accessibility for people with disabilities, Meridian utilized data from the Consolidated Plan resident survey to prioritize the following accessibility improvements:

- To address the lack of/poor sidewalks and provide multi-modal transportation for those of all abilities, the City is overseeing the installation of 710' of curb, gutter, 10' multi-use path that complies with ADA standards, and ADA accessible ramp to connect the Five Mile Creek Pathway and Lakes Place in Census Tract 103.21 Block Group 2; and Census Tract 103.33, Block Group 1. This will provide residents with easier access to necessary community resources such as food and transportation.
- To address visibility and multi-modal transportation for those of all abilities, the City is overseeing the installation and or modernization of streetlights in Census Tract 103.21, Block Groups 1 and 2; Census Tract 103.22, Block Groups 1, 2, and 3; and Census Tract 103.33, Block Group 1. These areas provide access to necessary community resources such as food and schools.

To enhance homeownership opportunities Meridian utilized data from the Consolidated Plan resident survey and Analysis of Impediments, which found that many renters expressed an interest in homeownership. Homeowners in Meridian identified a need to make improvements related to emergency repairs, weatherization, and accessibility to remain in housing that is affordable to them. In PY20, CDBG funds were dedicated to assisting LMI households who were purchasing a home in Meridian as well as funds to provide homeowner repairs.

To improve the provision of necessary social services, Meridian utilized findings from the Consolidated Plan, Analysis of Impediments, and stakeholder meetings to identify the following supports:

- A shortage of 1,077 rental units to serve Meridian households earning \$25,000 or less was identified during the previous 2012 to 2016 Consolidated Plan. This gap increased in the past 5 years to 1,348 units and was largely due to additional households falling below the poverty line. CDBG funds were used to provide homelessness prevention for those facing eviction in the Meridian area.
- The AI showed that lower-income children, particularly those living in Census tracts with a high density of residents with a national origin other than the United States, have lower access to proficient schools. CDBG funds were used to support Boys & Girls Club scholarships, which allowed admission to programs intended to reduce barriers for youth. The program provided scholarships to 46 youth in PY20, exceeding its goal of 40.
- COVID-19 stakeholder meetings identified gaps in services related to domestic violence; behavioral health; housing stability; and childcare. Below is a breakdown of the CDBG-CV goals and outcomes for the entirety of the funding:
 - Domestic violence – staff assisted WCA in partnering with the Library to provide services in Meridian. WCA plans to track the number of Meridian residents served and request funding at a later date.
 - Behavioral Health – during PY19 the City of Meridian and the City of Boise coordinated funding to provide a full-time position at Terry Reilly's Allumbaugh House to provide case management for substance use disorders for those affected by COVID-19. The goal was to serve 250 Meridian residents. In PY19 they served 14

Meridian residents and another 23 in PY20. Outreach efforts were made to increase the utilization by Meridian residents, but Terry Reilly decided to end the contract with the City of Meridian because they were unable to document the need.

- Housing Stability – Jesse Tree provided rental assistance to 61 residents, meeting the goal of 60. There are multiple resources for this activity so no additional funding will be dedicated for rental assistance. Jesse Tree will be using/applying for regular CDBG funds moving forward. NeighborWorks Boise provided mortgage assistance to a total of 46 residents (6 during PY19 and 40 in PY20). The grant is set to expire at the end of PY21 and they are on track to meet their goal of serving 66 residents.
- Childcare – staff is working with a subrecipient to provide childcare scholarships to Meridian residents. This program is anticipated to begin in PY21.

The goal to Stabilize the Rental Gap was incorrectly identified in the Consolidated Plan as an affordable housing goal to provide rental assistance. This activity intends to provide homelessness prevention for those at risk of eviction as described in the Consolidated Plan. Homelessness prevention falls under HUDs matrix code (05Q) Subsistence Payments, which is a public service activity, not an affordable housing activity. The goal to Stabilize the Rental Gap will remain zero for the duration of the Consolidated Plan as it is more accurately being reported under the homelessness prevention portion of the goal to Provide Social Services.

CR-10 - Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	161
Black or African American	2
Asian	0
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	0
Other Multi-Racial	7
Total	174
Hispanic	34
Not Hispanic	140

Table 2 – Table of assistance to racial and ethnic populations by the source of funds

Narrative

According to data gathered in the Consolidated Plan, Meridian residents that are of Hispanic descent make up 8 percent of the total population, up from four (4) percent in 2000. Eighty-six percent of residents identify as white, two (2) percent identify as Asian, one (1) percent identify as Native American, and one (1) percent identify as African American. The demographics of those assisted with CDBG funds are similar to Meridian's overall demographic makeup.

Data from the Consolidated Plan also shows that only one (1) percent of Meridian households had no one over the age of 14 who was fluent in English. Residents living in such households are called "Limited English Proficiency" populations, or LEP. Meridian's LEP proportion was slightly less than that of the county overall (1.7%) and lower than the State of Idaho (2%). According to the City's Language Assistance Plan (LAP), all reports and communications will be made available in formats accessible to persons with disabilities and in languages other than English upon request. Additionally, interpreter services are available through 7-1-1, (888) 791-3004, or TTY at (800) 377-3529.

For those who feel they have been discriminated against based on race or ethnicity, Meridian has a Fair Housing Ordinance which outlines Meridian's response to discrimination. The Ordinance also describes how the City will promote and publicize the Federal Fair Housing Law: "With available resources, the City will assist all persons who feel they have been discriminated against because of race, color, religion, sex, national origin, disability, or familial status to seek equity under Federal and State laws by filing a complaint with the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Compliance Division."

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,315,731	\$494,482

Table 3 - Resources Made Available

Narrative

Resources available this year included \$297,445 of the regular CDBG funding and \$528,607 of the CDBG-CV funding that was unexpended during PY19 and \$489,679 from the PY20 allocation. All previous years of regular CDBG funding and PY20 resources were allocated to eligible projects during PY20. For CDBG-CV funding, the City is currently working through the application process to allocate CDBG-CV funds for childcare, behavioral health, and legal services. There is anticipated to be \$40,000 of CDBG-CV funds unallocated, which will allow for contingencies during the upcoming year.

During PY20 the City expended \$360,960 in regular funds and \$133,522 in CV funds. The following activities did not fully expend their award and will carry over into PY21:

- CV Mortgage Assistance – CDBG-CV project, continuing into PY21.
- CV Admin – CDBG-CV project, continuing into PY21.
- PY19 Fairview Ave. Sidewalk Connection – design is complete and the construction is in contract. This project is expected to be complete by the end of 2021.
- PY20 Locust Grove and Pine Streetlights – due to staff shortages this project is delayed. It is expected to be complete by the end of PY21.
- PY20 W. Chief Joseph Streetlights – design is in process. This project is expected to be complete by summer 2022.

There were also a couple of projects that were closed out in PY20 with funds remaining:

- PY20 Admin – contract for consultant services was delayed and we were unable to accomplish the expected amount of tasks during PY20. The City will use \$30,000 of PY20 funds during PY21 to cover the expenses that were budgeted for PY20. The City will ensure the admin cap is not exceeded for PY20 funds.
- PY20 Fair Housing – completed under budget.
- PY20 Homebuyer Assistance – this project was reallocated due to the difficulties of purchasing affordable homes in the current market.
- PY20 Homelessness Prevention/Rental Assistance – this project was reallocated because there were many available resources for this activity during PY20 due to COVID-19 resources. Jesse Tree was able to fully expend their CDBG-CV funds, but not the regular program year funding.
- PY20 Homeowner Repair – this project was completed slightly under budget
- PY19 MMH/MMS Streetlights – this project was completed slightly under budget. The excess funds were used for the W. Chief Joseph streetlight project, which is also related to improving safe routes to school.

In total, there is roughly \$120K that will be reallocated to projects identified in the PY20 Action Plan. It is anticipated that the PY19 project listed above that is being carried over into PY21 will also have funds remaining, so the City will wait until the Spring to complete an amendment to the PY21 Action Plan that will incorporate funding reallocated in PY21.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
n/a	n/a	n/a	n/a

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Meridian's basis for allocating projects is geographically delineated within its municipal boundaries. Funding is determined by meeting national objectives, qualifying eligible activities, and through a competitive application process. The City does not specify target areas either by Census Tract or Block Group.

There are eight (8) Census Tracts that are either fully or partially within Meridian's municipal boundaries. Census Tracts 103.21, 103.22, 103.33, and 103.35 fall within Meridian's LMI area. The use of CDBG funding is not pre-determined in areas of LMI concentration. The Boys & Girls Club is located in downtown Meridian while Jesse Tree and NeighborWorks are located in Boise; however, LMI clients served reside throughout Meridian.

Multiple low-moderate area activities were conducted during PY20: sidewalk construction continued in Census Tracts 103.21 and 103.33 and streetlight installation and modernization was completed in Census Tracts 103.21, 103.22, 103.32, and 103.33.

Leveraging

Explain how federal funds leveraged additional resources (private, state, and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Meridian receives CDBG funds through its annual entitlement; this is the only HUD funding that the City directs toward community development-type projects. The City pays staff salaries for the administration of the program and for staff time on projects the City administers, such as streetlights. It is estimated the City leverages \$70,000 in local funds to administer this program. No publicly owned land or property was leveraged during PY20.

The Boys & Girls Clubs of Ada County receives additional funding from the Idaho Department of Health and Welfare and private donations. These funds are leveraged to provide staff time and additional scholarships to the Boys & Girls Club programs. It is estimated that \$25,000 of State funds and \$20,000 in general funds were used for this program.

Jesse Tree partners with local banks, foundations, institutions, and Cities to help fund programs including homelessness prevention. Jesse Tree receives multiple federal grants, including ESG. It is estimated that \$762,000 in federal funds, \$150,000 in local funds, and \$1.1M in individual contributions and grants were leveraged to administer the program and provide supportive services to recipients of this program throughout the Treasure Valley.

Terry Reilly leveraged an estimated \$36,000 in federal funds to provide case management services for substance use

disorders with a tieback to COVID-19 to residents in Meridian and Boise.

Ada County Housing Authority and NeighborWorks Boise did not report leveraging other funds to complete their projects.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	11	4
Number of Special-Needs households to be provided affordable housing units	0	0
Total	11	4

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	8	3
Number of households supported through Acquisition of Existing Units	3	1
Total	11	4

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The PY20 Action Plan set a goal of assisting three (3) LMI households achieve homeownership through the acquisition of existing units, but only one (1) acquisition was complete. Subrecipients had difficulty identifying households that qualified for the program that were also able to find a home within their price range. The high cost of housing combined with the limited housing stock in Meridian is a barrier for LMI families to purchase a home.

The PY20 Action Plan set a goal of assisting eight (8) LMI households to remain in affordable units by providing resources for emergency repairs, weatherization, and accessibility repairs. This was the first year of the program and the costs of repairs were higher than expected, which only allowed assistance with three (3) units. Moving forward the program has a more realistic expectation of the costs related to this program.

Discuss how these outcomes will impact future annual action plans.

The City realizes that the housing market in this area is making it difficult to administer a successful Homebuyer Assistance program. For this reason, the City will remain amenable to dedicating funding to this program in the future but did not prioritize it during PY21.

The City felt the first year of the Homeowner Repair program was successful and will continue to fund it at a higher level than it was funded during PY20.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	0	0
Moderate-income	2	0
Total	4	0

Table 7 – Number of Households Served

Narrative Information

During PY20 one (1) household was able to locate and purchase a home that was affordable to them and three (3) homes occupied by elderly, female head of households were repaired. Of the four (4) households assisted, two (2) households qualified as extremely low-income, and two (2) households qualified as moderate-income. There were no low-income households or households experiencing homelessness assisted. The City does not limit housing activities based on level of income, all households that are 80% of the AMI or less are treated equally. NeighborWorks Boise will continue to work with eligible households to locate and be approved for affordable housing in Meridian. All activities were completed for homeowners, there were no rental households assisted under the affordable housing goal.

To ensure the Section 215 definition of affordable housing was met for the Homebuyer Assistance program, participants were required to qualify as a first-time homebuyer, purchase a home that was their principal residence, and the homebuyer's annual household income was below 80% of the area median income. The homebuyer assistance program offered participants housing counseling and worked with potential homebuyers to find housing where the cost of the housing is reasonable and affordable to the homebuyer, so the housing does not exceed 95 percent of the median purchase price for the area.

During the Consolidated Planning process, the City of Meridian prioritized assistance for very low-income renters and/or persons at risk of losing shelter or housing and uses this to rank projects during the application process. Often these households pay more than half of their income for rent and live in substandard housing. To assist those households with the highest/worst case needs, which includes those with disabilities, the City funded public service activities which provide emergency rental assistance through Jesse Tree, mortgage assistance through NeighborWorks Boise, utility assistance through CATCH, and access to childcare through the Boys & Girls Club. The City does not require affordable housing activities to narrow

its focus to households that qualify as those with “worst case needs” because it is difficult to find eligible households with the basic LMI criteria that can find a home to purchase within their means.

The approach the City has taken up to this point is to assist with services and provisions that reduce the amount of income designated for basic living expenses (e.g. food, childcare, etc.) and allow people to utilize more of their income for housing costs. During PY20 the City provided public services in the form of childcare, rental assistance, mortgage assistance, and behavioral health case management to 170 Meridian residents.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Meridian has been a member of the Ada County Continuum of Care, known as Our Path Home, for several years. City representatives have previously been involved in the Our Path Home's Fair Housing and Performance Measurement workgroups with the hopes of better understanding the needs that those experiencing homelessness in Meridian's face and how to better serve them. During PY18 Our Path Home was restructured and the workgroups were absorbed by the larger group.

Our Path Home partners with CATCH as the coordinated entry access point. CATCH provides outreach to those who are experiencing homelessness, especially those who are unsheltered. CATCH utilizes its services as well as those of partner agencies to assess individual needs and refer participants to appropriate services.

Our Path Home CONNECT is the access point to the homeless services system; at this access point, each household experiencing homelessness is assessed and put on a prioritized list based on the length of time they have experienced homelessness and the severity of their service needs. Our Path Home's partner agencies have agreed to use this prioritized list to serve our most vulnerable neighbors. This agreement means that all partner agencies receive referrals from this list to fill openings in their supportive housing programs. This jurisdiction does not receive ESG funds.

