



CITY COUNCIL WORK SESSION

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Tuesday, September 13, 2022 at 4:30 PM

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

Agenda

VIRTUAL MEETING INSTRUCTIONS

To join the meeting online: <https://us02web.zoom.us/j/88029902800>

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

Webinar ID: 880 2990 2800

ROLL CALL ATTENDANCE

___ Jessica Perreault

___ Joe Borton

___ Brad Hoaglun

___ Treg Bernt

___ Liz Strader

___ Luke Cavener

___ Mayor Robert E. Simison

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. [Winco Wells No. 1 Sanitary Sewer and Water Main Easement No. 2](#)
2. [Final Plat for Summertown Subdivision \(H-2022-0018\) by Kent Brown Planning Services, located at the southeast corner of N. Venable Ln. and W. Ustick Rd.](#)
3. [Final Order for Acclima Subdivision \(FP-2022-0020\) by The Land Group, located generally North of W. Ustick Rd., South of McMillan Rd. and directly West of and adjacent to McDermott Rd.](#)
4. [Final Order of Approval for Brundage Estates Subdivision \(TECC-2022-0001\) by Engineering Solutions, LLP, generally located 1/4 mile south of W. Victory Rd. on the east side of S. Linder Rd. in the west half of Section 25, T.3N., R.1W.](#)
5. [Final Order of Approval for Hill's Century Farm Commercial Subdivision No. 2 \(TECC-2022-0002\) by Brighton Development, Inc., generally located on the south side of E. Amity Rd., 1/4 mile east of S. Eagle Rd.](#)
6. [Findings of Fact, Conclusions of Law for Lavender Place Subdivision \(H-2022-0036\) by Breckon Land Design, Located at 2160 E. Lake Hazel Rd.](#)

7. [Development Agreement \(Centrepointhe Mixed-Use H-2022-0035\) Between the City of Meridian and MGM Meridian, LLC and MGM Meridian 2, LLC for Property Located at 3100 N. Centrepointhe Way and 3030 N. Cajun Lane](#)
8. [Renewal of Agreement for Fire Department Communication Dispatch Services Between Ada County And the City of Meridian for Fiscal Year 2023.](#)
9. [Agreement Between the City of Meridian and 1701 W. Cherry Ln., Meridian, ID Allowing a Recycling Enclosure in an Existing Utility Easement](#)
10. Appointment of Justin Northway as a Trustee of the City of Meridian Employee Health Benefits Trust effective December 1, 2022

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

DEPARTMENT / COMMISSION REPORTS [Action Item]

11. [Second Request for Reconsideration of Denial of Burnside Ridge Estates \(H-2021-0070\)](#)
12. [Mayor's Office: 2022 City of Meridian Citizen Survey Findings Report](#)

ADJOURNMENT



AGENDA ITEM

ITEM **TOPIC:** Winco Wells No. 1 Sanitary Sewer and Water Main Easement No. 2

ESMT-2022-0228 Winco Wells No. 1
Sanitary Sewer and Water Main Easement No. 2

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ___ day of _____ 20__ between
Winco Foods, 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.

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: _____



July 19, 2022

Project No.: 120124

SEWER / WATER EASEMENT
WINCO WELLS SUBDIVISION No.1
WINCO FOODS, LLC

An easement located in the Southwest Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the South One Quarter Corner of said Section 17, (from which point the Southeast Corner of said Section 17 bears North 89°46'00" East, 2656.84 feet distant); thence on the south line of said Section 17, North 89°46'00" East, 690.84 feet; thence leaving said south line, North 00°24'05" East, 1057.45 feet, to the **POINT OF BEGINNING**:

Thence North 84° 01' 00" West, 15.98 feet;

Thence North 05° 59' 00" East, 20.00 feet;

Thence South 84° 01' 00" East, 14.02 feet;

Thence South 00° 24' 05" West, 20.10 feet to the **POINT OF BEGINNING**.

The above-described easement contains 300 Ft² (0.007 Acres) more or less.

Prepared by:

The Land Group, Inc.

Michael S. Femenia, PLS

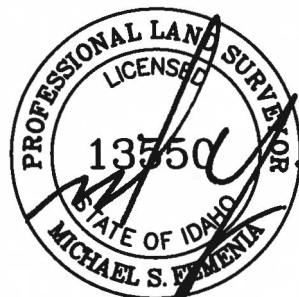
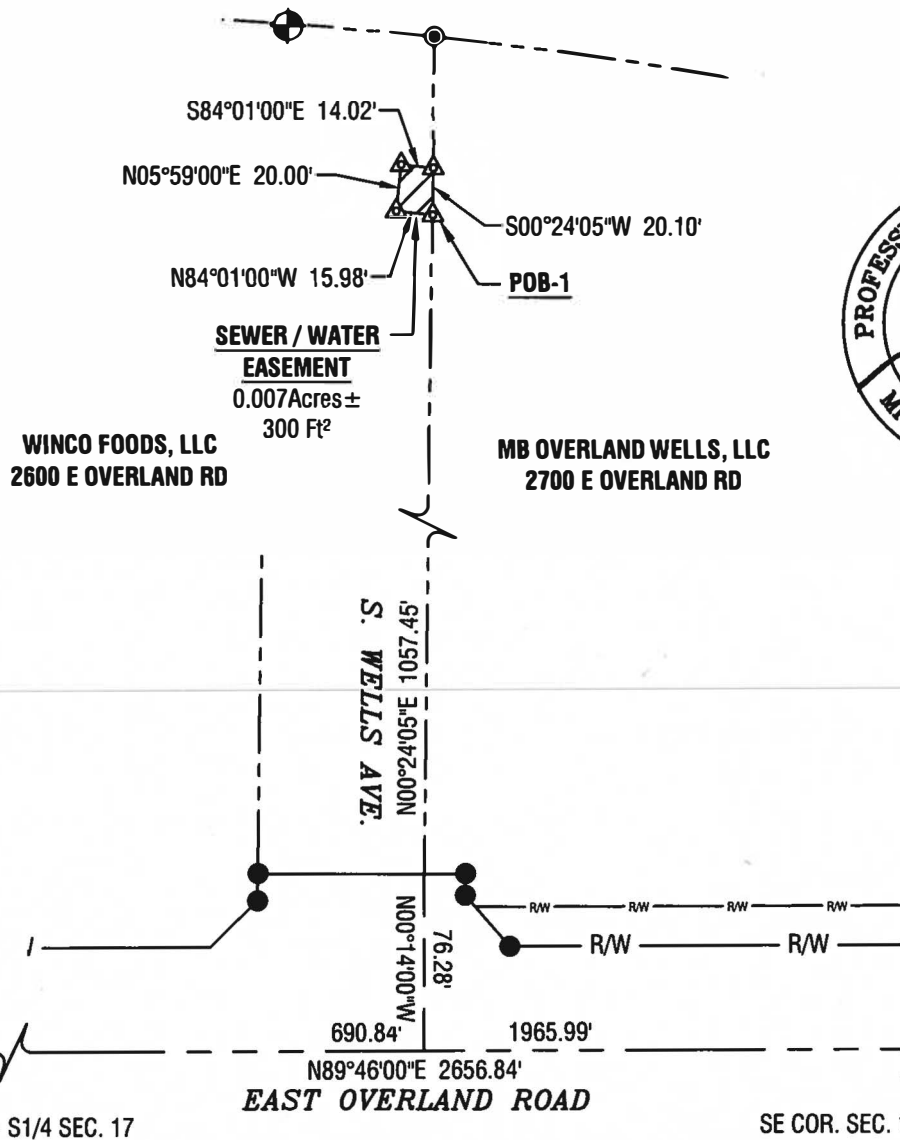


Sewer / Water Easement

for

Winco Foods, LLC

Being a Portion of the SW 1/4 of the SE 1/4 of Section 17
Township 3 North, Range 1 East, Boise Meridian
City of Meridian, Ada County, Idaho
2022



07/19/2022



Exhibit "B"

Horizontal Scale: 1" = 80'



Project No.: 120124
July 19, 2022



Sewer / Water Easement
Winco Wells Subdivision
Winco Foods, LLC



AGENDA ITEM

ITEM TOPIC: Final Plat for Summertown Subdivision (H-2022-0018) by Kent Brown Planning Services, located at the southeast corner of N. Venable Ln. and W. Ustick Rd.

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



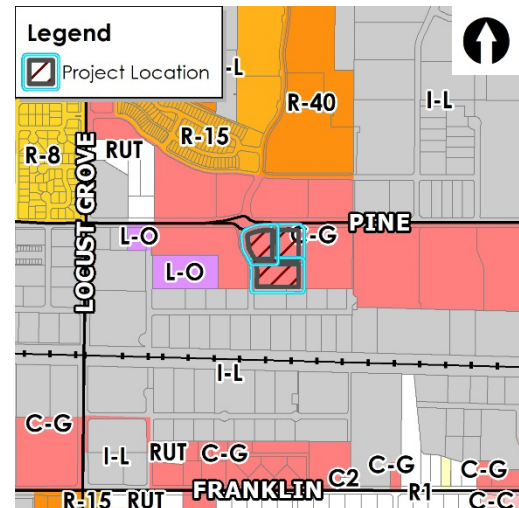
HEARING DATE: 9/13/2022

TO: Mayor & City Council

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

SUBJECT: FP-2022-0018
Summertown Subdivision FP

LOCATION: 3104 N. Venable Lane, the southeast corner of N. Venable and W. Ustick, in the NW 1/4 of the NE 1/4 of Section 1, Township 3N, Range 1E.



I. PROJECT DESCRIPTION

Final Plat consisting of 26 total lots (14 multi-family building lots, 9 detached single-family lots, and 3 common lots on approximately 13.8 acres in the TN-R zoning district, by Kent Brown Planning.

II. APPLICANT INFORMATION

A. Owner:

Shannon Robinett, Summertown LLC – 3277 E. Louse Drive, Suite 375, Meridian, ID 83642

B. Applicant Representative:

Kent Brown, Kent Brown Planning – 3161 E. Springwood Drive, Meridian, ID 83642

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2022-0005) as required by UDC 11-6B-3C.2. The submitted plat includes the same number of buildable lots for the subject plat as was approved with the preliminary plat. Furthermore, the submitted final plat depicts the required street buffers and the same amount of common open space as previously approved.

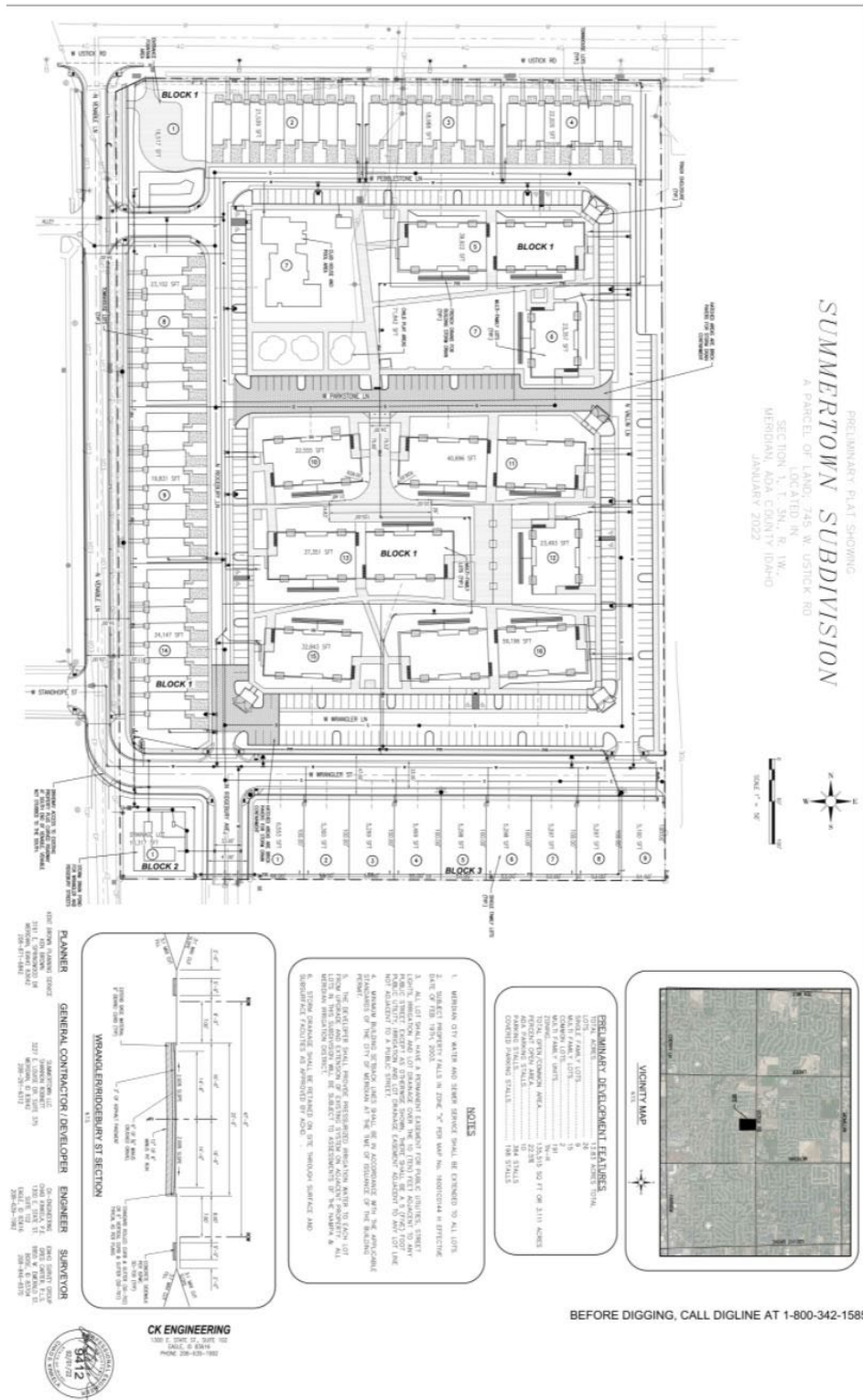
Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

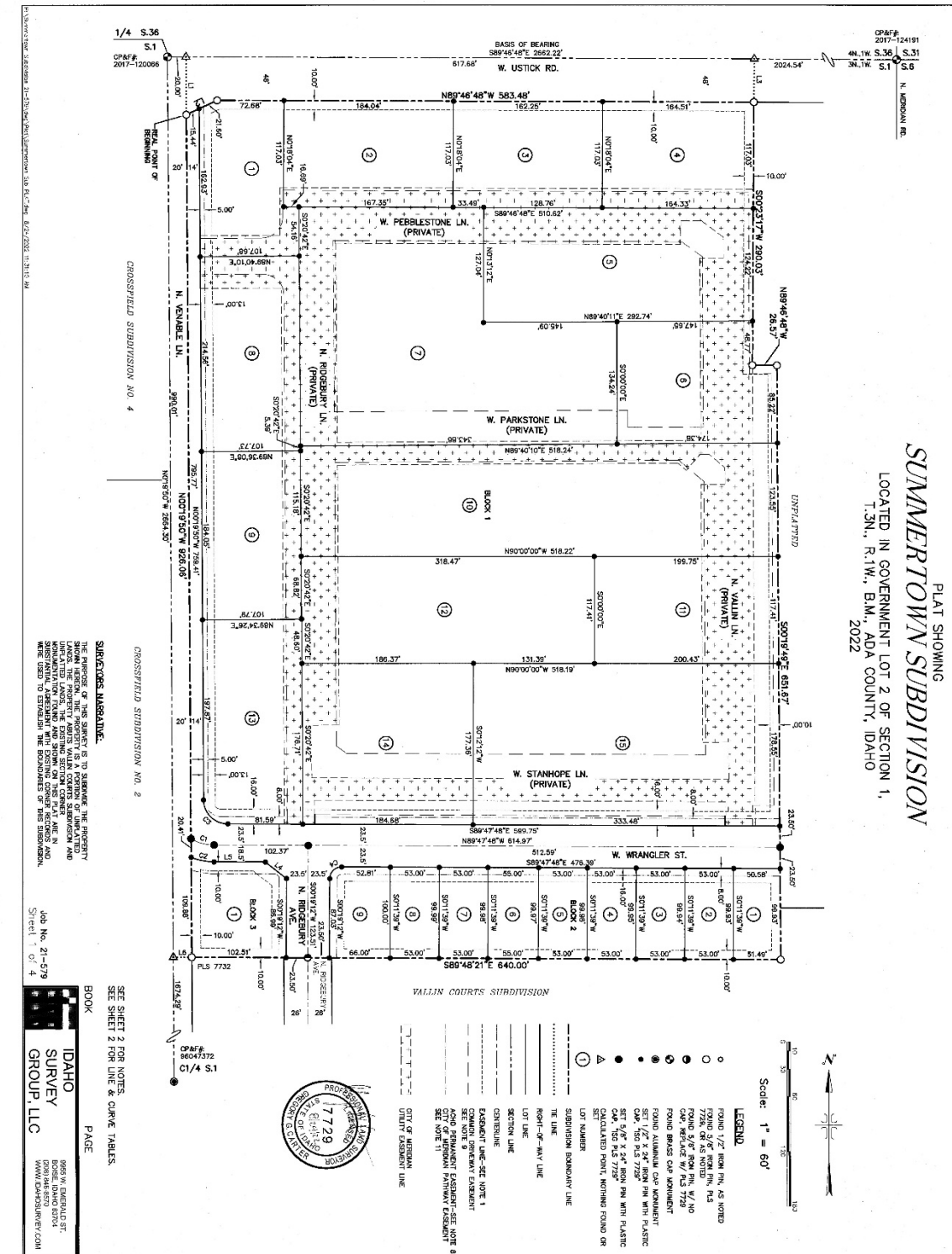
IV. DECISION

A. Staff:

Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

A. Preliminary Plat (date: 2/1/2022)





SUMMERTOWN SUBDIVISION

NOTES:

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, PRESSURE IRRIGATION EASEMENT AS DIMENSIONED HEREON.
2. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4. A TEN (10) FOOT WIDE PROPERTY DRAINAGE, PRESSURE IRRIGATION AND PUBLIC UTILITY EASEMENT IS HEREBY DESIGNATED ALONG SUBDIVISION BOUNDARY LINES AS DIMENSIONED HEREON.
5. MAINTENANCE OF ANY IRRIGATION OR IRRIGATION DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSIGNED BY AN IRRIGATION/DRAINAGE DISTRICT. (THIS NOTE IS TYPICALLY ONLY SEEN ON MORISIAN PLATS).
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT. ALL LOT, PARCEL, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.
7. DIRECT LOT ACCESS TO AN USTOCK ROAD AND IN VENABLE LN. IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT.
8. ACHD PERMANENT EASEMENT INST. NO.
9. ALL LOTS IN BLOCK 1 SHALL TAKE ACCESS FROM A COMMON DRIVEWAY EASEMENT AS PROVIDED FOR IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS SUBDIVISION.
10. ACHD TEMPORARY LICENSE AGREEMENT INST. NO.
11. CITY OF MORISIAN PATHWAY EASEMENT INST. NO.
12. FIRST AGREED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-10325A.
13. A TEN (10) FOOT WIDE LANDSCAPE BUFFER AS REQUIRED BY CITY OF MORISIAN UNIFIED DEVELOPMENT CODE 11-38-7C.

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	26.29'	50.00'	30°07'48"	S74°15'54"E	25.99'
C2	25.50'	68.50'	22°00'31"	S78°47'22"E	25.39'
C3	41.38'	26.50'	88°27'38"	S45°05'49"E	37.30'
C4	20.39'	15.00'	89°53'00"	S45°15'42"W	16.57'

Line Table		
Line	Bearing	Length
L1	N00°19'50"W	63.94'
L2	N64°44'16"E	37.04'
L3	S00°23'17"W	46.00'
L4	N51°40'40"W	29.27'
L5	S89°47'48"E	55.72'
L6	S89°48'21"E	20.00'



SEE SHEET 2 FOR NOTES.
SEE SHEET 2 FOR LINE & CURVE TABLES.

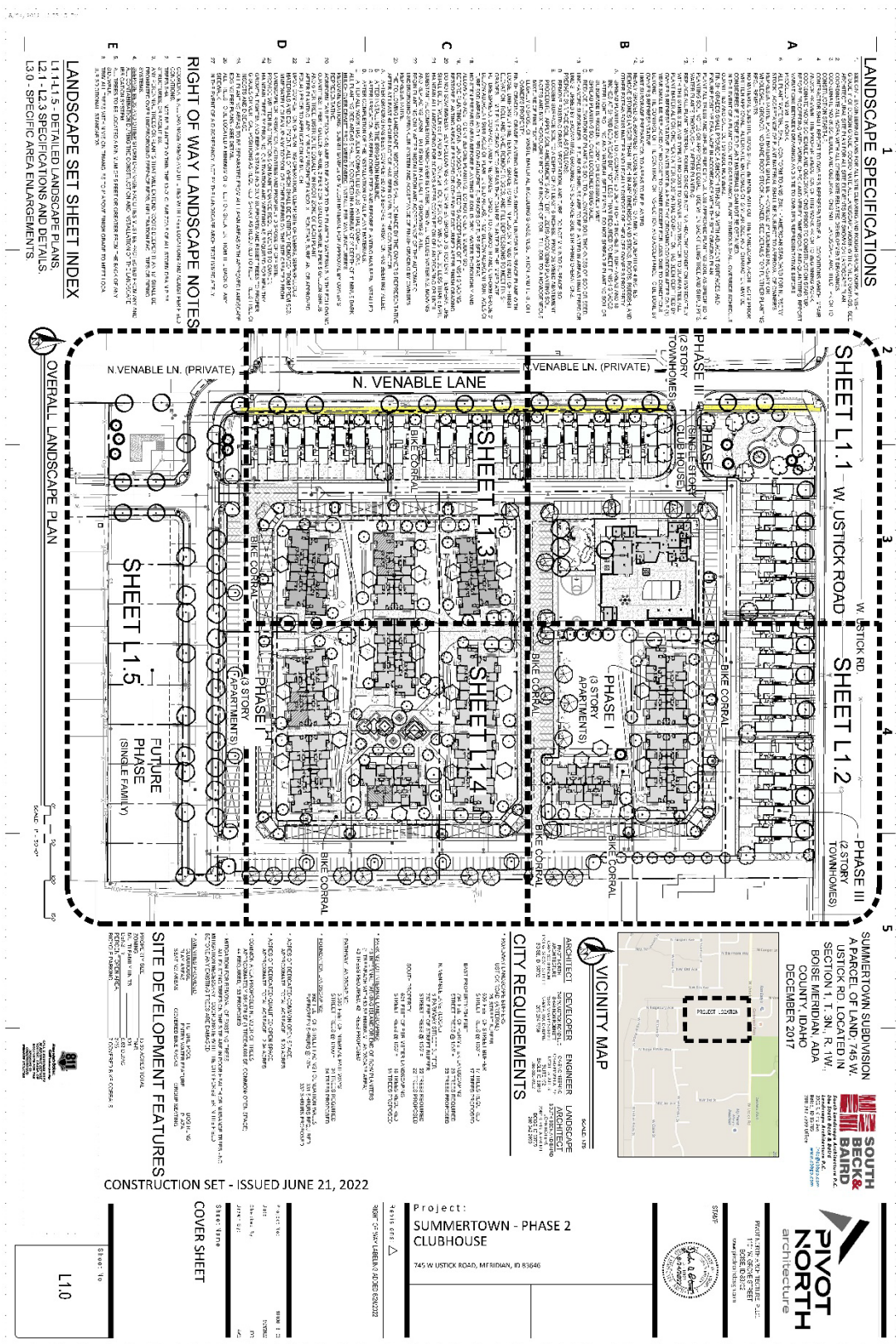
BOOK PAGE

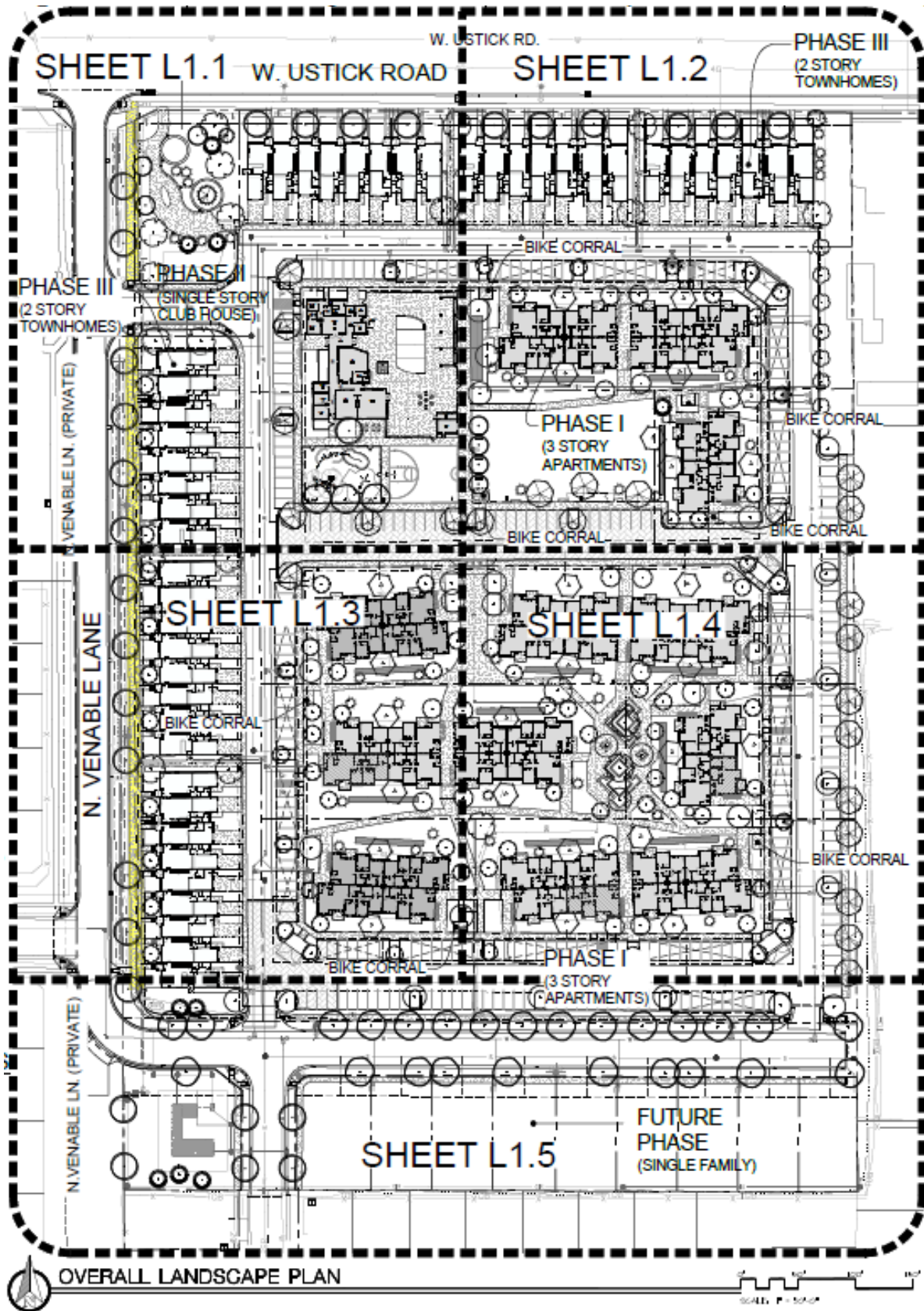
**IDAHO
SURVEY
GROUP, LLC**

8866 W. EMERALD ST.
50 SE, IDAHO 83704
(208) 646-8570
WWW.IDAHOSURVEY.COM

Job No. 21-579
Sheet 2 of 4

C. Landscape Plans (date: 8/24/2022)





VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2017-0142 (AZ, DA Inst. #2019-015427); A-2019-0118 (CZC & DES); A-2021-0025 (CZC & DES renewal); and H-2022-0005 (Preliminary Plat).
2. The applicant shall obtain the City Engineer's signature on the final plat by May 18, 2024, within two (2) years of the date of approval of the preliminary plat (May 18, 2022), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid or a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B, prepared by Idaho Survey Group, stamped on 08/24/22 by Gregory C. Carter, is approved with the following conditions to be completed at the time of Final Plat Signature:
 - a. Correct plat note numbering to be accurately sequential;
 - b. Correct Landscape Buffer note to state that the remaining buffer area is located with ACHD right-of-way;
 - c. Correct note #9 to state "Private Street" easement instead of a common drive easement.
5. The submitted landscape plans, as shown in Section V.C, prepared by South, Beck & Baird, dated 8/24/22, is approved as submitted.
6. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. PUBLIC WORKS

Site Specific Conditions of Approval

1. When submitting sewer & water easements make sure that there is a min of 10 feet from sewer main to edge of the easement.
2. A streetlight plan will need to be submitted for the development. Type 1 streetlights along Ustick Road.

General Conditions of Approval

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. 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.
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-foot wide for a single utility, or 30-foot 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.

4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). 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.
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.
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.
7. 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.
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.
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.
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.
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.
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.
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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. 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.
17. 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.

18. 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.
19. 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.
20. 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.
21. 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.
22. 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.



AGENDA ITEM

ITEM TOPIC: Final Order for Acclima Subdivision (FP-2022-0020) by The Land Group, located generally North of W. Ustick Rd., South of McMillan Rd. and directly West of and adjacent to McDermott Rd.

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: 9/6/2022
ORDER APPROVAL DATE: 9/13/2022

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF ONE (1))
BUILDING LOT ON 6.70 ACRES OF)
LAND IN THE M-E ZONING)
DISTRICT FOR ACCLIMA)
SUBDIVISION.)
)
BY: THE LAND GROUP, INC.)
APPLICANT)
_____)
)
)

CASE NO. FP-2022-0020

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on 9/6/2022 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT SHOWING ACCLIMA SUBDIVISION, LOCATED IN THE NE ¼ OF THE SE ¼ OF SECTION 324, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2022, HANDWRITTEN DATE: 5/31/2022, by JAMES R. WASHBURN, PLS,

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR ACCLIMA SUBDIVISION (FP-2022-0020)

SHEET 1 OF 3,” is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated 9/6/2022, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein, and the response letter from Matthew Adams, The Land Group, a true and correct copy of which is attached hereto marked “Exhibit B” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:

- 2.1 The plat dimensions are approved by the City Engineer; and
- 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

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

By action of the City Council at its regular meeting held on the _____ day of _____, 2022.

By:

Robert Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By:_____ Dated:_____

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



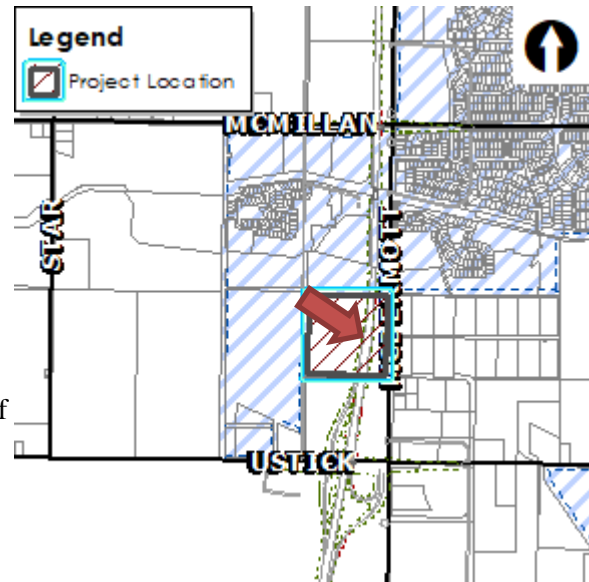
HEARING DATE: 9/6/2022

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: FP-2022-0020; A-2022-0150
Acclima Subdivision (aka Aviator Springs)

LOCATION: 3235 N. McDermott Rd., in the SE 1/4 of Section 32, T.4N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of one (1) buildable lot on 6.70 acres of land in the M-E zoning district for Acclima Subdivision. *Note: This is the second phase of the Aviator Springs preliminary plat (H-2021-0065).*

Alternative Compliance is also requested to UDC [11-3B-7C.3](#), which requires street buffers to be planted with a variety of trees, shrubs, lawn or other vegetative groundcover. The Applicant proposes to plant an orchard on the northern 1/3 of the parcel in lieu of providing trees within the street buffers along future SH-16 and N. McDermott Rd. The reasons for the request are contained in the Applicant's [narrative](#). The Director supports the Applicant's request with conditions requiring shrubs and vegetative groundcover to be provided within the 35-foot wide street buffers along N. McDermott Rd. & future SH-16 per the standards listed in UDC [11-3B-7C.3](#); and for the orchard trees to be dispersed evenly over the entire northern portion of the site.

II. APPLICANT INFORMATION

A. Applicant:

Macy Lui, The Land Group, Inc. – 462 E. Short Drive, Ste. 100, Eagle, ID 83616

B. Owner:

Scott Anderson – 500 Riverheights Dr., Meridian, ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (Aviator Springs H-2021-0065) in accord with the requirements listed in UDC 11-6B-3C.2.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. There is no change to the number of buildable lots or amount of common open space; therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

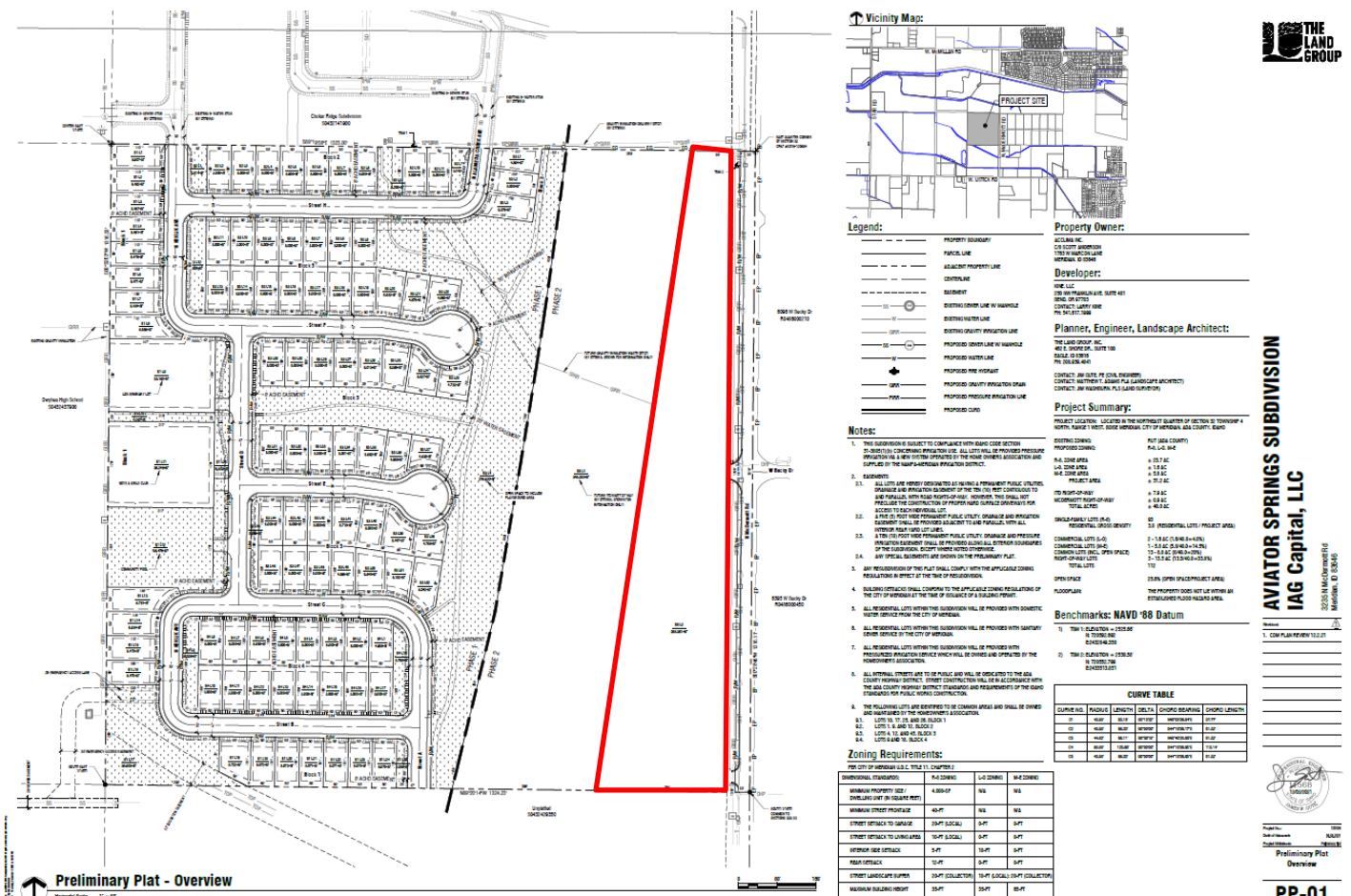
Note: The right-of-way for future SH-16 has already been dedicated to ITD; therefore, it wasn't included in the final plat.