The City of Meridian strives to connect local community providers and organizations interested in involvement with Meridian's homeless population with Our Path Home. City representatives are frequently involved in public discussions, presentations, and meetings with citizens, other governmental officials, and local service providers such as the West Ada County School District, Jesse Tree, and CATCH to provide support, understanding, and outreach to those experiencing homelessness in Meridian. In addition, the Meridian Police Department assists unhoused Meridian residents with rides to emergency housing shelters that are located in Boise as needed.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Meridian is in regular contact with case management and supportive service organizations such as CATCH and Jesse Tree to assess and address the emergency and permanent housing needs of those experiencing homelessness in Meridian. In PY20, Jesse Tree was funded through Meridian's CDBG program to provide homelessness prevention to Meridian residents at risk of losing housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Meridian's CDBG program provides funding to Jesse Tree to provide homelessness prevention for LMI residents who are at risk of experiencing homelessness.

Statewide, Idaho utilizes the SSI/SSDI Outreach, Access and Recovery (SOAR) model. SOAR is an approach that helps increase access to mainstream benefits for people who are currently experiencing or at risk of experiencing homelessness. Those returning from institutions such as jails, prisons, or hospitals have a higher prevalence than the general population of becoming homeless upon discharge. Idaho has divided the state into three (3) hubs that address the needs of their local community. The SOAR Hub Leads participate in a quarterly call to address the statewide needs and coordinate efforts. The North Hub Lead and the Southeast Hub Leads are discharge planners for each of Idaho's state-funded psychiatric hospitals and the Southwest Hub Lead is employed at the local Community Action Partnership. This group regularly problem solves ways to coordinate services for those who are coming from institutional facilities to reduce the likelihood of homelessness. SOAR is coordinated with the Idaho Department of Health and Welfare, Division of Behavioral Health Central Office, Regional Offices, and state-funded psychiatric hospitals.

Our Path Home includes representation from health care facilities, mental health facilities, and correction facilities, as well as private providers that address housing, health, social services, employment, education, and youth needs. The group works to find collaborative approaches to help low-income individuals and families avoid experiencing homelessness after being discharged from publicly funded institutions and systems of care. Our Path Home partners with many organizations, such as homeless shelters, school districts, behavioral health (mental health and substance use disorder) providers, Idaho Department of Health and Welfare, Idaho Department of Labor, and Federally Qualified Health Centers (FQHC).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Through the City's CDBG program, Meridian provided funding to Ada County Housing Authority (ACHA) to provide homeownership assistance to LMI residents. The City provided funding for Jesse Tree to provide homelessness prevention and case management services to prevent and resolve needs for households in Meridian that are experiencing homelessness or at risk of experiencing homelessness. The City's funding relationships with ACHA and Jesse Tree are aimed to develop activities through the CDBG program to facilitate access for individuals and families experiencing homelessness to affordable housing units while also preventing individuals and families from experiencing homelessness.

Meridian's collaboration with Our Path Home explores and addresses the needs of those experiencing homelessness in Meridian. These programs prioritize assistance based on: housing status, including chronic homelessness; the presence of children; veteran's status; and size of household. To address homelessness in youth, Our Path Home refers families and youth to Hays House. Hays House offers life skills, strength-based family and individual counseling as well as assistance with education resources. These programs assist individuals and families who are at risk of or currently experiencing homelessness access services to help them become stably housed and make the transition to affordable permanent housing as needed. Our Path Home and SOAR attempt to stabilize the individual or family to

reduce the likelihood of experiencing homelessness again.

The City partners with local committees, organizations, and networks in evaluating, understanding, and addressing the many needs of those experiencing homelessness in Meridian. Partners include the Meridian Police Department, Women's and Children's Alliance, Jesse Tree, Boys & Girls Club, West Ada County School District, City of Boise, CATCH, Our Path Home, Meridian Food Bank, ACHA, NeighborWorks Boise, and many others. These partnerships bring a collaborative approach to addressing current and preventing future homelessness in Meridian, as well as assist local service providers to help those experiencing homelessness to make the transition to permanent housing and independent living and shorten the time that individuals and families experience homelessness. The City's collaboration with these groups indicates the City's efforts and actions to define and meet these specific targets.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City does not directly provide public housing but supports ACHA and other providers in improving public housing. Many landlords in Meridian are willing to accept Housing Voucher vouchers (Section 8) or other Permanent Supportive Housing rental assistance, but finding affordable units is a challenge. Voucher holders generally have the most success finding homes in areas that offer a wide range of affordable housing options. Nearly 90 percent of units in Meridian are single-family detached homes. The City is actively engaged with community partners such as ACHA and Our Path Home to address the public housing needs in Meridian.

Actions were taken to encourage public housing residents to become more involved in management and participate in homeownership

ACHA participants can access programs that encourage them to become more involved in the management and explore options to participate in homeownership. One such program available to ACHA participants is Family Self-Sufficiency (FSS). This program assists individuals and families to obtain employment and improve their financial stability. ACHA works with social service agencies, non-profits, schools, businesses, and other community partners to develop comprehensive strategies that help participants learn the skills and gain the experience to enable them to obtain suitable employment. Participants in the FSS program receive an escrow account that is established by the Housing Authority for each participating individual or family. When the participant's portion of the rent is increased due to an increase in earned income, the escrow account is credited during the term of the FSS contract. If the participant completes the contract within five years by being suitably employed and is no longer receiving welfare assistance, the amount in the escrow account is paid to the successful graduate. Participants are then able to use their escrow to help them achieve the goal of homeownership by using the funds for down payment and closing costs.

Actions taken to provide assistance to troubled PHAs

ACHA is a high-performing Public Housing Authority; no assistance is provided at this time.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

During the AI, the City utilized the “Review of Public Policies and Practices (Zoning and Planning Codes)” form circulated by the Los Angeles fair housing office of HUD to evaluate potential concerns within the City’s zoning code. The research did not reveal any negative effects of Meridian’s public policies that serve as barriers to affordable housing. This includes land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting returns on residential investment. Meridian will continue to evaluate the policies and ameliorate as necessary.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The primary obstacles to fully addressing residents’ needs are: 1) Limited supply of affordable units; and 2) Limited funding. The City has allocated funding to address needs within the limitations of funding. Additionally, the City is engaged in multiple regional conversations with neighboring communities and service providers to identify and address underserved needs, maintain housing affordability, and reduce the number of families living in poverty.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City’s website provides information regarding lead-based paint hazards as well as links to HUD resources. The City addresses lead-based paint hazards through mitigation as part of redevelopment efforts in older parts of Meridian. Meridian maintains communication with EPA-approved and certified lead abatement contractors as well as lead testing facilities to complete lead clearance exams if required.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City focuses primarily on job creation and the availability of educational opportunities to reduce the number of persons living below the poverty level. The City’s Economic Development Division works to recruit new employers and encourage business expansion within Meridian.

Meridian’s CDBG program funds activities that provide homelessness prevention to families who are at risk of homelessness and financial assistance to homebuyers, among other activities. The City’s local strategic plan intends to address poverty-based issues through the expansion of public services, focus on economic development, and expansion of quality employment opportunities for the jurisdiction’s LMI population. Meridian’s goal is to provide residents with access to services that will help stabilize their basic needs so they can focus on improving their lives.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City continuously seeks to enhance coordination and overcome gaps in institutional structure. Collaboration with Our Path Home, attendance at Idaho Housing and Finance Association (IHFA) and other stake-holder related events, and participation in regional coalitions and associations work toward the end goal of enhancing coordination. Plans

are being developed to enhance educational and advocacy opportunities for service providers in the area regarding public and political cultures and systems in place in the region.

To address the internal structure, HUD provided technical assistance to formalize standard operating procedures and guiding documents to monitor the program, track financials, ensure compliance, and address program requirements on time.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

There are few capacity issues related to coordination between public and private organizations in Meridian and the surrounding area. However, the City's partnership and funding relationship with local housing services organizations including NeighborWorks Boise, Jesse Tree, and ACHA will continue to expand in the upcoming program year. Coordination with other organizations like CATCH, Boise Rescue Mission, Interfaith Sanctuary, and all members associated with Our Path Home, including private housing developers, will continue to be built upon to improve networks, coordination, and problem-solving in the jurisdiction. The City's collaboration with Our Path Home, housing and homelessness roundtables, and other regional coordination efforts contributes to the City's action plan for enhancing collaboration between public and private housing and social service agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During the 2017-2021 Consolidated Planning period, the City of Meridian identified impediments to housing choice and access to opportunity. Below is a list of those impediments and the steps Meridian took during this program year to address them:

- Inaccessible infrastructure – During PY20 construction continued to improve the connection between the Five Mile Creek multi-use pathway and Lakes Place. Improvements include widening the pathway for ADA compliance and adding curbs, gutters, and a ramp. The construction is anticipated to be complete in PY20.
- Lack of affordable housing – Support preservation of housing occupied by low-income homeowners and stabilization of affordable rental housing by assisting low-income renter households and supporting the creation of affordable housing. In PY20 CDBG funds were used to assist one (1) family purchase a home and to complete repairs on three (3) owner-occupied homes. Meridian will continue to use CDBG funds to work with currently funded projects and identify potential new projects that assist low-income and special needs residents (e.g., provision of food staples, emergency repairs, and emergency rental assistance). During PY20, CDBG funds provided 17 households with emergency rental assistance, 11 households with mortgage assistance, and 46 students with scholarships for extended care.
- Lack of public transportation – Work regionally to improve transportation options. Meridian collaborated with the Meridian Transportation Commission, the Ada County Highway District Capital Improvement Citizen Advisory Committee (ACHD CICAC), and the Community Planning Association of Southwest Idaho Regional Technical Advisory Committee (COMPASS RTAC) to discuss the regional gaps in transportation options.
- Lack of accessible housing – Increase education and understanding of fair housing laws by landlords, builders, and residents. Meridian has collaborated with the Boise, Caldwell, and Nampa CDBG Programs to develop and implement a Fair Housing campaign.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Per the Comprehensive Plan, a risk assessment is conducted on every project during the application process. This assessment is taken into consideration when the CDBG Scoring Committee is evaluating applications and making funding recommendations.

During the program year, regular monitoring takes place with each draw. The activities submitted must comply with the stated requirements in the subrecipient agreements and provide requisite data (e.g. demographic data, payroll, etc.) for inspection before reimbursement.

Formal monitoring is also conducted throughout the year. A risk analysis is included as an attachment to the Subrecipient Agreement and is used to determine if a project will require a desk review or an onsite monitor for that program year. On-site monitoring occurs at least bi-annually to ensure subrecipients are meeting both the requirements and the intent of the CDBG program. A formal desk review is conducted for every program year that does not require an onsite monitor.

Other labor monitoring activities will be conducted, as activities require, according to all HUD and federal Davis Bacon labor requirements. Including minority business outreach. All relevant activities subject to these requirements will be monitored with on-site visits as frequently as required by regulations, more if circumstances require it. Desk-side monitoring takes place with each activity draw with staff and management from both Community Development and Finances departments needing to review and sign off on any reimbursement requests.

The City is currently receiving technical assistance to improve the standard operating procedures and documents to guide the program, track financials, ensure compliance, and address program requirements on time.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Public notice of the CAPER availability and the date, time, and location of the public hearing was published in the Meridian Press-Tribune, the Idaho Statesman, and by posting the notice on the City's website two weeks in advance of the public hearing. After the notice was published, citizens had a period of 18 days to comment on the CAPER via email, telephone, or in person.

A public hearing for the CAPER was held at City Hall on December 7, 2021, at the conclusion of the comment period. The City considered all comments and/or views received from residents. A summary of these comments or views can be found in Attachment 1. City Council reviewed the CAPER and the summaries regarding the incorporation of citizen comments or views provided and voted on a resolution to adopt the final PY20 CAPER.

Council meetings are held on a virtual platform where anyone can attend. There is also limited seating during the meetings at City Hall, which is a fully accessible building. Those with disabilities were encouraged to contact the City

Clerk to make reasonable accommodations. Additionally, according to the City's Language Assistance Plan (LAP), all reports and communications will be made available in formats accessible to persons with disabilities and in languages other than English upon request. All documents related to the City's CDBG program can be found at:

<https://meridiancity.org/cdbg>. Additionally, interpreter services are available through 7-1-1, (888) 791-3004, or TTY at (800) 377-3529.

CR-45 – Jurisdiction 91.520(d)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes.


Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

Attachment 1 – Public Comment

Name	Method of Communication	Comment	Response
Councilwoman Perreault	Public Hearing	Income limits imposed by HUD create an impediment for people with higher incomes to utilize the funding. Access to housing that is affordable is difficult to find right now and we have consistently fallen short of our goals to house people that fall within the identified income limits. How can we remove the impediment so that more people can use this funding to purchase homes?	This funding is specifically for households that have a low to moderate income. The intent of the grant is to provide these populations with the same opportunities our higher-income residents have. The housing market is difficult for everyone to access right now, but in general, there are other resources available to our residents that have a higher income.
Councilwoman Strader	Public Hearing	Is it possible to put the funding toward building affordable multifamily units instead of focusing on individual households?	CDBG cannot be used to build new housing. We can use it for different activities related to building affordable units, but this has the potential to require the entire project to follow Davis-Bacon requirements, which is likely to drastically increase the cost of the project. Because of this, many developers do not want to include CDBG in their projects.
Vinnie Hanke	Email	Thank you for the Presentation and work you've provided to the city!	The program appreciates the support.

Idaho Statesman Legal Notice:

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	Belleville News-Democrat	Herald Sun - Durham	Modesto Bee	The News Tribune Tacoma
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	Bradenton Herald	Island Packet	The Olympian	San Luis Obispo Tribune
	Centre Daily Times	Kansas City Star	Sacramento Bee	Tri-City Herald
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23747	175314	Print Legal Ad - IPL0050085		\$48.12	1	63 L

Attention: Crystal Campbell
CITY OF MERIDIAN - LEGAL
33 E BROADWAY AVE SUITE 308
MERIDIAN, ID 836422619

**CITY OF MERIDIAN
NOTICE OF PUBLIC HEAR-
ING AND PUBLIC COMMENT
PERIOD
Regarding Meridian's Commu-
nity Development Block Grant
(CDBG) Program**

The City of Meridian has been designated an "Entitlement Community" by the U.S. Department of Housing and Urban Development (HUD). This designation allows the City to receive funds annually from HUD's Community Development Block Grant (CDBG) Program.

At the end of each program year, the City must submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) identifying the projects the City has undertaken during the year to achieve their Consolidated Plan goals and objectives. This report is designed to update and account for the use of CDBG funding and the progress of approved projects undertaken as part of Meridian's CDBG program. No new projects, funding information, or grant ideas are reviewed or proposed in this year's CAPER.

ALL CITIZENS ARE INVITED to attend a hearing regarding the CAPER on Tuesday, December 7, 2021, at 6:00 PM, in person at Meridian City Hall or virtually at <https://meridiandcity.org/> live. Special invitation is extended to persons with disabilities, residents of assisted housing, and Meridian business and property owners. Meridian City Hall is a handicapped accessible facility. Individuals requiring accommodation of physical, sight, or hearing impairments or language interpretation please contact the City Clerk at (208) 888-4433. All citizens may review the CAPER and provide testimony. Copies of the drafted CAPER will be available November 19, 2021 on the City's CDBG website, <http://www.meridiandcity.org/cdbg>.

A PUBLIC COMMENT PERIOD WILL BE OPEN FROM NOVEMBER 19, 2021 THROUGH THE PUBLIC HEARING ON DECEMBER 7, 2021. During this period, all comments should be addressed to Crystal Campbell, who may be contacted at: City of Meridian, Community Development Department, 33 E. Broadway, Meridian, ID 83642; (208) 489-0575; or ccampbell@meridiandcity.org.
IPL0050085
Nov 19 2021

Bettina Jantzen, being duly sworn, deposes and says: That she is the Principal Clerk of The Idaho Statesman, a daily newspaper printed and published at Boise, Ada County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Idaho Statesman, in conformity with Section 60-108, Idaho Code, as amended, for:

No. of Insertions: 1

Beginning Issue of: 11/19/2021

Ending Issue of: 11/19/2021

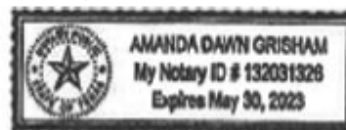


(Legals Clerk)

On this 18th day of November in the year of 2021 before me, a Notary Public, personally appeared before me Bettina Jantzen known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.



Notary Public in and for the state of Texas, residing in Dallas County



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LEGAL NOTICE

**CITY OF MERIDIAN
NOTICE OF PUBLIC
HEARING AND PUBLIC
COMMENT PERIOD
Regarding Meridian's
Community Development
Block Grant (CDBG)
Program**

The City of Meridian has been designated an Entitlement Community by the U.S. Department of Housing and Urban Development (HUD). This designation allows the City to receive funds annually from HUD's Community Development Block Grant (CDBG) Program.

At the end of each program year, the City must submit to HUD a Consolidated Annual Performance and Evaluation Report (CAPER) identifying the projects the City has undertaken during the year to achieve their Consolidated Plan goals and objectives. This report is designed to update and account for the use of CDBG funding and the progress of approved projects undertaken as part of Meridian's CDBG program. No new projects, funding information, or grant ideas are reviewed or proposed in this year's CAPER.

ALL CITIZENS ARE INVITED to attend a hearing regarding the CAPER on **Tuesday, December 7, 2021, at 6:00 P.M.** in person at Meridian City Hall or virtually at <https://meridiancity.org/live>. Special invitation is extended to persons with disabilities, residents of assisted housing, and Meridian business and property owners. Meridian City Hall is a handicapped accessible facility. Individuals requiring accommodation of physical, sight, or hearing impairments or language interpretation please contact the City Clerk at (208) 888-4433. All citizens may review the CAPER and provide testimony. Copies of

the drafted CAPER will be available November 19, 2021 on the City's CDBG website, <http://www.meridiancity.org/cdbg>.

A PUBLIC COMMENT PERIOD WILL BE OPEN FROM NOVEMBER 19, 2021 THROUGH THE PUBLIC HEARING ON DECEMBER 7, 2021. During this period, all comments should be addressed to Crystal Campbell, who may be contacted at: City of Meridian, Community Development Department, 33 E. Broadway, Meridian, ID 83642; (208) 489-0575; or ccampbell@meridiancity.org.

November 20, 2021
171671

**AFFIDAVIT OF PUBLICATION
STATE OF IDAHO**

County of Canyon and Ada

SHARON JESSEN

of the State of Idaho, being of first duly sworn, deposes and says:


1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Idaho Press-Tribune, a daily newspaper published in the Counties of Canyon and Ada, State of Idaho; that the said newspaper is in general circulation in the said counties of Canyon and Ada, and in the vicinity of Nampa, Caldwell, and Boise, and has been uninterruptedly published in said Counties during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement

That said notice was published the following: 11/20/2021


SHARON JESSEN

STATE OF IDAHO
County of Canyon and Ada

On this 22nd day of November, in the year of 2021 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same



Notary Public of Idaho
My commission expires 6/28/23



AD# 171671

Website:



Community Development Block Grant Program

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CDBG Projects

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CARES Act Funding Opportunity

The City of Meridian CDBG Program received funding (CDBG-CV) through the CARES Act to assist in helping to prepare, prevent, and respond to COVID-19. Funds must be 80% spent by May 2023 and fully expended by May 2026.

The City is offering grants to eligible partners (e.g. nonprofit organizations) that provide supportive services to those who have been affected by COVID-19. This is an open application and will be available based on the timelines above or until funds are allocated.

If interested in discussing grant opportunities or to obtain an application, please contact Crystal Campbell at ccampbell@meridiancity.org or (208) 489-0575. Please remember only applications for public services to prepare, prevent, and respond to COVID-19 will be considered.

Crystal Campbell
Phone: 208-489-0575
ccampbell@meridiancity.org

Current Meridian CDBG-CV Projects:

- [NeighborWorks Boise](#) - Mortgage Assistance
- [Jesse Tree of Idaho](#) - Emergency Rental Assistance

Advance Child Tax Credit

The Child Tax Credit is a tax benefit that provides money to support families for every child in their care. In 2021, it was expanded and is now available to most families with a child 17 or under. See links below for more information.

- [Fact Sheet](#)
- [Flyer \(English\)](#)
- [Flyer \(Spanish\)](#)

Public Comment/Public Hearing

The City of Meridian CDBG Program [Consolidated Annual Performance and Evaluation Report \(CAPER\)](#) is available for public comment from November 19, 2021 to December 7, 2021. Comments can be submitted to Crystal Campbell at ccampbell@meridiancity.org. There will be a public hearing on December 7, 2021 during the City Council meeting that begins at 6 pm. Please join us in person or at <https://meridiancity.org/live>.

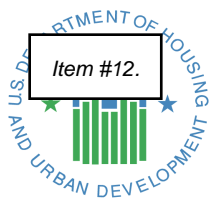
If you have questions, including a request for an accommodation to participate in the public hearing or to access the document, please contact Crystal at ccampbell@meridiancity.org or (208) 489-0575.

Attachment 2 –PR03 Activity Summary Report

IDIS activity 111 – Allumbaugh House does not show the correct number of 23 beneficiaries. See the screenshot below to verify it has been entered into the system correctly.

Accomplishment		
Accomplishment Type	Proposed Units	Actual Units
1 - People (General)		

Direct Benefit Data by Persons		
Race/Ethnicity		
Race	Total	Hispanic/Latino
White	22	8
Black/African American	1	
Totals	23	8



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PGM Year:	2019		
Project:	0003 - Homeownership Assistance		
IDIS Activity:	101 - Homeownership Assistance		
Status:	Completed 9/30/2021 12:00:00 AM	Objective:	Provide decent affordable housing
Location:	3380 W Americana Ter Ste 120 Boise, ID 83706-2501	Outcome:	Affordability
		Matrix Code:	Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)
		National Objective:	LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/17/2019

Description:

Provides low-to-moderate income (LMI) people funding to supplement the down payment and closing costs associated with purchasing a home in Meridian.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19MC160006	\$34,875.06	\$34,875.06	\$34,875.06
Total	Total			\$34,875.06	\$34,875.06	\$34,875.06

Proposed Accomplishments

Households (General) : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0



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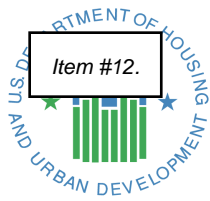
Female-headed Households: 1 0 1

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	The City provided technical assistance to the subrecipient that provided new policies and procedures. We hope these changes will help utilize grant funds to a larger group of potential applicants. ACHA hired a full time Homeownership Coordinator who will be responsible for contacting lenders and identifying new applicants.	
2020	Subsidized the principal amount on a home to allow an LMI household to purchase a home that was affordable to them.	



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PGM Year: 2019
Project: 0004 - Streetlight Improvements Near Schools
IDIS Activity: 105 - MMH/MMS Streetlights

Status: Completed 9/30/2021 12:00:00 AM
Location: 1507 W 8th St Meridian, ID 83642-2013

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Street Improvements (03K)

National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 12/19/2019

Description:

Install upgrade to LED fixtures and poles on walking routes to Meridian schools in LMI areas to provide a safe and reliable access for children to get to school.

Financing

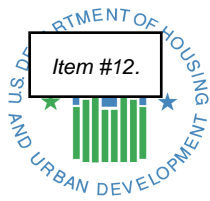
	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19MC160006	\$116,245.50	\$96,351.50	\$116,245.50
Total	Total			\$116,245.50	\$96,351.50	\$116,245.50

Proposed Accomplishments

People (General) : 664
Total Population in Service Area: 13,885
Census Tract Percent Low / Mod: 57.94

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	Public Works worked with a contractor to build out the design and complete the streetlight report to submit to HUD.	
2020	Installed/modernized 18 streetlights in an LMI neighborhood.	



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PGM Year:	2019		
Project:	0005 - Fairview Ave Sidewalk Connection		
IDIS Activity:	110 - Fairview Ave Sidewalk Connection		
Status:	Open	Objective:	Create suitable living environments
Location:	835 E Fairview Ave Meridian, ID 83642-1806	Outcome:	Availability/accessibility
		Matrix Code:	Sidewalks (03L)
		National Objective:	LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 05/13/2020

Description:

Pathway connection to improve access and safety for pedestrians in an LMI area.
During PY19 the City will allocate \$239,376 toward Phase 1, which will include moving electrical infrastructure, demolition, and installation of curb and gutter.
Phase 2 will be funded during PY20 and will include the installation of the multi-use path and accessible ramp.
Any unspent funds allocated for Phase 1 will roll into Phase 2 during PY20.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18MC160006	\$71,353.83	\$1,977.82	\$71,353.83
		2019	B19MC160006	\$190,292.93	\$127,488.27	\$164,082.26
		2020	B20MC160006	\$118,353.24	\$0.00	\$0.00
Total	Total			\$380,000.00	\$129,466.09	\$235,436.09

Proposed Accomplishments

People (General) : 2,350
Total Population in Service Area: 4,810
Census Tract Percent Low / Mod: 71.41

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	Idaho Power is scheduled to move the pole the week of 10-12. Once complete the contractor will be onsite to begin the work.	
2020	Completed Phase 1 of moving the electrical infrastructure, demolished areas necessary to create the new pathway, and installed the curb and gutter. Phase 2 is mostly complete, including the installation of a multi-use path and accessible ramp. There are a few steps left to complete this project, including installing a handrail and replacing landscaping for local businesses.	



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PGM Year:	2019		
Project:	0010 - CV-Public Services		
IDIS Activity:	111 - Allumbaugh House CV		
Status:	Completed 9/30/2021 12:00:00 AM	Objective:	Create suitable living environments
Location:	400 N Allumbaugh St Boise, ID 83704-9209	Outcome:	Availability/accessibility
		Matrix Code:	Substance Abuse Services (05F)
		National Objective:	LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 06/30/2020

Description:

This project provides case management to individuals who have a history of substance use disorders, are impacted by COVID, and need supportive services to maintain or re-gain sobriety.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW160006	\$6,194.69	\$2,668.48	\$6,194.69
Total	Total			\$6,194.69	\$2,668.48	\$6,194.69

Proposed Accomplishments

People (General) : 250

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	22	8
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	1	1
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	2
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



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Total: 0 0 0 0 0 0 26 11

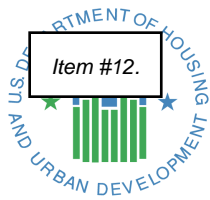
Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	15
Low Mod	0	0	0	4
Moderate	0	0	0	4
Non Low Moderate	0	0	0	0
Total	0	0	0	23
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	Terry Reilly provided case management to 14 Meridian residents.	
2020	Provided case management to individuals seeking assistance for substance use disorders.	



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PGM Year:	2019		
Project:	0010 - CV-Public Services		
IDIS Activity:	112 - Emergency Rental Assistance CV		
Status:	Completed 9/30/2021 12:00:00 AM	Objective:	Provide decent affordable housing
Location:	1121 W Miller St Boise, ID 83702-6920	Outcome:	Availability/accessibility
		Matrix Code:	Subsistence Payment (05Q)
		National Objective:	LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 06/30/2020

Description:

Provides emergency payments for rent on behalf of individuals or families for the purpose of stabilizing housing and preventing homelessness.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW160006	\$36,250.00	\$36,250.00	\$36,250.00
Total	Total			\$36,250.00	\$36,250.00	\$36,250.00

Proposed Accomplishments

People (General) : 60

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	52	10
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	3	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	5	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	61	10



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	12
Low Mod	0	0	0	15
Moderate	0	0	0	34
Non Low Moderate	0	0	0	0
Total	0	0	0	61
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	Jesse Tree did not serve any households with the CV funding during PY19. They struggled with households not following through with appointments and budgeting. They will continue working with Meridian residents to provide assistance.	
2020	Jesse Tree provided prevention assistance to 61 Meridian individuals. These residents were eligible for help consistent with CDBG-CV, City of Meridian, and Jesse Tree standards.	



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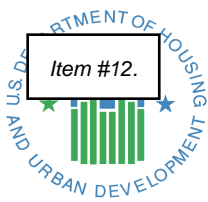
Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	1
Low Mod	0	0	0	11
Moderate	0	0	0	28
Non Low Moderate	0	0	0	0
Total	0	0	0	40
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	NeighborWorks Boise assisted 2 households with mortgage assistance and will continue promoting the program to Meridian residents through social media, mailings, and informational venues.	
2020	Provided mortgage assistance to 40 Meridian residents.	