IV. DECISION

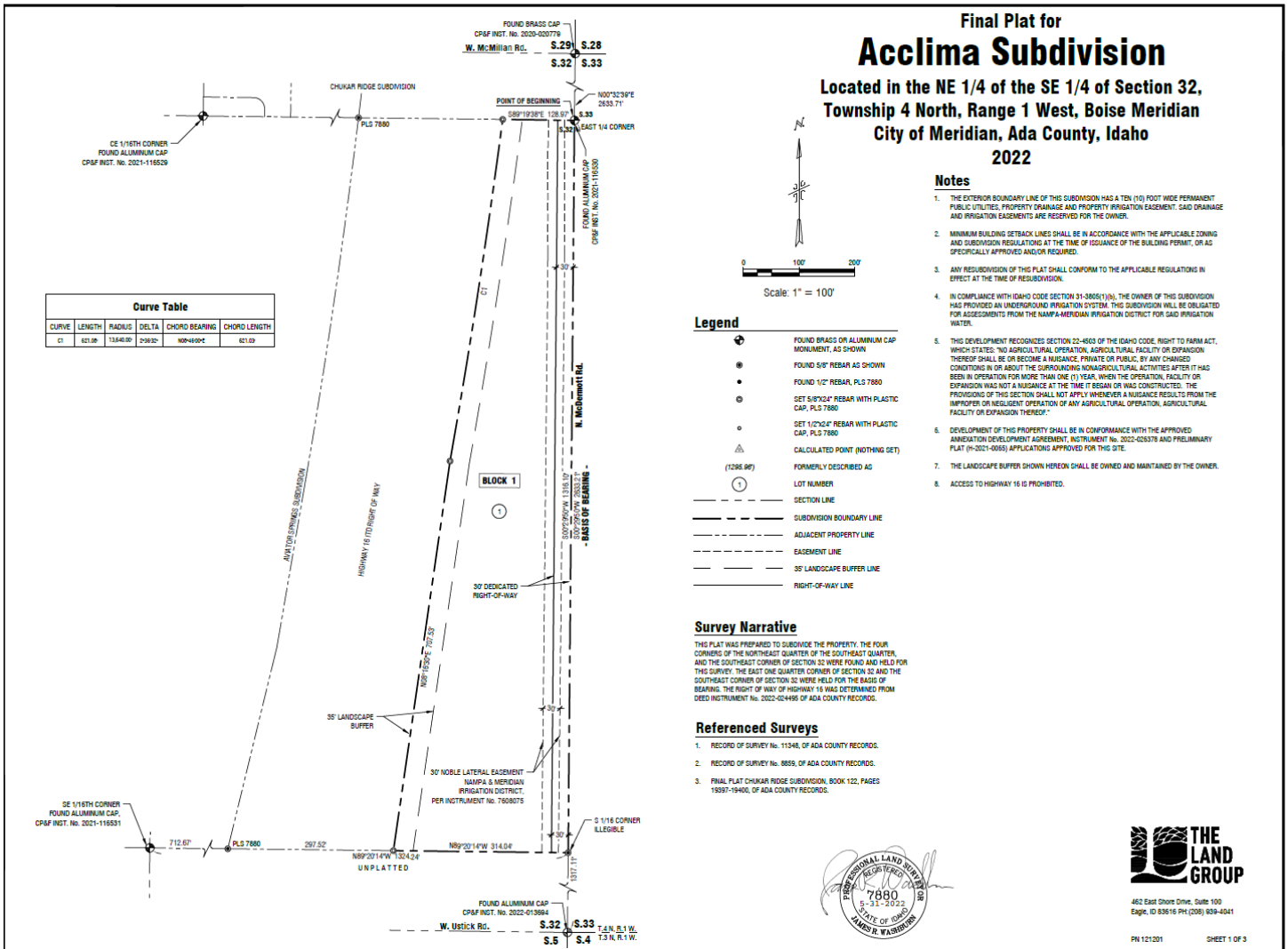
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

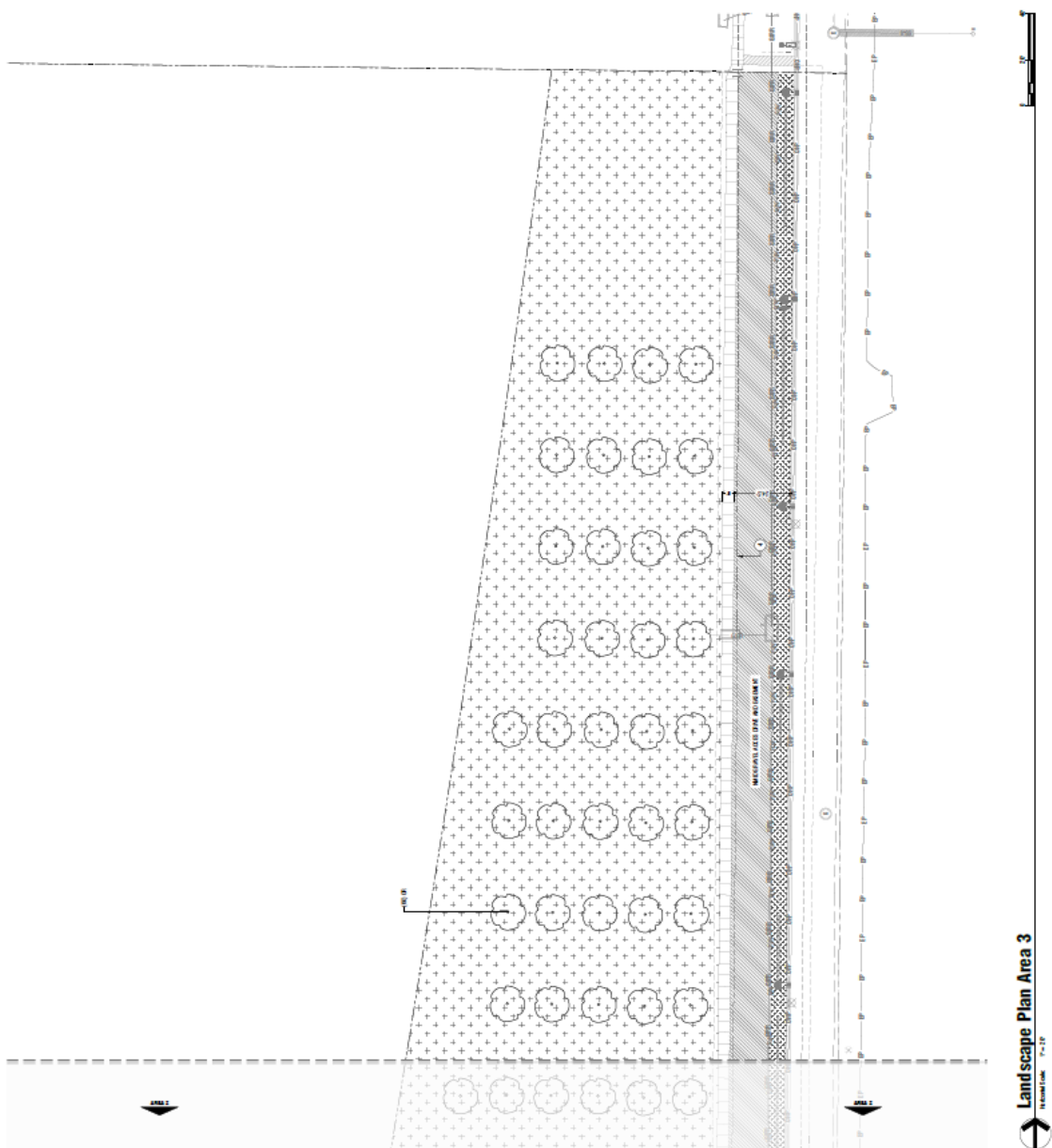
A. Preliminary Plat (dated: 12/2/2021)



B. Final Plat (dated: 5/31/22)



cape



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2022-026378) and preliminary plat (H-2021-0065) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Engineer's signature on the previous phase final plat (Aviator Springs No. 1 FP-2022-0013); *or* apply for a time extension, in accord with UDC 11-6B-7.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by The Land Group, stamped by James R. Washburn, dated: 5/31/2022, included in Section V.B shall be revised as follows:
 - a. Depict a minimum 35-foot wide street buffer along N. McDermott Rd., an entryway corridor, in a common lot or a permanent dedicated buffer in accord with UDC 11-3B-7C.2a.
 - b. Modify plat note #7 as follows: "The landscape buffers shown hereon shall be ~~owned and~~ maintained by the property owner."

A copy of the revised plat shall be submitted with the final plat for City Engineer signature.

5. The landscape plan prepared by The Land Group, Inc., dated 7/12/2022, included in Section V.C, shall be revised as follows:
 - a. Depict shrubs and vegetative groundcover within the 35-foot wide street buffers along N. McDermott Rd. and future SH-16 in accord with the standards listed in UDC 11-3B-7C.3a. *Alternative compliance was approved to the standards in UDC 11-3B-7C.3b, which require trees within the street buffer, to allow an orchard in lieu of street trees on the northern 1/3 of the property within the street buffers along future SH-16 and N. McDermott Rd.*
 - b. Evenly disperse the trees in the orchard over the entire northern portion of the property. *The orchard trees are not required to be installed until the time of lot development.*

A copy of the revised landscape plan shall be submitted with the final plat for City Engineer signature.

6. All stormwater swales incorporated into required landscape areas shall comply with the standards listed in UDC 11-3B-11C.
7. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2B-3 for the M-E zoning district.
8. All fencing shall comply with the standards of UDC 11-3A-7C.
9. All waterways on this site shall be piped as set forth in UDC 11-3A-6B unless otherwise waived by City Council.
10. A Certificate of Zoning Compliance and Design Review applications shall be submitted for the non-residential portions of the development and approved prior to submittal of applications for building permits. All non-residential structures shall comply with the design standards listed in the Architectural Standards Manual.
11. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

1. Site Specific Conditions:

- 1.1 The applicant shall be required to pay the Oaks Lift Station and Pressure Sewer Reimbursement Fees in the amount of \$265.25 per building lot. The aggregate amount of the reimbursement fees for the entire preliminary plat area must be paid with the first final plat application.
- 1.2 The applicant shall be required to pay the Oaks Lift Station Pump Upgrades Reimbursement Fees in the amount of \$185.43 per building lot. The aggregate amount of the reimbursement fees for the entire preliminary plat area must be paid with the first final plat application.
- 1.3 Sewer/water easement widths varies depending on sewer depth. Sewer 0-20 ft deep require a 30 ft easement, 20-25 ft a 40 ft easement, and 25-30 ft a 45 ft easement. Adjust easements accordingly.
- 1.4 Ensure no sewer services pass through infiltration trenches.
- 1.5 Water Main blow-off required on W. Becky Dr per City standard drawing W12.
- 1.6 Unless there are approved development plans for parcels R0486000210 and R0486000450 do not provide water service stubs. If these are not located correctly the developer of those lots just end up having to pay to abandon them.
- 1.7 Crosses and tees in arterial road (McDermott) are required to have valves in all direction. Add a valves where missing.

2. General Conditions:

- 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 than 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 9-1-28.C). 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 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 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.
- 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 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.
- 2.17 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.
- 2.18 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.
- 2.19 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.

- 2.20 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.
- 2.21 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.
- 2.22 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.

VII. Findings

In order to grant approval for an alternative compliance application, the Director shall determine the following:

1. Strict adherence or application of the requirements are not feasible; or

The Director finds strict adherence to the requirements in UDC 11-3B-7C are feasible.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

The Director finds the Applicant's proposal to provide an orchard on the northern 1/3 of the site in lieu of street trees within the street buffers along future SH-16 and N. McDermott Rd. a superior means of meeting the intent of the standards in UDC 11-3B-7C.

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

The Director finds the alternative means of compliance will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

EXHIBIT B

Sonya Allen

From: Matthew Adams <matt@thelandgroupinc.com>
Sent: Tuesday, September 6, 2022 3:29 PM
To: Sonya Allen; Clerks Comment
Cc: Bill Parsons
Subject: Re: Acclima Sub FP ALT FP-2022-0020 REVISED Staff Report

External Sender - Please use caution with links or attachments.

Thank you Sonya

We are in agreement with the staff report.

Matthew Adams

From: Sonya Allen <sallen@meridiancity.org>
Sent: Tuesday, September 6, 2022 1:54:30 PM
To: Clerks Comment <comment@meridiancity.org>
Cc: Matthew Adams <matt@thelandgroupinc.com>; Bill Parsons <bparsons@meridiancity.org>
Subject: Acclima Sub FP ALT FP-2022-0020 REVISED Staff Report

Chris – please include the attached updated staff report in the Council packet for today’s pre-Council meeting.

Thanks,

Sonya Allen | Associate Planner

City of Meridian | Community Development Department | Planning Division
33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642
Phone: 208-884-5533 | Direct/Fax: 208-489-0578



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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.



AGENDA ITEM

ITEM TOPIC: Final Order of Approval for Brundage Estates Subdivision (TECC-2022-0001) by Engineering Solutions, LLP, generally located 1/4 mile south of W. Victory Rd. on the east side of S. Linder Rd. in the west half of Section 25, T.3N.,R.1W.

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: SEPTEMBER 6, 2022
ORDER APPROVAL DATE: SEPTEMBER 13, 2022

**IN THE MATTER OF THE)
REQUEST FOR A TWO (2) YEAR)
TIME EXTENSION ON THE)
PRELIMINARY PLAT FOR)
BRUNDAGE ESTATES)
SUBDIVISION IN ORDER TO)
OBTAIN THE CITY ENGINEER'S)
SIGNATURE ON THE FINAL)
PLAT, LOCATED IN THE WEST ½)
OF SECTION 25, T.3N., R.1W.,)
MERIDIAN, IDAHO)**

CASE NO. TECC-2022-0001

**ORDER OF CONDITIONAL
APPROVAL OF TIME EXTENSION**

**BY: ENGINEERING SOLUTIONS,)
LLP)**

APPLICANT

This matter coming on regularly before the City Council on September 6, 2022, upon the Applicant's submittal of a preliminary plat time extension application for a two (2) year extension within which to obtain the City Engineer's signature on a final plat for Brundage Estates subdivision, which preliminary plat (H-2016-0001) was originally approved on July 26, 2016, as provided in Unified Development Code § 11-6B-7C, and good cause shown. An administrative time extension (A-2018-0231) for two (2) years was previously approved for this subdivision by the Planning Director on July 16, 2018 and would have otherwise expired on July

**ORDER OF CONDITIONAL APPROVAL OF TIME EXTENSION
FOR BRUNDAGE ESTATES TECC-2022-0001**

26, 2020. A second time extension (TECC-2020-0001) was approved by City Council on September 8, 2020 and would have otherwise expired on July 26, 2022.

IT IS HEREBY ORDERED THAT:

The above-named Applicant is granted an additional two (2) year extended period of time, until July 26, 2024, within which to obtain the City Engineer's signature on the final plat, subject to the conditions of approval as shown in the Staff Report attached as Exhibit A for the hearing date of September 6, 2022 incorporated by reference.

Attached: Staff Report for the hearing date of September 6, 2022

By the action of the City Council at its regular meeting on the _____ day of _____, 2022.

DATED this _____ day of _____, 2022

Mayor ROBERT SIMISON

Attest:

Chris Johnson, City Clerk

Copy served upon the Applicant, Planning Division, Public Works Department, and City Attorney.

BY: _____ Dated: _____

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



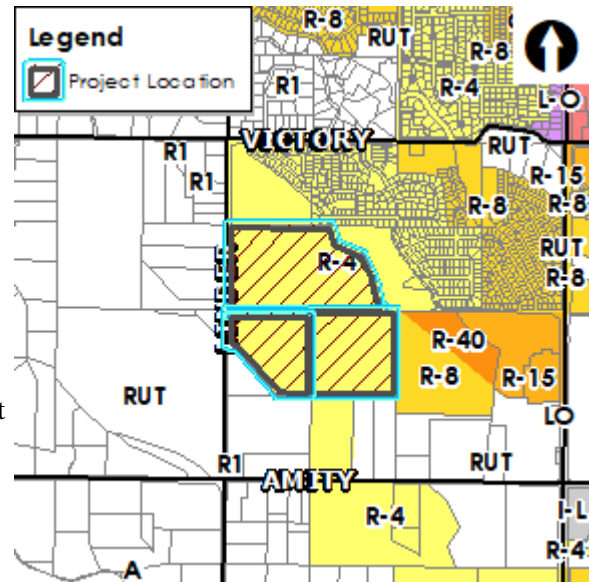
HEARING DATE: 9/6/2020

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: TECC-2022-0001
Brundage Estates

LOCATION: East of S. Linder Rd. between W. Victory Rd. & W. Amity Rd., in the west ½ of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Request for a 2-year time extension on the preliminary plat in order to obtain the City Engineer's signature on a final plat.

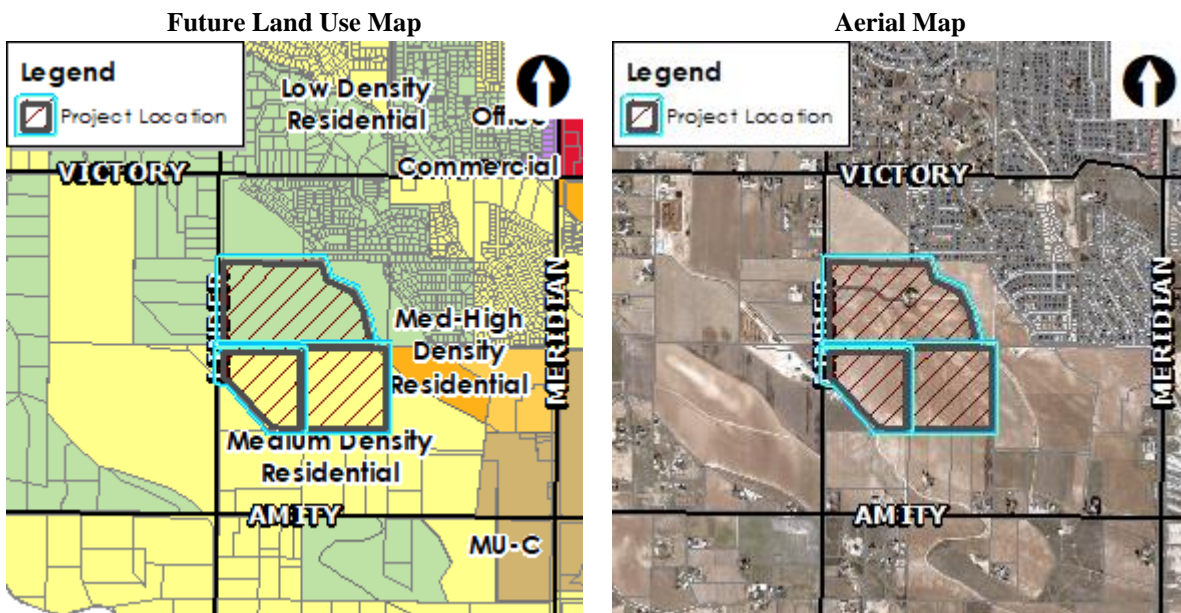
II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	136.63	
Existing/Proposed Zoning	R-4	
Future Land Use Designation	Low Density Residential (LDR) 64+/- acres & Medium Density Residential (MDR) 73+/- acres	
Existing Land Use(s)	Rural residential/agricultural	
Proposed Land Use(s)	Single-family residential	
Lots (# and type; bldg./common)	366 buildable lots, 20 common lots and 1 other lot	
Phasing Plan (# of phases)	11	
Number of Residential Units (type of units)	366 single-family detached	
Density (gross & net)	2.68 units/acre (gross)/3.5 units/acre (net)	
Open Space (acres, total [%]/buffer/qualified)	20.48 acres (or 14.99%) consisting of an 8.24 acre City neighborhood park, 2 pocket parks, a linear open space area where the William's Pipeline is located, ½ the street buffer along Linder Rd., street buffers along collector streets and parkways along internal streets.	
Amenities	Tot lot with children's play structure and a park bench, a multi-use pathway within the William's pipeline easement and along the Calkins Lateral, micro-paths and a gazebo.	

Description	Details	Page
Physical Features (waterways, hazards, flood plain, hillside)	The Williams Northwest Gas Pipeline crosses this site & lies within a 75' wide easement; the Calkins Lateral runs along the southwest corner of the site & the Sundall Lateral runs along the northeast corner of the site; another small irrigation ditch also crosses the site.	
Neighborhood meeting date:	7/11/22	
History (previous approvals)	AZ-13-014 (Ord. 14-1594) Victory South; H-2016-0001 (PP); A-2018-0231 (TED); TECC-2020-0001 A <i>Development Agreement is required to be executed prior to submittal of the first final plat application; the specific provisions of the DA are included in the Findings for the preliminary plat.</i>	

B. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Shari Stiles, Engineering Solutions – 1029 N. Rosario St., Ste. 100, Meridian, ID 83642

B. Owner:

Centers Farm, LLC – PO Box 518, Meridian, ID 83680

C. Representative:

Same as Applicant

IV. NOTICING

	City Council Posting Date
Notification published in newspaper	8/21/2022
Notification mailed to property owners within 300 feet	8/18/2022
Applicant posted public hearing notice on site	8/27/2022
Nextdoor posting	8/18/2022

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

Per UDC 11-6B-7C, “Upon written request and filing by the applicant prior to the termination of the period in accord with subsections A and B of this section, 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 this title.”

The preliminary plat for this project was approved by City Council on July 26, 2016 and was valid for 2 years. Prior to the expiration date, an administrative time extension (A-2018-0231) was requested and approved by the Director on July 16, 2018, which granted an additional 2 year period of time until July 26, 2020 in order to obtain the City Engineer’s signature on a final plat. The reason for the time extension was due to incomplete sewer and water line extensions as well as upcoming improvements to Harris Street. No new conditions were placed on the application with the time extension. Another 2-year time extension was approved by City Council on September 8, 2020, which expired on July 26, 2022; the subject time extension request was received prior to the expiration date.

The reason for the request per the Applicant’s narrative, is that the Developer has been focusing on development of the adjacent Biltmore Estates and Graycliff Estates and needs additional time to submit a final plat application for Brundage Estates. Construction plans are in the process of being completed for Phase I and the Applicant anticipates design completion of the first phase later this year. Sewer and water lines have been extended in Linder Road to serve this property and improvements to Harris St. with turn lanes on SH-69 are currently under construction.

With all extensions, the City Council may require the preliminary plat to comply with current UDC provisions as set forth in UDC 11-6B-7C. Since the preliminary plat and previous time extensions were approved, the qualified open space & site amenity standards have been updated in the UDC to require a minimum of 12% qualified open space (up from 10%) and a minimum of 27 points (pts.) of site amenities (6 site amenities were previously required). *See UDC [11-3G-3](#) for more information.*

A total of 14.99% (or 20.48 acres) qualified open space was provided with the preliminary plat consisting of an 8.24-acre City neighborhood park, 2 pocket parks consisting of 0.8 and 1.3 acres, a linear open space area where the William’s Pipeline is located containing a multi-use pathway, ½ the street buffer along S. Linder Rd., all of the street buffers along collector streets (Harris, Oakbriar and Smokey Lake), and the parkways along internal streets within the development.

Amenities approved with the preliminary plat consist of the following: a tot lot with a children’s play structure and seating area (4 pts.); multi-use pathways within the William’s pipeline easement and along the Calkins Lateral (0.8+/- miles = 6 pts.); open space commons, including a City park

Approval of the subject time extension will allow the Applicant to obtain the City Engineer's signature on a final plat and proceed with development of the property. If City Council does *not* approve the requested time extension, the preliminary plat will expire and a new preliminary plat application will be required.



AGENDA ITEM

ITEM TOPIC: Final Order of Approval for Hill's Century Farm Commercial Subdivision No. 2 (TECC-2022-0002) by Brighton Development, Inc., generally located on the south side of E. Amity Rd., 1/4 mile east of S. Eagle Rd.

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: SEPTEMBER 6, 2022
ORDER APPROVAL DATE: SEPTEMBER 13, 2022

IN THE MATTER OF THE)
REQUEST FOR A ONE (1) YEAR)
TIME EXTENSION ON THE)
PRELIMINARY PLAT FOR HILL'S)
CENTURY FARM COMMERCIAL)
SUBDIVISION IN ORDER TO)
OBTAIN THE CITY ENGINEER'S)
SIGNATURE ON A FINAL PLAT,)
LOCATED IN THE NW ¼ OF)
SECTION 33, T.3N., R.1E,)
MERIDIAN, IDAHO)
BY: BRIGHTON DEVELOPMENT,)
INC.)

CASE NO. TECC-2022-0002

ORDER OF CONDITIONAL
APPROVAL OF TIME EXTENSION

APPLICANT

This matter coming on regularly before the City Council on September 6, 2022, upon the Applicant's submittal of a preliminary plat time extension application for a one (1) year extension within which to obtain the City Engineer's signature on the next final plat for Hill's Century Farm Commercial subdivision, which preliminary plat (H-2016-0092) was originally approved on October 11, 2016, as provided in Unified Development Code § 11-6B-7C, and good cause shown. An administrative time extension (TED-2020-0004) for two (2) years was previously approved for this subdivision by the Planning Director on August 28, 2020 and would have otherwise expired on August 29, 2022.

ORDER OF CONDITIONAL APPROVAL OF TIME EXTENSION
FOR HILL'S CENTURY FARM COMMERCIAL TECC-2022-0002

IT IS HEREBY ORDERED THAT:

The above-named Applicant is granted an additional one (1) year extended period of time, until August 29, 2023, within which to obtain the City Engineer's signature on the final plat, subject to the conditions of approval as shown in the Staff Report attached as Exhibit A for the hearing date of September 6, 2022 incorporated by reference.

Attached: Staff Report for the hearing date of September 6, 2022

By the action of the City Council at its regular meeting on the _____ day of _____, 2022.

DATED this _____ day of _____, 2022

Mayor ROBERT SIMISON

Attest:

Chris Johnson, City Clerk

Copy served upon the Applicant, Planning Division, Public Works Department, and City Attorney.

BY: _____ Dated: _____

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 9/6/2022

DATE:

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: TECC-2022-0002
Hill's Century Farm Commercial

LOCATION: Generally located on the south side of E. Amity Rd., ¼ mile east of S. Eagle Rd., in the NW ¼ of Section 33, T.3N., R.1E.



I. PROJECT DESCRIPTION

Request for a one-year time extension on the preliminary plat in order to obtain the City Engineer's signature on the final plat for the second phase of development.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	6.12 acres yet to be platted	
Existing/Proposed Zoning	Neighborhood Business (C-N) & Medium High Density Residential (R-15)	
Future Land Use Designation	Mixed Use – Neighborhood (MU-N)	
Existing Land Use(s)	Agricultural	
Proposed Land Use(s)	Commercial	
Neighborhood meeting date; # of attendees:	8/9/2022	
History (previous approvals)	AZ-15-004 (DA Inst. #2015-061375); H-2016-0092 (1 st Addendum Inst. #2016-119080); H-2018-0127 (MDA 2 nd Addendum Inst. #2019-033207); TED-2020-0004	

III. APPLICANT INFORMATION

A. Applicant:

Josh Beach, Brighton Development, Inc. – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

B. Owner:

Robert Phillips, DWT Investments, LLC – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

C. Representative:

Same as Applicant

IV. NOTICING

	City Council Posting Date
Notification published in newspaper	8/21/2022
Notification mailed to property owners within 300 feet	8/18/2022
Applicant posted public hearing notice on site	8/26/2022
Nextdoor posting	8/18/2022

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

Per UDC 11-6B-7C, “Upon written request and filing by the applicant prior to the termination of the period in accord with subsections A and B of this section, 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 this title.”

VI. STAFF ANALYSIS

The Applicant requests approval of a 1-year time extension on the preliminary plat in order to obtain the City Engineer’s signature on the final plat for the second phase of development.

The preliminary plat (H-2016-0092) consists of 20 building lots and 2 common lots on 19.73 acres of land in the C-N and R-15 zoning districts and was approved by City Council on October 11, 2016. The final plat (H-2017-0051) for the first phase of development consisted of 10 building lots and one (1) common lot on 10.82 acres of land and was signed by the City Engineer on August 29, 2018 and recorded on October 4, 2018. A 2-year time extension (TED-2020-0004) on the preliminary plat was approved by the Director on August 28, 2020 and expired on August 29, 2022; the time extension was requested prior to the expiration date, as required. The final plat (FP-2021-0055) for the second phase of development consists of four (4) building lots on 2.79 acres of land and won’t be able to be signed by the City Engineer within the required time frame. There are four (4) remaining building lots on 6.12 acres of land for the last phase of development.

The reason for the previous time extension and the subject time extension request is the final plat was delayed due to market conditions. No new conditions were placed on the application with the time extension. The Applicant plans to complete the subdivision improvements for the next phase in the Fall of this year.

Approval of the subject time extension will allow the Applicant to obtain the City Engineer’s signature on a final plat for the second phase of development and proceed with development of the property. If City Council does *not* approve the requested time extension, the preliminary plat will

expire and a new preliminary plat application will be required for the remaining area that has not yet been subdivided.

With all extensions, the Director may require the final plat to comply with the current provisions of this title. Staff is not recommending any additional conditions of approval for this extension.

VII. DECISION

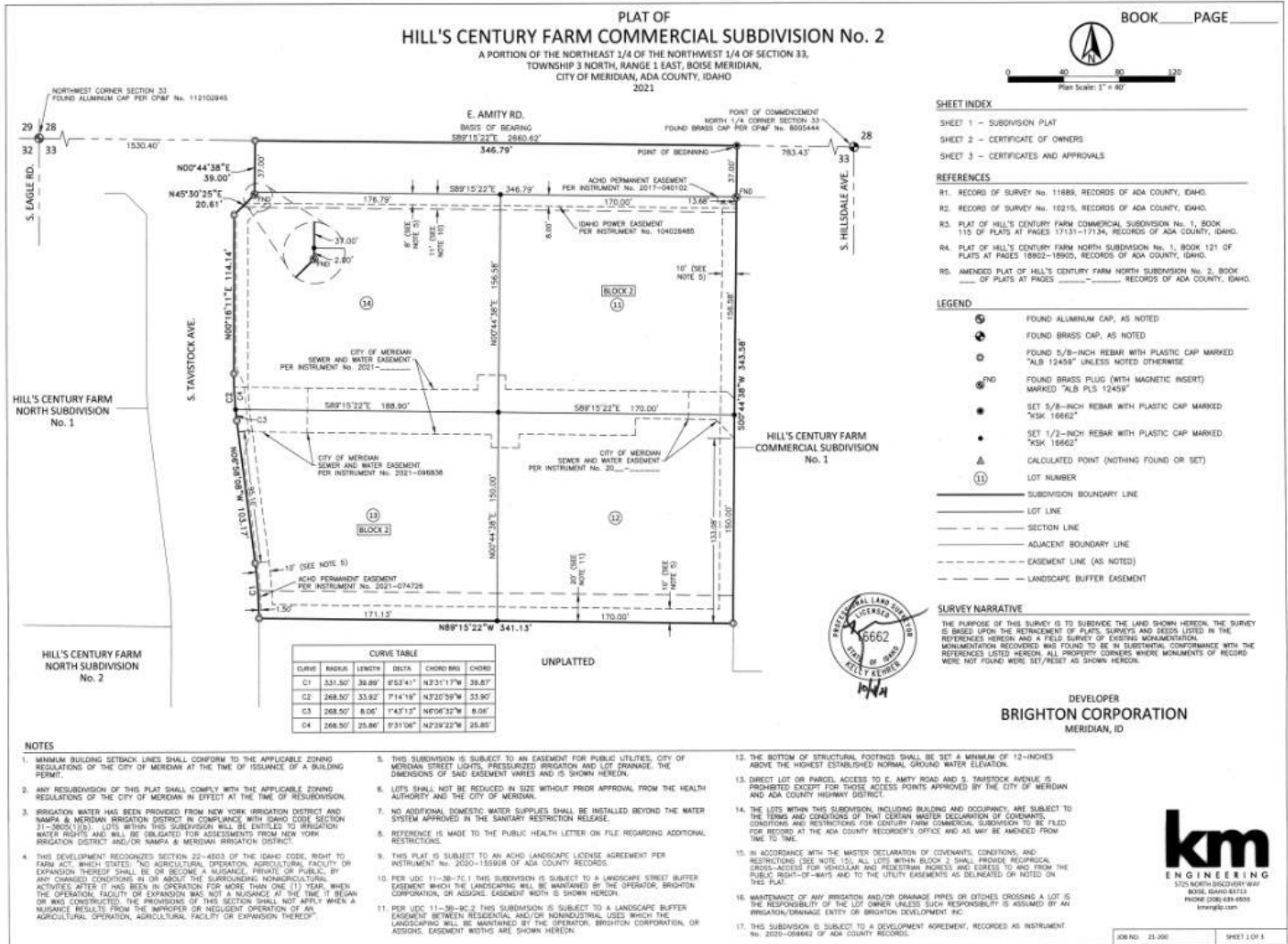
A. Staff:

Staff recommends approval of the proposed time extension for a time period of 1-year as requested, to expire on August 29, 2023.

A. Preliminary Plat (date: 7/14/2016)



B. Approved Final Plat for Phase II (FP-2021-0055)



IX. CONDITIONS OF APPROVAL

1. Applicant shall comply with all terms of the annexation, associated development agreement provisions and the preliminary plat approved for this property (AZ-15-004 (DA Inst. #2015-061375); H-2016-0092 (1st Addendum Inst. #2016-119080); H-2018-0127 (MDA 2nd Addendum Inst. #2019-033207); TED-2020-0004).
2. The applicant shall obtain the City Engineer's signature on the final plat for Hill's Century Farm Commercial Subdivision No. 2 by August 29, 2023 in accord with UDC 11-6B-7 in order for the preliminary plat to remain valid; or, another time extension may be requested.



AGENDA ITEM

ITEM TOPIC: Findings of Fact, Conclusions of Law for Lavender Place Subdivision (H-2022-0036) by Breckon Land Design, Located at 2160 E. Lake Hazel Rd.

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



In the Matter of the Request for Preliminary Plat consisting of four (4) single-family attached building lots and 26 single-family townhome lots on approximately 3.79 acres of land in the existing R-40 zoning district; Conditional Use Permit to construct 26 townhome lots within the R-40 zoning district; Private Street application for proposed single-family development requiring administrative approval only, by Breckon Land Design on behalf of LH Development, LLC.

Case No(s). H-2022-0036

For the City Council Hearing Date of: September 6, 2022 (Findings on September 13, 2022)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of September 6, 2022, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of September 6, 2022, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of September 6, 2022, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of September 6, 2022, 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 6, 2022, 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 Preliminary Plat and Conditional Use Permit is hereby approved per the conditions of approval in the Staff Report for the hearing date of September 6, 2022, 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. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of September 6, 2022.

By action of the City Council at its regular meeting held on the _____ day of _____, 2022.

COUNCIL PRESIDENT BRAD HOAGLUN VOTED _____

COUNCIL VICE PRESIDENT JOE BORTON VOTED _____

COUNCIL MEMBER JESSICA PERREAULT VOTED _____

COUNCIL MEMBER LUKE CAVENER VOTED _____

COUNCIL MEMBER TREG BERNT 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

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



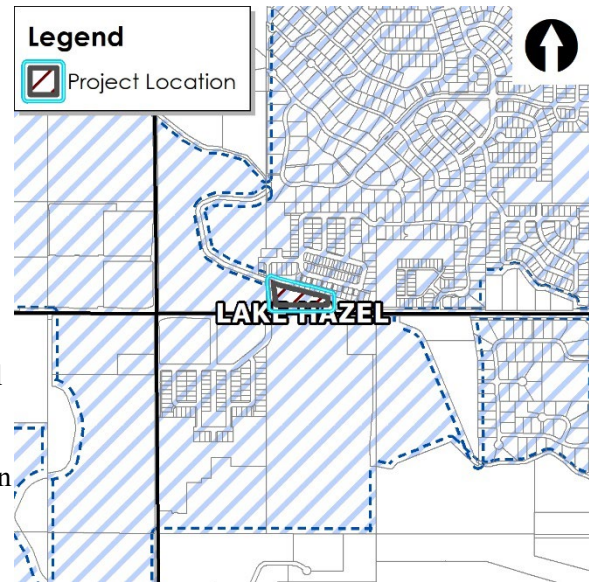
HEARING DATE: 9/6/2022

TO: Mayor & City Council

FROM: Joe Dodson, Associate Planner
208-884-5533

SUBJECT: H-2022-0036
Lavender Place Subdivision

LOCATION: The site is located at 2160 E. Lake Hazel Road, approximately 1/4 mile east of S. Locust Grove on the north side of Lake Hazel, in the SE 1/4 of SW 1/4 of Section 32, Township 3N, Range 1E.



I. PROJECT DESCRIPTION

- Preliminary Plat consisting of four (4) single-family attached building lots and 26 single-family townhome lots on approximately 3.79 acres of land in the existing R-40 zoning district;
- Conditional Use Permit to construct 26 townhome lots within the R-40 zoning district;
- Private Street application for proposed single-family development requiring administrative approval only, by Breckon Land Design on behalf of LH Development, LLC.

NOTE: Application also includes three (3) Alternative Compliance requests, discussed in subsequent sections of the staff report.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	3.79 acres	
Future Land Use Designation	Medium-High Density Residential (8-12 du/ac)	
Existing Land Use(s)	Vacant land	
Proposed Land Use(s)	Attached Single-family Residential and Townhome Residential	
Lots (# and type; bldg./common)	26 townhome lots and four (4) single-family attached lots.	
Number of Residential Units	30 residential units	
Density	Gross – 7.92 du/ac	
Open Space (acres, total [%]/buffer/qualified)	Open Space was approved as part of previous Lavender Heights approvals.	
Amenity	Seating area.	

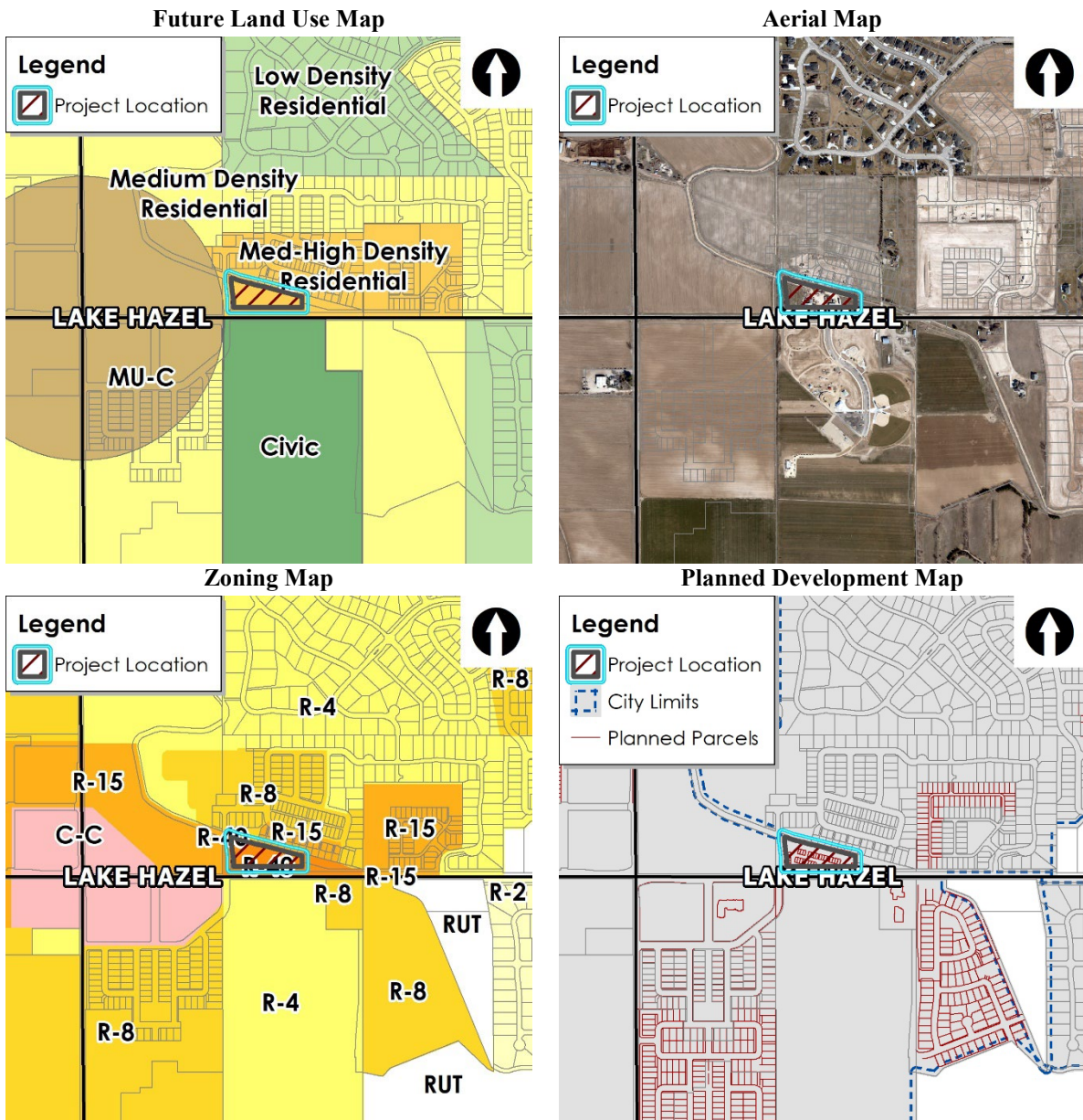
Description	Details	Page
Physical Features (waterways, hazards, flood plain, hillside)	Farr Lateral is adjacent to the site along the entire north boundary.	
Neighborhood meeting date; # of attendees:	March 2, 2022 – No attendees	
History (previous approvals)	H-2020-0004 (Lavender Heights Sub., AZ, PP); H-2022-0017 (MDA)	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	Yes	
• Requires ACHD Commission Action (yes/no)	No	
• Traffic Impact Study (yes/no)	No	
Access (Arterial/Collectors/State Hwy/Local) (Existing and Proposed)	No direct access to Lake Hazel. Access is proposed via a new private street connection to S. Bloomerang Avenue, an existing collector street abutting the west property boundary.	
Stub Street/Interconnectivity/Cross Access	No stub streets are proposed or required as there are no existing stub streets.	
Existing Road Network	Lake Hazel and Bloomerang are existing public streets.	
Existing Arterial Sidewalks / Buffers	Through previous approvals (H-2020-0004), arterial sidewalks and buffer have been constructed.	
Proposed Road Improvements	New private street for access to all proposed lots.	
Fire Service		
• Distance to Fire Station	4.1 miles from Fire Station #4 (Approximately 600 feet from approved fire station #7 on Lake Hazel; response time will fall within the 5-minute response time goal area).	
• Fire Response Time	Project currently does not reside within the Meridian Fire 5-minute response time goal area.	
• Resource Reliability	Fire Station #4 reliability is 77% (below the goal of 80%)	
• Risk Identification	Risk Factor 2 – Residential with hazards (open waterway – Farr Lateral)	
• Accessibility	• Proposed project meets all required road widths, access, and turnaround dimensions.	
Police Service	No Comment	
Wastewater		
• Distance to Sewer Services	N/A	
• Sewer Shed	Black Cat Trunkshed	
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance		
• Project Consistent with WW Master Plan/Facility Plan	Yes	

Description	Details	Page
<ul style="list-style-type: none"> Impacts/Concerns 	<ul style="list-style-type: none"> Flow is committed Sewer main and manhole must be centered along easement. Utility easement not listed on Declaration St. 30' easement is required for sewer and water running in parallel. 	
Water		
<ul style="list-style-type: none"> Pressure Zone 	5	
<ul style="list-style-type: none"> Estimated Project Water ERU's 	See application	
<ul style="list-style-type: none"> Water Quality Concerns 	None	
<ul style="list-style-type: none"> Project Consistent with Water Master Plan 	Yes	
<ul style="list-style-type: none"> Impacts/Concerns 	<ul style="list-style-type: none"> Per the Pre-application notes applicant to connect to Lake Hazel Road in addition to Bloomerang connection. Connect at the eastern side of the site. Max length for one-inch lines feeding two lots is 80' from main to water meter vaults. Service to lot 19 and 20 appear longer than 80. Address if line is one-inch. 20' easement needed up water meter vault and past as space allows. 	

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Mary Wall, Breckon Land Design – P.O. Box 44465, Boise, ID 83711

B. Owner:

Taylor Merrill, LH Development, LLC – P.O. Box 344, Meridian, ID 83646

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	7/5/2022	8/21/2022
Radius notification mailed to properties within 500 feet	6/30/2022	8/18/2022
Site Posting	7/22/2022	8/24/2022
Nextdoor posting	6/30/2022	8/18/2022

V. STAFF ANALYSIS

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

Medium-High Density Residential (MHDR) – 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.

Lavender Place subdivision is approximately 3.8 acres and was annexed into the City in 2020 as part of Lavender Heights Subdivision. As part of this annexation, the subject site was approved with the R-40 zoning district and was anticipated for a future multi-family development. Since these approvals, the Applicant has received a development agreement modification (H-2022-0017) to change the presumed land use on the subject site from multi-family to single-family attached and single-family townhome units. In addition, the subject site and its future use does not require a minimum amount of open space and amenities because it is part of the Lavender Heights development and will share the approved open space and amenity package with the rest of the residents. However, the Applicant is proposing a plaza area with seating to provide an amenity within this specific area of the project. Further, the Applicant is proposing the project to be largely “alley” loaded with all but two of the proposed units fronting on green space to comply with the Private Street applicability standards; subsequently, multiple detached sidewalks are included for added pedestrian access through the site.

With the proposed plat of 30 residential units and requested land use of alley-loaded single-family attached and townhome units, the Applicant is proposing its densest product (almost 8 units per acre) along Lake Hazel and introducing a new housing type to the overall Lavender Heights development. Both of these factors help the proposed project further comply with the MHDR future land use designation and the comprehensive plan overall. In addition, the proposed placement and site design offer great pedestrian connectivity to the nearby Discovery Park (across the street) to the south and to the remaining open space and amenities within Lavender Heights. According to the submitted conceptual elevations, the Applicant is proposing to construct the homes within this project of similar style to those within the parent development, Lavender Heights. This furthers Staff’s belief that the proposed Lavender Place Subdivision complies with the comprehensive plan and previous approvals.

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

The applicable Comprehensive Plan policies are cited below with Staff analysis in italics.

“Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City” (2.01.01G). *As discussed above, the subject project is proposed with a housing type not seen within the parent development of Lavender Heights nor within nearby developments. Staff finds the addition of single-family townhomes and single-family attached units add to the diversity of housing available in this area of the City.*

“Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks” (3.02.01G). *All public utilities are available for this project site due to the Lavender Heights development currently under construction to the north. The abutting public roadways are constructed to their full widths at this time (Lake Hazel is planned for widening in the future) with additional right-of-way dedicated with previous applications. This project does not currently lay within the Fire Department response time goal of 5-minutes but will once Fire Station 7 is constructed and staffed directly south of the property, anticipated in late Summer 2023. Further, the proposed project meets all Fire required turnarounds, road widths, and meets the maximum number of units allowed off of a singular access, 30 homes. West Ada School District has not made comments on this application but an additional 30 homes are expected to generate approximately 24 school aged children.*

Staff finds that the existing and planned development of the immediate area create conditions for levels of service to and for this proposed project that meet code requirements.

“Preserve, protect, and provide open space for recreation, conservation, and aesthetics” (4.05.01F). *The subject property is less than 5 acres in size so code does not require a minimum amount of open space. Furthermore, the subject property is already annexed into the City and is part of a larger development (Lavender Heights) that contains open space and amenities in excess of code requirements at the time of approval. The Applicant is proposing a relatively small area of open space in this project in the form of a plaza with benches for seating and includes other accessory landscape areas in the project for aesthetics and quality of life. Because the subject project will be part of the overall Lavender Heights HOA and is proposed with easy access to a multi-use pathway segment and open space directly to the north, Staff finds the subject site provides appropriate open space for the proposed project in the larger context of the development and the immediate area.*

“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). *This new subdivision is located between E. Lake Hazel Road, an arterial street, and the Farr Lateral that is proposed with a segment of multi-use pathway previously approved with the Lavender Heights development to the north. The previous approvals included approximately 7 acres of usable open space that interconnects with internal sidewalks and a large multi-use pathway segment throughout the development; the subject project continues this design element while introducing a new housing type to the area. In addition, the proposed development will continue to preserve opportunities for residents to get to Discovery Park; Discovery Park lies across E. Lake Hazel Road, directly south of this project. Staff is recommending slight modifications to the plat to accommodate a more direct path north-south through the site to allow for even easier, more direct access to the park.*

“Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity.” (2.02.01D). *The proposed project includes multiple detached sidewalks and micro-paths throughout the site and fronts nearly half of the units towards a new segment of multi-use pathway offering ample pedestrian facilities that connect to the adjacent parent subdivision to the north, Lavender Heights, and to the arterial sidewalk along Lake Hazel. Staff finds the proposed site design and proposed pedestrian facilities will link the*

project to existing and planned development in the area, specifically to Lavender Heights to the north and Discovery Park to the south.

“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). *Urban services include services and uses beyond that of utilities and emergency response; gas stations, grocery stores, public parks, and other retail/office uses are essential for a good quality of life. The subject site is relatively far removed from commercial services at this time but the new Albertson’s grocery store approximately 1 and a half miles to the northeast and planned commercial approximately ½ mile to the west will help fill the urban services gap currently existing in this area of the City. Furthermore, the City’s soon-to-be largest public park is located directly south of the subject site, Discovery Park. Therefore, despite commercial services not currently being within walking distance of the subject site, Staff finds the planned development in vicinity of the project site constitutes adequate urban services for this project. In addition, Lavender Place Subdivision is an extension of the already under construction Lavender Heights Subdivision to the north and is adjacent to multiple other developments in this area of the City. These facts further Staff’s belief the subject site will be adequately served by public and urban services in the near-term future.*

Staff finds this development to be generally consistent with the Comprehensive Plan, as discussed throughout the above sections and comprehensive plan policies.

C. Existing Structures/Site Improvements:

There are no existing structures on the subject site. However, a segment of the Farr Lateral lays within the subject site and runs along the entire north boundary. This waterway is proposed to remain open and was previously approved to do so.

D. Proposed Use Analysis:

The proposed uses within this project are all residential—single-family attached (2 units connected) and single-family townhomes (3 or more attached units). The proposed single-family attached residential use is a permitted use within the existing R-40 zoning district but the proposed townhouse dwellings require Conditional Use Permit (CUP) approval within the R-40 zoning district, per UDC Table 11-2A-2. The Applicant has submitted a CUP with the preliminary plat application for this purpose. The submitted Lavender Place plat is proposed to be constructed in one (1) phase but is essentially phase 4 of the parent development, Lavender Heights Subdivision.

Staff supports the residential uses proposed within the Lavender Place Subdivision because they help the project meet the minimum density requirements of the overall Lavender Heights project and will add two additional housing types to this project and to the immediate area. This is supported by our comprehensive plan as discussed above. Therefore, Staff recommends approval of the subject CUP request for townhomes within the existing R-40 zoning district. The required findings can be found in Section IX at the end of this report.

E. Dimensional Standards ([UDC 11-2](#)):

The submitted preliminary plat is proposed within existing R-40 zoning district area and requires compliance with the dimensional standards within UDC Table 11-2A-8. Specifically, the plat should depict compliance with the minimum lot size requirement of 1,000 square feet. Because home placement on the building lot is not yet known at the time of preliminary plat submittal, setbacks cannot generally be reviewed at this time. However, per the submitted plat, the Applicant is showing the building envelope on each lot including the proposed zero lot-lines for the attached units. In addition, all subdivision developments are also required to comply with

Subdivision Design and Improvement Standards (UDC 11-6C-3).

The proposed preliminary plat and submitted plans appear to meet all UDC requirements of the R-40 zoning district including minimum building lot size and building setbacks based on the depicted building envelopes shown. Further, the submitted plat appears to meet all UDC standards outlined in UDC 11-6C-3 except for the Common Drive standards and the maximum length allowed for a dead-end street. The Applicant is requesting Alternative Compliance to the common drive standards—Staff analysis on this is in the below Access section (Section V.G).

In addition, the Applicant requires Council approval for the proposed dead end street that exceeds 500 linear feet but is less than 750 feet (approximately 680 linear feet), per UDC 11-6C-3B.4b. Per the allowances noted within this code section, Staff recommends approval of the proposed street length as there is no opportunity for connectivity to the north due to the Farr Lateral abutting the entire north boundary and because staff does not support an additional access to Lake Hazel to the south, an arterial street.

F. Building Elevations ([UDC 11-3A-19](#) | [Architectural Standards Manual](#)):

The Applicant submitted conceptual building elevations for the proposed residential dwellings. Note that attached single-family and townhomes require Design Review approval before building permit submittal. Therefore, Staff will review each set of elevations for compliance with the single-family residential architectural standards. Staff recommends the Design Review application be submitted with the final plat application.

The submitted elevations depict two-story homes with two-car garages for each unit. As discussed above, the proposed homes are “alley” loaded and therefore have the garage facades facing the internal private street and the pedestrian access for each home entrance faces green spaces throughout the site. The elevations depict varying color choices with lap siding as the main field material and varying accent materials including stone and architectural wood material (see snip below).



G. Access ([UDC 11-3A-3](#), [11-3H-4](#)):

Access to Lavender Place is proposed via construction of a new private street (depicted as E. Declaration Street) that connects to S. Bloomerang Avenue (a collector street) at the west property boundary. The private street is proposed at a width of 25 feet measured to the back of the rolled curb, with no sidewalk. Private streets are governed by the standards outlined in UDC 11-3F-4 and the findings in UDC 11-3F-5. Further, vehicular access to each residential building lot is proposed from this private street and provides 5’ of concrete beyond the edge of the private

street to delineate the driving surface from the building lots. NOTE: Two of the homes are depicted with driveways at least 20 feet in depth and width per code and two are shown with driveways less than 20 feet deep but deeper than 5 feet. More analysis on this is below.

According to the submitted plat, the proposed private street complies with all UDC standards except for the common lot requirement and the prohibition that a common drive takes access from the private street. According to submitted plat, the Applicant has noted the private street is on a common lot (Lot 2, Block 11) but this common lot encompasses other common area as well. UDC 11-3F-4A requires the private street be on its own singular common lot. Therefore, the Applicant is required to revise the plat to add an additional common lot solely for the private street.

The Applicant is requesting Alternative Compliance (ALT) to the Private Street standard that prohibits a common drive taking access from the private street, as allowed per UDC 11-5B-5B. In order to meet the City's desired density in this area and within the Lavender Heights overall development, the Applicant is proposing a common drive off of the private street to serve 4 building lots on its west side. Further, the Applicant is proposing 3 off-street parking spaces at the end of the common drive. Staff supports the inclusion of the common drive within this development to allow additional building lots that increase the overall gross density as envisioned by the Comprehensive Plan and to meet the minimum number of units required within the existing Development Agreement. Therefore, Staff supports the Applicant's Alternative Compliance request to the UDC 11-3F-4A.6 standard. See the required findings in Section IX below.

However, Staff does have concerns with the placement and design of the driveways for Lots 32 and 33. Due to the design of the private street, both of these driveways are deeper than 5 feet (minimum garage alley setback) but are not 20 feet deep to accommodate an off-street parking space. Staff is concerned these sub-standard driveways will encourage residents to park in these areas and would prohibit safe vehicular movement on the private street near the entrance of the project. Staff does not have a specific revision but wants to point out this probable conflict so the Applicant can make revisions to the plat and design to mitigate this issue. With the submittal of the final plat, provide an exhibit either showing that the distance between the face of garage and the private street is 20' or 5'. Parking in front of a garage less than 20 feet deep is prohibited.

In addition to the ALT needed for the common drive off of a private street, an additional ALT request is being made for an alternative to the common drive standards (UDC 11-6C-3D) to allow four (4) lots to take access from the same side of the common drive where code allows only three (3) lots. As shown on the submitted plat, the Applicant has proposed 4 lots to take access from the west side of the common drive and a 4-plex building directly east of the common drive that takes access from the private street. Staff finds it is feasible to modify the layout of the plat to comply with the common drive standards but finds this would be more wasteful in the overall layout of the proposed plat and would likely reduce the density within the project. Due to its location and future land use designation of medium-high density residential, the City does not envision a reduction in density along this Lake Hazel corridor. So, Staff finds the proposed site design is an efficient use of the subject area and offers an equal means for meeting the common drive standards. Further, Public Works does not have concerns with the common lot and conflicts with services, which is one of the main reasons for this provision in code. See the required findings in Section IX below.

H. 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 dwellings based on the number of bedrooms per unit. The Applicant has submitted an Alternative Compliance request to these standards per their allowance in UDC 11-

5B-5.

Per the submitted parking exhibit (see snip below), the Applicant is proposing to alternatively comply with the off-street parking standards by providing 18 parking spaces that will be designated for each specific unit. Each of the proposed residential units is shown with a 2-car tuck under garage providing the required off-street parking for 2-bedroom homes and meets the requirement of a 2-car garage for 3-bedroom units. However, due to the odd-shape of the parcel that creates a constrained building area, the Applicant proposed private streets and an alley-loaded product that does not readily allow for the required 20' by 20' parking pad for the nine (9) 3 and 4-bedroom homes. The Applicant placed the parking spaces directly across the private street from each unit to minimize the distance homeowners would have to traverse to access their additional parking spaces. In addition to the 18 parking spaces designated for the residents, the Applicant is also showing 7 additional guest parking spaces. NOTE: Parking is prohibited on the private street as well as along Lake Hazel and Bloomerang, the collector street where the private street takes access from.

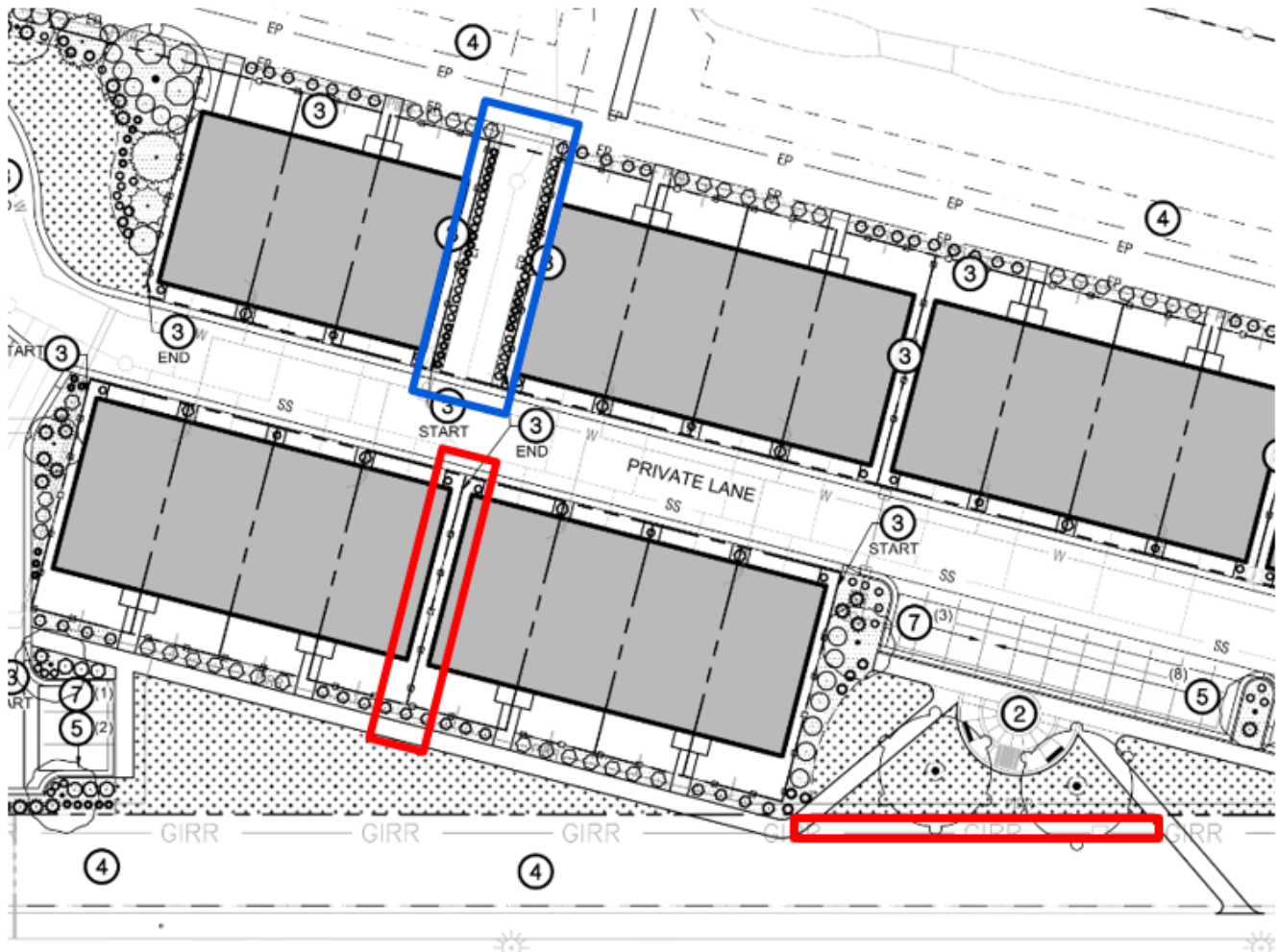


Staff finds the proposed alternative as one option to meet the intent of the off-street parking requirements when accounting for the required density of the existing Development Agreement, site constraints, and limited access for the site. However, upon further review, Staff is recommending a modification to the ALT request: Staff recommends one parking space is allocated for each 3 or 4-bedroom unit instead of two spaces. It is difficult to predict the number of cars each unit will produce so Staff finds it more prudent to offer additional spaces for the entire development and not just the units with more bedrooms. Staff's recommendation would increase the number of guest spaces from seven (7) up to 16 spaces which should allow for more appropriate flexibility in their use for future residents and guests of this development. An additional option, should Commission or Council find the amount of off-street parking is not adequate overall, is to limit the number of units containing 3 or 4 bedrooms as a plat condition. Staff's Alternative Compliance findings for this request are below in Section IX at the end of this report.

I. Sidewalks (UDC [11-3A-17](#)) & Pathways (UDC [11-3A-8](#)):

5-foot wide detached sidewalks are proposed throughout the development that provide the main

pedestrian access for all of the building lots. In addition, the project includes the final 750 feet of multi-use pathway conceptually approved with the Lavender Heights development that runs along the north of the project and provides pedestrian access for half of the proposed units. As part of the previous approvals, there is an existing 5-foot wide pathway connection from this property to the north that crosses the Farr Lateral via a pedestrian bridge and provides interconnectivity between Lavender Heights phase one and the proposed Lavender Place subdivision. This 5-foot pathway connects to the multi-use pathway segment and leads into a 20' wide paved area near the north portion of the site that is required as access for the public sewer main (see blue marked area below). The proposed sidewalks and multi-use pathway meet UDC standards and comply with previous approvals of this site.



Because of the clear north-south connection from the subject site to the open space within phase 1 to the north over the pedestrian bridge and the sewer easement, Staff finds it applicable to help maintain this north-south movement. With the proposed design, two 4-plex buildings impede this natural pedestrian flow and no additional sidewalks are shown to help connect this noted area to the sidewalk along Lake Hazel. As depicted in red above, Staff is recommending a new 5-foot wide micro-path is located between Lots 24 and 25, Block 11 (the two 4-plex buildings shown along Lake Hazel) and for the Applicant to add an additional sidewalk segment around the plaza to for better pedestrian connectivity—Staff is open to more than one design to accomplish the goal of increasing pedestrian connectivity in this area. The new common lot need only be 10 feet

wide to accommodate the 5-foot micro-path and approximately 2.5 feet of landscaping on each side; Staff does not find it necessary to provide a tree along this new micro-path lot for shade as its purpose is simply to be a cut-through between the two buildings where no other convenient north-south pedestrian access currently exists. This appears to be possible by shifting the eastern 4-plex 10 feet to the east and closer to the guest parking spaces (building would be approximately 8 feet from parking space instead of 18 feet). Staff will work with the Applicant to determine the best possible design for this recommendation.

J. Landscaping ([UDC 11-3B](#)):

The required landscaping regulated by code within the proposed development is landscaping along the multi-use pathway segment (UDC 11-3B-12). The required street buffers to Lake Hazel (arterial) and S. Bloomerang (collector) were constructed with phase 1 of the Lavender Heights Subdivision. The submitted landscape plans do not show landscaping along the pathway as this was shown on the previously approved plans for Lavender Heights. Because the subject plat contains this pathway within its property boundary, the Applicant should revise the landscape plans to depict the existing/proposed landscaping along the multi-use pathway to ensure code compliance.

The Applicant is proposing a number of trees and landscape beds within the development to offer shade and additional aesthetics to the development. This includes shrubs and other vegetative ground cover within landscape beds along the perimeter of the building lots and trees around the proposed plaza area and adjacent to the proposed parking spaces. In accord with Staff's recommended revision to the plat to include an additional north-south micro-path between Lots 24 and 25, Block 11, the Applicant should add some shrubs and vegetative ground cover adjacent to this new micro-path. With the final plat application, the Applicant should make these revisions.

K. Qualified Open Space and Amenities ([UDC 11-3G](#)):

The subject plat is less than 5 acres (approximately 3.8 acres) so no minimum open space or amenities are technically required in order to comply with City Code. Despite not being required, the Applicant is proposing a plaza area along the southern property boundary that includes two benches and a picnic table to add an amenity within this project area. Furthermore, future residents of this plat will be part of the larger Lavender Heights Subdivision HOA currently under development to the north and will share in the approved open space and amenities of the larger project (approximately 7.7 acres of open space, multi-use pathway segment, and a swimming pool). In addition, the subject site is directly north of the City's Discovery Park that is currently constructing phase 2 of its planned development and will contain a total of approximately 70 acres of public park and amenity space.

Staff finds the proposed and planned open space and amenities of the Lavender Place and Lavender Heights Subdivisions and the adjacent Discovery Park provide adequate open space and amenities for aesthetic and recreational opportunities.

L. Fencing ([UDC 11-3A-6](#), [11-3A-7](#)):

All fencing is required to comply with the standards listed in UDC 11-3A-7. 4-foot steel tube fencing is proposed as shown on the landscape plan and appears to meet UDC standards. No fencing is shown on the submitted landscape plans within the Farr Lateral easement area.

M. Waterways ([UDC 11-3A-6](#)):

The subject site contains a segment of the Farr Lateral, an irrigation lateral maintained by Boise Project Board of Control (BPBC). Through the previous Lavender Heights Subdivision approvals, the Applicant was allowed to keep this waterway open and was required to construct a

10-foot multi-use pathway along its length for a regional pathway connection through this area of the City. With the subject plat and proposed development, the waterway is still proposed to remain open and the multi-use pathway will be installed per the original approvals for this site. Any proposed fencing will have to comply with those standards outlined in UDC 11-3A-6 & 11-3A-7.

N. Pressurized Irrigation (*UDC [11-3A-15](#)*):

The Applicant is required to provide a pressurized irrigation system for the development in accord with 11-3A-15. Land Development will review pressurized irrigation plans in more detail when specific plans are submitted with the future Final Plat application.

VI. DECISION

A. Staff:

Staff recommends approval of the requested Preliminary Plat and Conditional Use Permit per the Findings in Section IX of this staff report. The Director and Staff have approved the requested administrative applications associated with this project (Private Streets and Alternative Compliance requests).

B. The Meridian Planning & Zoning Commission heard these items on August 4, 2022. At the public hearing, the Commission moved to recommend approval of the subject Preliminary Plat and Conditional Use Permit requests.

1. Summary of Commission public hearing:

- a. In favor: Jon Breckon, Applicant Representative; Taylor Merrill, Applicant.
- b. In opposition: None
- c. Commenting: Jon Breckon; Taylor Merrill;
- d. Written testimony: None
- e. Staff presenting application: Joseph Dodson, Associate Planner
- f. Other Staff commenting on application: Bill Parsons, Planning Supervisor

2. Key issue(s) of public testimony:

- a. Applicant – desire for project to be approved as conditioned by Staff and for Commission to keep 3-bedroom units and parking alternative as proposed.

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

- a. Parking Alternative and whether units should be limited to 2-bedroom throughout the entire site due to parking constraints of private street and adjacent public roads;
- b. Safe access to Discovery Park due to location being so close to park;
- c. Concept of trash service with proposed private street and design;

4. Commission change(s) to Staff recommendation:

- a. Remove parking in hammerhead turnaround;
- b. Limit all units to no more than 2-bedrooms to help with parking and increase guest parking;

5. Outstanding issue(s) for City Council:

- a. Applicant has not removed parking in hammerhead in an effort to keep 3 additional guest parking spaces;
- b. **Applicant has revised parking exhibit per Staff's revised Alternative Compliance approval but requests to strike Commission's added condition regarding number of bedrooms per unit – Applicant has alternatively proposed to limit noted units to no more than 3-bedrooms and essentially provide 1 space per bedroom.**

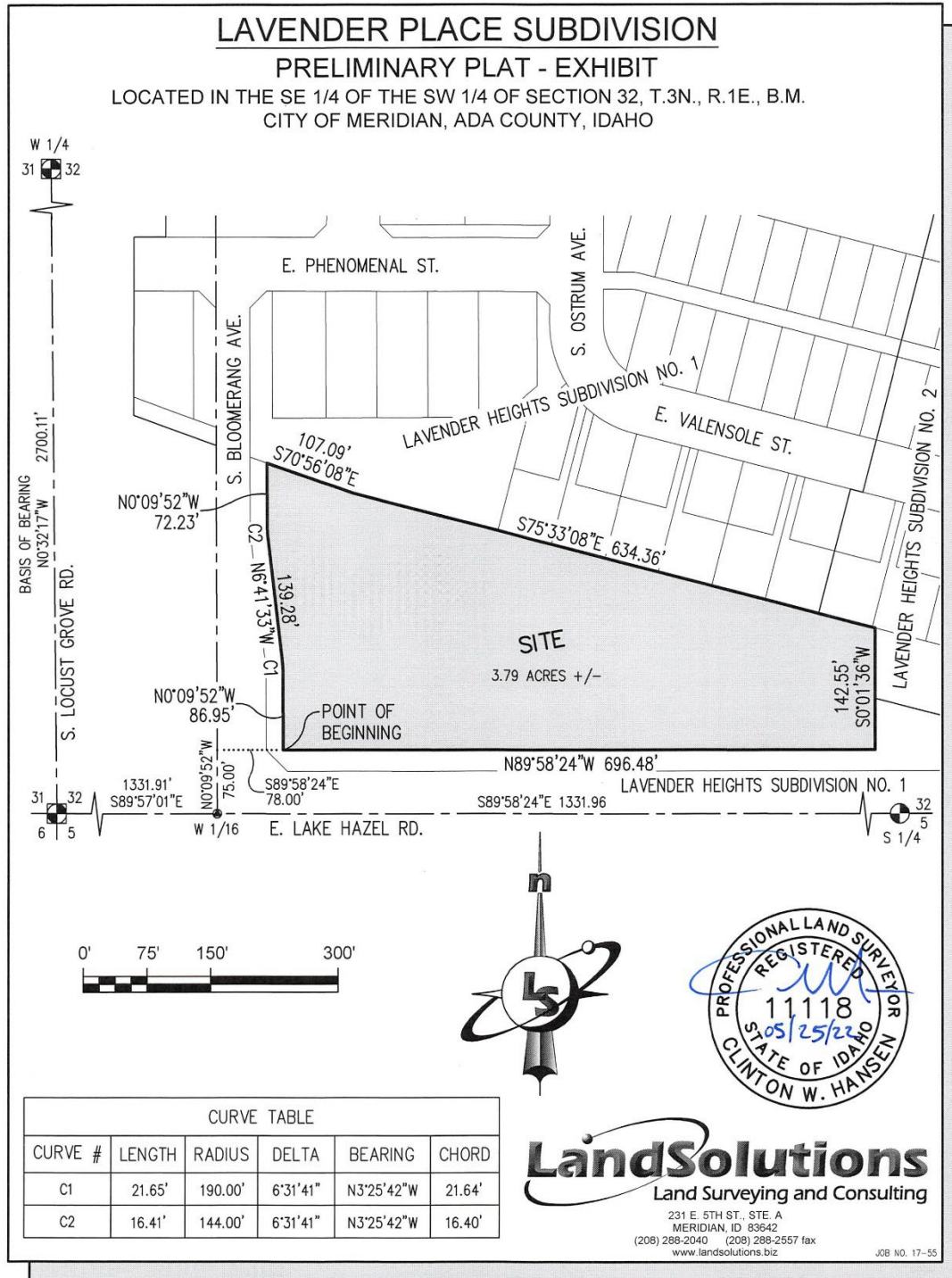
C. The Meridian City Council heard these items on September 6, 2022. At the public hearing, the Council moved to approve the subject Preliminary Plat and Conditional Use Permit requests; the

Private Street and Alternative Compliance requests were approved by the Director.

1. Summary of the City Council public hearing:
 - a. In favor: Taylor Merrill, Developer; Jon Breckon, Applicant Representative.
 - b. In opposition: None
 - c. Commenting: Jon Breckon; Todd McDermott, neighbor.
 - d. Written testimony: David Palumbo (Boise resident) – noted overarching concerns with Meridian development around Amity Road and South Meridian (not specific to this project) and notes a lack of planning foresight in South Meridian overall.
 - 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. Support for the project due to its design and housing type.
3. Key issue(s) of discussion by City Council:
 - a. Parking Alternative and whether Commission recommendation should be upheld to limit number of bedrooms throughout the entire site due to parking constraints of private street and adjacent public roads;
 - b. Private Street design with Common Driveway and overall width of road in relation to potential delivery trucks, large trucks, etc.
 - c. Process of reserving noted spots for residents per Parking Exhibit and ALT request.
4. City Council change(s) to Commission recommendation:
 - a. Strike condition limiting bedroom count and comply with Staff's recommended ALT provision.

VII. EXHIBITS

A. Preliminary Plat Legal Description and Exhibit Map



Legal Description
Lavender Place Subdivision – Preliminary Plat

A parcel of land located in the SE ½ of the SW ¼ of Section 32, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southwest corner of the SW ¼ of said Section 32, from which an Aluminum cap monument marking the northwest corner of said SW ¼ bears N 0°32'17" W a distance of 2700.11 feet;

Thence S 89°57'01" E along the southerly boundary of said SW ¼ a distance of 1331.91 feet to a 5/8 inch iron pin monument marking the southwest corner of the SE ¼ of said SW ¼;

Thence N 0°09'52" W along the westerly boundary of said SE ¼ of the SW ¼ a distance of 75.00 feet to a point;

Thence leaving said boundary S 89°58'24" E a distance of 78.00 feet to an angle point on the southeasterly boundary of Lavender Heights Subdivision No. 1, as shown in Book 122 of Plats on Pages 19137-19140, records of Ada County, Idaho being the **POINT OF BEGINNING**;

Thence along the boundary of said Lavender Heights Subdivision No. 1 the following courses and distances:

Thence N 0°09'52" W a distance of 86.95 feet to a point of curvature;

Thence a distance of 21.65 feet along the arc of a 190.00 foot radius curve left, said curve having a central angle of 6°31'41" and a long chord bearing N 3°25'42" W a distance of 21.64 feet to a point of tangency;

Thence N 6°41'33" W a distance of 139.28 feet to a point of curvature;

Thence a distance of 16.41 feet along the arc of a 144.00 foot radius curve right, said curve having a central angle of 6°31'41" and a long chord bearing N 3°25'42" W a distance of 16.40 feet to a point of tangency;

Thence N 0°09'52" W a distance of 72.23 feet to a point;

Thence S 70°56'08" E a distance of 107.09 feet to a point;

Thence continuing along the boundary of said Lavender Heights Subdivision No. 1 and extending along the boundary of Lavender Heights Subdivision No. 2, as shown in Book 122 of Plats on Pages 19344-19346, records of Ada County, Idaho S 75°33'08" E a distance of 634.36 feet to an angle point on the westerly boundary of said Lavender Heights Subdivision No. 2;



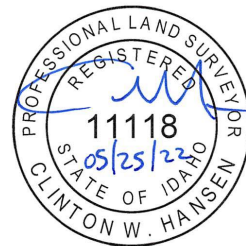
Lavender Place Subdivision
Preliminary Plat
Job No. 17-55
Page 1 of 2

Thence continuing along the boundary of said Lavender Heights Subdivision No. 2 and extending along the boundary of said Lavender Heights Subdivision No. 1 S 0°01'36" W a distance of 142.55 feet to an angle point on the boundary of said Lavender Heights Subdivision No. 1;

Thence along the boundary of said Lavender Heights Subdivision No. 1 N 89°58'24" W a distance of 696.48 feet to the **POINT OF BEGINNING**.