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PGM Year: 2020
Project: 0009 - Administration
IDIS Activity: 114 - Admin

Status: Completed 9/30/2021 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 12/21/2020

Description:

This project will conduct activities that relate to the administrative, planning, and technical assistance for the CDBG program during PY20.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC160006	\$23,502.51	\$23,502.51	\$23,502.51
Total	Total			\$23,502.51	\$23,502.51	\$23,502.51

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

0



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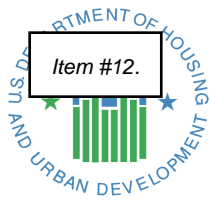
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Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2020
Project: 0010 - Fair Housing
IDIS Activity: 115 - Fair Housing

Status: Completed 9/30/2021 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: Fair Housing Activities (subject to 20% Admin Cap) (21D)
National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 12/21/2020

Description:

This project will carry out activities that relate to fair housing.
At a minimum, CDBG funds will be used to implement a Fair Housing Campaign in April.
Other opportunities to promote fair housing activities will be evaluated as they arise.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC160006	\$3,030.00	\$3,030.00	\$3,030.00
Total	Total			\$3,030.00	\$3,030.00	\$3,030.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0



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Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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Female-headed Households:

0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	9
Low Mod	0	0	0	22
Moderate	0	0	0	15
Non Low Moderate	0	0	0	0
Total	0	0	0	46
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	<p>The goal for this grant was to provide at least "40 total units of service." Units of service, under this grant would mean scholarships granted for fee-based services offered by the Boys & Girls Club. Such services included KinderClub, Summer services, after school programs, sunrise club (before and after school.) We are happy to report that we provided 50 scholarships to 46 individual youth with the support of this grant! This grant allowed youth to participate at the club, where they received mentoring and social/emotional support. They were able to get help with their school work and participated in academic enrichment activities to reverse the negative impacts of Covid-19 on academic proficiency. Programs like Power Hour, Project Learn and Summer Brain Gain helped to accelerate the process of "catching up" after the long COVID-19 school shutdown and virtual learning months. Participants who needed it received free counseling support from a licensed, professional counselor employed by the Club. All youth received free, healthy meals each day - at a time when food insecurity was at it's peak.</p> <p>We are pleased to report that, by and large, the youth who received the scholarships took full advantage of them by attending at least 75% of the days offered! We are so happy to have had the ability to serve these kids at a time when they needed us the most. Thank you City of Meridian staff and City Counsel members for investing in Meridian youth by supporting the Boys & Girls Clubs of Ada County.</p>	



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PGM Year:	2020				
Project:	0003 - Improve Safety and Livability in Homes				
IDIS Activity:	119 - Homeowner Repair Admin				
Status:	Completed 9/30/2021 12:00:00 AM	Objective:	Create suitable living environments		
Location:	3380 W Americana Ter Ste 120 Suite 120 Boise, ID 83706-2501	Outcome:	Availability/accessibility		
		Matrix Code:	Rehabilitation Administration (14H)	National Objective:	LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/06/2020

Description:

Provide assistance to improve the home environments of LMI households, including those who are elderly, frail elderly, persons with disabilities, and persons with HIV/AIDS and their families.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC160006	\$4,757.98	\$4,757.98	\$4,757.98
Total	Total			\$4,757.98	\$4,757.98	\$4,757.98

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0



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Female-headed Households: 0 0 0

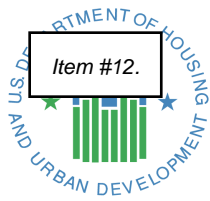
Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	Used funding for staff costs to carry out housing rehabilitation activities, including preparation of work specifications, processing applications, site visits, etc. Completed rehabilitation on three homes, accomplishments are reported under IDIS # 122,123,124.	



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PGM Year: 2020
Project: 0006 - W. Chief Joseph Streetlights
IDIS Activity: 120 - W. Chief Joseph Streetlights
Status: Open
Location: 1100 E Chateau Dr Meridian, ID 83646-3403
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Street Improvements (03K)
National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 08/04/2021

Description:

Design and install and/or upgrade streetlights in an LMI area.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19MC160006	\$5,416.50	\$2,715.00	\$2,715.00
		2020	B20MC160006	\$109,447.50	\$0.00	\$0.00
Total	Total			\$114,864.00	\$2,715.00	\$2,715.00

Proposed Accomplishments

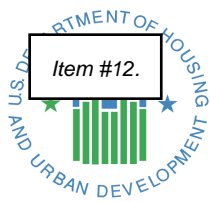
People (General) : 2,350

Total Population in Service Area: 17,845

Census Tract Percent Low / Mod: 48.22

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	Activity is currently in the design phase	



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PGM Year:	2020				
Project:	0003 - Improve Safety and Livability in Homes				
IDIS Activity:	122 - Homeowner Repair - 1224 W. Kimra				
Status:	Completed 9/15/2021 12:00:00 AM	Objective:	Create suitable living environments		
Location:	1224 W Kimra St Meridian, ID 83642-2463	Outcome:	Availability/accessibility		
		Matrix Code:	Rehab; Single-Unit Residential (14A)	National Objective:	LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 08/04/2021

Description:

Repairs include replacement of roof, removal of tree and root structure, repairreplace walkway, and replace missing front window.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC160006	\$24,776.88	\$24,776.88	\$24,776.88
Total	Total			\$24,776.88	\$24,776.88	\$24,776.88

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0
Female-headed Households:	1		0		1			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	Replaced roof, removed tree and root structure that was a hazard, repaired walkway, and replaced missing front window.	



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PGM Year:	2020		
Project:	0003 - Improve Safety and Livability in Homes		
IDIS Activity:	123 - Homeowner Repair - 1588 W. Idaho		
Status:	Completed 9/30/2021 12:00:00 AM	Objective:	Create suitable living environments
Location:	1588 W Idaho Ct Meridian, ID 83642-2476	Outcome:	Availability/accessibility
		Matrix Code:	Rehab; Single-Unit Residential (14A)
		National Objective:	LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/22/2021

Description:

Replace roof and repair plumbing in bathroom.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC160006	\$13,640.00	\$13,640.00	\$13,640.00
Total	Total			\$13,640.00	\$13,640.00	\$13,640.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0
Female-headed Households:	1		0		1			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	Replaced roof, plumbing fixtures. Repaired plumbing.	



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PGM Year:	2020					
Project:	0003 - Improve Safety and Livability in Homes					
IDIS Activity:	124 - Homeowner Repair - 1405 NW 1st St					
Status:	Completed 9/30/2021 12:00:00 AM	Objective:	Create suitable living environments			
Location:	1405 NW 1st St Meridian, ID 83642-2207	Outcome:	Availability/accessibility			
		Matrix Code:	Rehab; Single-Unit Residential (14A)	National Objective:	LMH	

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/22/2021

Description:

Provide a new HVAC system, fix 2 doors that are sticking, and repair sink.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC160006	\$12,845.00	\$12,845.00	\$12,845.00
Total	Total			\$12,845.00	\$12,845.00	\$12,845.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0
Female-headed Households:	1		0		1			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	Replaced HVAC system, repaired two doors that were sticking, repaired downstairs sink.	



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PGM Year: 2019
Project: 0011 - CV-Administration
IDIS Activity: 125 - Admin - CV

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 08/04/2021

Description:

This project will have activities that relate to the administrative, planning, and technical assistance for the CDBG program for CV funding.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW160006	\$20,000.00	\$5,306.50	\$5,306.50
Total	Total			\$20,000.00	\$5,306.50	\$5,306.50

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

0



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Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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Total Funded Amount:	\$1,019,314.62
Total Drawn Thru Program Year:	\$634,042.48
Total Drawn In Program Year:	\$494,482.44

Attachment 3 – PR26 Financial Summary Report for PY20 Funding



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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	297,444.76
02 ENTITLEMENT GRANT	489,679.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	787,123.76

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	334,427.51
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	334,427.51
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	26,532.51
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	360,960.02
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	426,163.74

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	334,427.51
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	334,427.51
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2018 PY: 2019 PY: 2020
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	1,111,258.27
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	1,111,258.27
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	15,000.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	15,000.00
32 ENTITLEMENT GRANT	489,679.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	489,679.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	3.06%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	26,532.51
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	26,532.51
42 ENTITLEMENT GRANT	489,679.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	489,679.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	5.42%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	4	105	6440592	MMH/MMS Streetlights	03K	LMA	\$345.00
2019	4	105	6456016	MMH/MMS Streetlights	03K	LMA	\$446.00
2019	4	105	6482226	MMH/MMS Streetlights	03K	LMA	\$212.00
2019	4	105	6488147	MMH/MMS Streetlights	03K	LMA	\$318.00
2019	4	105	6502250	MMH/MMS Streetlights	03K	LMA	\$3,344.50
2019	4	105	6509805	MMH/MMS Streetlights	03K	LMA	\$91,686.00
2020	6	120	6554199	W. Chief Joseph Streetlights	03K	LMA	\$2,059.50
2020	6	120	6554201	W. Chief Joseph Streetlights	03K	LMA	\$655.50
					03K	Matrix Code	\$99,066.50
2019	5	110	6502302	Fairview Ave Sidewalk Connection	03L	LMA	\$3,790.00
2019	5	110	6517953	Fairview Ave Sidewalk Connection	03L	LMA	\$10,450.00
2019	5	110	6526621	Fairview Ave Sidewalk Connection	03L	LMA	\$40,375.00
2019	5	110	6539603	Fairview Ave Sidewalk Connection	03L	LMA	\$60,325.00
2019	5	110	6549807	Fairview Ave Sidewalk Connection	03L	LMA	\$14,526.09
					03L	Matrix Code	\$129,466.09
2020	2	117	6453798	Scholarships for Youth	05L	LMC	\$6,022.70
2020	2	117	6482198	Scholarships for Youth	05L	LMC	\$1,246.13
2020	2	117	6517945	Scholarships for Youth	05L	LMC	\$3,143.25
2020	2	117	6554202	Scholarships for Youth	05L	LMC	\$4,587.92
					05L	Matrix Code	\$15,000.00
2019	3	101	6454947	Homeownership Assistance	13B	LMH	\$514.14
2019	3	101	6462642	Homeownership Assistance	13B	LMH	\$432.96
2019	3	101	6549804	Homeownership Assistance	13B	LMH	\$33,657.36
2019	3	101	6562659	Homeownership Assistance	13B	LMH	\$270.60
					13B	Matrix Code	\$34,875.06
2020	3	122	6507783	Homeowner Repair - 1224 W. Kimra	14A	LMH	\$12,475.00
2020	3	122	6531957	Homeowner Repair - 1224 W. Kimra	14A	LMH	\$10,045.00
2020	3	122	6554476	Homeowner Repair - 1224 W. Kimra	14A	LMH	\$2,256.88
2020	3	123	6545339	Homeowner Repair - 1588 W. Idaho	14A	LMH	\$6,000.00
2020	3	123	6554476	Homeowner Repair - 1588 W. Idaho	14A	LMH	\$7,640.00
2020	3	124	6545339	Homeowner Repair - 1405 NW 1st St	14A	LMH	\$12,845.00
					14A	Matrix Code	\$51,261.88
2020	3	119	6482492	Homeowner Repair Admin	14H	LMH	\$35.25
2020	3	119	6493608	Homeowner Repair Admin	14H	LMH	\$141.00
2020	3	119	6507783	Homeowner Repair Admin	14H	LMH	\$141.00
2020	3	119	6517952	Homeowner Repair Admin	14H	LMH	\$599.25
2020	3	119	6531957	Homeowner Repair Admin	14H	LMH	\$1,163.25
2020	3	119	6545339	Homeowner Repair Admin	14H	LMH	\$867.30
2020	3	119	6554476	Homeowner Repair Admin	14H	LMH	\$1,810.93
					14H	Matrix Code	\$4,757.98
Total							\$334,427.51

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2020	2	117	6453798	No	Scholarships for Youth	B20MC160006	EN	05L	LMC	\$6,022.70
2020	2	117	6482198	No	Scholarships for Youth	B20MC160006	EN	05L	LMC	\$1,246.13
2020	2	117	6517945	No	Scholarships for Youth	B20MC160006	EN	05L	LMC	\$3,143.25
2020	2	117	6554202	No	Scholarships for Youth	B20MC160006	EN	05L	LMC	\$4,587.92
								05L	Matrix Code	\$15,000.00
				No	Activity to prevent, prepare for, and respond to Coronavirus					\$15,000.00
Total										\$15,000.00

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

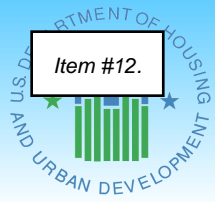


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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	9	114	6453824	Admin	21A		\$2,208.75
2020	9	114	6482197	Admin	21A		\$17,508.18
2020	9	114	6517955	Admin	21A		\$1,188.77
2020	9	114	6546172	Admin	21A		\$1,886.81
2020	9	114	6554209	Admin	21A		\$710.00
					21A	Matrix Code	\$23,502.51
2020	10	115	6545350	Fair Housing	21D		\$3,030.00
					21D	Matrix Code	\$3,030.00
Total							\$26,532.51

Attachment 4 – PR26 Financial Summary Report for CDBG-CV Funding



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PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	542,303.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	542,303.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	141,911.96
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	5,306.50
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	147,218.46
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	395,084.54

PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	141,911.96
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	141,911.96
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	141,911.96
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	141,911.96
17 CDBG-CV GRANT	542,303.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	26.17%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	5,306.50
20 CDBG-CV GRANT	542,303.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	0.98%



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LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

Report returned no data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

Report returned no data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	10	111	6404608	Allumbaugh House CV	05F	LMC	\$1,136.74
			6427901	Allumbaugh House CV	05F	LMC	\$1,284.00
			6427902	Allumbaugh House CV	05F	LMC	\$1,105.47
			6442590	Allumbaugh House CV	05F	LMC	\$831.36
			6450706	Allumbaugh House CV	05F	LMC	\$789.21
			6455007	Allumbaugh House CV	05F	LMC	\$362.37
			6469247	Allumbaugh House CV	05F	LMC	\$438.62
			6472326	Allumbaugh House CV	05F	LMC	\$140.33
			6486979	Allumbaugh House CV	05F	LMC	\$106.59
		112	6434374	Emergency Rental Assistance CV	05Q	LMC	\$764.76
			6440598	Emergency Rental Assistance CV	05Q	LMC	\$3,573.56
			6450703	Emergency Rental Assistance CV	05Q	LMC	\$1,923.56
			6462654	Emergency Rental Assistance CV	05Q	LMC	\$498.08
			6472321	Emergency Rental Assistance CV	05Q	LMC	\$5,307.32
			6482208	Emergency Rental Assistance CV	05Q	LMC	\$7,543.48
			6507956	Emergency Rental Assistance CV	05Q	LMC	\$5,770.71
			6517950	Emergency Rental Assistance CV	05Q	LMC	\$4,195.00
			6531933	Emergency Rental Assistance CV	05Q	LMC	\$3,732.00
			6549668	Emergency Rental Assistance CV	05Q	LMC	\$2,941.53
		113	6421697	Mortgage Assistance CV	05Q	LMC	\$3,652.83
			6425005	Mortgage Assistance CV	05Q	LMC	\$6,517.00
			6434352	Mortgage Assistance CV	05Q	LMC	\$108.65
			6442601	Mortgage Assistance CV	05Q	LMC	\$7.21
			6453808	Mortgage Assistance CV	05Q	LMC	\$1,123.90
			6462659	Mortgage Assistance CV	05Q	LMC	\$3,595.70
			6472839	Mortgage Assistance CV	05Q	LMC	\$11,066.36
			6482210	Mortgage Assistance CV	05Q	LMC	\$18,296.23
			6493606	Mortgage Assistance CV	05Q	LMC	\$7,111.05
			6507962	Mortgage Assistance CV	05Q	LMC	\$17,581.07
			6517949	Mortgage Assistance CV	05Q	LMC	\$3,289.50
			6531941	Mortgage Assistance CV	05Q	LMC	\$10,660.83
			6549665	Mortgage Assistance CV	05Q	LMC	\$3,184.74
			6554469	Mortgage Assistance CV	05Q	LMC	\$13,272.20
Total							\$141,911.96

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	10	111	6404608	Allumbaugh House CV	05F	LMC	\$1,136.74
			6427901	Allumbaugh House CV	05F	LMC	\$1,284.00
			6427902	Allumbaugh House CV	05F	LMC	\$1,105.47
			6442590	Allumbaugh House CV	05F	LMC	\$831.36
			6450706	Allumbaugh House CV	05F	LMC	\$789.21
			6455007	Allumbaugh House CV	05F	LMC	\$362.37
			6469247	Allumbaugh House CV	05F	LMC	\$438.62
			6472326	Allumbaugh House CV	05F	LMC	\$140.33
			6486979	Allumbaugh House CV	05F	LMC	
		112	6434374	Emergency Rental Assistance CV	05Q	LMC	
			6440598	Emergency Rental Assistance CV	05Q	LMC	



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	10	112	6450703	Emergency Rental Assistance CV	05Q	LMC	\$1,923.56
			6462654	Emergency Rental Assistance CV	05Q	LMC	\$498.08
			6472321	Emergency Rental Assistance CV	05Q	LMC	\$5,307.32
			6482208	Emergency Rental Assistance CV	05Q	LMC	\$7,543.48
			6507956	Emergency Rental Assistance CV	05Q	LMC	\$5,770.71
			6517950	Emergency Rental Assistance CV	05Q	LMC	\$4,195.00
			6531933	Emergency Rental Assistance CV	05Q	LMC	\$3,732.00
			6549668	Emergency Rental Assistance CV	05Q	LMC	\$2,941.53
		113	6421697	Mortgage Assistance CV	05Q	LMC	\$3,652.83
			6425005	Mortgage Assistance CV	05Q	LMC	\$6,517.00
			6434352	Mortgage Assistance CV	05Q	LMC	\$108.65
			6442601	Mortgage Assistance CV	05Q	LMC	\$7.21
			6453808	Mortgage Assistance CV	05Q	LMC	\$1,123.90
			6462659	Mortgage Assistance CV	05Q	LMC	\$3,595.70
			6472839	Mortgage Assistance CV	05Q	LMC	\$11,066.36
			6482210	Mortgage Assistance CV	05Q	LMC	\$18,296.23
			6493606	Mortgage Assistance CV	05Q	LMC	\$7,111.05
			6507962	Mortgage Assistance CV	05Q	LMC	\$17,581.07
			6517949	Mortgage Assistance CV	05Q	LMC	\$3,289.50
			6531941	Mortgage Assistance CV	05Q	LMC	\$10,660.83
			6549665	Mortgage Assistance CV	05Q	LMC	\$3,184.74
			6554469	Mortgage Assistance CV	05Q	LMC	\$13,272.20
Total							\$141,911.96

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	11	125	6545365	Admin - CV	21A		\$3,510.50
			6554208	Admin - CV	21A		\$1,796.00
Total							\$5,306.50

Attachment 5 – PR26 Activity Summary

PR26 - Activity Summary by Selected Grant
Date Generated: 11/22/2021
Grantee: MERIDIAN
Grant Year: 2020, 2019
Formula and Competitive Grants only, CARES Act Grants only

Total Grant Amount for 2020 Grant year = \$542,303.00														
State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity to prevent, prepare for, and respond to Coronavirus	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected Grant/Grant	Total CDBG Funded Amount (All Years All Sources)	Total CDBG Drawn Amount (All Years All Sources)
ID	MERIDIAN	2020	B20MC160006	Administrative And Planning	21A		114	No	Completed	\$23,502.51	\$23,502.51		\$23,502.51	\$23,502.51
ID	MERIDIAN	2020	B20MC160006	Administrative And Planning	21A		125	Yes	Open	\$0.00	\$0.00		\$0.00	
ID	MERIDIAN	2020	B20MC160006	Administrative And Planning	21D		115	No	Completed	\$3,030.00	\$3,030.00		\$3,030.00	\$3,030.00
ID	MERIDIAN	2020	B20MW160006	Administrative And Planning	21A		125	Yes	Open	\$20,000.00	\$5,306.50		\$20,000.00	\$5,306.50
				Total Administrative And Planning						\$46,532.51	\$31,839.01	5.87%	\$46,532.51	\$31,839.01
ID	MERIDIAN	2020	B20MC160006	Housing	14A	LMH	122	No	Completed	\$24,776.88	\$24,776.88		\$24,776.88	\$24,776.88
ID	MERIDIAN	2020	B20MC160006	Housing	14A	LMH	123	No	Completed	\$13,640.00	\$13,640.00		\$13,640.00	\$13,640.00
ID	MERIDIAN	2020	B20MC160006	Housing	14A	LMH	124	No	Completed	\$12,845.00	\$12,845.00		\$12,845.00	\$12,845.00
ID	MERIDIAN	2020	B20MC160006	Housing	14H	LMH	119	No	Completed	\$4,757.98	\$4,757.98		\$4,757.98	\$4,757.98
				Total Housing						\$56,019.86	\$56,019.86	11.44%	\$56,019.86	\$56,019.86
ID	MERIDIAN	2020	B20MC160006	Public Improvements	03K	LMA	120	No	Open	\$109,447.50	\$0.00		\$114,864.00	\$2,715.00
ID	MERIDIAN	2020	B20MC160006	Public Improvements	03L	LMA	110	No	Open	\$118,353.24	\$0.00		\$380,000.00	\$235,436.09
				Total Public Improvements						\$227,800.74	\$0.00	0.00%	\$494,864.00	\$238,151.09
ID	MERIDIAN	2020	B20MC160006	Public Services	05L	LMC	117	No	Completed	\$15,000.00	\$15,000.00		\$15,000.00	\$15,000.00
ID	MERIDIAN	2020	B20MW160006	Public Services	05F	LMC	111	Yes	Completed	\$6,194.69	\$6,194.69		\$6,194.69	\$6,194.69
ID	MERIDIAN	2020	B20MW160006	Public Services	05Q	LMC	112	Yes	Completed	\$36,250.00	\$36,250.00		\$36,250.00	\$36,250.00
ID	MERIDIAN	2020	B20MW160006	Public Services	05Q	LMC	113	Yes	Open	\$213,333.00	\$99,467.27		\$213,333.00	\$99,467.27
				Total Public Services						\$270,777.69	\$156,911.96	28.93%	\$270,777.69	\$156,911.96
				CARES Related Public Services						\$255,777.69	\$141,911.96	26.17%	\$255,777.69	\$141,911.96
				Non CARES Related Public Services						\$15,000.00	\$15,000.00	3.06%	\$15,000.00	\$15,000.00
				Total 2020						\$601,130.80	\$244,770.83	45.14%	\$868,194.06	\$482,921.92

Total Grant Amount for 2019 Grant year = \$424,162.00														
State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity to prevent, prepare for, and	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected	Total CDBG Funded Amount	Total CDBG Drawn Amount

								respond to Coronavirus				Grant/Grant	(All Years All Sources)	(All Years All Sources)
ID	MERIDIAN	2019	B19MC160006	Administrative And Planning	21A		102	No	Completed	\$21,622.95	\$21,622.95		\$21,622.95	\$21,622.95
ID	MERIDIAN	2019	B19MC160006	Administrative And Planning	21D		109	No	Completed	\$9,951.00	\$9,951.00		\$9,951.00	\$9,951.00
				Total Administrative And Planning						\$31,573.95	\$31,573.95	7.44%	\$31,573.95	\$31,573.95
ID	MERIDIAN	2019	B19MC160006	Housing	13B	LMH	101	No	Completed	\$34,875.06	\$34,875.06		\$34,875.06	\$34,875.06
				Total Housing						\$34,875.06	\$34,875.06	8.22%	\$34,875.06	\$34,875.06
ID	MERIDIAN	2019	B19MC160006	Public Improvements	03K	LMA	105	No	Completed	\$116,245.50	\$116,245.50		\$116,245.50	\$116,245.50
ID	MERIDIAN	2019	B19MC160006	Public Improvements	03K	LMA	120	No	Open	\$5,416.50	\$2,715.00		\$114,864.00	\$2,715.00
ID	MERIDIAN	2019	B19MC160006	Public Improvements	03L	LMA	110	No	Open	\$190,292.93	\$164,082.26		\$380,000.00	\$235,436.09
				Total Public Improvements						\$311,954.93	\$283,042.76	66.73%	\$611,109.50	\$354,396.59
ID	MERIDIAN	2019	B19MC160006	Public Services	05L	LMC	103	No	Completed	\$12,818.14	\$12,818.14		\$12,818.14	\$12,818.14
ID	MERIDIAN	2019	B19MC160006	Public Services	05Q	LMC	104	No	Completed	\$3,314.98	\$3,314.98		\$3,314.98	\$3,314.98
ID	MERIDIAN	2019	B19MC160006	Public Services	05Q	LMC	106	No	Completed	\$24,500.00	\$24,500.00		\$24,500.00	\$24,500.00
				Non CARES Related Public Services						\$40,633.12	\$40,633.12	9.58%	\$40,633.12	\$40,633.12
				Total 2019						\$419,037.06	\$390,124.89	91.98%	\$718,191.63	\$461,478.72
				Grand Total						\$1,020,167.86	\$634,895.72	43.60%	\$1,586,385.69	\$944,400.64

Attachment 6 – Resolution

To be included when it is approved.