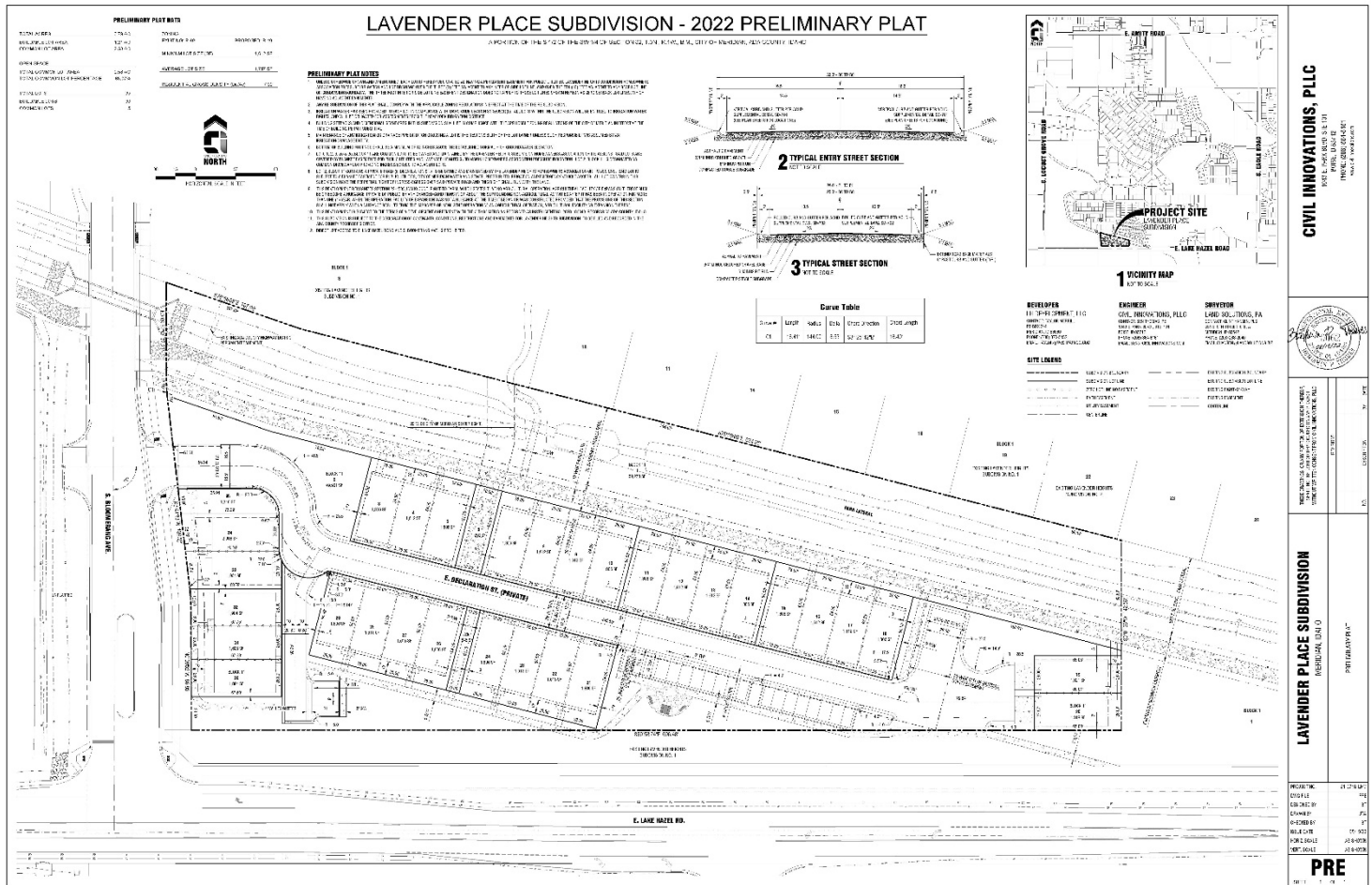
This parcel contains 3.79 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
May 25, 2022



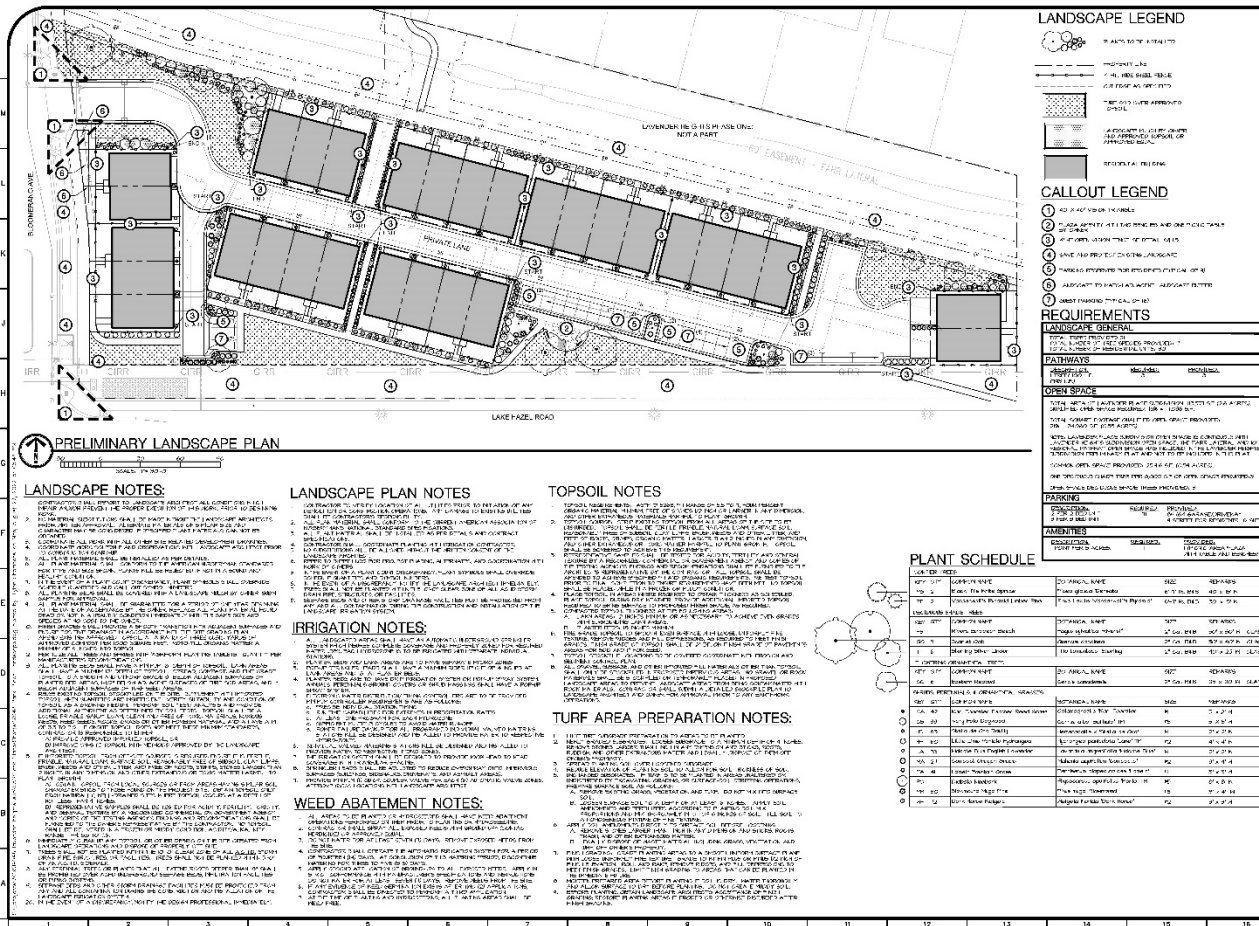
Lavender Place Subdivision
Preliminary Plat
Job No. 17-55
Page 2 of 2

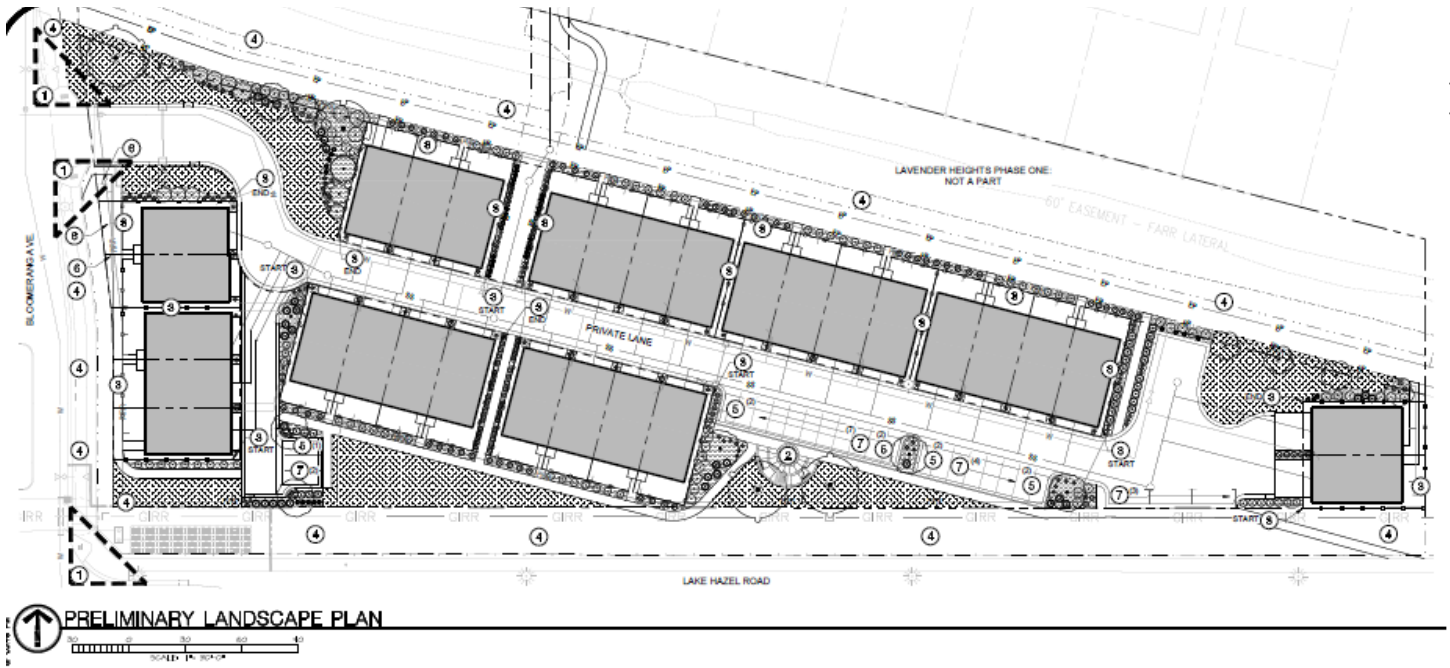
B. Preliminary Plat (dated: ~~3/30/2022~~ 8/19/2022)



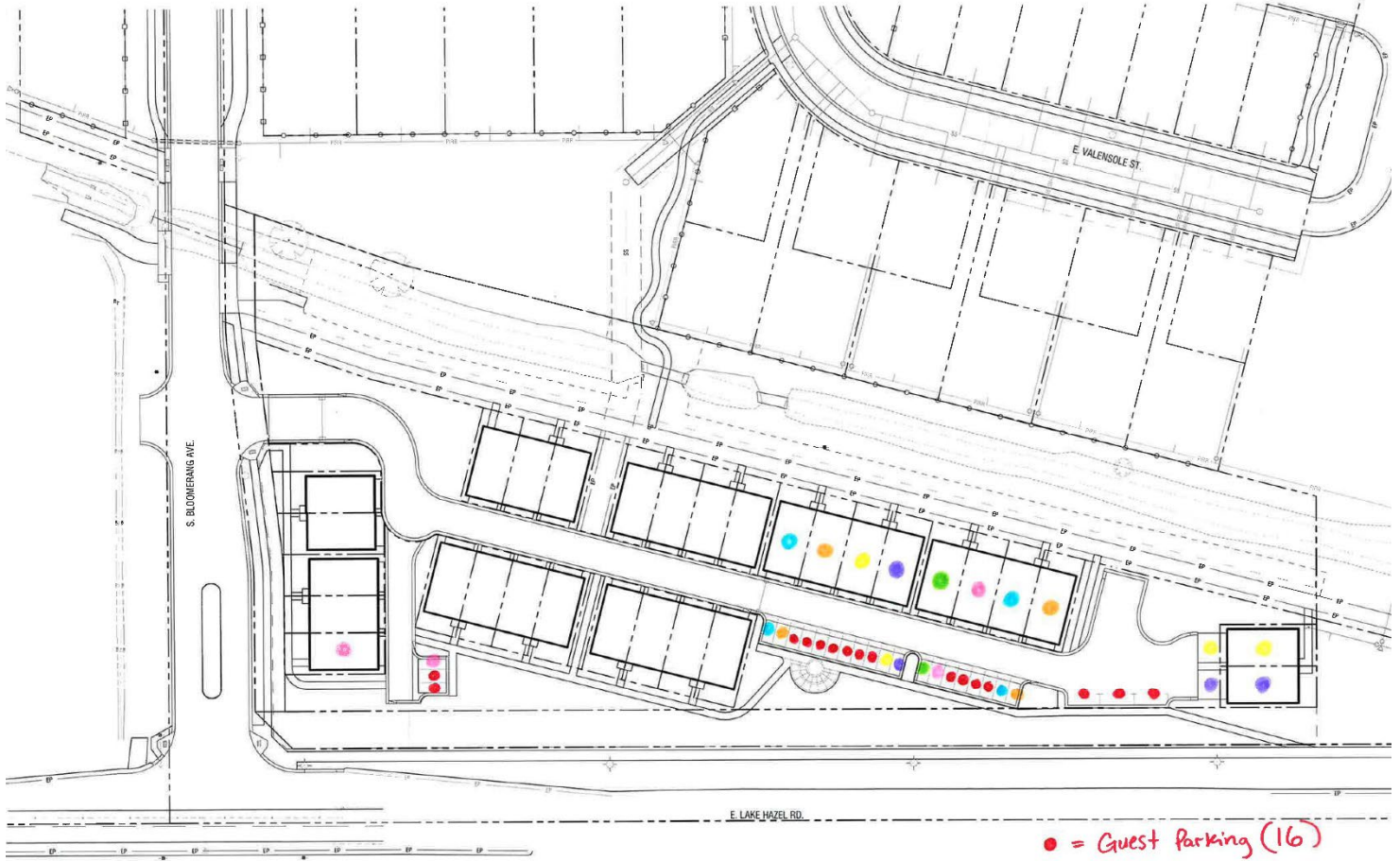


C. Landscape Plans (date: ~~3/30/2022~~ 8/22/2022)





D. REVISED Parking Exhibit (~~NOT APPROVED~~):



● = Guest Parking (16)

↑ LAVENDER PLACE PARKING EXHIBIT
SCALE: 1" = 30'-0"

11 - 3 bedroom units
19 - 2 bedroom units

E. Conceptual Building Elevations



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. The preliminary plat included in Section VII.B, dated ~~March 30~~ August 19, 2022, shall be revised as follows prior to Final Plat submittal ~~the City Council hearing~~:
 - a. ~~Revise the plat to add a new common, micro-path lot between Lots 24 & 25, Block 11 and an additional sidewalk connection near the plaza area for added pedestrian connectivity through the project to the existing arterial sidewalk along E. Lake Hazel Road, per the analysis in Section V.I.~~
 - b. Add an additional common lot solely for the proposed private street per UDC 11-3F-4A and revise plat note #8 to reflect the new common lot.
 - c. ~~Revise the placement and design of the driveways for Lots 32 and 33, Block 11 showing that the distance between the face of garage and the private street is 20' or 5' to help mitigate any conflicts of off street parking and the proposed intersection of the common drive and private street, per the analysis in Section V.G. Parking in front of a garage less than 20 feet deep is prohibited.~~
 - d. ~~Revise the Alternative Compliance Parking Exhibit (Exhibit VII.D) to depict one (1) open parking space per 3 or 4 bedroom unit instead of two (2) consistent with Staff's analysis in Section V.H.~~
 - e. ~~Revise the plat to remove the parking shown within the hammerhead turnaround at the terminus of the private street.~~
2. The landscape plan included in Section VII.C, dated ~~March 30~~ August 22, 2022, is approved as submitted, shall be revised as follows prior to the City Council hearing:
 - a. ~~Revise the landscape plan to match the plat revisions noted in VIII.A1 above.~~
 - b. ~~Add shrubs and other vegetative ground cover adjacent to the recommended new micro-path between Lots 24 & 25, Block 11.~~
3. ~~Future homes within this development shall contain no more than 2 bedrooms per residential unit.~~
4. City Council approved the submitted preliminary plat with a dead end street greater than 500 feet in length (approximately 680 feet), per provisions in UDC 11-6C-3B.4b.
5. Future development shall be consistent with the previous approvals of the subject site: H-2020-0009 (Lavender Heights Subdivision), DA Inst. #2020-106343; and H-2022-0017 (MDA).
6. Future development shall be consistent with the minimum dimensional standards listed in UDC 11-2A-8 for the R-40 zoning district.
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 except for those lots noted within the approved Alternative Compliance request and the attached parking exhibit (Exhibit VII.D); said exhibit shall be strictly adhered to by the Developer/Applicant and shall work with Staff to provide proof that each designated parking space is adequately delineated for each noted unit AND that there is a process in place for future residents to have anyone towed should someone park in a designated spot without permission.
8. The Applicant shall comply with all ACHD conditions of approval.

9. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
10. Prior to the first Final Plat submittal, the Applicant shall obtain Administrative Design Review (DES) approval for the single-family attached and single-family townhomes in this development.
11. Prior to signature on a final plat, the applicant shall submit a public access easement for the multi-use pathway segment along the Farr Lateral to the Planning Division for approval by City Council and subsequent recordation. The easement shall be a minimum of 14' in width (10' pathway and 2' shoulder on each side).
12. 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.
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.

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 Flow is committed.
- 1.2 Sewer main and manhole must be centered along easement.
- 1.3 Utility easement not listed on Declaration St. 30' easement required for sewer and water running in parallel.
- 1.4 Per the Pre-application notes, applicant is required to connect to Lake Hazel Road in addition to Bloomerang connection. Connect at the eastern side of the site.
- 1.5 20' easement needed up to water meter vault and past, as space allows.
- 1.6 Due to E. Declaration St being private, streetlighting will be up to the developer.

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 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.
 - 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 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.
- 2.22 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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=265660&dbid=0&repo=MeridianCity>

D. BOISE PROJECT BOARD OF CONTROL (BPBC)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=266645&dbid=0&repo=MeridianCity>

E. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=266650&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. 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 is in substantial compliance with the adopted Comprehensive Plan in regard to land use, density, transportation, and pedestrian connectivity. (Please see Comprehensive Plan Policies 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 VII 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 has offered their support of the proposed development with the proposed road layout in mind.

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.

B. Conditional Use Permit findings:

The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

City Council finds that the submitted site plan shows compliance with all dimensional and development regulations in the R-40 zoning district in which it resides except for those noted and required to be revised.

2. **That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.**

City Council finds the proposed use of single-family townhome residential is in accord with the comprehensive plan designation of Medium-High Density Residential within the Meridian Comprehensive Plan and the requirements of this title.

3. **That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.**

City Council finds the design, construction, and proposed operation and maintenance will be compatible with other uses in the general neighborhood and should not adversely change the essential character of the same area, if all conditions of approval are met.

4. **That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.**

City Council finds the proposed use, if it complies with all conditions of approval imposed, will not adversely affect other property in the vicinity.

5. **That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.**

City Council finds the proposed use will be served adequately by essential public facilities and services if all conditions of approval are met.

6. **That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.**

All public facilities and services are readily available for the subject site so City Council finds that the proposed use will not be detrimental to the economic welfare of the community or create excessive additional costs for public facilities and services.

7. **That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.**

Although traffic will slightly increase in the vicinity with the approval of any additional residential units, the proposed layout offers the best opportunity for safe circulation and provides opportunity for a new housing type within this area of the City. Therefore, City Council finds the proposed use will not be detrimental to any persons, property, or the general welfare.

8. **That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)**

The Applicant is preserving the existing Farr Lateral along the north property boundary and no other such features are known; therefore, City Council finds the proposed use should not result in damage of any such features.

C. Private Street Findings:

In order to approve the application, the Director shall find the following:

1. **The design of the private street meets the requirements of this Article;**

The design of the proposed private streets complies with the standards listed in UDC 11-3F-4. See analysis in Section V for more information.

2. Granting approval of the private street would not cause damage hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and

Staff does not anticipate the proposed private street would cause any hazard, nuisance or other detriment to persons, property or uses in the vicinity if the street is designed as proposed and constructed in accord with the standards listed in UDC 11-3F-4B.

3. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

The location of the private street does not conflict with the Comprehensive Plan and/or the regional transportation plan as it is proposed to connect to a collector street consistent with private street standards. With the constraints detailed and analyzed for this development, the Director finds that local street access has been provided via a private street.

4. The proposed residential development (if applicable) is a new or gated development.

Despite a literal new not being proposed with the Lavender Place project, the proposed residential development depicts all 30 units to front on green space meeting the intent of this standard. If the conditions of approval are adhered to, the Director finds this development in compliance with this finding.

D. Alternative Compliance findings (Common Drive standards UDC 11-6C-3D.1):

The Director has approved your request for alternative compliance to Unified Development Code (UDC) 11-6C-3D.1 for the subject property, based on the required Findings listed in UDC 11-5B-5E, as follows:

1. Strict adherence or application of the requirements are not feasible; or

The Director finds it is feasible to meet the UDC requirement referenced above but it is not the best use of the subject development area as discussed in Section V.G above.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

The Director finds the Applicant's proposed alternative means of complying with the intent of the UDC as proposed in the attached preliminary plat provides an equal means of meeting the requirement.

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

The Director finds that the alternative means will not be materially detrimental to the public welfare or impair the intended use and/or character of surrounding residential properties nor the adjacent public roads.

E. Alternative Compliance findings (Private Street standards UDC 11-3F-4A.6):

The Director has approved your request for alternative compliance to Unified Development Code (UDC) 11-3F-4A.6 for the subject property, based on the required Findings listed in UDC 11-5B-5E, as follows:

1. Strict adherence or application of the requirements are not feasible; or

The Director finds it is not feasible to meet the UDC requirement to not include a common

drive off of a private street due to the existing requirements of the DA (minimum number of units and only single-family residential) as discussed above in Section V.G above.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

The Director finds the Applicant's proposed alternative means of complying with the intent of the UDC as proposed in the attached preliminary plat provides an equal means of meeting the requirement.

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

The Director finds that the alternative means will not be materially detrimental to the public welfare or impair the intended use and/or character of surrounding residential properties nor the adjacent public roads.

F. Alternative Compliance findings (Off-Street Parking standards UDC 11-3C-6A):

The Director has approved your request for alternative compliance to Unified Development Code (UDC) 11-3C-6A for the subject property, based on the required Findings listed in UDC 11-5B-5E, as follows:

1. Strict adherence or application of the requirements are not feasible; or

The Director finds it is feasible to meet the UDC requirement for the number of off-street parking spaces if the Applicant was limited to no more than 2-bedroom homes for all units taking access from the alley as noted. Staff is not recommending this but the Council may require it.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

Per the provisions outlined in code, the Director finds that Staff's revision to the Applicant's proposed alternative compliance request is an equal or superior means for meeting the off-street parking requirements as proposed on the preliminary plat and submitted parking exhibit (Exhibit VII.D above).

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

The Director finds that the alternative means will not be materially detrimental to the public welfare or impair the intended use and/or character of surrounding residential properties if the proposed conditions of approval are maintained.



AGENDA ITEM

ITEM TOPIC: Development Agreement (Centrepointhe Mixed-Use H-2022-0035) Between the City of Meridian and MGM Meridian, LLC and MGM Meridian 2, LLC for Property Located at 3100 N. Centrepointhe Way and 3030 N. Cajun Lane

ADDENDUM TO DEVELOPMENT AGREEMENT

PARTIES:

1. **City of Meridian**
2. **MGM Meridian, LLC, Owner/Developer**
3. **MGM Meridian 2, LLC, Owner/Developer**

THIS ADDENDUM TO DEVELOPMENT AGREEMENT is dated this 1st day of September, 2022, ("ADDENDUM"), by and between **City of Meridian**, a municipal corporation of the State of Idaho ("CITY"), whose address is 33 E. Broadway Avenue, Meridian, Idaho 83642 and **MGM Meridian, LLC**, ("OWNER/DEVELOPER"), whose address is 5 Naranja Way, Portola Valley, CA 94028 and **MGM Meridian 2, LLC** ("OWNER/DEVELOPER"), whose address is 5 Naranja Way, Portola Valley, CA 94028.

RECITALS

A. CITY originally entered into the existing Development Agreement recorded as Instrument #2019-060877 in Ada County Records with the owner of record at that time, Sadie Creek Commons, LLC. Sadie Creek Commons, LLC subsequently sold the entire property to MGM Meridian, LLC through Warranty Deed recorded as Instrument #2022-015449 in Ada County Records. MGM Meridian, LLC subsequently transferred ownership of a portion of the property, identified as 3030 N. Cajun Lane (Parcel S1105110120) to MGM Meridian 2, LLC by Quitclaim Deed recorded as Instrument #2022-024826 in Ada County Records. MGM Meridian, LLC and MGM Meridian 2, LLC, hereinafter referred to as Owner/Developer, and City, hereby acknowledge the property identified in Exhibit "A" is bound by the terms of the existing Development Agreement, recorded as Instrument #2019-060877 in Ada County Records.

B. OWNER/DEVELOPER has submitted an application for a Modification of the Existing Development Agreement (Instrument #2019-060877) for the purpose of updating the concept plan and provisions to construct a mixed-use development consisting of commercial space and a multi-family development in lieu of an athletic club/spa and commercial building on 11.17 acres in the C-G zoning district. The Meridian City Council approved said application with Findings of Fact and Conclusions of Law as set forth in the attached Exhibit "B."

C. CITY and OWNER/DEVELOPER now desire to amend said Development Agreement, which terms have been approved by the Meridian City Council in accordance with UDC section 11-5B-4.

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

1. OWNER/DEVELOPER shall be bound by the terms of the Development Agreement recorded as Instrument #2019-060877, except as specifically amended as follows:
 - a. Future development of this site shall be substantially consistent with the submitted concept plan and color renderings included in Section VI of Exhibit B and the provisions contained herein.
 - b. Future development shall comply with the standards outlined in the multi-family development specific use standards, UDC 11-4-3-27.
 - c. All future pedestrian crossings that traverse shared drive aisles within the development shall be constructed with brick, pavers, stamped concrete, or colored concrete to clearly delineate the driving surface from the pedestrian facilities, per UDC 11-3A-19B.4b.
 - d. The required landscape street buffers and multi-use pathway segment shall be constructed and vegetated with the first phase of development along E. Ustick Road and N. Eagle Road; the proposed 25-foot landscape buffer along the west and south boundaries shall be constructed with the first phase of development.
 - e. Applicant shall work with ACHD to construct a safe pedestrian crossing from the multi-family site area to the parking lot along the west boundary across N. Centrepont Way.
 - f. With the future Conditional Use Permit for the multi-family development, the building along the west boundary shall be no more than two-stories in height and the three (3) buildings within the center of the project shall be no more than three-stories in height, consistent with the Applicant's revised concept plan and presentation to Council.
 - g. Applicant shall continue the masonry wall along west property boundary consistent with adjacent development and to help buffer the proposed project.
 - h. Staff and Applicant shall work with ACHD to mark Centrepont Way as no-parking on both sides, should ACHD allow it.
2. That Owner/Developer agrees to abide by all ordinances of the City of Meridian and the Property shall be subject to de-annexation if the Owner/Developer, or their assigns, heirs, or successor shall not meet the conditions of this Addendum, and the Ordinances of the City of Meridian as herein provided.
3. This Addendum shall be binding upon and insure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Addendum shall be binding on the Owner/Developer of the Property, each subsequent owner and any other person(s) 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 hereon 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 Addendum if City, in its sole and reasonable discretion, had determined that Owner/Developer have fully performed its obligations under this Addendum.

4. If any provision of this Addendum is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Addendum and the invalidity thereof shall not affect any of the other provisions contained herein.

5. This Addendum sets forth all promises, inducements, agreements, condition, and understandings between Owner/Developer and City relative to the subject matter herein, 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 Addendum 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.

- a. Except as herein provided, no condition governing the uses and/or conditions governing development of the subject Property herein provided for can be modified or amended within 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.

6. This Addendum shall be effective as of the date herein above written.

7. Except as amended by the Addendums, all terms of the previous Agreements shall remain in full force and effect.

ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the parties have herein executed this Addendum and made it effective as hereinabove provided.

OWNER/DEVELOPER:


By: Michael G. Maffia, Manager

State of Idaho)

: ss:

County of Ada)

On this ____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared **Michael G. Maffia**, known or identified to me to be the **Manager** of **MGM Meridian, LLC** and the person who signed above and acknowledged to me that he executed the same on behalf of said corporation.

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: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 MATEO

On September 1, 2022 before me, MAREEN MAFFIA, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michael Maffia
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Mareen Maffia
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Addendum TO DEVELOPMENT AGREEMENT

Document Date: September 1, 2022 Number of Pages: 5

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael Maffia

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator

☒ Other: MANAGER

Signer is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

OWNER/DEVELOPER:


By: Michael G. Maffia, Manager

State of Idaho)

: ss:

County of Ada)

On this ____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared **Michael G. Maffia**, known or identified to me to be the **Manager** of **MGM Meridian 2, LLC** and the person who signed above and acknowledged to me that he executed the same on behalf of said corporation.

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: _____

CITY OF MERIDIAN

Attest:

Mayor Robert E. Simison

Chris Johnson, City Clerk

STATE OF IDAHO)

: ss

County of Ada)

On this ____ day of _____, 2022, 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: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 MATEO

On September 1, 2022 before me, MAREEN MAFFIA, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michael Maffia
Name(s) of Signer(s)

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.

Place Notary Seal and/or Stamp Above

Signature Mareen Maffia
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Addendum To Development Agreement
Document Date: September 1, 2022 Number of Pages: 5

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael Maffia
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☒ Other: Michael Maffia
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____



EXHIBIT A

LEGAL DESCRIPTION

Page 1 OF 1

May 9, 2019
Project No.: 117108

VILLASPORT

PARCEL "E & F" COMBINED DESCRIPTION

A parcel of land located in Government Lot 1 in the Northeast One Quarter of Section 5, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast Corner of Section 5 of said Township 3 North, Range 1 East, (from which point the North Quarter Corner of said Section 5 bears South 89°39'20" West, 2656.46 feet distant); Thence South 89°39'20" West, a distance of 495.33 feet on the north line of said Section 5; Thence South 01°05'59" West, a distance of 41.45 feet to a point on the easterly boundary line of that Parcel as described in Warranty Deed Instrument Number 2017-094272 of Ada County Records, and on the southerly right-of-way line of East Ustick Road, said point also being the POINT OF BEGINNING;

Thence South 01° 05' 59" West, a distance of 302.81 feet on the exterior boundary line of said Warranty Deed parcel;
Thence South 81° 54' 00" East, a distance of 24.72 feet on the exterior boundary line of said Warranty Deed parcel;
Thence South 84° 06' 00" East, a distance of 428.70 feet on the exterior boundary line of said Warranty Deed parcel to the Northeast Corner of Parcel C as described in Warranty Deed Instrument Number 2017-094272 of Ada County Records, said point being on the westerly right-of-way line of North Eagle Road;
Thence South 01° 14' 39" West, a distance of 276.81 feet to a point on the Northerly boundary line of Bienville Square Subdivision, as same is shown on the Plat thereof, recorded in Book 102 of Plats at Page 13495 of Ada County Records;
Thence North 83° 54' 00" West, a distance of 510.21 feet on said Northerly boundary line;
Thence North 71° 28' 10" West, a distance of 803.90 feet on said Northerly boundary line to a point on the East boundary line of Carol's Subdivision No. 2, as same is shown on the Plat thereof, recorded in Book 39 of Plats at Page 3248 of Ada County Records;
Thence North 00° 15' 11" West, a distance of 305.79 feet on said East boundary line to a point on the Southerly right-of-way line of East Ustick Road;
Thence on said Southerly right-of-way line of East Ustick Road for the following courses and distances:
Thence North 89° 39' 20" East, a distance of 125.16 feet;
Thence South 45° 58' 35" East, a distance of 40.04 feet;
Thence North 89° 39' 20" East, a distance of 59.00 feet;
Thence North 44° 47' 01" East, a distance of 53.86 feet;
Thence North 89° 39' 20" East, a distance of 374.57 feet;
Thence South 89° 23' 16" East, a distance of 206.36 feet to the POINT OF BEGINNING.

The above described parcel contains 11.38 acres more or less.

PREPARED BY:

The Land Group, Inc.

James R. Washburn



Referenced Survey Table:

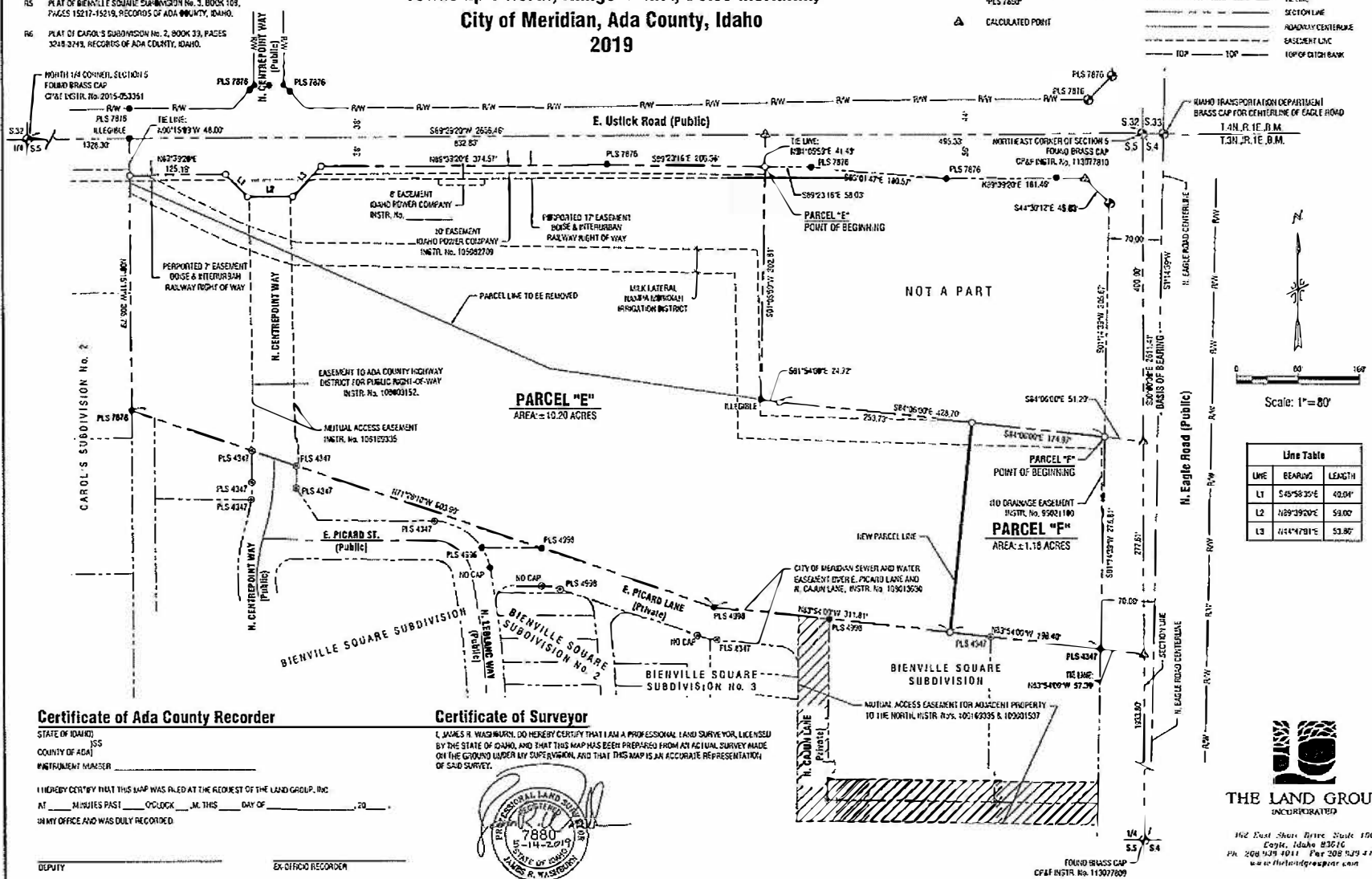
- R1 RECORD OF SURVEY No. 6416, RECORDS OF ADA COUNTY, IDAHO
- R2 RECORD OF SURVEY No. 7139, RECORDS OF ADA COUNTY, IDAHO
- R3 PLAT OF BIENVILLE SQUARE SUBDIVISION, BOOK 102, PAGE 1345-1350, RECORDS OF ADA COUNTY, IDAHO
- R4 PLAT OF BIENVILLE SQUARE SUBDIVISION No. 2, BOOK 105, PAGES 1427-1429, RECORDS OF ADA COUNTY, IDAHO
- R5 PLAT OF BIENVILLE SQUARE SUBDIVISION No. 3, BOOK 105, PAGES 1521-1523, RECORDS OF ADA COUNTY, IDAHO
- R6 PLAT OF CAROL'S SUBDIVISION No. 2, BOOK 33, PAGES 3245-3249, RECORDS OF ADA COUNTY, IDAHO

Record of Survey Property Boundary Adjustment for VillaSport

Located in Government Lot 1 in the Northeast 1/4 of Section 5,
Township 3 North, Range 1 East, Boise Meridian,
City of Meridian, Ada County, Idaho
2019

Legend

- FOUND BRASS CAP LOCATION
- FOUND 5/8" REBAR, AS SHOWN
- FOUND 1/2" REBAR, AS SHOWN
- SET 5/8"x24" REBAR, WITH PLASTIC CAP PLS 7870
- CALCULATED POINT
- BOUNDARY LINE
- NEW PARCEL LINE
- PARCEL LINE TO BE REMOVED
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- SECTION LINE
- ADJACENT CENTERLINE
- BASEMENT LINE
- TOP OF DITCH BANK



ROS

EXHIBIT B

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



In the Matter of the Request to modify the existing development agreement (Villasport, Inst. # 2019-060877) for the purpose of updating the concept plan and provisions to construct a mixed-use development consisting of commercial space and a multi-family development in lieu of an athletic club/spa and commercial building on 11.17 acres in the C-G zoning district, by Givens Pursley.