AGENDA ITEM

ITEM TOPIC: City of Meridian Financial Report - November 2021

CITY of MERIDIAN

FINANCE REPORT

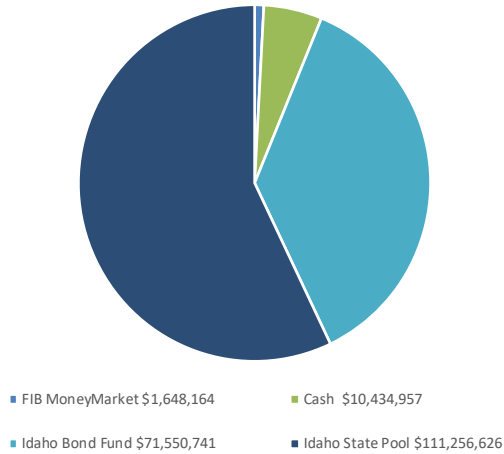
November 2021 - FY22

Report	PAGE #
Investment Graphs	2
Fund Balance	3

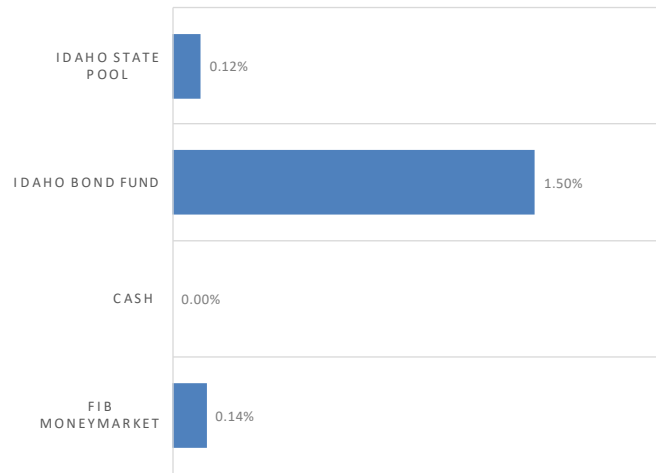




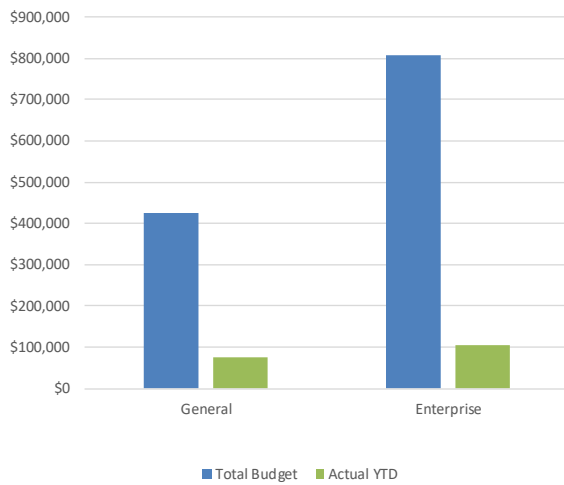
City of Meridian Investment Portfolio



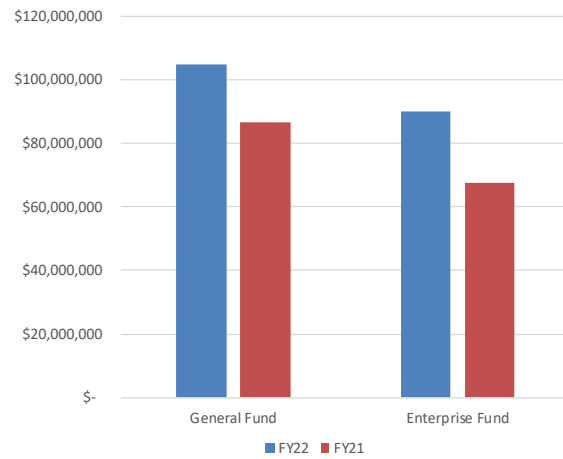
CITY OF MERIDIAN INVESTMENT PORTFOLIO YIELD BY INVESTMENT TYPE



City of Meridian Interest/Investment Income by Major Fund



City of Meridian Cash/Investments Balance by Major Fund

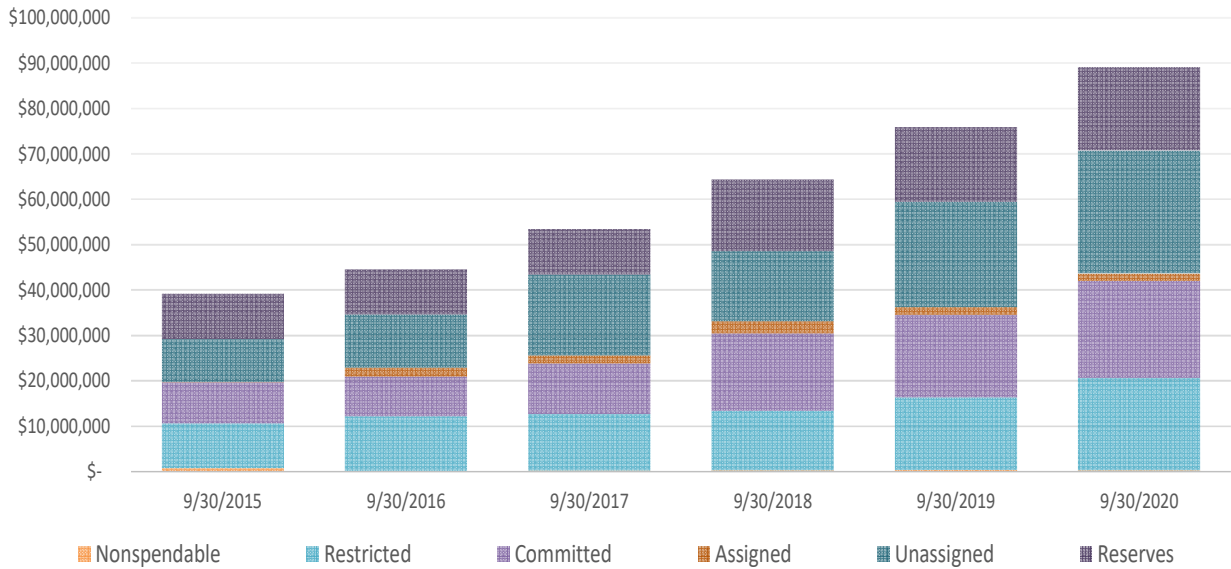


FINANCE REPORT

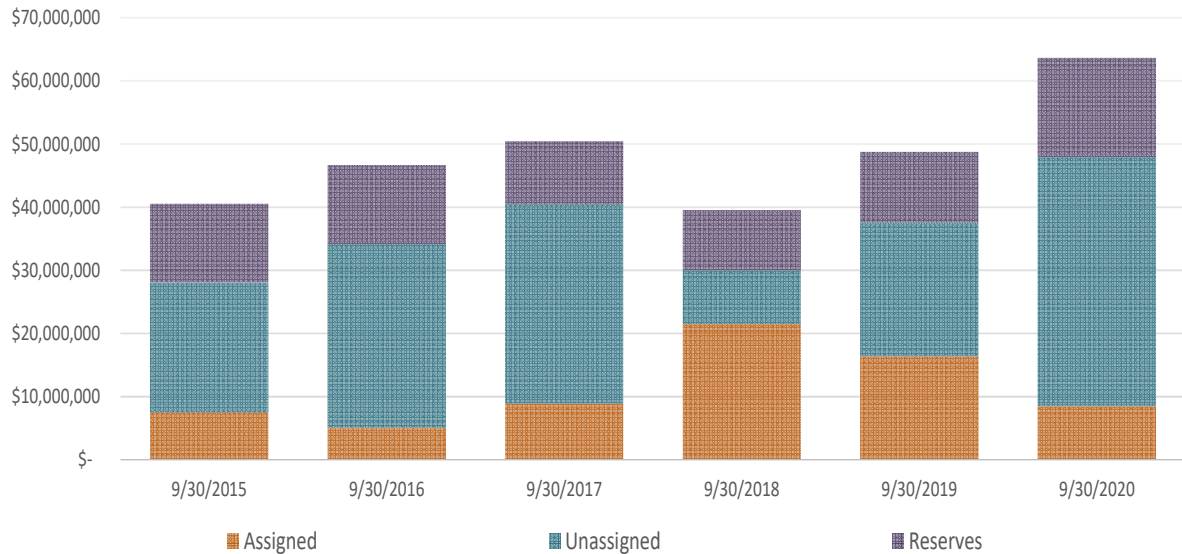
November 2021 - FY22



GENERAL FUND BALANCE ALLOCATIONS



ENTERPRISE FUND BALANCE ALLOCATIONS





AGENDA ITEM

ITEM TOPIC: Police Department: Fiscal Year 2022 Budget Amendment in the Amount of (\$20,200.00) for Alive at 25 Grant Funding



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Police Department

Meeting Date: December 21, 2021

Presenter: Lt. Shawn Harper

Estimated Time: 10 Min

Topic: Alive @ 25 Grant Funding

Recommended Council Action:

Requesting Spend Authority of \$11,000 overtime wages to instruct Alive at 25 classes to the Meridian area youth/young adults. An Additional \$2,000 for posters and workbooks.

Background:

This provides public safety via dedicated instruction of the Alive at 25 class.

City of Meridian FY2022 Budget Amendment Form

Personnel Costs

Full Time Equivalent (FTE): _____

Fund#	Dept.#	G/L#	Proj.#	G/L# Description	Total
20	2123	41200	5023	Wages	
20	2123	41206	5023	PT/Seasonal Wages	
20	2123	41210	5023	Overtime	\$ 11,000
20	2123	41304	5023	Uniform Allowance	
20	2123	42021	5023	FICA	
20	2123	42022	5023	PERSI	
20	2123	42023	5023	Worker's Comp	
20	2123	42025	5023	Employee Insurance	\$ -

Total Personnel Costs \$ 11,000

Operating Expenditures

Fund#	Dept.#	G/L#	Proj.#	G/L# Description	One-Time	On-Going	Total
20	2123	57400	5023	Printing & Binding	\$ 2,000		\$ 2,000
20	2123		5023				\$ -
20	2123		5023				\$ -
20	2123		5023				\$ -
20	2123		5023				\$ -
20	2123		5023				\$ -
20	2123		5023				\$ -
20	2123		5023				\$ -
20	2123		5023				\$ -
20	2123		5023				\$ -
20	2123		5023				\$ -
20	2123		5023				\$ -
20	2123		5023				\$ -
20	2123		5023				\$ -

Total Operating Expenditures \$ 2,000 \$ - \$ 2,000

Capital Outlay

Fund#	Dept.#	G/L#	Proj.#	G/L# Description	Total
20	2123		5023		
20	2123		5023		
20	2123		5023		
20	2123		5023		
20	2123		5023		
20	2123		5023		

Total Capital Outlay \$ -

Revenue/Donations

Fund#	Dept.#	G/L#	Proj.#	G/L# Description	Total
20	2123	33100	5023	Grant Revenue	\$ 33,200
20	2123		5023		
20	2123		5023		

Total Revenue/Donations \$ 33,200



Please only complete the fields highlighted in Orange.

Amendment Details

Title: Police Dept - Alive @ 25 Grant Funding

Department Name: Police

Presenting Department Name: Police

Department #: 2123

Primary Funding Source: 20

CIP#: n/a

Project #: 5023

Is this for an Emergency? ☐ Yes ☒ NoNew Level of Service? ☐ Yes ☒ No

Clerks Office Stamp

Date of Council Approval _____

Acknowledgement

Date

11/15/21

Department Director

APPROVED

By Todd Lavoie at 10:38 am, Nov 17, 2021

BP 11/17/21

Chief Financial Officer

Approved Luke Cavener 9:54 am 12/14/2021

Council Liaison

12-14-21

Mayor

Total Amendment Request \$ (20,200)

Total Amendment Cost - Lifetime

City of Meridian FY2022 Budget Amendment Form

	Prior Year(s) Funding	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Department Name: <u>Police</u>
							Title: <u>Police Dept - Alive @ 25 Grant Funding</u>
Personnel		\$ 11,000		\$ -	\$ -	\$ -	Instructions for Submitting Budget Amendments: ➤ Department will send Amendment with Directors signature to Finance (Budget Analyst) for review ➤ Finance will send Amendment to Council Liaison for signature ➤ Council Liaison will send signed Amendment to Mayor ➤ Mayor will send signed Amendment to Finance (Budget Analyst)
Operating		\$ 2,000	\$ -	\$ -	\$ -	\$ -	
Capital		\$ -					
Total	\$ -	\$ 13,000	\$ -	\$ -	\$ -	\$ -	
Total Estimated Project Cost: \$ 13,000							

Evaluation Questions

Please answer all Evaluation Questions using the financial data referenced above.

1. Describe what is being requested?

Spend Authority of \$11,000 overtime wages to instruct Alive at 25 classes to Meridian area youth/young adults. Approximately \$20,000 of the wages to be reimbursed by Office of Highway Safety is covered via budgeted wages. The requested \$11K for overtime wages is to cover the additional overtime incurred by the City for Saturday/non work day classes held. Additional \$2000 for printing posters of emphasized workbook themes - these bring a focus to critical reference material during class. This is annual grant funding by the Office of Highway Safety.

2. Why was this budget request not submitted during the current fiscal year budget cycle?

The grant award occurred after the FY22 budget cycle was completed.

3. What is the explanation for not submitting this budget request during the next fiscal year budget cycle?

Grant funding is for FY 2022 Oct 1 - Sep 30 2022 and cannot wait until the next budget cycle without losing the grant funding.

4. Describe the proposed method of funding? If funding is split between Funds (i.e. General, Enterprise, Grant), please include the percentage split. List the amounts and sources of anticipated additional revenue that will result from approval of this request.

Grant funding from Office of Highway Safety through ITD.

5. Does this request align with the Department/City's strategic plan? If not, please explain how this request was not included in the Department/City strategic plan?

yes, continue to provide public safety via dedicated instruction of the Alive st 25 class to Meridian youth/young adults.

6. Does this request require resources to be provided by other departments? If yes, please describe the necessary resources to be provided by other departments.

no

7. Does this Amendment include any needed Equipment or Software that will utilize the City's network? (Yes or No)

no

8. Is the amendment going to result in the disposal of an asset? (Yes or No)

no

9. Any additional comments?

Total Amendment Request \$ (20,200)

Every effort should be made to avoid reopening the budget for an amendment. Departments will need to provide back up and appear before the City Council to justify budget amendments. Budget amendments are intended for emergency or mandatory changes to the original balanced budget. Changes to the original balanced budget may cause a funding shortfall.

MEMORANDUM OF UNDERSTANDING
Between
IDAHO TRANSPORTATION DEPARTMENT, OFFICE OF HIGHWAY SAFETY
And
THE MERIDIAN POLICE DEPARTMENT

PURPOSE:

The purpose of this Memorandum of Understanding (MOU) is to formalize a cooperative relationship to increase the number of new students completing the Alive at 25 classes each consecutive year between the Idaho Transportation Department, Office of Highway Safety (ITD/OHS) and the Meridian Police Department with principal offices located at 1401 E Watertower St, Meridian, ID 83642.

ITD/OHS provides young adult drivers an educational opportunity to become a more defensive driver. The goal is to increase the number of new students completing the Alive at 25 classes each consecutive year by having certified law enforcement present Alive at 25 (Alive at 25) classes to those 15-24 years of age. These efforts are directed to eliminate deaths and serious injuries of youthful drivers. Interactive discussions, videos and role playing teach young adults about traffic safety topics relating to unanticipated events of driving, becoming more aware and responsible as drivers, and understanding the Collision Formula: recognize the hazard, understand the defense, and act correctly, in time.

AUTHORITY:

The authority for ITD to enter into this MOU include, but are not limited to the following: Idaho Code Section 67-2326 through 67-2333 and 67-2339, and any other provisions of state or federal law or regulation directly pertaining to this memorandum.

RESPONSIBILITIES AND PROCEDURES:**Meridian Police Department Shall:**

1. Complete, sign, scan and submit the signed Agreement to ITD;
2. Maintain National Safety Council current instructor certification:
 - a. All instructors shall be certified by the National Safety Council;
 - b. All instructors shall present a minimum of 2 classes per year;
 - c. Complete Alive at 25 mandatory curriculum update training; and
 - d. Instructors shall maintain current employment with the Meridian Police Department, and be in good standing.
3. Submit reimbursement claims in WebCARS within one month of completion of the course.
4. Instructor shall be evaluated by the OHS Alive@25 coordinator one time every three years.
5. Promote the Alive at 25 Program to young adult drivers, their parents, prosecutors and judges, law enforcement colleagues, and within the local and surrounding communities.
6. Agency shall encourage instructor involvement with young adults in local community youth groups and area schools for events, conferences and activities. Such involvement shall focus on responsible traffic safety of drivers and passengers.

Class requirements are as follows:

1. The primary instructor shall be the responsible party for scheduling the class on the Alive at 25 website, printing the Certificates of Completion and closing a class.
2. Classes shall be held for 4.5 hours to provide adequate time for all required NSC and CSPFF approved curriculum.
3. Utilize the Alive at 25 website for setting up all classes, updating student enrollments, printing certificates of completion and closing the class.
4. All students shall use the <https://aliveat25.us> website to register for classes.
5. Classes shall not be set up for other instructors unless written permission has been provided by the Alive at 25 Program Coordinator.
6. Classes shall have no more than 30 students attending the class unless the Alive at 25 Program Coordinator provides prior written approval. The minimum number recommended for a class is 8 students with one instructor, 12 with two instructors; however if at least 5 students have registered, one instructor may seek Alive at 25 Program Coordinator written approval to offer the class.
7. Classes shall not be cancelled unless absolutely necessary. Every effort shall be made by the primary instructor to find a replacement instructor, if unable to attend a scheduled class.
8. Notify the Alive at 25 Program Coordinator if you are unable to find a replacement instructor, who will attempt to find a replacement instructor.
9. If a class is changed or cancelled, the primary instructor shall contact via email, text or telephone message, each registered student to ensure the student is notified of the cancellation and provided the opportunity to be placed in another class. Failure to comply may result in the termination of this Agreement.
10. Present a professional image and demeanor at all times. Instructors shall not engage in any activities that may offend or harass any student for any reason.
11. Police uniforms and or visible duty weapons are highly discouraged. It has been determined that police uniforms can create barriers to learning.
 - a. If a uniform is worn, the instructor shall have prior Agency approval.
 - b. Instructor dress shall be clean, neat and professional.
12. Request class location set up on the Alive at 25 website by emailing the Alive at 25 Program Coordinator. Include the location address, city, zip code, contact name, and telephone number responsible for the class, if different from the instructor.
13. Instructors are responsible for the care and maintenance of all equipment, course products and videos which have been funded by the OHS and issued by the CSPFF and NSC to the Agency:
 - a. For DVD replacement due to normal wear, the Agency shall notify the Alive at 25 Program Coordinator.
 - b. The Agency shall reimburse the CSPFF the current replacement cost for any materials lost, damaged (not including normal wear and use), or stolen due to negligence. Notify the Alive at 25 Program Coordinator of the loss or damage. For stolen property, the Agency shall complete a police report for the stolen property and submit a copy of the report to the Alive at 25 Program Coordinator.