Case No(s). H-2022-0035

For the City Council Hearing Date of: July 12, 2022 (Findings on July 26, 2022)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of July 12, 2022, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of July 12, 2022, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of July 12, 2022, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of July 12, 2022, 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 July 12, 2022, 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 July 12, 2022, 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. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of July 12, 2022.

By action of the City Council at its regular meeting held on the 26th day of July, 2022.

COUNCIL PRESIDENT BRAD HOAGLUN VOTED AYE

COUNCIL VICE PRESIDENT JOE BORTON VOTED AYE

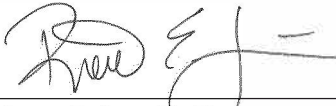
COUNCIL MEMBER JESSICA PERREAULT VOTED AYE

COUNCIL MEMBER LUKE CAVENER VOTED AYE

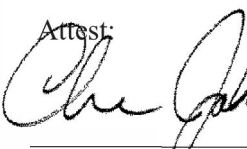
COUNCIL MEMBER TREG BERNT VOTED AYE

COUNCIL MEMBER LIZ STRADER VOTED AYE

MAYOR ROBERT SIMISON VOTED _____
(TIE BREAKER)




Mayor Robert E. Simison 7-26-2022

Attest:


Chris Johnson 7-26-2022
City Clerk



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

By:  Dated: 7-26-2022
City Clerk's Office

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 7/12/2022

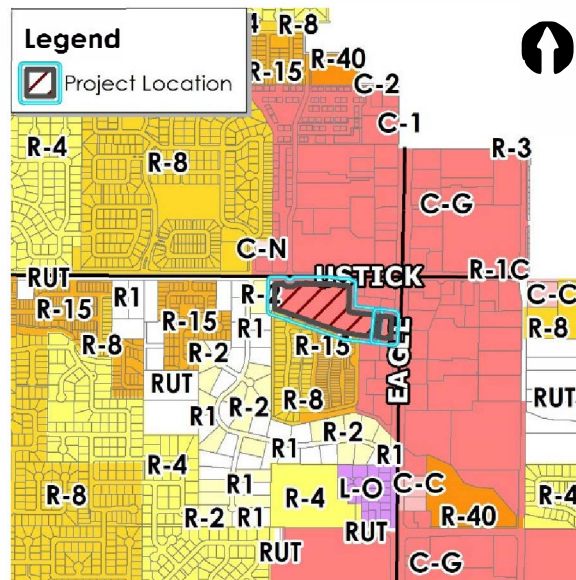
DATE:

TO: Mayor & City Council

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

SUBJECT: H-2022-0035
Centrepointhe Mixed-Use MDA

LOCATION: Project is located at 3030 N. Cajun Lane and 3100 N. Centrepointhe Way, near the southwest corner of N. Eagle Road and E. Ustick Road, in the NE 1/4 of the NE 1/4 of Section 5, Township 3N, Range 1E.



I. PROJECT DESCRIPTION

Request to modify the existing development agreement (Villasport, Inst. # 2019-060877) for the purpose of updating the concept plan and provisions to construct a mixed-use development consisting of commercial space and a multi-family development in lieu of an athletic club/spa and commercial building on 11.17 acres in the C-G zoning district, by Givens Pursley.

II. APPLICANT INFORMATION

A. Applicant:

Kristen McNeill, Givens Pursley – 601 W Bannock Street, Boise, ID 83702

B. Owner:

Mike Maffia, MGM Meridian, LLC – 5 Naranja Way, Portola Valley, CA 94028

C. Representative:

Same as Applicant

III. NOTICING

	City Council Posting Date
Legal notice published in newspaper	6/12/2022
Radius notice mailed to properties within 500 feet	6/10/2022

Public hearing notice sign posted	6/17/2022
NextDoor Posting	6/10/2022

IV. STAFF ANALYSIS

History

The subject application encompasses two (2) parcels surrounding the southwest corner of N. Eagle Road and E. Ustick Road. These parcels were part of a Development Agreement Modification and Conditional Use Permit (CUP) application in 2019 that removed the subject parcels from an existing Development Agreement (DA) for the purpose of entering into a new DA with a new conceptual plan and building elevations (H-2018-0121, DA Inst. # 2019-060877) and a request for a new athletic club and spa (indoor recreation facility), Villasport. The CUP approval for the indoor recreation facility has since expired and the property has been sold to the current owner. Therefore, the current DA contemplates a use that would require a new CUP approval and is under new ownership that has a different vision for the property.

Development Agreement Modification & Comprehensive Plan

The approved DA (Inst. # 2019-060877) depicts an approximate 90,000 square foot 2-story gym with an outdoor pool adjacent to the south boundary and the existing residential development to the south and included some ancillary commercial along Eagle Road. Furthermore, a Traffic Impact Study (TIS) was required as part of the previous approvals and estimated approximately 3,213 additional daily trips in 2018. This volume of trips recommended certain roadway improvements including construction of an eastbound right-turn lane from Ustick Road into the shared private drive aisle—this drive aisle is technically unnamed as it is a commercial drive aisle but it is essentially an extension of N. Cajun Lane from the south. The right-turn lane and internal drive aisle connection to Cajun Lane is constructed and fully functional to date.

Through the subject DA Modification, the new owners are proposing to terminate the previous DA in order to enter into a new DA consistent with a new concept plan and associated provisions for a mixed-use development consisting of multi-family residential and commercial space. Specifically, the Applicant's narrative states the inclusion of 259 multi-family units and approximately 9,600 square feet of commercial space on the existing 11 acres in the C-G zoning district. The submitted concept plan is more detailed when compared to most concept plans submitted with DA Modifications. The Applicant chose this option to provide the City Council and Staff with as much detail as possible to ensure Staff more analysis on the proposed project.

Before getting into the details of the submitted concept plan and perspectives, Staff finds it necessary to analyze and discuss the project in a broader scope, specifically how it relates to other development in the area. The subject site is designated Mixed-Use Regional (MU-R) on the future land use map and is part of a much larger area of MU-R along the Eagle Road corridor that includes The Village, Regency at River Valley apartments, as well as multiple other commercial users and a large undeveloped area. Specifically, within the MU-R area in this southwest corner of Eagle and Ustick, there is the Jackson Square development and commercial buildings to the south and on the hard corner to the northeast. The Comprehensive Plan discusses that projects should not contemplate uses across arterials even if they share the same future land use designation as it is not anticipated for users or residents to readily walk or bike across these transportation facilities. However, Staff finds it prudent to analyze all projects in this area with at least the four corners of development around the Ustick and Eagle intersection because, in reality, the transportation impacts and expected users will come from and go beyond just the southwest corner of this intersection.

To the north are a number of big box stores (Kohl's, Dick's, and Hobby Lobby) and the new Brickyard vertically integrated development; to the north east is Lowe's and various other

commercial and restaurant buildings; to the east is Trader Joe's, multiple restaurants, and the Verraso townhomes; and to the southeast are traditional garden style apartments, restaurant users, and the Village. In terms of the ratio of commercial to residential within this area, there is currently a healthy mix of commercial and residential uses within walking distance of each other. Consistent with this discussion, Staff finds the addition of the proposed multi-family development and additional commercial pad sites would offer residential to support the mix of commercial uses in this area. Therefore, Staff believes the proposed project is generally consistent with the MU-R designation because the subject MU-R area currently consists of a number of retail, restaurant, office, and residential uses available to the region and the addition of these units should not over saturate this area with residential.

Concept Plan

The submitted concept plan (Exhibit VI.B below) depicts five (5) multi-family buildings with internal access (not garden style apartments) and two commercial buildings—the multi-family is split into three (3) 4-story buildings on the larger area of the site west of the Cajun Lane and two (2) 3-story buildings between the two commercial buildings Cajun Lane. The submitted plan depicts at least a 25-foot landscape buffer along the entire perimeter of the site except for the southeast area of the site that abuts commercial uses. Further, it appears no building is proposed within 150 feet of the existing residences to the south of the site and includes the 25-foot buffer, carport parking, a drive aisle, and surface parking between the proposed 4-story apartment buildings and the existing homes. For comparison, Villasport was approved approximately 65 feet from the existing homes. Staff finds this separation should significantly help mitigate any issues with the height disparity of the existing two-story homes to the south and the proposed 4-story buildings. The Applicant has provided a perspective drawing from the intersection of Centrepont and E. Picard looking northeast to help show the view from the street (see section VI.B).

Overall, Staff finds the proposed layout to be an efficient use of the space for the proposed multi-family use and provides for the safest access available. However, Staff does have concerns with the viability of the proposed open space to meet code requirements and the design of the southeast portion of the site. According to the specific use standards for multi-family development (UDC 11-4-3-27), common open space may not be counted towards the required minimum when it is adjacent to arterials unless approved through the CUP process. Therefore, the proposed open space shown may not all be qualified open space if Planning and Zoning Commission do not approve it in its current location. This is concerning because if the Commission does not approve it, the proposed site plan and open space will not comply with the minimum open space standards and major revisions would likely be needed or a relatively major reduction in units would need to occur to reduce the amount of qualified open space needed.

Staff's other main concern is in regards to the southeast area of the project that depicts two commercial buildings and two multi-family buildings. The required landscape buffer to Eagle Road is 35 feet and the concept plan depicts a 25 foot buffer instead. In addition, the color concept plan depicts the multi-use pathway segment required within this buffer to be completely out of alignment with the two existing segments to the north and south. Because the design for the commercial and drive-through is shown to be directly abutting the 25-foot buffer, the Applicant will need to shift the entire commercial site west at least 10 feet to comply with UDC requirements. Furthermore, the Applicant will need to extend the multi-use pathway from the existing locations on their north and south boundary and place this pathway within the landscape buffer and not within ACHD right-of-way as currently shown.

These required revisions would likely create a need to redesign this area of the project because there will be a reduction in the area available for parking, open space, and circulation. Therefore, to help

mitigate this, and potentially increase the available commercial area, Staff has specific recommendations to City Council to revise the concept plan prior to the Council meeting:

1. Increase the Eagle Road buffer from 25 feet to 35 feet to comply with the UDC.
2. Continue the multi-use pathway in alignment with the existing locations stubbed to the north and south property lines.
3. Continue the pedestrian network shown along the southern boundary to connect from the west half of the site to the multi-use pathway along Eagle and provide for a connection from the commercial building sidewalks, consistent with code.
4. Remove one or both of two 3-story multi-family buildings or reduce their size to a point that allows more commercial space, more parking, and a plaza that can be more directly shared between the 3-story multi-family buildings and the commercial or the 4-story multi-family and the commercial—there are a number of ways this could be accomplished but Staff is recommending the following:
 - a. Remove building D in lieu of a larger shared plaza in its location.
 - b. Reduce or remove the plaza area currently shown as the noise and smell from the Eagle Road traffic largely reduces the appeal of outdoor seating along this corridor.
 - c. Increase the size of the retail building for added commercial space.

With the recommended revisions, the density can be slightly reduced which also reduces the amount of required parking (further discussion below), amount of qualified open space required, and allows the site to comply with dimensional and parking standards—Staff believes these revisions maintain the original intent of the Applicant’s design but also increases the available commercial space and area for parking.

According to the site data table, the multi-family units consist of 41 studios, 108 1-bedroom units, and 110 2-bedroom units to total 259 units. The minimum parking required for the proposed distribution of unit types and clubhouse is 457 stalls with 218 of them covered; the Applicant is proposing 457 stalls with 218 covered and an additional 20 stalls for the commercial to total 477 parking stalls. The commercial drive-through has already received conditional use permit approval but the proposed multi-family residential would require a CUP in front of the Planning and Zoning Commission should Council approve this DA Modification.

However, the site plan contemplates a Starbucks as one of its commercial users which is considered a drive-through restaurant in our code and requires a different commercial parking ratio of 1 space for every 250 square feet. Therefore, the minimum commercial parking required for the proposed commercial area is 24 spaces and the Applicant would need to obtain 4 additional parking spaces in this area of the site based on the elements shown on the submitted plan. It has been Staff’s experience that coffee shops, especially Starbucks, require parking beyond code minimums so the submitted concept plan causes concern for Staff, as discussed above. Further, should additional restaurant uses be proposed, additional parking would be required to meet code or they would not be allowed.

In addition, there are a number of parking spaces proposed west of Centrepont Way with no other development on this area of the site. In order for future residents to use this parking lot they will need to cross Centrepont Way which would be anticipated as a busy roadway with the existing residences and the addition of the proposed multi-family. Staff has concerns over the safety of access to this parking lot. Centrepont Way is public right-of-way so if any crossing is proposed, the Applicant would need to work with ACHD to obtain approval to modify the intersection depicted on the concept plan. **Staff supports the inclusion of bulb-outs and striping at a minimum in order to**

help create safer pedestrian access to and from these areas of the property and the Applicant should work with ACHD.

In addition to parking, overall access into the site is integral to the analysis of the proposed project. Main access is depicted from Ustick via the shared drive aisle near the center of the development and via Centrepont Way near the west boundary; no access to Eagle is allowed or proposed. Two access points are depicted to each of these for the multi-family project in the center of the site with the east retail site and 3-story multi-family buildings proposed with an access to the shared drive aisle. All access points are aligned with any access points on opposing sides of the roadways. Because of the proposed use and the existence of the right-turn lane from Ustick to Cajun Lane, Staff supports the proposed accesses and does not find alternatives available without accessing the roadways to the south which are split between public right-of-way and a private lane.

As discussed above, the previous use was approved with a CUP and required a TIS, which noted that approximately 3,213 additional daily vehicle trips were anticipated. In anticipation of the proposed use and number of units, the Applicant reached out to ACHD to determine if a new TIS would be required. The proposed use of multi-family and the reduction in commercial area is anticipated to generate less trips than the previous use of an indoor recreation facility. Therefore, ACHD is not requiring a new TIS but instead requested an abbreviated study that includes turn lane analyses, parking analyses, and an updated trip generation study for the multi-family use. The Applicant performed the requested analyses and provided an abbreviated TIS report to ACHD and Staff. According to this document, the proposed multi-family project is anticipated to generate approximately 1,249 daily trips which is a reduction of approximately 1,964 trips per day. Therefore, the proposed project is anticipated to generate less than 40% of the previously anticipated vehicle trips. This is a significant reduction in vehicles trips for the adjacent local and private streets as well as to the intersection of Eagle and Ustick.

V. DECISION

A. Staff:

Staff recommends approval of the proposed MDA with the proposed site plan revisions and per the DA provisions in Section VI.C.

B. The Meridian City Council heard these items on June 28, 2022 and July 12, 2022. At the public hearing, the Council moved to approve the subject Development Agreement Modification request.

1. Summary of the City Council public hearing:

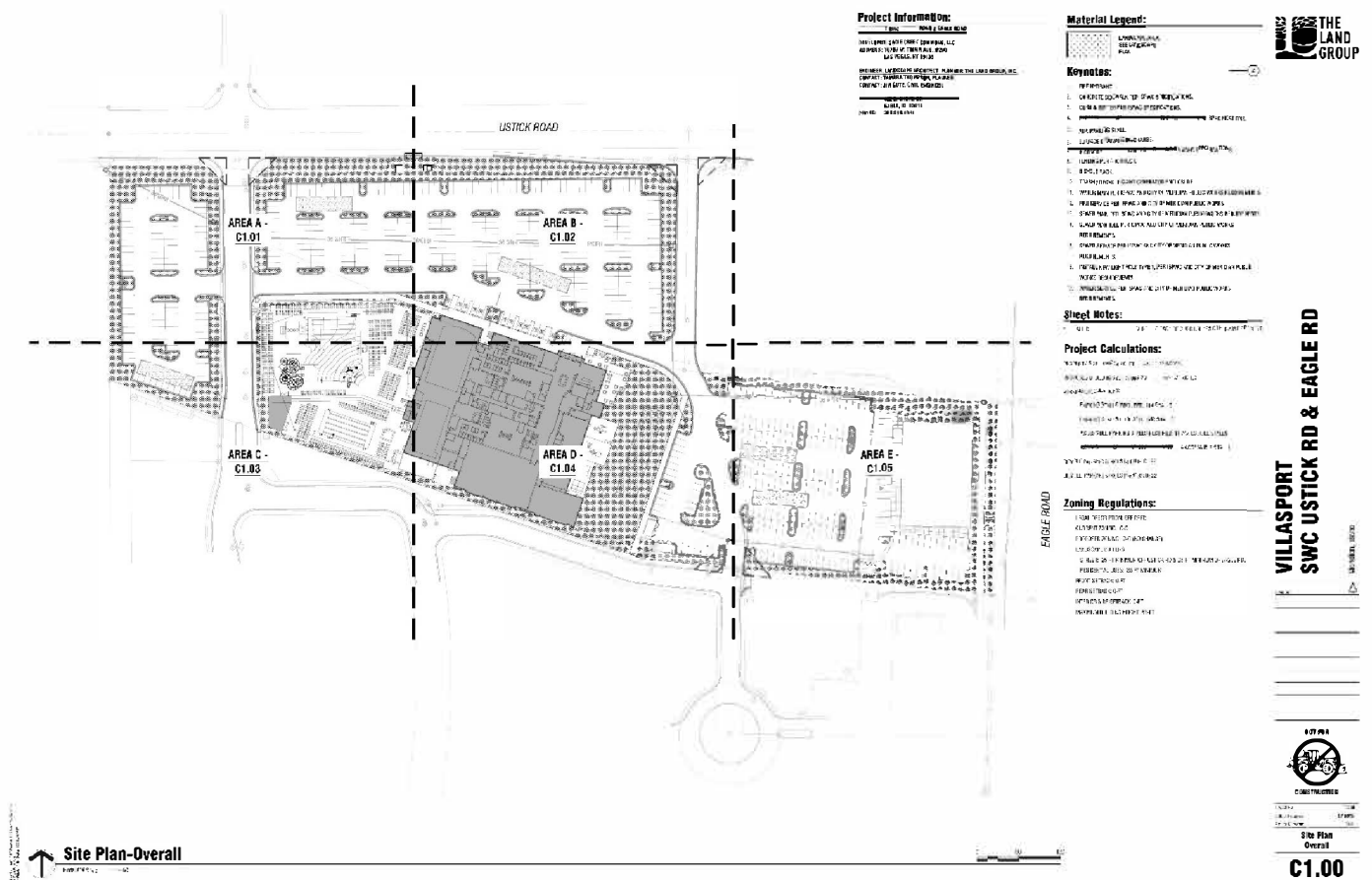
- a. In favor: Mike Maffia, Owner/Applicant; Deborah Nelson, Applicant Representative; Brandon McDougald, Applicant Engineer;**
- b. In opposition: Janet Bailey, neighbor; J.R. Schofield, neighbor; Wendy McKinney, resident; Joe White, neighbor;**
- c. Commenting: Janet Bailey; J.R. Schofield; Wendy McKinney; Joe White; Julie Vrba;**
- d. Written testimony: 2 pieces – Jared Schofield and Steve Grant, neighbors**
- 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. Traffic and parking concerns with proposed multi-family use, specifically with cross-traffic through private street to the south and out to Eagle Road;**
- b. Concerns with proposed height disparity of existing two-story single-family homes and proposed 4-story apartment buildings – appreciation for Applicant's change to 3-story but still concerned with traffic circulation;**

- c. Concerns with new proposed building along west property boundary and its transition of density and height to existing R-2 lots west of the site;
- 3. Key issue(s) of discussion by City Council;
 - a. Issues presented by written testimony, specifically if any discussion occurred regarding continuing a masonry wall along west boundary;
 - b. Traffic flow for proposed multi-family use in terms of volume and anticipated circulation through existing development to the south;
 - c. Volume of traffic of proposed use (Multi-family) versus existing approvals (Villasport);
 - d. Height transition of existing approvals and proposed 4-story product type – Council requested no more than 3-story tall buildings;
 - e. Proposed parking counts and location – Council was not comfortable with parking area west of Centrepoint Way and expressed a desire for all buildings to be self-parked within their respective areas of the site;
 - f. Does Staff find proposed apartment along west boundary representative of adequate transitional density and use;
 - g. Appreciation of Applicant's decision to reduce height of proposed buildings and self-park areas of the project per Council's discussion;
 - h. Screening of west building to existing homes – i.e. continuing wall along west boundary, including a buffer along west boundary, and additional dense landscaping beyond what code requires;
 - i. Design of Centrepoint Way and whether parking is allowed or should be restricted; Thought process of Applicant to propose more multi-family instead of office along west boundary – discussion on Applicant's preferred option and market consideration;
- 4. City Council change(s) to Staff recommendation;
 - a. Strike DA provision VI.C.6;
 - b. Add provision to continue masonry wall along west boundary;
 - c. Limit height of buildings per Staff's recommended provision in presentation;
 - d. New provision to have Staff and Applicant work with ACHD to prohibit parking along Centrepoint Way.

A. Existing Concept Plan

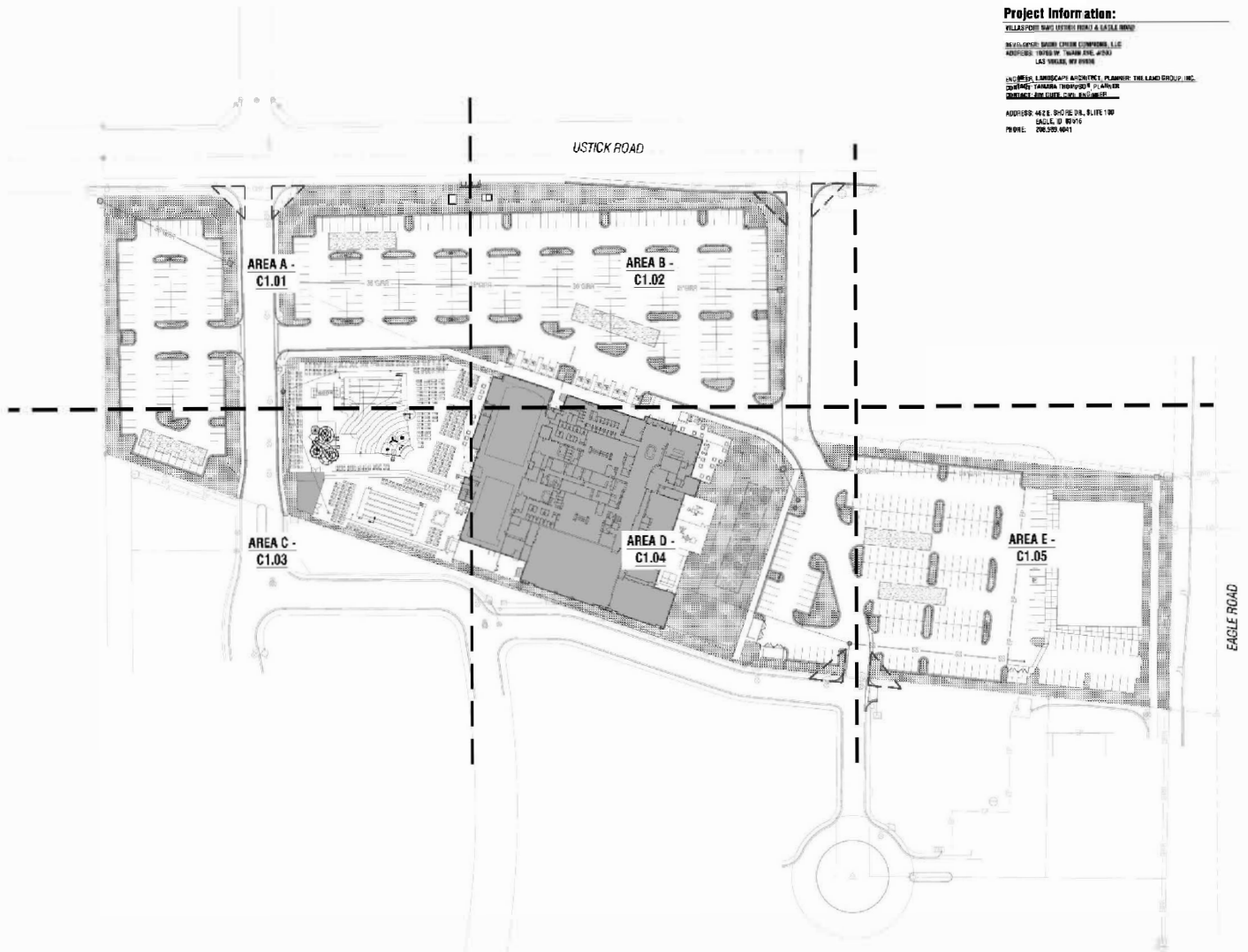


Project Information:

VILLAGE OF BURLINGTON, VERMONT
DEVELOPER: BURLINGTON COMMUNITY DEVELOPMENT, LLC
ADDRESS: 1000 W. MAIN ST. #100
BURLINGTON, VT 05401

LANDSCAPE ARCHITECT: THE LAND GROUP, INC.
ADDRESS: 1000 W. MAIN ST. #100
BURLINGTON, VT 05401

ADDRESS: 1000 W. MAIN ST. #100
BURLINGTON, VT 05401
PHONE: 802.255.1001

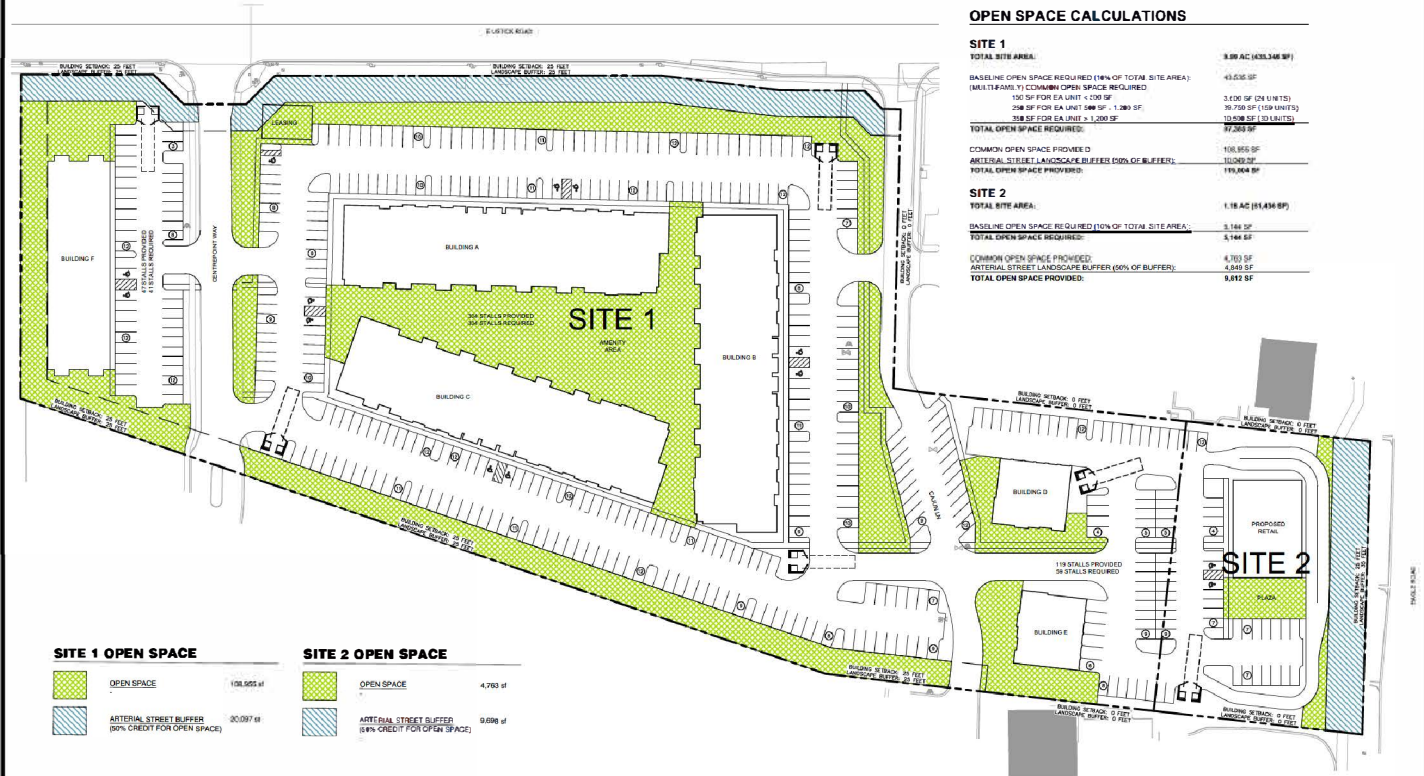


Site Plan-Overall

NOTED SCALE: 1" = 50'



Page 9

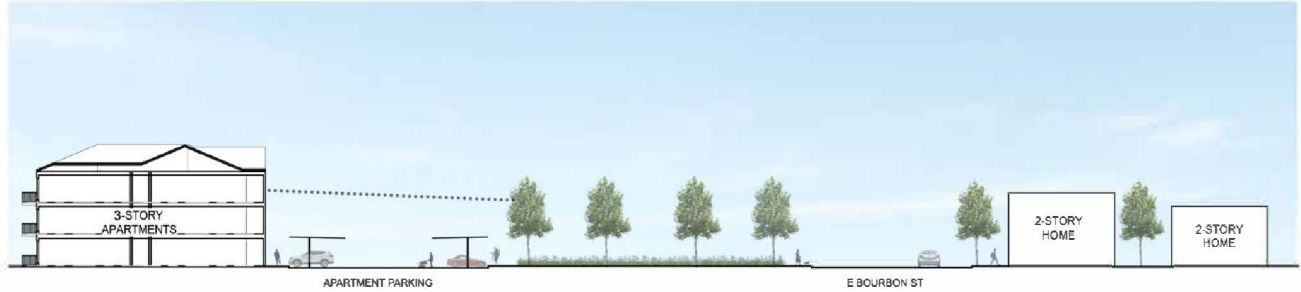


CONCEPT OPEN SPACE EXHIBIT - CENTREPOINT Eagle & Ustick Meridian, ID

July 12, 2022

Kimley Horn





SITE SECTION

0' 30' 60' 1" = 30'-0"

SECTIONS

AP3.20

BDE
ARCHITECTURE

3100 CENTREPOINT MERIDIAN

06/28/2022

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be reproduced, used or disclosed without the written consent of the architect.

C. Staff's Recommended Development Agreement Provisions:

1. Future development of this site shall be substantially consistent with the submitted concept plan and color renderings included in Section VI and the provisions contained herein.
2. Future development shall comply with the standards outlined in the multi-family development specific use standards, UDC 11-4-3-27.
3. All future pedestrian crossings that traverse shared drive aisles within the development shall be constructed with brick, pavers, stamped concrete, or colored concrete to clearly delineate the driving surface from the pedestrian facilities, per UDC 11-3A-19B.4b.
4. The required landscape street buffers and multi-use pathway segment shall be constructed and vegetated with the first phase of development along E. Ustick Road and N. Eagle Road; the proposed 25-foot landscape buffer along the west and south boundaries shall be constructed with the first phase of development.
5. Applicant shall work with ACHD to construct a safe pedestrian crossing from the multi-family site area to the parking lot along the west boundary across N. Centrepont Way.
- ~~6. Prior to the City Council hearing, revise the site plan generally consistent with Staff's recommendations in Section IV.~~
7. With the future Conditional Use Permit for the multi-family development, the building along the west boundary shall be no more than two-stories in height and the three (3) buildings within the center of the project shall be no more than three-stories in height, consistent with the Applicant's revised concept plan and presentation to Council.
8. Applicant shall continue the masonry wall along west property boundary consistent with adjacent development and to help buffer the proposed project.
9. Staff and Applicant shall work with ACHD to mark Centrepont Way as no-parking on both sides, should ACHD allow it.



AGENDA ITEM

ITEM TOPIC: Renewal of Agreement for Fire Department Communication Dispatch Services Between Ada County And the City of Meridian for Fiscal Year 2023.

**RENEWAL OF AGREEMENT FOR FIRE DEPARTMENT
COMMUNICATION DISPATCH SERVICES BETWEEN ADA COUNTY AND
THE CITY OF MERIDIAN FOR FISCAL YEAR 2023**

**THIS RENEWAL OF AGREEMENT FOR FIRE DEPARTMENT
COMMUNICATION DISPATCH SERVICES BETWEEN ADA COUNTY AND THE
CITY OF MERIDIAN FOR FISCAL YEAR 2023** (hereinafter referred to as “Agreement”),
by and between Ada County (hereinafter referred to as “County”) and the City of Meridian, by
and through the Meridian Fire Department (hereinafter referred to as “City” or “Meridian Fire”),
also collectively or individually referred to as “Party” or “Parties,” is entered into for the purpose
of establishing a fire communication dispatch service for City to be supplied by County and for
the payment of consideration by City to County for the provision of said service. It is further
understood that, operationally, County means the Ada County Sheriff’s Office (hereinafter
referred to as “ACSO”).

WITNESSETH:

WHEREAS, County and City entered into Agreement No. 12695 on April 26, 2018 to
allow County to furnish radio and telephone dispatch communication services and facilities to
City; and

WHEREAS, Agreement No. 12695 provided that it could be renewed upon re-execution
by both Parties for successive one-year periods beginning October 1 through and including
September 30 of the following year; and

WHEREAS, County and City wish to renew Agreement No. 12695 for the term of
October 1, 2022 through September 30, 2023, under the same terms and conditions, except as
otherwise provided herein.

NOW, THEREFORE, the Parties hereby mutually agree as follows:

1. By the execution of this Agreement, both Parties hereby agree that Agreement No. 12695 will be renewed for the term October 1, 2022 through September 30, 2023, and that all terms and conditions of Agreement No. 12695 are hereby incorporated, as if set forth in full, and shall remain in full force and effect unless otherwise provided herein.

2. In consideration of the foregoing and pursuant to this Agreement, City hereby agrees to pay to County the sum of One Hundred Thirty-One Thousand One Hundred Thirty-Six and 00/100 Dollars (\$131,136.00) for the services provided to City, paid in equal portions quarterly at the end of each quarter, to the ACSO, within thirty (30) days following receipt of invoice. Said total amount shall be invoiced by ACSO in time for City to issue final payment to the ACSO no later than September 30, 2023.

3. City's obligations under this Agreement to provide payment as described herein shall be subject to and dependent upon appropriations being made by the Meridian City Council for such purpose. The Meridian Fire Chief, in preparing Meridian Fire's Fiscal Year 2023 budget, shall include in the proposed budget the amount noted herein, which will be duly considered by the Meridian City Council along with the other proposed expenditures for Fiscal Year 2023.

4. Each individual executing this Agreement on behalf of an entity represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of said entity in accordance with duly adopted organizational documents or contracts and, if appropriate, a resolution of the entity, and that this Agreement is binding upon said entity in accordance with its terms.

IN WITNESS WHEREOF, the Parties hereto have subscribed their names on the following dates:

ADA COUNTY

Board of Ada County Commissioners

Rod Beck, Commissioner

Ryan Davidson, Commissioner

Kendra Kenyon, Commissioner

Signed this ____ day of _____, 20__.

ATTEST:

Phil McGrane, Ada County Clerk

Ada County Sheriff's Office

Matthew Clifford, Ada County Sheriff

Signed this ____ day of _____, 20__.

CITY OF MERIDIAN

Robert E. Simison, Mayor

Signed this ____ day of _____, 20__.

ATTEST:

Meridian City Clerk

Appendix A
Projected Costs of Services
Fire Contracts FY2023

[1 page attached]

Allocated based on Area

FY 2023 Fire / EMS Dispatch Contract - By Area			
Agency	2021 Area Responses	Percent of Total	Annual Contract Cost
Boise Fire	21,741	28.74%	\$ 312,990
Whitney Fire	1,572	2.08%	\$ 22,631
Meridian Fire	9,109	12.04%	\$ 131,136
Eagle Fire	2,619	3.46%	\$ 37,704
Kuna Fire	2,099	2.77%	\$ 30,218
Star Fire	1,480	1.96%	\$ 21,307
NACFR	1,891	2.50%	\$ 27,223
EMS	35,133	46.45%	\$ 505,786
Total	75,644	100.00%	\$ 1,088,995
Cost per incident	\$ 14.40		



AGENDA ITEM

ITEM TOPIC: Agreement Between the City of Meridian and 1701 W. Cherry Ln., Meridian, ID Allowing a Recycling Enclosure in an Existing Utility Easement

TO: Mayor Robert E. Simison
Members of the City Council

FROM: Tyson Glock
Staff Engineer II

DATE: 9/2/22

**SUBJECT: AGREEMENT ALLOWING RECYCLING ENCLOSURE IN AN
EXISTING UTILITY EASEMENT**

I. RECOMMENDED ACTION

A. Move to:

1. Approve the attached agreement with the property owner at 1701 W Cherry Ln, Meridian, ID.
2. Authorize the Mayor to sign the agreement

II. DEPARTMENT CONTACT PERSONS

Tyson Glock, Staff Engineer II	208-489-0358
Kyle Radek – Assistant City Engineer	208-489-0343
Warren Stewart, City Engineer	208-489-0350
Laurelei McVey, Director of Public Works	208-985-1259

III. DESCRIPTION

A. Background

The site is an existing Domino's Pizza. The majority of the site is covered by the building and parking with very little unused space.

B. Proposed Project

The property owner wishes to place a recycling enclosure along the back end of the property to allow them to recycle materials instead of throwing it away. The

project would include a chain link fence and gate which would house two receptacles for recycling. Due to the layout of the property the location selected is over top an existing water and sewer easement. It would not be over the utility piping but the City standards do not allow permanent structures within easements.

The agreement would allow the owner to place the structure within the easement. However, in the event that the City needed to access the water or sewer mains, the structure would be removed and replaced at the owner's expense. This provides the owner flexibility with their site without putting additional financial burden on the City.

IV. **IMPACT**

A. Strategic Impact: No impact to the City's strategic plan.

B. Service/Delivery Impact: No impact to service

C. Fiscal Impact: No financial impact to the City.

V. **ALTERNATIVES**

The City could deny the request which would make it so the property owner could not have recycling services at their site.

VII. **LIST OF ATTACHMENTS**

Agreement between the property owner and the City to allow the placement of the recycling enclosure within the City's easement.

Approved for Council Agenda: _____

*RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:*
City of Meridian
City Clerk
33 E. Broadway Ave
Meridian, Idaho 83642

AGREEMENT CONCERNING EXISTING UTILITY EASEMENT

This Agreement Concerning Existing Utility Easement (“Agreement”) is entered into between PDM, LLC (“Grantor”) and the City of Meridian, an Idaho Municipal Corporation (“City”). The Grantor and City are collectively referred to as the “Parties.”

1. RECITALS

- 1.1. The Grantor owns the real property described in Exhibit A and Exhibit B (“Property”).
- 1.2. The Property is encumbered by a thirty-nine-foot public utility easement (“Easement”), as depicted in Exhibit C.
- 1.3. The City owns, operates, and maintains sanitary sewer and/or water pipelines and related facilities within the Easement.
- 1.4. No permanent structures shall be erected within the Easement.
- 1.5. The Grantor intends to erect a trash enclosure (“Trash Enclosure”) within the Easement, which shall be constructed of removable fencing material, and which shall not exceed 235 square feet.

2. BINDING AGREEMENT. In consideration of the mutual promises and undertakings set forth herein, and for other good and valuable consideration, receipt of which is hereby acknowledged, the Parties shall be legally bound by this Agreement.

3. INCORPORATION OF RECITALS. The Recitals set forth in Section 1 are contractual and binding on the Parties.

4. TRASH ENCLOSURE. The City deems the Trash Enclosure to be a temporary improvement, and not a permanent structure. The City agrees that the Trash Enclosure is not precluded by the prohibition concerning permanent structures referenced in Section 1.4. At the City’s request, which may be made in person, telephonically, by email, or in writing, Grantor shall remove the trash enclosure within 24 hours to facilitate any and all City-related work within the Easement. The Grantor shall be solely responsible for removing and/or replacing the Trash Enclosure at Grantor’s expense. If the Grantor fails to timely remove the Trash Enclosure, the City shall be authorized to remove the Trash Enclosure, and Grantor shall timely reimburse the City for any and all expenses incurred by the City.

In the event of a utility emergency, the City may remove the fencing and trash enclosure without prior notice to the Grantor. The Grantor shall timely reimburse the City for any and all expenses incurred by the City.

5. **NOTICES.** All notices, excluding City requests referenced in Section 4, shall be given by depositing a copy of such notice in the United States mail, postage prepaid and registered or certified, return receipt requested, to the respective parties hereto at the following addresses:

City Engineer
City of Meridian
33 E. Broadway Avenue
Meridian, ID 83642

PDM, LLC
2124 S Broadway Ave.
Boise, ID 83706

All notices given by certified mail shall be deemed completed as of the date of mailing.

6. **APPROVAL OF TRASH ENCLOSURE.** This Agreement shall not be construed as approval of the Trash Enclosure by the City of Meridian Community Development Department. Grantor agrees to comply with any requirements set forth in the Unified Development Code of the City of Meridian which are applicable to the Trash Enclosure.
7. **LIMITED APPLICATION OF AGREEMENT.** This Agreement pertains only to the Parties and the City-owned utilities referenced in Section 1.3. Grantor acknowledges and agrees that this Agreement does not pertain to other entities which may have a legal right to locate other public utilities in the Easement.
8. **RECORDATION.** The City is authorized to record this Agreement, including all of the Exhibits.
9. **BINDING ON SUBSEQUENT OWNERS.** This Agreement shall be binding on the Grantor, subsequent owners of the Property, and any other person acquiring an interest in the Property.
10. **CHOICE OF LAW AND VENUE.** This Agreement shall be governed and construed in accordance with Idaho law. Any action brought by the Grantor or the City shall be brought within Ada County, Idaho.
11. **ATTORNEY FEES.** Should any litigation be commenced between the Parties concerning this Agreement, the prevailing party shall be entitled to court costs and reasonable attorney fees as determined by a court of competent jurisdiction.
12. **FINAL AGREEMENT.** This Agreement relates to, but does supplant, the Easement. The Easement and this Agreement, read together, set forth all promises and agreements between

City of Meridian

By: Robert E. Simison, Mayor

Attest by Chris Johnson, City Clerk

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on this _____ day of _____, 2022, 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: _____

EXHIBIT A

The East 62.18 feet of Lot 3 in Block 1 of the Corner at Vineyards, as measured along the South line, according to the plat thereof, filed in Book 60 of Plats at Pages 5876 and 5877, records of Ada County, Idaho.

Except these portions thereof conveyed to Ada County Highway District for public right of way by deeds recorded under instrument Nos. 94033051 and 94033052 and 94033053.

50 25 0 50 100 150

SCALE IN FEET



EXHIBIT C

[See attached Recorded Plat]

EXHIBIT C

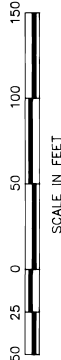
PLAT OF THE CORNER AT VINEYARDS

A SUBDIVISION IN THE NE 1/4 OF THE NE 1/4, SECTION 11

T.3N., R.1W., B.M.,

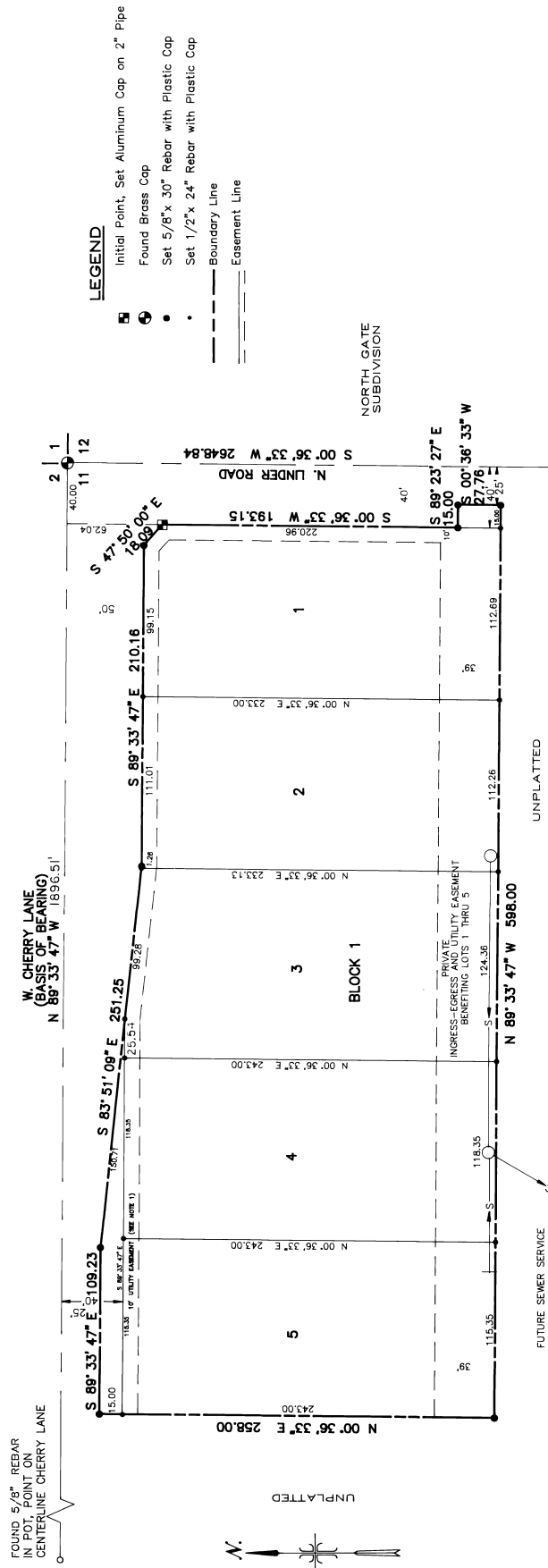
MERIDIAN, ADA COUNTY, IDAHO

1992



SCALE IN FEET

UNPLATTED



FUTURE SEWER SERVICE
FOR LOTS 2,3,4 & 5

NOTES

- All lots are hereby designated as having a permanent easement for public utilities, street lights, irrigation and drainage over the ten (10) feet as shown on this plat. This easement shall not be restricted to two access points.
- Building setbacks in this subdivision shall comply with the applicable regulations in effect at the time of the subdivision.
- Building setbacks in this subdivision shall comply with the applicable regulations in effect at the time of the subdivision.
- This subdivision is subject to compliance with the Idaho Code Section 31-3805.
- Direct lot access from Lots 1 thru 5 to Cherry Lane is restricted to two locations; one at Lot 1 and one at Lot 5.
- Direct lot access to the road shall be restricted to two access points.
- Setbacks for lots 3, 4 and 5 will be installed through lot 4 during development of adjacent property.
- Lots 4 and 5 are hereby designated as having a permanent easement for public access as shown on this plat. This easement shall not be restricted to two access points.
- The easement shown on this plat shall not be restricted to two access points.

UNPLATTED



MAX A. BOESIGER, INC.
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

EAST 1/4 CORNER
SECTION 11
T.3N., R.1W., B.M.,
C.P. & NO. 880845



AGENDA ITEM

ITEM TOPIC: Second Request for Reconsideration of Denial of Burnside Ridge Estates (H-2021-0070)

JOSHUA J. LEONARD
208.388.3868
JLEONARD@CLARKWARDLE.COM

RECEIVED

AUG 23 2022

CITY OF MERIDIAN
CITY CLERKS OFFICE

August 23, 2022

Sent by personal service to:

Mayor and City Council
c/o City Clerk
33 E. Broadway Ave., Suite 104
Meridian, Idaho 83642

With copies sent via hand-delivery to:

City Attorney's Office	and	Community Development Department
33 E. Broadway Ave., Suite 306		33 E. Broadway Ave., Suite 102
Meridian, Idaho 83642		Meridian, Idaho 83642

Re: Second Request for Reconsideration¹ -- H-2021-0070.

Dear Mayor and Council,

As the Applicant, Linder Holdings, LLC, led by Dave Young, has worked on Burnside (Jackson) Ridge over the past three years, it has been apparent that the City Council members and Planning Staff of the City of Meridian are dedicated to maintaining a high standard for Meridian growth and projects. We appreciate their work and dedication. In particular, Sonya and Joe have helped and counseled us as we prepared a compatible, upscale neighborhood design. Our goal from the beginning has been to achieve a higher standard for single-family residential development in the City of Meridian, with a focus on preserving our local agricultural heritage and history. We also spent two years diligently listening to our neighbors and working with them to resolve their concerns. Ultimately, our project enjoyed overwhelming support from its neighbors—in fact, we are not aware of any testimony, at either Planning and Zoning or the City Council, that was opposed to our Burnside (Jackson) Ridge project. We also resolved the Planning and Zoning

¹ The City Council's August 9, 2022, Findings of Fact and Conclusions of Law modified its findings from its original June 21, 2022, Findings of Fact and Conclusions of Law. The City's legal department has taken the position that we need to ask for reconsideration of modified decisions in order to preserve appeal rights. Therefore, we submit this request for reconsideration.

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Commission's concerns, and we were pleased that the P&Z commission unanimously recommended approval of our project.

We pursued this project because we were following the City's lead. In the summer of 2019, the City invested significant resources to construct new water and sewer lines to serve the area in which our project is located. Additionally, a new fire station was constructed nearby to provide fire protection service. The contiguity of previously annexed land² (the Brundage Estates subdivision), the project's compliance with the Comprehensive Plan, and the City's considerable investments in infrastructure and services in this area conclusively demonstrate that annexation of this property is:

...reasonably necessary to assure the orderly development of [the City of Meridian] in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.

Idaho Code § 50-222.(1).

Burnside (Jackson) Ridge also complies with the City's required findings for annexation under the City of Meridian's Unified Development Code (*see* Unified Development Code § 11-5B-3.E):

- it "complies with the applicable provisions of the comprehensive plan" (E.1);
- it "complies with the regulations outlined for the proposed district, specifically the purpose statement" (E.2);
- it is not "materially detrimental to the public health, safety, and welfare" (E.3);
- it does 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" (E.4); and
- it "is in the best interest of city" (E.5).

Burnside (Jackson) Ridge achieves the annexation policy established by the Idaho Legislature and complies with the required findings for annexation found in the City of Meridian's Unified Development Code (*see* Unified Development Code § 11-5B-3.E), and it has overwhelming

² This project is required to come before the City precisely *because* it is contiguous, per the City's area of impact agreement with Ada County. Ada County Code § 9-4-4.C.

support from our neighbors. Additionally, it received an extremely positive staff recommendation and a unanimous recommendation of approval from the Planning and Zoning Commission.

With all evidence indicating a likely approval, we were taken aback when the City Council denied our project. We were also confused by the reasons for the City's denial. Originally, the reasons given by the City Council for its denial of our project included the following:

5. The Property is not located in an area that the City has prioritized for near-term growth.
6. The proposed annexation and residential subdivision would place additional burdens on City services, including, but not limited to, public safety services.
7. The proposed annexation and residential subdivision would place additional burdens on local roads.

[Original] Findings of Fact, Conclusions of Law, Final Decision, and Order, dated June 21, 2022, in Case No. H-2021-0070. These rationales created an impossible and unenforceable standard for the City and were appropriately reconsidered.

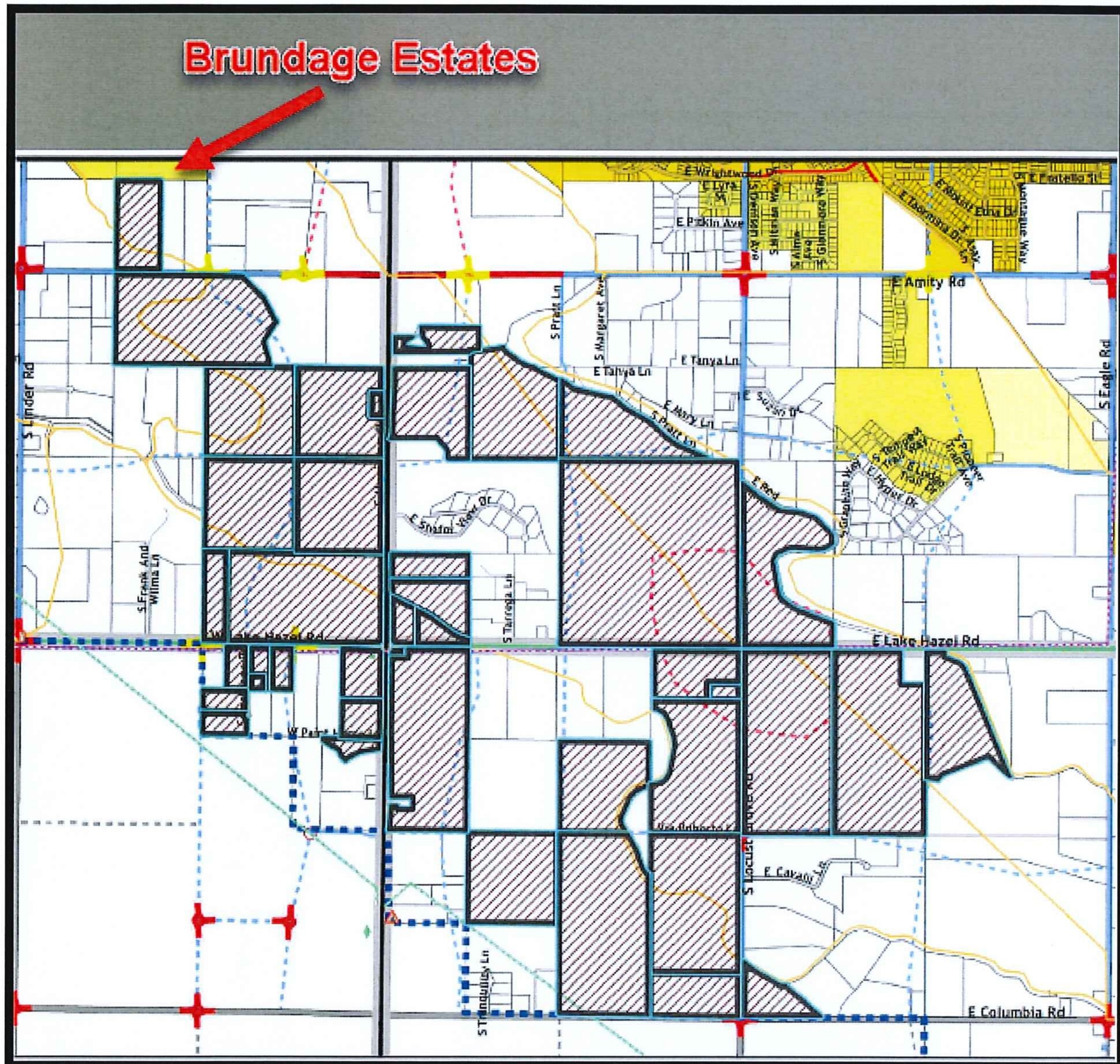
After reconsidering its decision “for the limited purpose of clarifying the Findings of Fact and Conclusions of Law concerning adverse impacts on public services” (oral Motion to Reconsider at the July 26, 2022 Regular City Council Meeting), however, the City Council's revised reasons for denying our project were significantly different—all three of the above reasons had been deleted, with the following reason substituted in their place:

5. The Property is contiguous to land to the east (“Brundage Estates”), which serves as a point of contiguity for the Applicant's proposed annexation. The City approved a preliminary plat for Brundage Estates in 2016, but a final plat has not yet been recorded, leading the City Council to find that annexation of additional land to the west of Brundage Estates is not a logical expansion of the city limits at this time.

[Revised] Findings of Fact, Conclusions of Law, Final Decision, and Order, dated August 9, 2022, in Case No. H-2021-0070.

Denying our project because a final plat has not been recorded for the Brundage Estates subdivision (our project's point of contiguity to the City) is similarly flawed. It imposes a standard not found in Idaho Code or the City's Unified Development Code and, to our knowledge, has never before imposed on an annexation application. **In fact, in 2016, the same parcels of real property that comprise the Brundage Estates subdivision were used by the City as the sole “point of contiguity” to annex 1,322.14 acres of real property in what was called the “South Meridian Annexation” (see Case No. 2015-0019).** The southernmost portion of the Brundage Estates

properties can be seen in the following image, which was taken from Exhibit A to each of the twenty-three (23) Development Agreements that were approved by the City Council on January 26, 2022, for the South Meridian Annexation:



The Brundage Estates property is a valid annexation path—both in 2016 and today. Yet, the [Revised] Findings of Fact, Conclusions of Law, Final Decision, and Order, dated August 9, 2022, posit that because Brundage Estates—a wholly unrelated development that was annexed by the City in 2016—has not recorded its final plat, “the annexation of [Jackson Ridge Estates] . . . is not a logical expansion of city limits.” The development status of an unrelated, neighboring development—Brundage Estates—is *not* a standard upon which the City may decide an annexation request; rather, it is the *annexation* status of the Brundage Estates property that matters.

Also, the City's revised reason for denial (that "annexation of additional land to the west of Brundage Estates is not a logical expansion of the city limits at this time") misstates the applicable standards, stated above.

By denying Jackson Ridges Estates, even though *all* services are available, the Council is acting arbitrarily. The record before you shows that fire station #6 is in the immediate vicinity (1.4 miles away), the City's police department can respond within critical response times, the dry line sewer and water lines are directly adjacent and readily accessible, and the traffic impact study's few proposed needs will easily be met.

It doesn't have to be this way. The Council can still do the right thing. An abundance of evidence in the record demonstrates that each of the *actual* standards for annexation under UDC § 11-5B-3(E) are met, allowing you to find that:

- ✓ Jackson Ridge Estates does comply with Meridian's Comprehensive Plan;
- ✓ It complies with Meridian's R-2 and R-4 zoning districts;
- ✓ It is not materially detrimental to the public's health, safety, and welfare;
- ✓ It would not result in an adverse impact upon political subdivisions; and
- ✓ Annexing Jackson Ridge Estates is in the best interest of the City of Meridian.

After great time and effort by City staff, the Mayor, the Council, , and Dave and his team, the matter, it seems, ultimately comes down to a policy choice: whether this is in the "best interest of Meridian." All involved have read the Council's policy choice in its August 9, 2022, Findings, which is why we wish to convey our genuine disappointment.

Dave and his team, therefore, respectfully request that the Council reconsider its prior policy choice and find that annexing Jackson Ridge Estates is in fact in the best interests of our City. The record overwhelmingly supports such a finding, which, if adopted, would put the Council on far more defensible grounds. To not act on this request, the Council would be applying an annexation standard that does not exist in the Unified Development Code to deny a truly magnificent addition to its community. That certainly cannot be in the City's best interest.

Very truly yours,



Joshua J. Leonard

A Meeting of the Meridian City Council was called to order at 6:08 p.m., Tuesday, June 7, 2022, by Mayor Robert Simison.

Members Present: Robert Simison, Luke Cavener, Treg Bernt, Jessica Perreault, Brad Hoaglund and Liz Strader.

Members Absent: Joe Borton.

Also present: Chris Johnson, Ted Baird, Joe Dodson, Tracy Basterrechea, Kris Blume and Dean Willis.

ROLL-CALL ATTENDANCE

<input checked="" type="checkbox"/> Liz Strader	<input type="checkbox"/> Joe Borton
<input checked="" type="checkbox"/> Brad Hoaglund	<input checked="" type="checkbox"/> Treg Bernt
<input checked="" type="checkbox"/> Jessica Perreault	<input checked="" 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 June 7th, 2022, at 6:08 p.m. We will begin this evening's regular City Council meeting with roll call attendance.

ACTION ITEMS

2. **Public Hearing for Burnside Ridge Estates (H-2021-0070) by Kimley-Horn and Associates, Inc., Located Near the Southwest Corner of S. Linder Rd. and W. Victory Rd., Including 2365 W. Victory Rd., 3801 S. Linder Rd., and Parcels S1226142251, R0831430030, R0831430022, and R0831430010**
 - A. Request: Annexation and Zoning of 121.29 acres of land from RUT to the R-2 (11.76 acres) and R-4 (109.53) zoning districts.
 - B. Request: A Preliminary Plat consisting of 299 total lots (275 single-family residential lots and 24 common lots) on 119.31 acres of land.

Simison: Next item up is a public hearing for Burnside Ridge Estates, H-2021-0070. We will open this public hearing with staff comments.

Dodson: Sorry, Mr. Mayor. Give me one second to get this fired back up. Okay. Here we go. Okay. This one's definitely not an in-fill, so we will plug through this. As noted, this is Burnside Ridge Estates Subdivision. Applicant will call it Jackson Ridge Estates from my understanding, but it was submitted as Burnside, so that's what staff calls it. The

site consists of six county parcels that total approximately 120 acres of land, all zoned RUT in the county right now. They are generally located at the southwest corner of Linder and Victory Road. Theoretically it's around the quadrant at the southwest corner. The Comprehensive Plan designations on the properties are both medium density residential and low density residential. The request for annexation and zoning before you tonight is 121 acres of land from RUT to the R-2 district and the R-4 zoning district and a preliminary plat consisting of 299 total lots. That's 275 single family lots and 24 common lots on the 119 acres. The proposed plat shows compliance with the UCD dimensional standards for the proposed R-2 and R-4 lots, with an average lot size around 10,000 square feet and five foot detached sidewalks and eight foot parkways throughout the entire development. Three new accesses are proposed to the adjacent arterials, Linder and Victory Roads. Two of these are new collector streets per the master street map, which is shown as South Farmyard, which is the north-south collector and East Holstein, which is the east-west along the south boundary. All other accesses are to the -- sorry. All their access to the proposed homes is via new local streets. The applicant's proposing to stub the new collector street, East Holstein, to the west boundary for future connectivity. East Holstein is also proposed along the entire southern boundary for future connectivity to the south for the future developer there. The proposed north-south collector, South Farmer, provides a stub street to the east property line adjacent to 1995 West Victory Road, which is this parcel here. No other stub streets were originally proposed. Staff recommended a new stub street from Pivot Drive to the north property boundary be included, which is this right here and the applicant has revised the plat to show that. In addition, staff recommended that a new cross-street from South Red Angus Way heading northeast to South International Way across the Calkins Lateral, in alignment with East Drawbar Street, to create a compliant block length was also added. So, staff recommended basically 9 and 12 -- Lots 9 and 12 of these blocks to become a new cross-street. The applicant has not changed that and wishes not to do that and instead is seeking a Council waiver for the additional block length over 1,200 linear feet. The project is proposed to be constructed in five phases per the revised phasing plan, which is here. There is at least two fire approved access points within the phase one. So, there is no limit on the number of building lots for access points. Staff has recommended including the clubhouse and pool and it's open space lot within phase one, but after discussion with applicant staff -- applicant and staff, the Commission recommended the lot and amenities would be constructed with phase two instead, which is with approximately 148 building lots in the first two phases. The applicant has submitted a revised phasing plan showing that, which is this lot here that has the open space. So, between the first and second phase pretty much the vast majority of the open space and amenities will be taken care of. The Calkins Lateral currently bisects the south half of the project site, which is this here. And at the original time of staff report writing I thought that the lateral was going to remain open, which is just my mistake. Staff's conditions were, therefore, not entirely accurate and they have since been stricken to reflect that this will be tiled. The applicant and staff are still awaiting confirmation from the irrigation district on the correct easement width with the lateral being piped instead of being left open and this would be only to confirm if there are going to be any building lot encroachments, as well as to manage the required landscaping within the multi-use pathway that's required along the lateral. Again, staff does have conditions regarding this in the staff report already. The application was

submitted prior to the latest open space standard revisions last October. Therefore, the project was analyzed against previous code. Based on the proposed plat of 119 acres, a minimum of 11.9 acres of qualified open space should be proposed. According to the applicant's open space exhibit, a total of 12.19 acres of qualified open space, which is approximately 10.2 percent, is proposed meeting the minimum code requirement. However, the open space exhibit does not include any of the parkways throughout the development. Now, should the parkways be vegetated per code because per the landscape plan they are currently not, but if additional trees are added and they, therefore, would qualify, staff anticipates a much larger area of qualified open space would be part of the calculation. A minimum of six qualified site amenities are required to be provided per the old open space standards. One amenity for every 20 acres. According to the submitted plans, the applicant is proposing at least eight qualifying amenities. A clubhouse, swimming pool, children's play structures, pickleball court, multi-use pathway, shaded picnic area, public art and outdoor fitness equipment. The proposed amenities exceed code requirements. Further, the proposed amenities would also exceed the current amenity point requirements in the updated open space code. The subject area contains two future language designations as noted, low density and medium density residential, with the MDR designation taking up a larger area of the project, approximately 80 acres versus 39. The future land use designations are not parcel specific, as I try to explain at every hearing nowadays. 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, however, go across planned or existing collector or arterial roadways and then -- and they must not be used on a parcel not directly abutting the designation and they may also not apply to more than 50 percent of the land being developed. Based on this policy the low density residential designation can be floated, quote, unquote, beyond the area depicted on the future land use map up the east side of the north-south collector street proposed, which is the South Farmyard. So, in the future land use map these two forty acre parcels are MDR. This one is LDR. LDR can be floated up to this collector roadway. So, this area can be zero to three units per acre. Everything west should be three to eight units per acre. Additionally, the plan does allow gross densities to be rounded up or down. Therefore, with the three to eight it can be 2.5 or higher and we can round up to three and say that it qualifies. West of South Farmyard is approximately 54 acres and it contains 126 units, which is approximately 2.3 units per acre, which does not meet the -- the minimum density of 2.5. Therefore, the staff recommended the applicant should add at least nine additional building lots to meet the minimum density. However, to increase this number of lots in this area it would require the applicant to amend their plat and propose smaller lot sizes that would likely not meet the R-4 dimensional standards. Definitely not the R-2. Therefore, staff recommended the applicant include an area of R-8 and the -- and the area of the plat for Blocks 2 and 3, which would be these two, these eight rows of houses, would allow for some lot sizes smaller than R-4. Now, granted, not the minimum lot size, but just smaller than the minimum 8,000 for R-4. Commission and the neighbors, as well as the applicant, do not wish to increase the number of lots in the plat. I'm sorry. I'm sorry. I have been sick for a few days and my throat is not liking it. Just died a little bit here.

Simison: All right. Let's go ahead and take a five minute recess.

(Recess: 7:25 p.m. to 7:35 p.m.)

Simison: All right. Then we will go and come back from recess and let you continue your comments.

Dodson: Thank you, Mr. Mayor. Apologize, everybody. So, I will backtrack just a little bit. Staff did recommend, in order to meet the medium density residential designation to include an additional area of R-8 lots and increase the density west of the north-south Farmyard Avenue collector street, the Commission, the neighbors, and the applicant did not wish to increase the number of lots in the plat. The Commission, therefore, recommended striking that condition. Now, granted -- well, I guess before I say that -- Council should determine if the proposed plat meets the intent of the comp plan and additional density should not be required. Should the Council determine that density should be added, the project should be continued out so the applicant can revise the plat per my condition or some other format or submit a Comprehensive Plan Map amendment to change the future language designation. At the Commission hearing there was one piece of public testimony that I butchered. I thought that they were not in agreement with the staff report -- or sorry. With the subdivision, the project, but they actually -- the Stetson Estates to the west are actually in support of the project. Following the Commission hearing there was one additional piece from -- I believe a Meridian resident. It also provided support for the project. It's -- and it's proposed density and it desires to not have the R-8 lots either and keep the density where it is. Now, Commission did recommend approval with some modifications. They recommended that Council strike the condition regarding the density, strike a portion of the condition regarding a micro path connection on the west boundary from South Agrimony, which is this street, to this, which I believe I said should be in this location. They struck that condition. They modified DA provision 8.A1B to require the pool with phase two, which has been taken care of. Modified 8.A -- 8.A2B consistent with the discussions between staff and the applicant to offer the option of a shared agreement between adjacent land owners and that is for the east-west collector street along the south boundary. Because currently as it's shown typically it's half plus 12 on your side. They are proposing in lieu of that to do an agreement with the property owner to the south to both develop that. I have not seen this agreement. I understand that it is in place and staff -- I have a condition in there that says that they will either do that or amend the plat to show half plus 12, et cetera. So, we have that condition taken care of. Further, the Commission did recommend that the -- recommend to Council that the existing home does not connect to city services, because there is an existing home on some acreage right here. Well, now -- I'm almost done. I promise. The outstanding issues for Council are quite large typically, which is -- which is not typical. There they are seeking a Council waiver to -- for the required -- sorry. They are seeing Council waiver for the existing home to remain and not connect to city services as noted. Again, Council should determine whether or not the increase in density is required. They are also seeking a Council waiver to allow the block length of Red Angus to exceed 1,200 linear feet and, therefore, strike condition 8.A2D, which South Angus, again, is this road here and specifically when -- our code allows micro paths and pedestrian facilities to break a block length up to a certain point and that is 1,200 linear feet. When it exceeds 1,200 linear feet it -- it can't. You either need a Council waiver or you need a stub -- another

street. So, therefore, staff recommended a cross-street in order to have another pedestrian and vehicle connection across the lateral. Further, Council should determine whether the amount and location of open space within the project is sufficient and Condition 8.A3D should be, then, removed based on the applicant's belief that the proposed lot sizes of R-2 and R-4 offer ample private open space and subsequently less need of common open space dispersed through the site. Council -- well, this is based on staff. Following the Commission hearing I'm recommending that we add a DA provision allowing the existing use of the horse boarding to remain on 3801 South Linder until the property redevelops consistent with the approved phasing plan. Specifically because horse -- agriculture horse boarding cannot occur within city limits. So, that would have to happen with a specific DA provision as time progresses per the phasing plan. In addition, any plat or landscape revisions that are not made part of the Council hearing -- so, like the landscape plan doesn't reflect the plat, I did not receive that in time for the Commission recs to go out, so just some of the clean up things. But I believe the applicant does have the updated -- all the updated plans tonight. And after that I am done and I will not cough anymore.

Simison: Council, any questions for staff?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I have a couple of questions. Thanks, Joe. Could you point out where the connection is for annexation? I think it was noted in their report that Brundage Estates is the only connection. Where is that?

Dodson: Council Woman Strader, that's correct, and that is this entire quarter mile block right here, which is R-4 zoning.

Strader: Got it. And, then, I don't know if we have this in front of us or we could pull it up, but I was curious if we zoom out and we brought up and dusted off our old priority growth areas map, where would this fit?

Dodson: Council Woman Strader, I cannot answer that. I don't think I have ever seen that map.

Strader: Oh. Really?

Dodson: Yeah.

Simison: Council Woman Strader, it does not fit in that general defined area.

Strader: I didn't think so. What was the -- do you remember what the westernmost border was? Of which road that was that we were kind of --

Simison: Yeah. Generally Meridian Road was --

Strader: Okay. Yeah. That's what I thought. Thank you. I just wanted to orient myself in terms of where we could cut that off. So, that's very helpful. Thanks.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Question either for you, Joe, or maybe later for the applicant. First, I missed that in the Planning and Zoning about not having the existing home to connect to city services. I remember a conversation that maybe the homes were going to be torn down. Was that -- is that the reason why?

Dodson: Councilman Cavener, so the -- yes. Eventually. They are going to become part of the overall subdivision. So, that's why the applicant doesn't want to extend the water main for the -- really no purpose at -- well, actually, to meet code only to, then, have it be abandoned later on, because it would, then, be within the subdivision.

Cavener: Mr. Mayor, one additional real quick.

Simison: Councilman Cavener.

Cavener: Joe, you know, the -- I appreciate, you know, staff really encourages open space to be kind of centralized. It's not something that I always get really excited about. So, when I look at this and I see all the open space is centralized, is that for the most part -- is that coming as a recommendation of staff? Is that the desire of the applicant? A combination?

Dodson: Councilman Cavener, the open space code really pushes for the centralized open space. Because it is so centralized -- and, again, this is a bigger project, so, you know, you are walking half a mile from north to south through this site. So, my -- that's why I put it in those recommendations to include some smaller, but still sizable -- one lot here is 10,000 square feet of open space and, you know, the south quadrant -- southeast quadrant and the south -- the northwest quadrant, the applicant believes that with those larger lots there won't be as much of a need for that common open space dispersed, because you are going to have a much larger lot. Personally, I guess I can attest to that somewhat. I mean we -- we don't have a -- we use the school, the middle school, because I don't know have a park close by, you know, for our dog. But our yard is large enough that we can play ball with her in the yard, too. So, I get the idea there. But it is both code, as well as I just think the preference of the applicant to consolidate everything.

Cavener: Okay. Thank you.

Dodson: Staff did not make that recommendation.

Simison: Council, any additional questions for staff? All right. Then would the applicant like to come forward?

Young: Good evening. My name is David Young for Linder Holdings. My address is 849 East State Street, Suite 104, in Eagle, Idaho. 83616. I just want to start out with kind of an introduction to -- to who we are. You guys are, I'm sure, very familiar with big developers like -- like Brighton or -- or CBH. You know, that's not us. We are -- we are a homegrown family, you know, family members involved. We all graduated from Meridian High School. We have several assisted living facilities around the valley with four of them located within Meridian city limits. We are also the -- the family behind the -- the Vertical View climbing wall off -- off the freeway. So, the reason -- how we got involved in this is we have been family friends with the Jackson family, which was -- this was the former Jackson family farm, the dairy out on -- on Victory Road. Mr. Jackson has been -- been on that homestead for -- for three generations and he knew that development was coming -- is coming his way. He had it under contract to another developer and had decided to move his -- his operations -- switch from dairy to -- to beef cattle and move his operation to central Oregon. Contracts fell through at the last minute, but he was still obligated or under contract for his Oregon property. He made -- his son made a phone call to my brother-in-law. We ended up coming to agreement and -- and got involved in this project and I think that's important to understand, you know, that we have an attachment. My -- my wife spent many summers on this farm with -- with the Jackson family. My brother-in-law did as well. So, we have a real respect for this -- this land and this project here. And with that respect it comes along that we want to -- to preserve a lot of what is -- is on the property. So, the things that we are going to incorporate in the design are -- are the silos, the -- the grain bins, a lot of the -- the equipment around the property to -- to pay homage to Meridian's agricultural heritage. We acquired the property in -- in mid 2019. This has been a -- close to a three year process from -- from that date. We have acquired a couple of other parcels. It was originally just 108 acres from Mr. Jackson. We acquired another ten acre parcel and, then, another six acre parcel and, then, a development agreement with the -- to try to encapsulate a full 120 acres and not leave a parcel out. We have had numerous preapplication meetings. You know, COVID was right in the middle of all this. That slowed us down. We -- we also hitched our wagon for a short amount of time to Toll Brothers that tried to bring the Cedarbrook development just to the south of this and -- and, then, just working with ACHD trying to get the roads right, trying to get the -- the collector right. That's taken a lot of time. But here tonight we are glad to be here to show you what we have come up with and -- and hope that's something that you want to see in the City of Meridian. So, before you tonight we -- we are asking for annexation and zoning for -- to R-4 and R-2. For preliminary plat approval and also for a development agreement. Just an aerial of where the property lies. In the darker portion in the lower left-hand corner of that red outline, there is a -- somewhat of a valley that goes through the property. So, there is a -- a bit of a drop off down to the lower south -- southeast corner and we do have the Calkins Lateral that bisects most of the project. Our landscape plan. We -- we did want to bring that central -- trying to draw everybody to the center of the -- the project. So, we tried to design streets and roads that -- that laid with the property and also alongside the canal, but also to draw pedestrian and bicycle traffic through micro paths and -- and sidewalks. We are asking to -- to -- for a plat of a hundred and -- or a

preliminary plat that includes 275 single family home lots. Our average size lot is -- is just under a quarter acre. We do have some one acre -- half acre lots, especially along the -- in the R-2 section along the western boundary. Joe mentioned the desire to put in the R-8 zoning. We -- we would rather not do that. If we had to we -- we have brought this slide just as a description -- or a display of where we might be amenable to do that. But we would like to discuss that. And, then, the typical lot sizing for R-2, R-4 and if we had to do an R-8 section. This is showing the -- the connectivity to the -- to the arterials and to our -- to the adjoining parcels to the -- the east and to the north and, then, this is a colored phasing plan that might show it a little bit better the phase one, including all the frontage along Victory Road and phase three including the rest of Linder Road. With that I'm going to turn some time over -- talk about design.