ITD/OHS SHALL:

1. Reimburse Agency as follows:
 - Primary Instructors = a stipend of \$350 for 4.5 hours of instruction and all other administrative tasks involved in setting up a class, printing and providing certificates to students, and closing a class. Instructors shall participate throughout the 4.5 hours.
 - Secondary Instructors = a stipend of \$300 for 4.5 hours for class sizes of 12 to 30 students, and shall team instruct throughout the 4.5 hours.

2. All stipend compensation claims shall be certified as to:
 - a. Name(s) of instructor(s);
 - b. 4.5 hours for each class with hours over 4.5 documented as a total;
 - c. Number of students completing the class; and
 - d. Submitted via the electronic reimbursement system for Alive at 25 on WebCARS known as "e Alive at 25".
 - e. All stipend compensation claims, documentation and reports shall be submitted monthly. **Final stipend compensation claims** shall be submitted no later than **July 30** each state fiscal year, or **claims may not be reimbursed**.
 - f. OHS does not reimburse for vehicle mileage, equipment or supplies used in presenting the Alive at 25 classes, unless otherwise approved by the Alive at 25 Program Coordinator.
3. Provide statewide coordination of the Alive at 25 Program by the Alive at 25 Program Coordinator or designee.
3. Provide the Instructor with Alive at 25 Course Guides and Certificates of Completion.
4. Pay the National Safety Council annual dues for each certified instructor.

ASSURANCES, REQUIREMENTS, TERMS, CONDITIONS AND LIMITATIONS

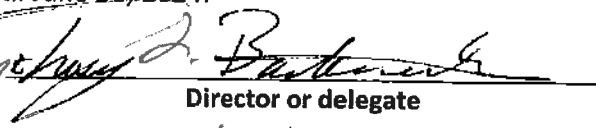
1. Code of Conduct: No employee, officer, or agent of the Agency shall participate in the selection, award or administration of a contract supported by grant funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when any of the following have a financial or other interest in the firm selected for award:
 - o The employee, officer or agent.
 - o Any member of his or her immediate family.
 - o His or her partner.
 - o An organization which employs, or is about to employ any of the above-listed.
 - a. Instructors shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements.
 - b. Agency guarantees there is no entry into any form of collusion with anyone or involving any form of payment, dependent upon or resulting from the award of this contract or subcontract(s).
2. Conferences, Inspection of Work, Grant Monitoring: Conferences may be held at the request of either party to this Agreement. A representative of OHS and/or the Idaho Transportation Department can visit the site for the purpose of inspection and/or assessment of work being performed at any time.
3. Travel: Travel for approved training, the Highway Safety Summit or out-of-state travel shall conform to ITD policies and procedures. Allowable reimbursements cannot be greater than those authorized for state employees, and reimbursements shall be made to the Agency for grant project travel. ITD policy requires economical and practical modes of travel, lodging, as well as moderate dining, reimbursed at state approved rates.
4. Personally Identifiable Information (PII). Pursuant to this Agreement, the Agency may collect or the State may disclose to the Agency, Personally Identifiable Information (PII), which the State has in conformance with Title 49, Chapter 2 Idaho Code and the Federal Driver Privacy Protection Act, regards as confidential. PII is information that identifies an individual, including, but not limited to, an individual's photograph, social security number, driver identification number, name, address, telephone number, and any medical or disability information. PII shall belong solely to the State, and the Instructor shall use such information only in the performance of its services under this grant. The Instructor shall not disclose PII to any third party except with the State's prior written consent, or under a valid order of a court or governmental agency of competent jurisdiction, and then only upon

timely notice to the State. The State may require the Instructor's officers, employees, agents or subcontractors agree in writing to the obligations contained in this section. All PII shall be returned to the State within twenty (20) working days of termination of this Agreement. The confidentiality obligation contained in this section shall survive termination of this grant. The Instructor shall notify the State within 24 hours of any loss, theft or inadvertent disclosure of PII.

5. Agency Point of Contact: The person preparing and submitting reports and reimbursement claims is (NAME, TITLE, telephone, Fax, email, physical address and warrant mailing address)
6. Responsibility for Claims and Liability: Agency or Instructors shall be required to save and hold harmless OHS/ITD from all claims and/or liability due to the negligent acts of Instructor or Instructor's subcontractor(s), agents, or employee(s).
7. Future Funding: Failure to comply with any of the terms of this Agreement may jeopardize the agency in receiving future funding from OHS.
8. Indemnification: Agency or Instructor agrees to indemnify, defend and hold harmless ITD, its officers, agents, employees from and against any and all claims, suits, losses, damages or costs, including reasonable attorney's fees, arising from or by the use of any grant including but not limited to the Alive at 25 grant.
9. Dispute Resolution: Any dispute, disagreement or question of fact concerning this Agreement shall be decided by the OHS Highway Safety Manager. The decision shall be in writing and shall be distributed to the parties concerned. If the Agency disagrees with the decision by the OHS Highway Safety Manager, the decision may be appealed to the Director of the Idaho Transportation Department. The appeal must be made in writing within 30 days of the OHS decision, and served by certified mail.
10. Entire Agreement: This Agreement, including any attachments, constitute the entire Agreement between the parties on the subject matter hereof. There are no understandings, agreements, or representations (oral or written), not specified herein regarding this Agreement. Any amendments to this Agreement shall be in writing.
11. Contract Term: shall be July 1, 2021 through June 30, 2024, three year agreement.
12. Future Appropriations: Nothing in the Agreement between ITD and Meridian Police Department shall be construed as limiting or expanding the statutory or regulatory responsibilities of any involved Instructor or individual in performing functions granted to them by law; or as requiring either entity to expend any sum in excess of its respective appropriation. Each and every provision of this Agreement is subject to the laws and regulations of the State of Idaho and of the United States.
13. Termination: Either party may terminate this Agreement upon 30 days written notice to the other party. In the event of termination of this Agreement, the terminating party shall be liable for the performance rendered prior to the effective date of termination.

IN WITNESS WHEREOF, PARTIES HAVE EXECUTED THIS AGREEMENT.

This agreement is in effect from date of signature until June 30, 2024.

<u>Meridian Police Department</u> By Printed Name of Law Enforcement Agency	 Director or delegate
<u>Chief Tracy Basterrechea</u> Printed Law Enforcement Agency Representative	<u>7/21/21</u> Effective Date
<u>John Sandoz</u> Agency Representative Signature	

Alive @ 25 calculation for Budget Amendment

Stipend per class:	Classes per month:	Monthly Reimb.	Annual Reimb:
Primary	\$350		
Secondary	<u>\$300</u>		
	<u>\$650</u>	4 \$ 2,600.00	\$ 31,200.00

Karen Wooddell

From: Tabitha Smith <Tabitha.Smith@itd.idaho.gov>
Sent: Tuesday, October 12, 2021 10:18 AM
To: Karen Wooddell
Subject: RE: [EXTERNAL] Fully executed Alive @ 25 agreement

External Sender - Please use caution with links or attachments.

Good morning, Karen!

Sorry for the delay in responding! To answer your questions....

- 1.) There is no set dollar amount with the agreement/funding, other than the amounts for primary/secondary per class. As of right now, no agency is limited in the number of courses they offer. I will notify all agencies if we need to start cutting back on the number of courses offered.
- 2.) I think printing posters out would be great. I'm happy to either have them printed in our print shop or reimburse anything you decide to have printed. I don't really have the bandwidth to *design* anything at the moment, but if Meridian PD already has a file, I can easily send it to print. 😊

Hope that answers your questions! I'm popping in and out of email this week, as I'm at a conference tomorrow through Saturday, but I'll check in as I find availability! 😊

Best,
Tabitha

From: Karen Wooddell <kwooddell@meridiancity.org>
Sent: Thursday, October 7, 2021 4:13 PM
To: Tabitha Smith <Tabitha.Smith@itd.idaho.gov>
Cc: Karen Wooddell <kwooddell@meridiancity.org>
Subject: RE: [EXTERNAL] Fully executed Alive @ 25 agreement

One more question 😊 Is there a set dollar amount with this agreement/funding? Meridian PD's plan is 4 class a month - that would equate to \$31,200.00 for the year. Is that acceptable?

Also, Sgt. Gonzales mentioned the idea of printing poster board sized tools to help set the important points better for the students - is that something that can be funded?

Thanks Tabitha!

Karen Wooddell | Accountant

City of Meridian | Finance

33 E. Broadway Ave., Meridian, Idaho 83642

Phone: 208-489-0421



The Finance Department – Where Everyone COUNTS!

All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

From: Tabitha Smith <Tabitha.Smith@itd.idaho.gov>
Sent: Thursday, October 7, 2021 2:48 PM
To: Karen Wooddell <kwooddell@meridiancity.org>
Subject: RE: [EXTERNAL] Fully executed Alive @ 25 agreement

External Sender - Please use caution with links or attachments.

Hi Karen,

Of course! Attached! ☺ Let me know if you need anything else!

Best,
Tabitha

From: Karen Wooddell <kwooddell@meridiancity.org>
Sent: Thursday, October 7, 2021 1:14 PM
To: Tabitha Smith <Tabitha.Smith@itd.idaho.gov>
Cc: Karen Wooddell <kwooddell@meridiancity.org>
Subject: [EXTERNAL] Fully executed Alive @ 25 agreement

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
Hi Tabitha -

I can't seem to locate a fully executed Alive @ 25 agreement from ITD/OHS - Would you please send me one?

Item #14.

Thank you!

Karen

Karen Wooddell | Accountant

City of Meridian | Finance

33 E. Broadway Ave., Meridian, Idaho 83642

Phone: 208-489-0421



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AGENDA ITEM

ITEM TOPIC: Mayor's Office: Strategic Plan Execution Update



December 15, 2021

MEMORANDUM

TO: Mayor Robert E Simison, City Council

FROM: Vincent Koontz – Strategic Performance Analyst

RE: 2021-2025 Strategic Plan – 2021 Execution Update

Background:

This memo summarizes the work our departments have performed during 2021 toward advancing the adopted Focus Areas and Goals of the 2021-2025 Strategic Plan. I will provide a presentation to City Council on December 21st 2021 highlighting some of these key projects and answer any additional questions you might have.

With our presentations and updates to Council we have presented the strategies that define the work of departments, how staff engage with Council, and how staff communicate during the execution phase of the plan. Additionally, discussions have highlighted key topics and areas that the departments will likely be engaging with Council, particularly areas that need budget and policy input from the Council.

Current Status and Next Steps:

Departments have completed key work during the 2021 plan period outlined below by Focus Area and Strategic Goal. The following captures key accomplishments that have occurred during 2021. Some accomplishments represent ongoing work and updates will continue throughout 2022 as progress continues.

Area: Responsible Growth

Meridian will responsibly promote growth that enhances its long-term comprehensive vision and prioritizes infill development. We will encourage affordable, diverse housing options and high-quality communities.

Strategic Goals:

Prioritize investment of city infrastructure and encourage road and school facilities in identified areas to grow responsibly and maximize the delivery of city services.

Public Works

- Development Master Plans
 - Revisions to the NW Sewer Phasing plan has been updated and SW Meridian phase plan is in progress.
- Prioritizing and Ranking City Infrastructure
 - PW Rate model has been updated with FY22 budget numbers
 - Rate model is currently balanced for solvency in the 10-year CFP with reserves in place.

Implement the goals in the community's Comprehensive Plan to ensure orderly development.

Parks

- Parks Master Plan
 - Strategic Kick Off was completed in October 2021, significant stakeholder engagement has occurred and a survey to gain valuable data from our citizens has begun and will provide feedback on the plan.

Planning

- Fields Sub Area Plan
 - Fields District Sub Area approved. Provides guidance around community character, investment and desired growth in this key area in NW Meridian.

Utilize impact fees, cooperative agreements, urban renewal districts and other tools to ensure that development pays its proportionate share of services impacts.

Economic Development

- Linder District
 - District approved by City Council, Ada County and ACHD to assist funding the Linder Overpass and sewer improvements for areas north of Overland.

Apply design standards and ordinances to commercial and residential development to ensure quality communities with a diversity of amenities.

Planning

- Open Space and Amenities
 - Council adopted new open space and amenity requirements in Oct 2021 after engagement and thorough updates

UDC Changes

- Council approved UDC changes that modified downtown building heights, mailing of notices and limiting comp plan changes.

Public Works

- Update Design Standards for crime prevention
 - Public Works has updated their draft standards for streetlight design and will be reviewing with stakeholders in the near future.

Area: Transportation and Infrastructure:

Meridian will prioritize citizen desires for a more connected and safe community infrastructure. We will engage our partners and utilize resources to advance priority projects. We will develop a safe and connected system that includes pathways, sidewalks and a multi-modal approach to solve congestion challenges and roadway deficiencies.

Strategic Goals:

Advance construction of transportation projects on priority arterial roadways to reduce commute times and improve efficient movement within and about Meridian.

Mayor's Office

- Linder Road Overpass
 - City Council approved dedicated funding to Linder Road overpass and approved the Linder District on 12/14.
 - ACHD RFQ completed and awarded.
 - CDA Interagency Agreement draft in review process with ACHD and ITD – target FY22 Q1/Q2 completion.
- Road Improvements for safer access to Discovery Park
 - Worked with Brighton Corp who partnered with ACHD to widen Lake Hazel Road between Eagle and Locust Grove. providing improved connections to Discovery Park in South Meridian.

Planning

- IFYWP Changes with ACHD
 - Coordinated with the Transportation Commission to move up Amity and Locust Grove Intersection, plus pedestrian improvements to Mary MacPherson Elementary to construct in FY24
 - Moved up Ustick Road improvements from Black Cat to Ten Mile in this priority corridor to construct in FY24 to help provide connection towards Owyhee High School.
- Veterans Bus Route for VRT
 - No Cost service to get Veterans to the Boise Veterans Medical Center.

Enhance our pathway network through property investment, agreements and construction to create continuous pathways with additional connection points.