Rose: Good evening, Mayor and Council. My name is Chris Rose, landscape architect with Kimley Horn and Associates. Address is 1100 West Idaho Street in Boise. 83702. Just want to take a moment to introduce and highlight some of the design considerations going into the open space and amenities and -- and trying to create the sense of place and community that Dave was talking about that -- that pays homage to the heritage of the site. As Joe mentioned, the current open space meets -- actually exceeds the requirements for qualified open space. We also provided a breakdown on here with the new amenity point system and we are currently providing over 42 points against the 24 required for a project this size and you will see where those points come in and -- and what we are trying to create with those areas. I also want to emphasize the connectivity, like Dave was saying. We are trying to bring pedestrians in, give them access from all different areas of the neighborhood through micro paths, through the regional pathway to the open space areas, primarily the ten foot multi use path that goes along the Calkins Lateral as a regional parkway shown on this map. Even as we get into entry signage and -- and the monumentation at the entry of the site, trying to showcase what -- what should feel like a remnant of -- of the family farm with the planting, as well as a windmill and some of the materials and traditional spacings of agricultural type -- right behind the windmill you see kind of layout of what would look like ornamental trees in an orchard to feel like it was a leftover piece of the farm. As we got into designing the open space and amenity areas we wanted to do more than just large open grass areas or simple sidewalks. We wanted to provide something that's a little bit special, so all of these amenity areas are themed and trying to, again, pay homage to the heritage of the site. So, instead, of calling something, you know, the -- the -- park or the grass or the playground, these are themed as the garden and the field and the meadow and the corral and the barnyard as these open spaces. Kind of the idea that, you know, on an old family farm this is where the kids would run down to the ravine or go out and play in the natural areas. So, like the garden -- this is the open space that comes in from the primary entry off Victory Road. This is included in the phase one area. This is the area that includes the large blue Harvestore silo that's currently on site as a landmark. A heritage community garden seating and a path with plaques that actually tell the story of the Jackson farm, of the Jackson family and -- and how it came to be here. The field and the meadow -- instead of just a park, this is the -- the large open space big enough for playing sports, for families running around, but also we have tucked away picnic areas, a fitness circuit, a graded meadow with art features, incorporating some of the original grain bins and silos

used as picnic shelters and wayfinding elements within the open space. In addition, some of the seating along the micro paths is intended to feel like old hay bales left out in the field. The corral is kind of the -- the play area, but instead of a traditional playground structure we wanted the area to focus more on nature play and give children more unstructured play with boulder climbers and logs and ropes and water play, kind of more an experiential play area, instead of a structure. And the barnyard, which is the primary social amenity in the community, includes a clubhouse, pool, lawn game area, a community garden plot, pickleball courts and a lighted fire pit area under a canopy of trees right adjacent to the Calkins Lateral pathway as well. So, all these spaces together, when we talk about central open space, kind of drives home the theme that we -- we want this to feel like a heritage site or pay homage to what this site was and to the Jackson family and kind of create that -- that character -- a really special place in Meridian that feels like Old Meridian as well. And now back to Dave.

Young: The clubhouse concepts and we wanted it to feel more like the -- the old barns on the property, so we got -- got a couple examples of that and, then, picnic shelters, again, trying to use some of the old structures that are there on the property, redesign them for -- for use in the park areas. Home designs -- we would like to see -- we are not going to be the home builder on this -- this project. We are going to -- we want to provide space for custom home builders to come in and do nice projects, you know. The home builders -- I'm not having a hard time finding any home builders that -- that want to -- to be a part of this project. It's going to be something -- I -- I feel like it's kind of the answer to -- Meridian's answer to Eagle's fine homes and some place especially on the -- the half and one acre lot some place that some -- some very nice homes can be -- can be built. Lots will be wide enough for three car garages on almost every lot and nice wide laid out homes. Not all farm houses, but modern spin on country farmhouse, craftsman style homes. There are still some outstanding conditions that we can discuss and I'm sure those will come up in questions about the phasing, the -- the -- the finishing of the roads, the -- the existing service to the -- to the home. The cross-street on Red Angus and any additional lot -- open lots that we need to address -- or adding additional lots. We do request a decision on that tonight, the -- if we do need to condition anything, but for -- for annexation of our development agreement and preliminary plat and with that I will stand for any questions.

Simison: Thank you. Council, questions?

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Mr. Young, I -- about your third slide in -- if we could go back to that where you kind of had -- I can't remember -- the satellite view. There was also one with -- it was all yellow with the zoning. I had a question about some property. Go -- keep going. Yeah. It was like way in.

Young: Okay.

Hoaglund: The third slide, I think, of the -- okay. Here we go. That -- that one right there.

Young: Okay.

Hoaglund: Got, of course, your parcel in red.

Young: Uh-huh.

Hoaglund: To the south southeast of that is -- is still rural urban RUT. Right directly east of your property we show the connection to the -- to the city. So, that's part of Meridian city limits and you are requesting annexation and that's your contiguous point. That development to the -- to the north, just east of South Linder Road, that kind of is the right triangle type of parcel that's under development, that is not in city limits and --

Young: It is. It is. It is a --

Hoaglund: Okay.

Young: -- Cory Barton or CBH home development and -- and it's probably about 80 percent complete.

Hoaglund: Okay. So, it is that complete half mile. When -- when you talked about the half mile I didn't pick up, I thought it was just the red part that was the connection, but it is from Victory -- West Victory clear to the end of the southern property of your red line; right? Is the -- everything east of South Linder Road is City of Meridian.

Young: Yes.

Hoaglund: Okay. Just wanted to be sure I got that. Thank you.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: This isn't necessarily in relationship to the project specifics or the conditions that we are considering, but the market has softened intentionally with interest rate increases. As you know, there is a development that I think is going to be somewhat similar called The Keep at the corner of Eagle and Lake Hazel. I'm just kind of curious how you see your phasing and timelines potentially changing and if you have been tracking kind of how they are -- they are selling and their absorption. If you see this taking longer now that -- that we are seeing the softening and not knowing how long it will last.

Young: I appreciate -- I appreciate that question. So, the -- the builders that I have been talking to -- again, they are mostly custom home builders. The backlogs that they have looking for lots -- they have got buyers that have been waiting two years for lots and most of these buyers are not financing buyers, these are cash buyers, and -- and so that's kind

of the customer -- the customer base that we are looking for. On some of the smaller lots it will be a very nice upscale home, but it may be people that are downsizing to a little bit smaller piece of ground or a smaller home, but very nice -- custom nice home. So, I think that market is still there. It might -- it may slow down a little bit, but I -- again, I have had no shortage of -- of talking to these custom builders that just have backlogs of 50, 60 customers waiting for lots.

Simison: And I can speak -- The Keep has no problem moving properties.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Stats that just came out for last month show there was a 50 percent decrease in purchases from the month prior, so just wanted to see what your thoughts were.

Simison: Council, additional questions for the applicant?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: If you wouldn't mind advancing your slides where you kind of show the -- the zoning breakdown of your lots. That one right there. That's fine. So, I want to -- your project's very thoughtful and very well laid out and I appreciate -- I think the previous person who was providing testimony talked about a sense of place. That's something that I get really interested in. Where -- how are we creating community, so that people don't pull into their driveways and create community within their four walls, they are creating it in their neighborhoods, and I think that you have done a really great job of achieving that. I am also sensitive -- and I'm not as concerned about it here, but one of the things that I -- we are seeing a lot of is that these larger lots -- the largest lots are the ones that are most closest to the large open space, where the smaller lots at least appear to be more further away and so I'm just curious to kind of get your guys' thought process around that, because I think so much attention has been made on having this laid out. Was there any discussion about creating maybe like a pocket park or a micro amenity near some of the higher density stuff -- and not that you are creating high density, but in some of the smaller lots as compared to some of your larger lots?

Young: You know -- sorry. Mr. Mayor, Councilman Cavener, I -- we -- we discussed, but the -- the lot sizes we really felt like everybody's going to have a big backyard, you know. I could have taken a different approach and made these a lot smaller lots and maximized the -- the lot count here. We -- when we did the initial look before we purchased the property we could have put 525 homes on this -- on this piece of property. We were especially concerned with the neighbors along the western portion. You know, I -- I attended the meetings when the future land use map was -- was being presented in 2019 and this is one of the -- the areas that most of the time was spent on that night and the

questions from -- from the residents of why medium density on that side and low density on the Linder side, when they really felt it should be reversed. It's -- it's been a -- it's been a hard project to make everybody happy, but -- but we really think that this -- this is the best design doing those large lots adjacent to five and ten acre parcels where we don't have that on the -- on the eastern boundary.

Cavener: I appreciate that context. Thank you.

Simison: Council, any additional questions for the applicant? Okay. Thank you very much. Well, since our clerk is not here, I will see if -- did anyone sign up to provide testimony on this item? If you would like to come forward. State your name and address the record and you will be recognized for three minutes.

Dille: Mr. Mayor, Darcie Dille. 5205 North Sun Shimmer Way, Meridian, Idaho. Hi, I'm Darcie Dille. I'm a real estate professional with Keller Williams Realty Boise and a current Meridian resident. I was born and raised here in the Treasure Valley and have lived in Idaho for nearly 50 years. I was brought in to be a consultant and representative of the project and I was also asked to meet with the surrounding neighbors of the project. From April to October of 2021 we met with all neighbors that were willing and able to meet with us. We met them in their homes. We sat at their kitchen tables and walked the perimeter of their properties. We talked to them about what was most important to them regarding the development of this property. In meeting with them we met some truly amazing people who love Idaho, love Meridian, love the lives they lead here in this valley and were articulate about how they felt about the project. The residents we spoke to just want their lifestyle to be preserved, protected, and respected. They knew the Jackson property would eventually be developed. It was not a matter of if, but more a matter of when and most importantly to them the who and the how. The -- I feel like Dave and his team have been very purposeful about being mindful of the neighbor's thoughts and feedback and creating a community which takes into account their concerns as much as possible. This has been a truly wonderful process for me personally and I have been honored to be a part of it. Being an Idaho native this is a development in which I feel proud to be a part of and I believe it will be a beautiful addition to the south Meridian housing community. I know there are many who would love nothing more than to see the Treasure Valley remain as it is, but I remember when I was growing up that all you could see were lush green beautiful fields and I know that that's when Idaho was truly at its most glorious. But that was my childhood. Unfortunately, when you have something wonderful it doesn't stay a secret for long and I can't blame others for wanting what we have here. We can't shut the gate. People will still want to bring their families here and experience our amazing valley. If development is in our future, then, let's build lovely, upscale, well thought out communities to enhance the beauty that is Meridian, Idaho, and that will contribute to the community and I believe Dave and his team have met the mark with this proposed development. Thank you.

Simison: Council, any questions? Mr. Clerk?

Johnson: Mr. Mayor, I apologize. I was helping some people trying to find an event for parks. Julie Langlois representing an HOA.

Simison: Welcome, Julie. Be recognized for ten minutes. If you can say your name and address for the record.

Langlois: Wow, it's been a while. I am happy to be here --

Simison: And if you could choose one or the other of the mics.

Langlois: I will choose this one. Yeah. It's just great to be back and see everybody. I don't remember the pickleball court in the original plan. I guess I just missed that. Okay. Julie Langlois. 3556 Rustler. As we stated during the comp plan, of course we are disappointed that the city is pushing up to our 20 year old subdivision. During the comp plan revision we lost both on retaining the rural designation and on codifying transitions to larger properties as Meridian developers were adamantly against codifying the transition. So, here we are. The developer and his staff, especially, Darcie, have been excellent to work with. They have been respectful, listened to our concerns and tried their best to address them. However, annexations are important decisions and in our reading of the comp plan we also see a directive to discourage fringe, i.e., outer edge development. If you decide to go ahead and approve Burnside Ridge, we would like to have some input. The transition to our rural properties where we grow crops and raise and process cattle in our fields, while not what we were hoping for, is acceptable. The larger transitional properties were also offered to us early in our discussion with the developer. In addition, it appears that Mr. Young is endeavoring to build a subdivision which creates a neighborhood conducive with a half acre transitional lot. We believe it is unfair to require a change in his carefully planned neighborhood -- neighborhoods, which, by the way, have a long border with Stetson Estates, to meet the city's desired density in the northwest corner of Burnside. Increasing the density of Mr. Young's carefully planned transitional neighborhood will nudge the bar lower for Burnside. As to the micro path from South Agronomy to our eastern border, again, this is a transition issue. We have argued in the past that we grow crops, keep livestock and we shoot, kill, and dress cattle in our pastures. Thus we are asking that no additional pathways leading to our properties be added to the current plan, which was agreed upon by Mr. Young and Stetson Estates. We, as a long established neighborhood, have already had to compromise in terms of size of transitional lots, stub streets and open access to our properties at the Givens easement. Again we understand the city's desire for connectivity, but we are asking for a compromise and that there be no micro pathway from South Agronomy Avenue -- Avenue to our pastures. We have a lot of respect for Mr. Young and applaud his efforts to create a development that truly raises the bar for a Meridian annexation. Burnside Ridge seeks to utilize architectural elements that honor and celebrate southwest Meridian's proud rural story and to retain and protect the inherent value of southwest Meridian and its long term sustainability. Thank you.

Simison: Thank you. Council, questions?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Julie, you came all the way out here. I can't let you off without a question. So, I appreciate you as a citizen who always comes and provides I think good feedback and thoughts for the Council and your work with the Southern Rim Coalition needs to be commended. I -- I don't -- they didn't -- the Southern Rim did not testify at the Planning and Zoning Commission and I'm just curious if you could maybe provide some insight as to why. This is a type of neighborhood that I feel like the Southern Rim Coalition has been asking for for a long time and I'm just curious why we are not hearing from them about this particular project.

Langlois: I don't know why. I stepped away in January.

Cavener: Thanks.

Simison: Thank you.

Johnson: Mr. Mayor, next is Patrick Connor.

Simison: State your name and address and be recognized for three minutes.

Connor: Thank you. Good evening, Mr. Mayor, Council Members. Patrick Connor. Address is 701 South Allen Steet, Meridian, Idaho. And I just want to testify in support of this project. We represent -- I represent the owner and developer of the 120 acres south of this project. We have worked with Dave and his team at Kimley Horn over the past eight or nine months as we have designed our application, ensuring that we are coordinating everything from utilities to collector streets to ensuring our boundaries match up. It helps that we also share a like engineer, so it makes that coordination that much better. I just want to give kudos to Dave and his team for designing a project that I think really matches the -- the heritage and the character of this area and I think they have also done an excellent job working with the neighbors, us, and the neighbors in Stetson Estates to field their concerns on this project. That's all I have to say about the project and appreciate the time.

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

Johnson: Mr. Mayor, next is Tina Dean. And, then, we have Paula Connelly.

Bernt: I can't wait for the pictures. Do you have pictures for us tonight?

Connelly: No. No pictures this time. Sorry. Good Evening, Mayor, Council Members. My name is Paula Connelly. I live at 3878 South Rustler Lane and I wish that every developer in our county and in the Treasure Valley and specifically in Meridian had as much concern for their neighbors and where they were going to build as the developers here tonight. They have a connection to this land and it makes it feel like a community, Instead of just more sprawl. It doesn't look like all other neighborhoods that we hear

about. They truly have spent a lot of time speaking to us. They have spent a lot of time -- and although we, as a community, on -- on the west side of them feel like we have had some compromises, those compromises have come because of the -- the comp plan, not because they weren't willing to work with us. I truly believe if they could have put in one acre parcels next to us they would have, but they just physically could not fit that in there and I'm sure they will make money at their development. That's what businesses do and should. But they -- they are concerned with the feel, from using several different builders so that it doesn't look like every fifth house is the same. And this valley does need an area that makes it feel like community, so that you will go out and you will be part of your neighborhood. I only have one concern and that's the east-west lateral. I realize that is ACHD. I'm concerned with how straight it is. I'm hoping that there will be lots of mitigation for traffic not using that as a thoroughfare. So, thank you.

Simison: Thank you. Council, any questions?

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you very much for coming this evening. This area has been one of frequent conversation since before the comp plan was passed and we have had multiple different proposals, some of which almost exactly matched the property lines of Rustler Lane. So, I'm curious considering this is more dense, you know, along the east side than some prior applications, what is it about this specifically, other than working well with the developer, that has -- is appealing to the residents on Rustler Lane? Because we have really struggled with understanding exactly what the concerns were on some of the prior proposals.

Connelly: I think some of the biggest things are wanting to use, you know, five or six or seven different custom home builders, so it feels more like estate properties which match the properties in our neighborhood. I feel like they have transitioned well. I also feel like the use of the silos and things like that, the farm equipment, makes it -- it gives it the rural feel that's already out there. Thank you.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I just have one question. Sorry. Just one last question. So, I appreciated your comments. I always do. So, my question is I -- I -- it sounds like you are -- you are -- you like the -- the idea of this -- this project, but I -- I can't tell if you are for or against.

Connelly: You know what, my stance just -- much like what Darcie said. We live in an area where we know it's going to grow. Okay? Personally I would love to see it stay just like it is. However, growth is going to come, so we feel like we have gotten to have a say

in this with them working with us and the feel still feels rural. So, does that answer your question? Yes and no? Anything else?

Simison: Thank you.

Johnson: Okay. Mr. Mayor, that was everyone.

Simison: Is there anybody else present that would like to provide testimony on this? And -- or if you are online use the raise your hand feature, so we can bring you in for testimony as well.

McKinney: My name is Wendy McKinney. I live at 6173 Silver Elm Way and I just had to get up. The first time I have been in front of you was Planning and Zoning, February of 2017, for the Linder Village development and I have learned a lot. I appreciate your service. I appreciate all that you have done. But if we could just turn the clock back and have this kind of development there -- it's beautiful. I just really appreciate it. I have a brother who is general contractor in the area. I have a brother who is a doctor in Kuna. I have been visiting Boise since I was a little girl, because my grandparents were here and the last few months I have been mourning the loss of the fields and the silos as I drive out to an appointment and this just brings me joy. Thank you.

Simison: Council, any questions? Thank you. Is there anybody else that would like to provide testimony? And would the applicant like to come forward?

Young: I -- I don't know that I have any additional comments, other than -- than, you know, there is a lot of blood, sweat, and tears put into this over the last few years. It's not often that you get to design a neighborhood that you want to live in, you know. It affords an opportunity to come up with something that I think is pretty special. So, I guess with that I will stand for questions.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Question, Mr. Young. One of the people that testified talked about the east-west lateral too straight. Are -- are you looking at doing some sort of traffic calming, bulb outs, anything that ACHD approves? I mean you are requesting a waiver for the block length, but what -- what are you doing to kind of not have that be a speedway?

Young: We have incorporated chokers all along the project and -- on any of the longer roads and -- and on that collector. Especially because it is -- it is -- it has a curve at the beginning and just a curve at the end, but providing chokers at the -- where the streets meet to slow down traffic.

Hoaglund: Okay. Follow up, Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglun: And I think the other issue was the micro path not coming -- what -- what -- what does that look like? What was -- what does the end of the path look like?

Young: So, I think -- I think that -- sorry, Mr. Mayor, Councilman Hoaglun. I think that path that they are referring to was the one on Agronomy going to -- and I believe that that was stricken from -- from the agreement, so --

Hoaglun: Okay. Thank you.

Simison: Council Woman Perreault.

Perreault: So, perhaps this was addressed and I missed it, but there was a slide in here that showed potential R-8 area and is that the area you are proposing if Council decides we -- we have got to ask for that or is that -- have you changed your mind about -- about doing that? I wanted to get clarity, because --

Young: Mr. Mayor, Council -- Council Woman Perreault, yeah, we wanted to come prepared if we were -- I don't want to say forced to do that, but -- but in all reality, if I was able to bisect each one of those half acre lots, you know, and -- and make them smaller lots, we would have met that -- that condition. There was really -- because it is based on where that north-south collector lies -- that north-south collector has changed position three times with ACHD and it started out on the -- the -- the boundary of the property borderline. Well, that didn't -- that's not going to work out with the neighbors there. We had a canal in the way. We have a house that's 24 feet off the property line there. It was supposed to meet -- it's hard to see on that very top portion up here where it says Victory Road meet Francine Lane at one time and that would have made it -- I would have had half acre lots on one side of the road and 4,500 square foot lots on the other side of the road to meet that -- that future land use. So, we are trying to say that we -- we are -- we are meeting the spirit -- the spirit of that there and -- and, again, if it's predicated on because of where that -- that collector lies, I think we have -- I think we are meeting the spirit of the -- of the condition there.

Simison: Council, any additional questions? I think you have to -- for a few minutes.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I'm happy to start the conversation. I appreciate the applicant giving us a little bit of a timeline from when they started to where we got here tonight and it's a good reminder that sometimes to get it right you got to go a little slow and appreciate your patience. I touched on this earlier. I love this project. I would love -- wish we could see more stuff like this in our community and I think it's -- I believe it will be a good addition to south Meridian, something our community can be proud of. I really appreciate the -- the thoughtful approach, the little touches to the open space, to the sense of place to create

a community. It shows that even on a big piece of dirt you can do a lot of really cool things to have our neighbors connect with each other and so I'm very much in support of the project. It's also rare that we get public that don't even live near the project to come and testify in favor. I think that's telling that you have created something that resonated with our community. They are going to come down here and tell us they like it. So, appreciate your patience, appreciate your tenacity, and I'm in full support.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Just want to give my -- my view. I think my original questions probably were pretty revealing as to where I stand. I want to start by complimenting you. Although, unfortunately, I won't be in support of the project, it's a beautiful project. It's really well thought out. I think it creates a sense of place that reflects the unique character of south Meridian. I love everything that you have done about it. The criticism I have is not something that you can change, it's just a question of timing, and the philosophy that I'm embracing right now and have embraced, even in my campaign, was trying to avoid sprawl and I'm really concerned about this expansion of our city limits. This is not a priority growth area for the city and we need to build housing desperately, but the more housing we build on the edges of our city, the more it exacerbates our existing issues with traffic, people commuting from far away to a new job, lack of services in this area will make it worse and I personally think that we have bit off way more than we can chew in terms of our capacity to educate our kids in south Meridian and I -- just based on the location of the project don't feel that it's ready for annexation at this time. Thanks.

Simison: And if I could just piggyback on your comments. While there is five people I won't be voting tonight, unless someone knows how to split a vote, but I -- I echo your viewpoints on this. I think the gentleman that got up to testify that the next property is ready to go after this one goes -- this is really a key decision for -- I think for this Council is if you are ready to see more development in this area, well, this is a great project to start that. If you are not, well, then, unfortunately, you have to make a decision tonight in a lot of ways. I'm not going to say the next one has to be approved, but if it comes in looking just like this one as good, it will be hard to prevent future annexations and growth in this area and I don't think that the issues that we -- were discussed when the previous area was -- previous application in this area was talked about was really the -- the connections up Linder and the -- the -- the fact that those roadways were not planned or scheduled to be widened four years ago. Granted, less traffic, because there is fewer homes and fewer density, but those issues are still, in my opinion, out there for the -- for consideration and conversation. But it is a beautiful project. I mean I would love to think I could buy a house there, but I wouldn't be able to, but I would like to think I could, but can't, so -- but, anyways, I won't be voting anyways. I could have kept my mouth shut, but I felt it was important to say thank you for Councilman Strader.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I thought I had noticed on one of the slides -- or Joe's presentation that there is a subdivision already approved just immediately south of this one. Did I see that incorrectly?

Dodson: Council Woman Perreault, those are -- it might be leftover preliminary lines from Cedarbrook. They just never got removed. If not, it could be the prelim lines for the application to the south that could come forward, yeah. But there is nothing approved to the south.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: This one truly is -- is a dilemma, you know, what Council Woman Strader talked about and you talked about, you know, we have had a line, you know, trying to keep development at bay and -- and trying to get the in-fill and have it move in an orderly direction and the -- and yet, you know, when I hear from Julie and -- and Paula from previous times I had to look out the window and ask our pigs flying? What's going on out there? I was not expecting that, so -- and the dilemma is this is an outstanding project. The amenities that they are doing, the thoughtfulness they are putting into it, you can tell that there is care going into this project and it sets the bar high if we were to approve this for other developments that follow. That's -- that's what we want to have and -- and I remember back when my previous stint on Council when we were just holding listening sessions, I think, in 2012 or 2013 in south Meridian and hearing these things that they talk about, you know, knowing if it -- if it transitions -- and back then we had no idea it would happen as quickly as it has -- of the open space and the development that does come out there it's going to be quality and taking account larger properties and those types of things and -- and I do feel there are times we are just missing out on some of these larger properties that folks can -- can purchase that are coming to our valley. You know, I used to work for one of the regional health systems here in the valley and, you know, when you have doctors come to the area and looking for homes, there is not a lot in Meridian that they can choose from. I mean it's just -- we don't have that -- those types of -- of -- of places and it would be nice to have more of them, because that -- that adds to that overall diversity, if you will, of housing and like the earlier product we approved, very nice on -- on Franklin Road. It's great. It's a certain price point. These are certain price points. So, trying to -- trying to balance that and having areas that -- that Meridian is not going to be like other communities and just completely high end, but we want to have that -- that diversity and -- and to the point for the R-8, I -- I do think, you know, if we do want to make sure schools and roads aren't impacted, you don't have the R-8. You go with R-2, stay with R-4, and -- and make it a -- a top notch, non-dense development. But it is -- it is hard from that standpoint. I think we all agree it's -- it's a quality development, very thoughtful. But do we -- do we want to cross that line and, Mayor, as you point out, then, the next one will come and the next one will come and there are impacts to that and -- but if -- if we go that route this one will set the bar I think and it's a high bar and it's -- it's one I think that people in south Meridian, as we heard, are willing

to accept. It is a compromise and -- and I understand that. Being on a rural property at one time and now surrounded by -- by houses, it's -- it's -- it's a tough transition, but one that you have to understand and, hopefully, have some control when working with the developer on what that looks like and in this case to their credit they -- they did have some say into that. So, that I appreciate. So, this -- this one is a dilemma.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I -- I don't think I need to say too much. I echo the thoughts of Council Woman Strader and the Mayor, but I -- I -- I do want to say how grateful I am to the developer, because of the deep thought that went into this -- this project. It's -- it's common, in my opinion, to have cookie cutter development -- happens probably more often than we -- than we would like and it's -- it's -- it's really nice to see someone come in with thought and -- and I -- and I -- and I truly believe that it reflects the -- the region and the area. I appreciate the comments that -- that were made by Julie and the other neighbors that are -- that live in that subdivision west of this project. I -- I take -- we always take neighbor feedback very seriously. So, very thoughtful project. For me it's timing. For me it's the impact of future development that will come in this area if approved. So, those are my thoughts. Thank you.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I agree this is a -- this is a tough one. I am in favor also of having some -- some larger lots in the south side. We have been asking for those for a long time. I appreciate the incredible thoughtfulness that -- that's gone into the design and implementing elements of our history as an agricultural community. As I'm -- I'm sitting here thinking about the many conversations we have had about this specific square mile and this -- this lot in particular and multiple proposals that have come and I'm kind of scratching -- scratching my head at the support for this one over some of the others that we have seen, especially as far as how the lots line up on the west side and -- but that's not essentially what we are deciding. It's -- it's whether or not this community is -- the timing is right for -- you know, for what we plan with our Comprehensive Plan and with our priority areas. So, as much as I like all that's been done, I -- I am very concerned that we will invite some additional applications and -- and potentially not be able to provide the services to those properties, because we are intentionally not investing in infrastructure in that southwest area. So, at this point my -- I'm leaning in the direction of Council Woman Strader and the Mayor in -- in this regard. I just -- it's tough. Tough decision. But we really need to move forward with the commitment that we have made to the community as a whole as far as where we are growing and so I think that's the direction that I'm leaning at this time.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I say this almost every week. That's what I love about local government. Hearing feedback from my colleagues, wrestling with ideas. It's always why I have been very reluctant about this priority growth area. When you look at this particular project, it's within our fire response times, maybe with the exception of a middle school -- that's debatable -- schools can handle the growth from this. As the one Council Member who lives in south Meridian, I think this is great and this is -- we have heard from so many people in our community about this type of development and Council Member Hoaglund hit the nail on the head. If -- if this generates more growth that's like this in south Meridian, man, let's welcome that. Let's invite that. This is the type of thing that we are hearing from our citizens they want to see more of in Meridian. So, I appreciate the -- the feedback, but I think out of respect for the work that the applicant's done, I'm -- I'm going to make a motion that we approve this application. If you want -- thank you, Council President Hoaglund. I guess first before I would make that motion I would -- I would move that we close the public hearing on Item No. 2, Burnside Ridge Estates, File No. H-2021-0070.

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 nay? The ayes have it and the public hearing is closed.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Cavener: All right. Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I will give my fellow Council Members or maybe staff an opportunity to correct me if I bungle this up too much. After considering all staff, applicant, and public testimony, I move to approve File No. H-2021-0070 as presented in the staff report for the hearing of June 7th, 2022, with the following modifications: That the -- the existing house not have to connect to city services. In agreement with the applicant's request and the Commission's recommendation to strike condition 8.A2A regarding the addition of the R-8. To provide the Council waiver on the block length requirements. Modifying DA provision No. 8.A1D to concur with the staff's recommendation. I'm -- I'm in agreement with the -- where the open space is. I would like to see a little bit more. I -- I think the response from the applicant is sufficient. To add the DA provision that would allow the existing use of horse boarding to remain until the property redevelops, which is consistent with the approved phasing plan, and I think that's it. Any other questions from staff?

Dodson: Mr. Mayor?

Hoaglund: Second the motion for --

Simison: Have a motion and second. For discussion, yes, Joe.

Dodson: There were a couple additional from the applicant. One being the phasing plan of the -- what is it? Oh, wait. I made a slide for this. Hold on. I thought ahead. Never mind. Oh, yeah. That does -- no. The additional one would be regarding the phasing in the terms of the frontage improvements. Staff currently has a provision -- a condition requiring that all landscape buffers and/or recon -- sorry -- constructed along the Linder Road and Victory, the applicant is proposing to do that with the caveat of -- they are including Victory, but not Linder, except for basically per the phasing. So, they want to do the frontage per the phasing. So, phase one will include the Victory Road improvements, a portion of Linder, but, then, not in front of the existing home and, then, not until phase -- I believe three or four for the southeast corner.

Cavener: Mr. Mayor, just for clarification?

Simison: Councilman Cavener.

Cavener: Staff's recommending all of it to occur within phase one?

Dodson: Yes. That's typical. That's why we include it.

Cavener: Mr. Mayor, I'm in agreement with staff's recommendation on that. So, that's why I didn't make that modification in my motion.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: Was there anything in the motion that had to do with the condition about Red Angus Way to exceed 1,200 linear feet?

Cavener: Yeah. Mr. Mayor, I believe that was captured within my motion.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Would you -- would the -- would the motion maker include the applicant's agreement to -- that traffic calming will be conducted on that? It's part of the record, so I don't know if we need to do that, but that would be part of -- part of -- part of it, so --

Cavener: Correct.

Simison: Okay. Is there further discussion on the motion? Okay. Clerk will call the roll.

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

Simison: Two ayes. Three no's. Motion fails.

MOTION FAILED: TWO AYES. THREE NAYS. ONE ABSENT.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I will make a motion. I'm sad to make it. It is a beautiful project, but that being said, after considering all staff, applicant, and public testimony, I move to deny File No. H-2021-0070 as presented in today's hearing date for the following reasons: The first reason is it's not in the city's best interest at this time. The rationale for that, as described previously, is that this is not a logical expansion of city limits at this time. The property that connects through annexation doesn't even have a plat recorded, since it was approved in 2016. At this point it -- it doesn't make sense to extend development here and I could -- I could go on, but I think that's the basic rationale.

Bernt: Second.

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

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I just wanted to say that we have made the same decision on other applications that this isn't particular to -- for me this is not particular to this developer and -- and really has nothing to do with how well it's designed. It's just simply that we have told other applicants as well that this isn't the right time because of the decisions that we have already made as a city that are bigger and above and beyond this application. So, I just wanted to state that, so that it doesn't become a concern that it has something to do with this particular application.

Simison: Is there any further comments? Then Clerk will call the roll.

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

Simison: Three ayes. Two no's. Motion passes. Thank you.

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

Simison: Council, do we need to take a break? Okay. Let's go ahead and take a ten minute break before we go into the remaining items for the evening.

MEETING ADJOURNED AT 10:02 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

_____ MAYOR ROBERT E. SIMISON	_____ DATE APPROVED
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ATTEST:

CHRIS JOHNSON - CITY CLERK

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



Date of Order: August 9, 2022
Case No.: H-2021-0070 (Burnside Ridge Estates)
Applicant: Kimberly-Horn and Associates, Inc.
In the Matter of: Request for (1) annexation & zoning of 121.29 acres of land from RUT in Ada County to the R-2 (11.76 acres) and R-4 (109.53) zoning districts and (2) a preliminary plat consisting of 299 total lots (275 single-family residential lots and 24 common lots) on 119.31 acres of land.

Pursuant to testimony and evidence received regarding this matter at the public hearing before the Meridian City Council on June 7, 2022, as to this matter, the City Council enters the following findings of fact, conclusions of law, final decision, and order.

A. Findings of Fact. The City Council finds that:

1. The facts pertaining to the 121.29 acres of land (“the Property”), the Applicant’s request, and the process are set forth in the staff report for Case No. H-2021-0070, which is fully incorporated herein by reference.
2. The Property is not located within the incorporated area of the City of Meridian.
3. The Applicant is requesting annexation of the Property in order to develop a residential subdivision.
4. The proposed annexation is a Category A annexation under Idaho Code section 50-222(3)(a).
5. The Property is contiguous to land to the east (“Brundage Estates”), which serves as a point of contiguity for the Applicant’s proposed annexation. The City approved a preliminary plat for Brundage Estates in 2016, but a final plat has not yet been recorded, leading the City Council to find that annexation of additional land to the west of Brundage Estates is not a logical expansion of the city limits at this time.
6. The proposed annexation and residential subdivision would result in approximately 157 school-age children, which would adversely impact the West Ada School District’s ability to deliver educational services, particularly at Victory Middle School, which is currently operating at 99.6 percent of full capacity, and will be operating at 100 percent of full capacity upon completion of other residential subdivisions previously approved for development in the relevant attendance area. To meet the need for additional school capacity, the West Ada School District states that it may need to transport students to alternate schools, adjust school attendance areas, or add portable classrooms at existing schools.

7. Based on the foregoing, the proposed annexation is not in the best interest of the City of Meridian.

B. Conclusions of law. The City Council concludes that:

1. The City Council takes judicial notice of Idaho Code section 50-222, which governs annexations by cities.
2. The City Council takes judicial notice of the Local Land Use Planning Act (“LLUPA”), codified at Chapter 65, Title 67, Idaho Code.
3. The City Council takes judicial notice of the Unified Development Code of the City of Meridian (UDC), all current zoning maps, the City of Meridian Comprehensive Plan, previous land use decisions, and all minutes and maps concerning the priority of growth in the City of Meridian’s area of city impact.
4. In order to grant an annexation and rezone, the City Council must make certain findings as delineated in UDC section 11-5B-3, including a finding that the proposed annexation is in the best interest of the City of Meridian. UDC § 11-5B-3(E)(5).
5. Because the City Council found that the proposed annexation is not in the best interest of the City of Meridian, the requirements set forth in UDC section 11-5B-3 have not been satisfied, and the proposed annexation shall not proceed.
6. A city’s decision to deny a Category A annexation is not subject to judicial review under Idaho Code section 50-222(6). *Black Labrador Investing, LLC v. Kuna City Council*, 147 Idaho 92, 97, 205 P.3d 1228, 1233 (2009).
7. The purpose of the UDC is to “[c]arry out the policies of the comprehensive plan by classifying and regulating the uses of property and structures **within the incorporated areas of the City of Meridian**[.]” UDC § 11-1-2(B) (emphasis added). Because the Property is not located within the incorporated area of the City of Meridian, and because the proposed annexation shall not proceed, the City Council is precluded from granting the Applicant’s request for a preliminary plat.
8. Pursuant to Idaho Code section 67-6503, the City of Meridian has properly exercised the powers conferred by LLUPA.

C. Order. Pursuant to the above findings of fact and conclusions of law, the City Council hereby denies Applicant’s request for annexation and zoning of the Property. Further, because the Property is not located within the incorporated area of the City of Meridian, the City Council hereby denies Applicant’s request for a preliminary plat.


D. Final decision. Upon approval by majority vote of the City Council, this is a final decision of the governing body of the City of Meridian.

E. Judicial review. Pursuant to Idaho Code section 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code section 67-6521(1)(a), an affected person aggrieved by this

final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code section 1-7-10, seek judicial review of this final decision as provided by Chapter 52, Title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of right to regulatory takings analysis. Pursuant to Idaho Code sections 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

IT IS SO ORDERED by the City Council of the City of Meridian, Idaho, on this 9th day of August, 2022.