Parks

- Construct Pathway Segments
 - 4 out of 6 priority pathway projects are nearing readiness to bid.
- Wayfinding and Branding
 - Branding and wayfinding have been established with the Urban Land Institute panel and are planned for the Spring of 2022.
 - Five Mile pathway bids for striping have occurred and painting will occur in early spring.

IT

- Share Pathway Data for community awareness
 - IT created files to provide up-to-date pathway data to Google for improved pathway awareness for the public. IT also made pathway data available on our public facing GIS Hub Site.

Area: Business and Economic Vitality

Meridian will revitalize its downtown and grow its targeted commercial areas to ensure a balanced economic base that supports family wage jobs creation. We will retain and recruit businesses and services that support our targeted industries and community needs.

Strategic Goals:

Retain and recruit business in the professional services, light manufacturing, and health care industries to provide a balanced economic base.

Economic Development

- Commercial Project Manager Program
 - Community Development activated this role and established criteria to engage the business community and guide large projects through City development process.
- Business Growth
 - Job growth in targeted industries
 - 200+ jobs in Industrial sector
 - 200-300 jobs in IT Services
 - 100 in Professional Services
- Business Visitation Program
 - Conducted 11 visits during 2021Q1 - United Heritage
 - Q2 - Hammer & Stain, Microbe Formulas, Red Aspen, Western States Equipment
 - Q3 - JUB, Computrol, In Time Tec
 - Q4 - CompuNet, Fiberon, Keller Associates
 - Private sector COVID protocols still limiting visits.

IT

- GIS One Stop Shop
 - IT created a GIS hub that includes all GIS data layers from multiple city departments and placed it in a central location for our businesses, agency partners, citizens and staff to utilize that information.

Utilize urban renewal areas and specific area plans to promote business investment in targeted areas to meet community needs.

Economic Development

- Urban Renewal for Business Investment
 - With the Northern Gateway and Union District Amendments approved the next steps will include engagement with developers and businesses to target investment.

multi-story residential and mixed-use projects in downtown that provide an increased quality of life and value to our citizens.

Economic Development

- State of Downtown Project
 - Co-hosted first-ever State of Downtown with Meridian Chamber on October 1, 2021. Approximately 130 downtown and other community stakeholders attended the virtual event.

Mayor's Office

- Meridian Magazine – Visit Meridian
 - Collaborated with the Meridian Chamber to highlight key developments, downtown improvements and local businesses.

Area: Public Health and Safety

Meridian will maintain its status as one of the safest communities in the West by investing in services and infrastructure that are essential to public health and safety. We will provide timely services, safe drinking water, and regulatory compliant wastewater services. We will evaluate the environmental impacts and our decisions, using data to inform our decision making. We will partner with our health community to ensure access to quality care for our citizens.

Strategic Goals:

Deploy public safety resources to neighborhoods, to facilitate positive engagement, dialogue and build community trust.

PD

- Youth Safety Academy
 - Summer 2021, 15 students, various topics on the functions of law enforcement and interactions with the community.
- Underserved Population Engagement
 - Command staff, Mayor's Office, and Council representatives have engaged in dialogue with the NAACP, Hispanic Chamber, and other underserved populations to gain insight in those communities.
- Property Crimes Unit Engagement
 - New partnerships with the property crimes unit and local businesses resulted in over \$20k of property being returned to over 20 victims
- Community Promotion Boards
 - Invited the public to participate in the promotions for command staff. Leadership command from around the valley plus we identified civilians in the community to participate in those boards.

Invest in needed Police facilities while implementing strategies to reduce property crime, improve traffic safety, enhance public education and prevention efforts and meet service level expectations.

PD

- Captain Positions
 - Promoted 2 Lieutenants to Captain's position to allow for better operational effectiveness and long-term strategic initiatives.
- Police NW Precinct
 - Budget approval to construct new NW police station to improve logistical support and efficiencies in movement and response times.

Invest in needed Fire facilities while implementing strategies to reduce loss of life and property, improve outcomes of response, enhance public education and risk reduction efforts to improve resident safety and meet service level expectations.

Fire

- Station 7 & 8 Approval
 - Budget approved to design and construct facilities. Design development is currently in progress.
 - Purchase of two new engines for the stations has been approved and PO has been issued
- Fire Department Strategic Plan 2022-2025
 - Strategic Plan is created as of Dec 3rd and is required for CSPE Accreditation

Area: Vibrant and Sustainable Community

Meridian will create vibrant places for our citizens, embrace sustainable practices, and preserve natural spaces. We will provide innovatively designed parks and recreational offerings. We will respond to citizen desires to be stewards of our natural environment. We will partner with our community and developers to create beautiful open spaces, and cultivate art and cultural opportunities.

Strategic Goals:

Develop premier open spaces, indoor facilities, amenities and public art projects to enhance the overall quality of life.

Parks

- Lakeview Golf Course Master Plan
 - Course master plan was presented to Council in September of 2021.
 - Ordered replacement equipment for maintenance operations and awaiting delivery of those items. New carts were received in August.
- Urban Forestry Plan
 - Draft plan was presented to Council in September of 2021, updates are being made based on Council feedback.
- Discovery Park Phase 2
 - GMP contract was approved by Council in November of 2021.
 - Targeted teen amenities and skate park are currently in the design build process.
- Community Center Needs Assessment
 - Random sample survey has been sent to community members for feedback, Parks will be sending more survey information out soon.

Identify, improve, and support public spaces, events and program offerings that contribute to a premier and vibrant community.

Mayor's Office

- AARP Livability
 - Joined AARP Network of Age-friendly Communities in 2021.
 - Conducted a Town Hall in October 2021, outlining key milestones and next steps. Work to include focus groups and survey efforts to identify opportunities within the program framework.

Parks

- Volunteer Program
 - Lakeview Golf Course Volunteer program implemented for course attendants and marshals.

Area: Government Excellence

Meridian will encourage open, transparent and approachable government. We will embody our CARE values utilizing proactive, high quality communication with our citizens and stakeholders enhancing community engagement. We will invest in our employees in order to deliver our citizens the most innovative, efficient, and value-added services, while providing financially sound, resilient and effective government.

Strategic Goals:

Provide increased accessibility and transparency to government information at all levels which empowers residents to utilize their voice in governance and make informed decisions.

Finance

- Transparency
 - Open Gov financial reporting and dashboarding is now available to all employees, citizens and elected officials.

Empower employees to innovate operations, update ordinances and simplify processes in order to improve effectiveness and provide premier services to our citizens.

Mayor's Office

- Innovation and Change Academy
 - 31 ideas submitted for process improvement in FY21.
 - Analyzed and completed 14 projects saving approximately 596 hours of staff time on non-value-added work.
 - Trained 17 additional staff through the Innovation 101 classes.
 - Community Development made changes to the QLPE process that saved over 7 days of waiting on staff to complete an item.

HR

- Policy and Procedure Manual Updates
 - Policies were presented to City Council on 12/14 after thorough updates and review with Mayor, and key staff, Fire Union wanted additional time to review and provide feedback, will be brought back in the next 30-60 days.
- Job Description and Pay Data
 - HR has made all job descriptions and pay information available to all employees through the intranet.

Exemplify and prioritize premier service through investment in our employees with skill-based training and career path advancement opportunities.

HR

- E-Recruit and Hiring Tool
 - E-recruit Phase 1-3 have been implemented, with phase 4 starting now to finish enhancements to the system.
 - This system provides greater flexibility, is mobile friendly, and considers feedback from internal and external users.
 - This provides internal users with analytics and a central location for all recruiting and hiring information.



AGENDA ITEM

ITEM TOPIC: Community Development Department: Parking Requirements Review



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Caleb Hood, Community Development **Meeting Date:** December 21, 2021
Presenter: Caleb Hood **Estimated Time:** 20 minutes
Topic: Parking Requirements

Recommended Council Action:

As Staff prepares to engage the Unified Development Code (UDC) Focus Group, Staff seeks direction on potential changes Council would like to see regarding parking requirements for new developments.

Background:

UDC 11-3C-6 (see below) sets forth the required number of off-street parking spaces for development. This past fall, the parking standard for multi-family projects was increased to require 1 additional guest space for every 10 dwelling units. In 2019, the parking standard for duplexes and single-family detached dwellings was amended as shown below in Table 11-3C-6. Further, in 2019, a new standard for restaurants was established; UDC 11-4-3-49 requires any new restaurant to provide 1 car park for every 250 gross square feet.

Over the past several months, parking requirements have been discussed by Council in review of several projects: downtown; mixed-use, vertically-integrated; education facilities; multi-family and entertainment venues, to name a few. As you can see below, the UDC breaks-out parking requirements into 2 sections - residential and non-residential. For residential dwellings, Table 11-3C-6 shows how many car parks are required per bedroom for each type of dwelling. Non-residential standards are broken out into commercial, industrial and traditional neighborhood/downtown. For most non-residential, commercial projects one parking spot is required for every 500 square feet of floor area. There are some exceptions (restaurants and storage facilities are a couple) but most of the time 1 per 500 sq. ft. applies. Several years ago, largely to entice development downtown, the commercial parking standard was cut in half for non-residential projects with Old Town (OT) zoning. The City used to have a fee in-lieu program downtown but it was not successful.

During the December 21st workshop, Staff will walk through the parking standards a bit more, answer any questions and seek direction from Council on standards you would like Staff to research and potentially propose to amend. The Fire Marshal is not able to attend the workshop on the 21st, but does want to be part of the process. He plans to drive-through some newer projects to see how some of the recently-adopted standards are working (or not). Staff can bring some of that research back and share if Council would like. Staff intends to discuss parking with the UDC Focus Group and bring forward recommendations for any Code changes in the second quarter of 2022.

11-3C-6. - Required number of off-street parking spaces.

- A. The minimum number of required off street vehicle parking spaces for residential uses shall be in accord with table [11-3C-6](#) of this subsection.

TABLE [11-3C-6](#)
REQUIRED PARKING SPACES FOR RESIDENTIAL USE EXPAND

Use And Form	Number Of Bedrooms (Per Unit)	Required Parking Spaces ¹
Dwelling, duplex and dwelling, single-family (detached, attached, townhouse)	1/2	2 per dwelling unit; at least 1 in an enclosed garage, other space may be enclosed or a minimum 10-foot by 20-foot parking pad ²
	3/4	4 per dwelling unit; at least 2 in an enclosed garage, other spaces may be enclosed or a minimum 10-foot by 20-foot parking pad ²
	5+	6 per dwelling unit; at least 3 in an enclosed garage, other spaces may be enclosed or a minimum 10-foot by 20-foot parking pad ²
	Studio	1 per dwelling unit
Dwelling, multifamily ³ (triplex, fourplex, apartments, etc.)	1	1.5 per dwelling unit; at least 1 in a covered carport or garage
	2/3	2 per dwelling unit; at least 1 in a covered carport or garage
	4+	3 per dwelling unit; at least 2 in a covered carport or garage
	Guest spaces	1 per 10 dwelling units
Dwelling, secondary	1	As set forth above for single-family dwellings as determined by the total number of bedrooms on the property
Nursing and residential care facility	1	0.5 per bed
Vertically integrated residential ⁴	1	1 per dwelling unit
	2/3	1 per dwelling unit
	4+	1 per dwelling unit

Notes:

¹ The size of the garage or carport required for dwelling units shall be measured by exterior dimensions and shall be at least ten (10) feet by twenty (20) feet for a one-space garage or carport and 20 feet by 20 feet for a two-space garage or carport.

² The parking pad shall be measured from edge of sidewalk or edge of paved travel lane (public street, private street, or alley) where no sidewalk exists. For alley accessed properties the parking pad is not required in front of the garage if the garage is located at the five-foot setback to the rear property line; the required parking pad must be provided along the side of the garage unless equivalent off-street parking, as determined by the Director, is provided in accord with [Section 11-3C-5](#), Table [11-3C-5](#) of this Article.

³ For condominium projects, the required number of parking spaces shall be determined by the Director based on the proposed development. If the proposed development is similar to a single-family development, such standards shall apply. If the proposed development is similar to a multifamily apartment complex, such standards shall apply.

⁴ The required number of parking spaces for the residential portion of a vertically integrated project shall be in addition to that required for nonresidential uses as listed in subsection B of this section.

B. The following standards shall apply for off street vehicle parking for nonresidential uses:

1. In all commercial and residential districts the requirement shall be one (1) space for every five hundred (500) square feet of gross floor area, except for self-service storage facilities which shall only require parking based on the gross floor area of any office space.
2. In all industrial districts the requirement shall be one (1) space for every two thousand (2,000) square feet of gross floor area, except for self-service storage facilities which shall only require parking based on the gross floor area of the office space.
3. In all traditional neighborhood districts the requirement shall be one (1) space for every one thousand (1,000) square feet of gross floor area. Lawfully existing structures in traditional neighborhood districts shall not be required to comply with the requirements of this section except when a proposed addition increases the number of off-street parking spaces normally required, then the applicant shall provide additional parking as set forth in this section.
4. In circumstances where there would appear to be a public safety issue, the director may request additional information from the applicant to determine if there is sufficient parking. When in the determination of the director there is insufficient parking, the applicant shall provide alternatives to off street parking as set forth in [Section 11-3C-7](#) of this article. The determination by the director shall be based on the following criteria:
 - a. The specific use(s) proposed and/or on the property;
 - b. Uses in the vicinity of the property;
 - c. A traffic study, if prepared, forecasting the expected traffic and parking needs expected from the use(s);
 - d. The availability of on street, shared, and/or public parking within the vicinity of the use; and/or
 - e. The availability of public transit, vanpooling or other alternative transportation to serve the use.

- C. Upon any change of use, the number of vehicle parking spaces to be provided shall be calculated according to the requirements of this article for the new use.
- D. It is the responsibility of the applicant to ensure that the size and number of handicap accessible spaces meets all Americans with Disabilities Act (ADA) requirements.
- E. The required vehicle parking spaces shall be provided and continuously maintained.
- F. No required parking area or space provided, as required by this article, shall later be eliminated, reduced, or converted in any manner unless other equivalent facilities approved by the director are provided.
- G. One (1) bicycle parking space shall be provided for every twenty-five (25) proposed vehicle parking spaces or portion thereof, except for single-family residences, two-family duplexes, and townhouses.
- H. If the calculation of the number of off-street parking spaces results in a fraction, such number shall be rounded up or down to the next whole number. fractions less than one-half (0.5) shall be rounded down to the whole number and fractions which are one-half (0.5) and greater shall be rounded up to the next higher whole number.