Robert E. Simison 8-9-2022
Mayor
By Brad Hoaglund, Council President

Attest:



Chris Johnson 8-9-2022
City Clerk





AGENDA ITEM

ITEM **TOPIC:** Mayor's Office: 2022 City of Meridian Citizen Survey Findings Report



2022 City of Meridian Citizen Survey Findings Report

Presented to the City of Meridian,
Idaho

August 2022



Contents

Executive Summary.....	i
Section 1: Charts and Graphs	1
Section 2: Importance-Satisfaction Analysis.....	66
Section 3: Benchmarking Analysis.....	72
Section 4: Tabular Data.....	83
Section 5: Survey Instrument.....	135



Executive Summary

2022 City of Meridian Citizen Survey Executive Summary



Purpose

ETC Institute administered a survey to residents of the City of Meridian during the summer of 2022. The purpose of the survey was to help the City focus planning and budget decisions pertaining to the delivery and quality of services provided. The findings of this survey will help the City better understand citizen use of and satisfaction with City services, programs, and citizen impressions about the performance of the City as a whole.

Methodology

The seven-page survey, cover letter and postage-paid return envelope were mailed to a random sample of households in the City of Meridian. The cover letter explained the purpose of the survey and encouraged residents to either return their survey by mail or complete the survey online. At the end of the online survey, residents were asked to enter their home address, this was done to ensure that only responses from residents who were part of the random sample were included in the final survey database.

Ten days after the surveys were mailed, ETC Institute sent emails and text messages to the households that received the survey to encourage participation. The emails and texts contained a link to the online version of the survey to make it easy for residents to complete the survey. The goal was to obtain completed surveys from at least 500 residents. This goal was met, with a total of 504 residents completing the survey. The overall results for the sample of 504 households have a precision of at least $\pm 4.3\%$ at the 95% level of confidence.

This report contains:

- An executive summary of the methodology for administering the survey and major findings,
- charts showing the overall results for most questions on the survey and trend data from the 2014, 2017, and 2020 citizen surveys,
- Importance-Satisfaction analysis; this analysis was done to determine priority actions for the City to address based upon the survey results,
- benchmarking data that show how the results for Meridian compare to other communities,
- tables that show the results of the random sample for each question on the survey,
- a copy of the survey instrument.

2022 City of Meridian Citizen Survey Executive Summary



The percentage of “don’t know” responses has been excluded from many of the graphs shown in this report to facilitate valid comparisons of the results from Meridian with the results from other communities in ETC Institute’s *DirectionFinder*® database. Since the number of “don’t know” responses often reflects the utilization and awareness of city services, the percentage of “don’t know” responses has been provided in the tabular data section of this report. When the “don’t know” responses have been excluded, the text of this report will indicate that the responses have been excluded with the phrase “*who had an opinion.*”

Overall Perceptions of the City

Respondents from the City of Meridian were asked to rate items that may influence perceptions of the City. They were asked to use a scale of 0 to 10, where 10 means “Excellent” and 0 means “Poor.” Eighty-nine percent (89%) of those surveyed, *who had an opinion*, indicated that the City as a place to live is “excellent” or “good” (rating of 7 to 10 on an 11-point scale). Eighty-eight percent (88%) of the residents surveyed, *who had an opinion*, indicated the City as a place to raise a family is “excellent” or “good” (rating of 7 to 10 on an 11-point scale). Residents were least satisfied with the City’s ability to provide mobility options other than driving, with 20% giving a rating of “excellent” or “good” (rating of 7 to 10 on an 11-point scale).

Overall Quality of Life in the City

Overall, 83% of the residents surveyed, *who had an opinion*, indicated that the overall quality of life in the City exceeds their expectations (rating of 7 to 10 on an 11-point scale). Eighty-three percent (83%) of residents surveyed, *who had an opinion*, indicated that customer service from City employees is exceeding their expectations (rating of 7 to 10 on an 11-point scale).

Value Received for City Tax Dollars and Fees

Overall, 68% of the residents surveyed, *who had an opinion*, feel they are getting their money’s worth for the value they receive from City tax dollars and fees (rating of 7 to 10 on an 11-point scale). Twenty-five percent (25%) of residents were “neutral” (rating of 4 to 6 on an 11-point scale), and 7% did not feel they are getting their money’s worth (rating of 0 to 3 on an 11-point scale).

Overall Quality of Services Provided by the City

The major categories of City services that had the highest levels of satisfaction, based upon the combined percentage of 7 to 10 ratings on an 11-point scale among residents *who had an opinion*, were: fire and rescue services (96%), City parks (92%), garbage/trash pick-up services (88%), sewer services (85%),

2022 City of Meridian Citizen Survey Executive Summary



water services (85%), and police department and law enforcement (84%). For 16 of the 17 major categories of City services that were rated, 50% or more of residents *who had an opinion* were “very satisfied” or “satisfied.”

Based on the sum of respondents’ top three choices, the City services that residents feel should receive the most emphasis from City leaders over the next two years are: 1) planning and zoning services, 2) police department and law enforcement, and 3) traffic enforcement.

Parks and Recreation Services

Ninety-five percent (95%) of respondents, *who had an opinion*, rated the overall quality, appearance, and maintenance of City parks as either “excellent” or “good” (rating of 7 to 10 on an 11-point scale). Other parks and recreation services that residents rated as “excellent” or “good” include: the quality of athletic fields (89%), the number of City parks (86%), and the quality of youth sports programs (79%). The availability of community center and gym facilities was the only item that a majority of respondents did not rate as “excellent” or “good” (46%) (rating of 7 to 10 on an 11-point scale).

Public Safety Services

Ninety-seven percent (97%) of residents surveyed *who had an opinion*, rated the overall quality of the fire department as either “excellent” or “good” (rating of 7 to 10 on an 11-point scale). Other public safety services that residents rated as “excellent” or “good” include: fire response time to emergencies (96%), overall quality of Emergency Medical Services (96%), location of fire stations (92%), professionalism of emergency responders (92%), and overall feeling of safety in the City (92%).

Codes and Ordinances

Eighty-seven percent (87%) of respondents, *who had an opinion*, rated the removal of graffiti as either “excellent” or “good” (rating of 7 to 10 on an 11-point scale). Other code enforcement services that residents rated as “excellent” or “good” include: abandoned/junk automobile removal (74%) and illegal dumping (73%).

City Communication Services

Eighty percent (80%) of respondents, *who had an opinion*, rated the usefulness of online services on the City website as either “excellent” or “good” (rating of 7 to 10 on an 11-point scale). Other city communication services that residents rated as “excellent” or “good” include: the quality of www.meridiancity.org (76%), and information about City programs and services (75%).

2022 City of Meridian Citizen Survey Executive Summary



Nearly half (47%) of residents indicated they currently get information about Meridian's services and programs from the City website. Other frequent sources of information include: social media (42%), flyers in utility bills (40%), and television/news (34%).

Additional Findings

- **Agreement with Various Statements About the City of Meridian.** Eighty-three percent (83%) of residents surveyed, *who had an opinion*, indicated they either “strongly agree” or “agree” that quality shopping and entertainment are accessible in the City of Meridian (rating of 7 to 10 on an 11-point scale). Other statements about the City with the same level of agreement include: variety of employment opportunities exist (59%), and Meridian has a sense of community (58%). The lowest level of agreement among residents surveyed, *who had an opinion*, concerns how wisely the City is managing growth (30%).
- **Ratings of Services Provided by Other Agency Partners.** Eighty-five percent (85%) of residents surveyed, *who had an opinion*, rated the cemetery services provided by Meridian Cemetery Maintenance as either “excellent” or “good” (rating of 7 to 10 on an 11-point scale). Other services provided that residents rated as “excellent” or “good” include: library services by Meridian Library District (84%), elections by the Ada County clerk (80%), and cell/mobile/data service by provider in Meridian (74%).
- **Ratings of Road-Related Projects.** Eighty-nine percent (89%) of residents surveyed, *who had an opinion*, rated roadway widening as a “high priority” (rating of 7 to 10 on an 11-point scale). Other road-related projects that residents rated as a “high priority” include: intersection improvements (82%) and pathway/sidewalk connections on local streets (76%).

Based on the sum of their top three choices, the transportation improvements that residents feel should receive the most emphasis from City leaders over the next two years are: 1) roadway widening, 2) intersection improvements, and 3) shared bike and pedestrian facilities.

- **Importance of Community Issues.** Ninety-six percent (96%) of residents surveyed, *who had an opinion*, rated roads, traffic and transportation as a “high priority” (rating of 7 to 10 on an 11-point scale). Other community issues that residents rated as a “high priority” include: education and schools (90%), growth and development (88%), and jobs and economic development (80%).

Based on the sum of respondent's top three choices, the community issues that residents indicated should receive the most emphasis from City leaders over the next three years are: 1) roads, traffic, and transportation, 2) growth and development, and 3) education and schools.

2022 City of Meridian Citizen Survey Executive Summary



How the City of Meridian Compares to Other Communities Nationally

Satisfaction ratings for the City of Meridian **rated above the U.S. average in 40 of the 41 areas** that were assessed. The City of Meridian rated significantly higher than the U.S. average (difference of 5% or more) in 37 of these areas. Listed below are the comparisons between the City of Meridian and the U.S. average:

Service	Meridian	U.S.	Difference	Category
Customer service from City employees	83.0%	40.6%	42.4%	Quality of Life
Quality of youth sports programs	79.4%	39.1%	40.3%	Parks and Recreation
As a place to live	89.4%	49.7%	39.7%	Perceptions of the City
Usefulness of online services on City website	80.0%	43.4%	36.6%	Communication
Police safety education programs	74.6%	38.6%	36.0%	Public Safety
Quality of athletic fields	88.6%	52.7%	35.9%	Parks and Recreation
Quality of local police protection	90.0%	54.6%	35.4%	Public Safety
Quality of adult sports programs & sporting events	66.9%	33.7%	33.2%	Parks and Recreation
Garbage/trash pick-up services	88.2%	56.6%	31.6%	Overall Ratings of City Services
Fire safety education programs	82.1%	50.7%	31.4%	Public Safety
Water services	84.9%	53.7%	31.2%	Overall Ratings of City Services
Police response time to emergencies	88.7%	57.6%	31.1%	Public Safety
Sewer services	85.1%	54.8%	30.3%	Overall Ratings of City Services
Swimming pool	65.6%	35.8%	29.8%	Ratings of Services Provided by Others
Safety in city parks	85.2%	56.0%	29.2%	Public Safety
Communications	66.4%	38.2%	28.2%	Overall Ratings of City Services
Quality & variety of special events & festivals	66.8%	38.6%	28.2%	Parks and Recreation
Information about City programs & services	74.8%	47.5%	27.3%	Communication
Code enforcement	68.8%	41.5%	27.3%	Overall Ratings of City Services
As a place to raise a family	88.2%	62.4%	25.8%	Perceptions of the City
Overall quality of City services provided	76.0%	50.5%	25.5%	Quality of Life
Quality of Emergency Medical Services (EMS)	96.0%	72.4%	23.6%	Public Safety
Overall feeling of safety in the City	91.5%	68.0%	23.5%	Public Safety
Public involvement in local decision-making	57.6%	34.2%	23.4%	Communication
Fire response time to emergencies	96.2%	73.1%	23.1%	Public Safety
Overall quality of the fire department	96.6%	77.8%	18.8%	Public Safety
Library services	84.3%	65.6%	18.7%	Ratings of Services Provided by Others
Quality & variety of recreation programs & classes	59.8%	44.5%	15.3%	Parks and Recreation
Clean-up of litter and debris on private property	60.4%	46.0%	14.4%	Enforcement of Codes and Ordinances
Recycling services	69.8%	56.6%	13.2%	Overall Ratings of City Services
Traffic enforcement	62.4%	50.6%	11.8%	Overall Ratings of City Services
Animal control	61.5%	50.4%	11.1%	Ratings of Services Provided by Others
Availability of community center & gym facilities	46.4%	36.1%	10.3%	Parks and Recreation
As a place to work	68.2%	58.2%	10.0%	Perceptions of the City
City roads	47.9%	41.4%	6.5%	Ratings of Services Provided by Others
Weed abatement	53.1%	47.0%	6.1%	Enforcement of Codes and Ordinances
Visibility of police in neighborhoods	61.2%	55.4%	5.8%	Public Safety
Planning for future growth & development	44.6%	39.7%	4.9%	Perceptions of the City
K-12 education	51.1%	47.4%	3.7%	Ratings of Services Provided by Others
Quality of pathways for walking and biking	66.0%	62.5%	3.5%	Parks and Recreation
Public transportation services	22.8%	37.8%	-15.0%	Ratings of Services Provided by Others

2022 City of Meridian Citizen Survey Executive Summary



How the City of Meridian Compares to Other Communities Regionally

Satisfaction ratings for the City of Meridian **rated above the average for the Northwest Region in 39 of the 41 areas** that were assessed. The Northwest Region includes the states of Washington, Oregon, Idaho, and Montana. The City of Meridian rated significantly higher than this average (difference of 5% or more) in 36 of these areas. Listed below are the comparisons between the City of Meridian and the average for the Northwest Region of the United States.

Service	Meridian	Northwest Region	Difference	Category
Quality of youth sports programs	79.4%	26.3%	53.1%	Parks and Recreation
Quality of athletic fields	88.6%	38.3%	50.3%	Parks and Recreation
Swimming pool	65.6%	21.2%	44.4%	Ratings of Services Provided by Others
Customer service from City employees	83.0%	40.6%	42.4%	Quality of Life
Usefulness of online services on City website	80.0%	39.3%	40.7%	Communication
As a place to live	89.4%	51.8%	37.6%	Perceptions of the City
Quality of adult sports programs & sporting events	66.9%	30.5%	36.4%	Parks and Recreation
Safety in city parks	85.2%	48.9%	36.3%	Public Safety
As a place to raise a family	88.2%	54.0%	34.2%	Perceptions of the City
Information about City programs & services	74.8%	40.9%	33.9%	Communication
Code enforcement	68.8%	36.2%	32.6%	Overall Ratings of City Services
Overall quality of City services provided	76.0%	45.2%	30.8%	Quality of Life
Quality of local police protection	90.0%	59.5%	30.5%	Public Safety
Public involvement in local decision-making	57.6%	28.1%	29.5%	Communication
Quality & variety of special events & festivals	66.8%	38.5%	28.3%	Parks and Recreation
Overall feeling of safety in the City	91.5%	64.4%	27.1%	Public Safety
Communications	66.4%	41.9%	24.5%	Overall Ratings of City Services
Police safety education programs	74.6%	50.2%	24.4%	Public Safety
Sewer services	85.1%	61.1%	24.0%	Overall Ratings of City Services
Police response time to emergencies	88.7%	69.1%	19.6%	Public Safety
Quality & variety of recreation programs & classes	59.8%	40.2%	19.6%	Parks and Recreation
Water services	84.9%	65.6%	19.3%	Overall Ratings of City Services
Fire safety education programs	82.1%	63.4%	18.7%	Public Safety
Garbage/trash pick-up services	88.2%	69.8%	18.4%	Overall Ratings of City Services
Library services	84.3%	66.4%	17.9%	Ratings of Services Provided by Others
Clean-up of litter and debris on private property	60.4%	44.3%	16.1%	Enforcement of Codes and Ordinances
Availability of community center & gym facilities	46.4%	30.5%	15.9%	Parks and Recreation
Quality of Emergency Medical Services (EMS)	96.0%	80.4%	15.6%	Public Safety
Planning for future growth & development	44.6%	29.3%	15.3%	Perceptions of the City
Traffic enforcement	62.4%	48.9%	13.5%	Overall Ratings of City Services
Animal control	61.5%	48.9%	12.6%	Ratings of Services Provided by Others
K-12 education	51.1%	39.8%	11.3%	Ratings of Services Provided by Others
Overall quality of the fire department	96.6%	86.4%	10.2%	Public Safety
As a place to work	68.2%	58.2%	10.0%	Perceptions of the City
Fire response time to emergencies	96.2%	86.4%	9.8%	Public Safety
Visibility of police in neighborhoods	61.2%	55.6%	5.6%	Public Safety
Recycling services	69.8%	65.0%	4.8%	Overall Ratings of City Services
Weed abatement	53.1%	51.0%	2.1%	Enforcement of Codes and Ordinances
Quality of pathways for walking and biking	66.0%	65.6%	0.4%	Parks and Recreation
City roads	47.9%	52.1%	-4.2%	Ratings of Services Provided by Others
Public transportation services	22.8%	49.1%	-26.3%	Ratings of Services Provided by Others

2022 City of Meridian Citizen Survey Executive Summary



Investment Priorities

Recommended Priorities for the Next Two Years. In order to help the City identify investment priorities for the next two years, ETC Institute conducted an Importance-Satisfaction (I-S) analysis. This analysis examined the importance residents placed on each City service and the level of satisfaction with each service. By identifying services of high importance and low satisfaction, the analysis identified which services will have the most impact on overall satisfaction with City services over the next two years. If the City wants to improve its overall satisfaction rating, the City should prioritize investments in services with the highest Importance Satisfaction (I-S) ratings. Details regarding the methodology for the analysis are provided in the Section 2 of this report.

Overall Priorities for the City by Major Category. This analysis reviewed the importance of and satisfaction with major categories of City services. This analysis was conducted to help set the overall priorities for the City. Based on the results of this analysis, the major services that are recommended as the top priorities for investment over the next two years in order to raise the City's overall satisfaction rating are listed below:

- Planning and zoning services (IS Rating = 0.3129)
- Traffic enforcement (IS Rating = 0.1260)

The table on the following page shows the Importance-Satisfaction rating for all 17 major categories of City services that were rated.

2022 City of Meridian Citizen Survey Executive Summary



2022 Importance-Satisfaction Rating City of Meridian Major Categories of City Services

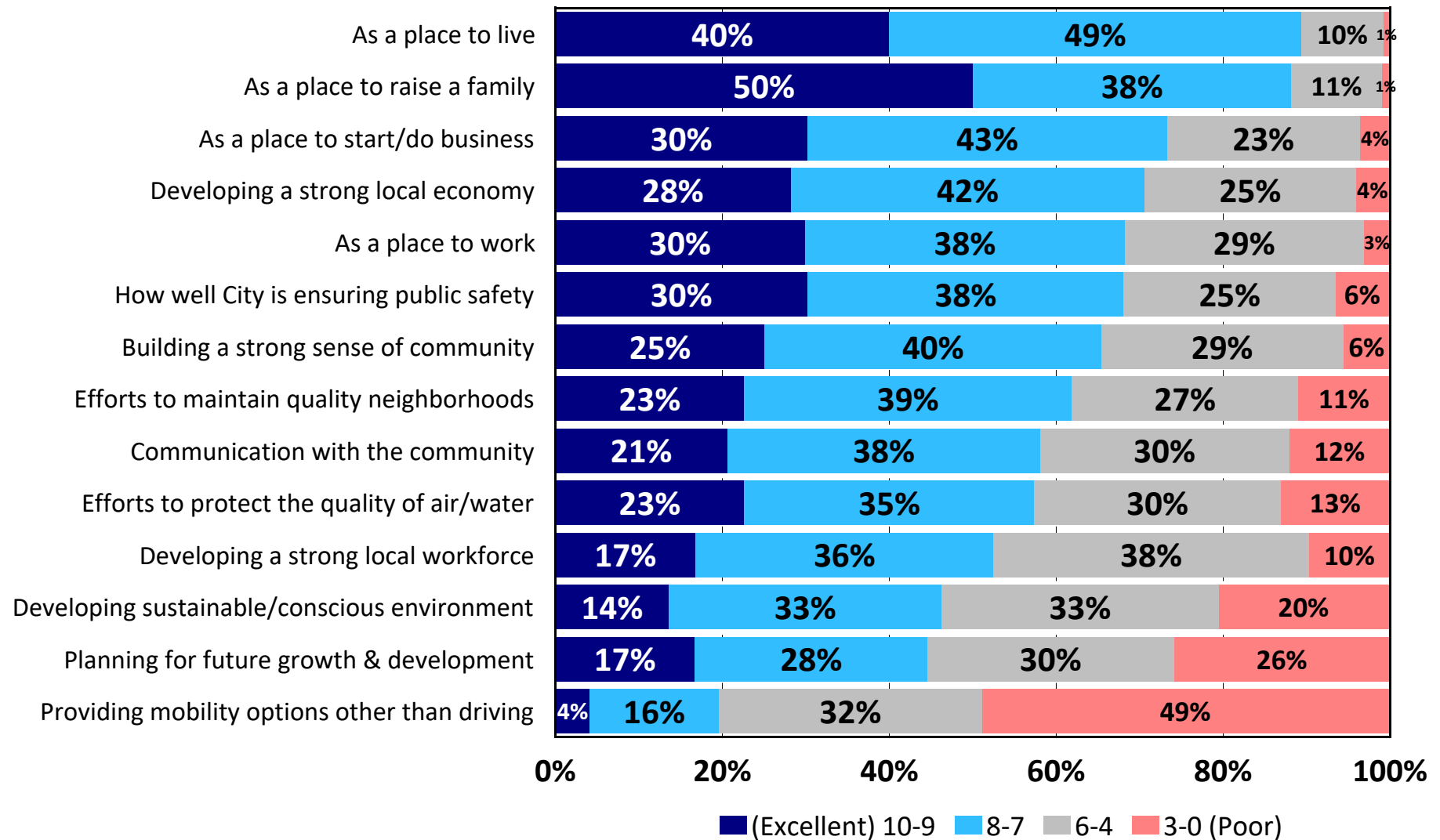
Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (IS >.20)						
Planning & zoning services	55%	1	43%	17	0.3129	1
High Priority (IS = .10-.20)						
Traffic enforcement	34%	3	62%	15	0.1260	2
Medium Priority (IS <.10)						
Police department/law enforcement	43%	2	84%	6	0.0677	3
Building permit services	15%	8	57%	16	0.0644	4
Recycling services	18%	6	70%	12	0.0535	5
Code enforcement	12%	9	69%	13	0.0387	6
Programs for youth	17%	7	79%	9	0.0351	7
Communications	8%	12	66%	14	0.0282	8
Recreation programs	10%	10	80%	8	0.0202	9
Fire prevention and public education	7%	13	77%	10	0.0163	10
City parks	19%	5	92%	2	0.0151	11
Water services	8%	11	85%	5	0.0127	12
Fire/Rescue services	22%	4	96%	1	0.0087	13
Utility billing services	3%	15	81%	7	0.0062	14
Garbage/trash pick-up services	4%	14	88%	3	0.0052	15
Passport Acceptance Agency	2%	17	71%	11	0.0051	16
Sewer services	3%	16	85%	4	0.0042	17



Charts and Graphs

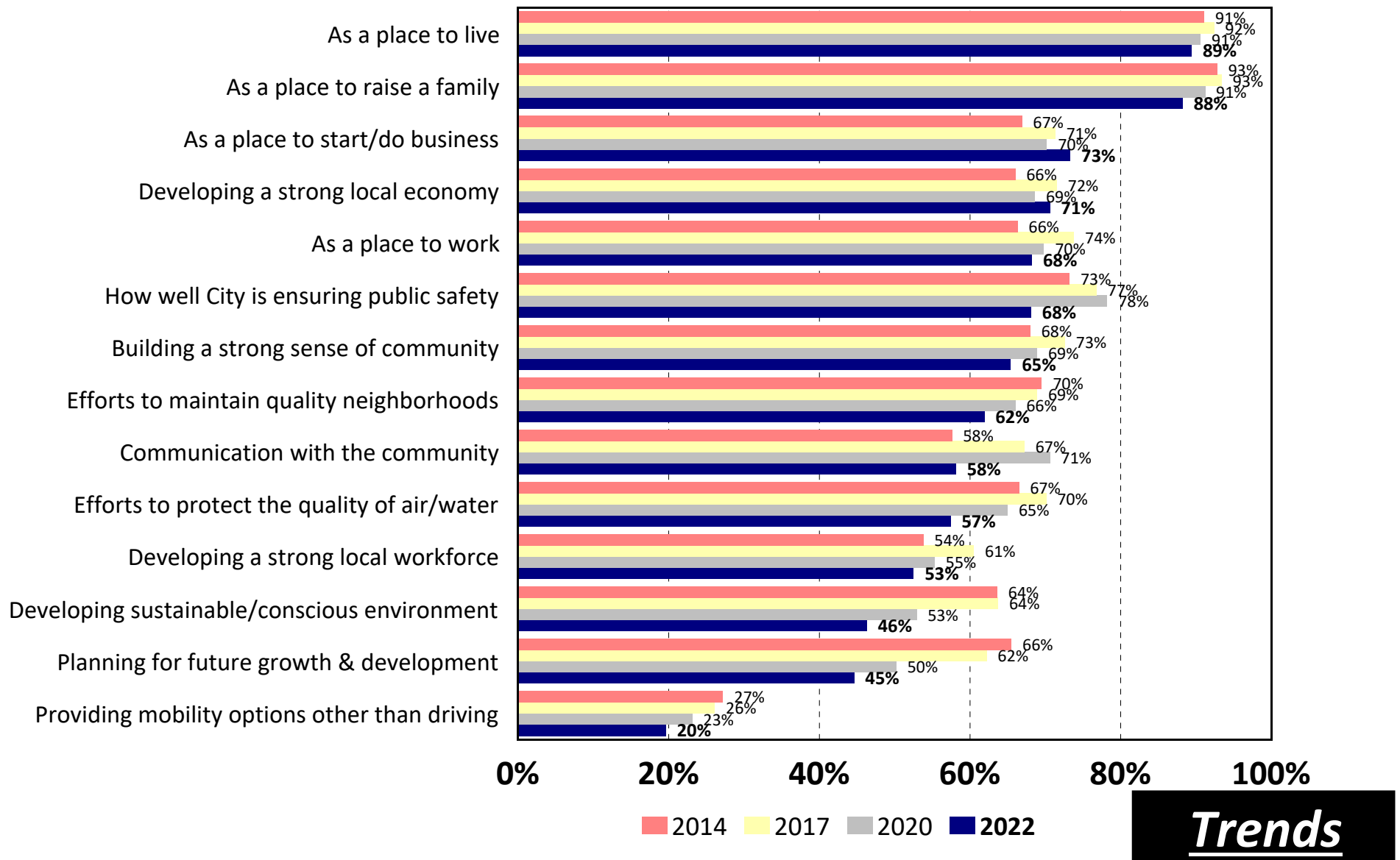
Q1. Ratings of Items that Influence Perceptions of Meridian as a Community

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant "excellent" and a rating of 0 meant "poor" (excluding "don't know")



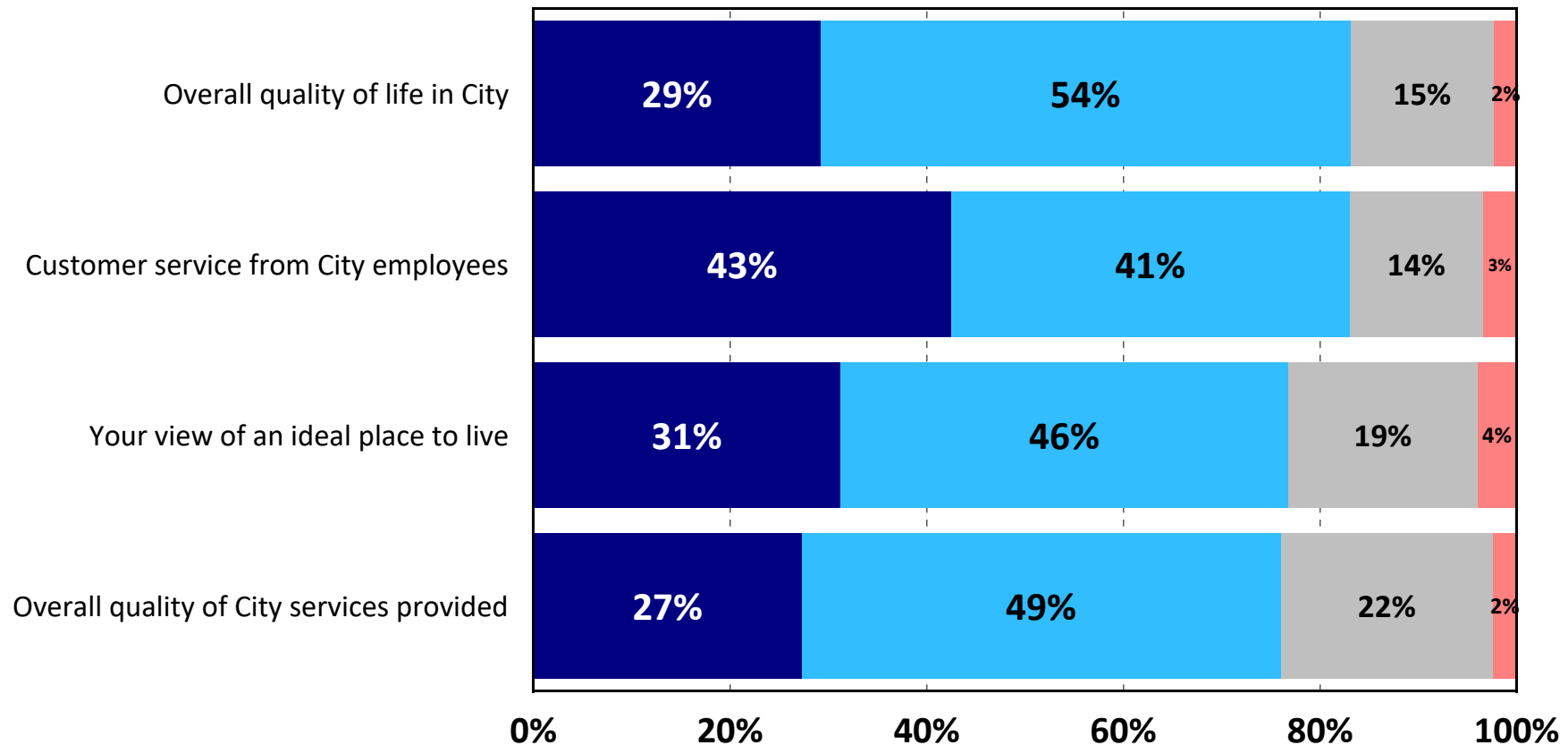
Q1. Ratings of Items that Influence Perceptions of Meridian as a Community - 2014 to 2022

by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Q2. How Well the City and Its Partners are Meeting the Expectations of Residents Related to Quality of Life in Meridian

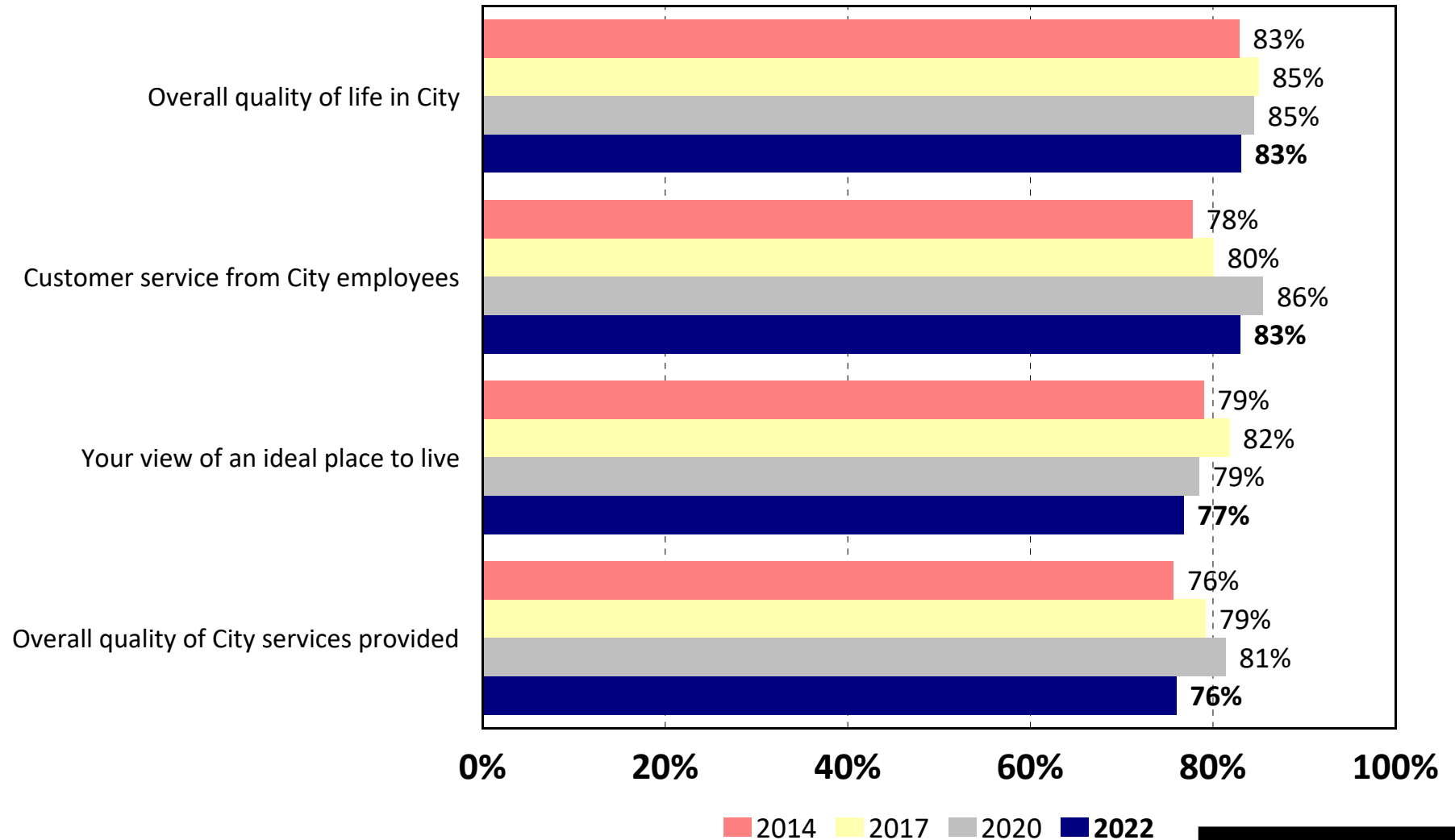
by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant “greatly exceeds expectations” and a rating of 0 meant “does not meet my expectations at all” (excluding “don't know”)



■ (Greatly Exceeds Expectations) 10-9 ■ 8-7 ■ 6-4 ■ 3-0 (Does Not Meet Expectations at All)

Q2. How Well the City and Its Partners are Meeting the Expectations of Residents Related to Quality of Life in Meridian 2014 to 2022

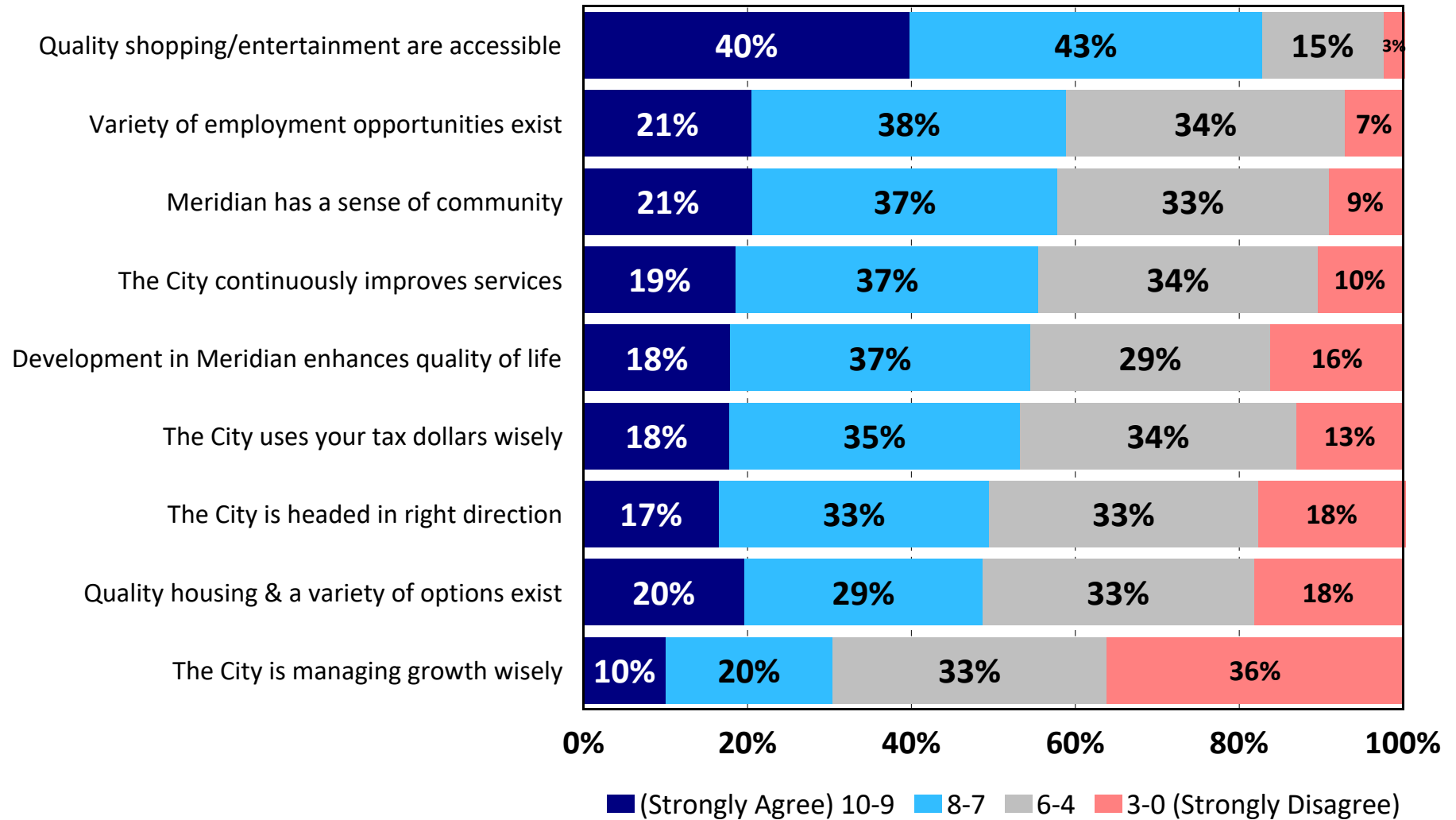
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

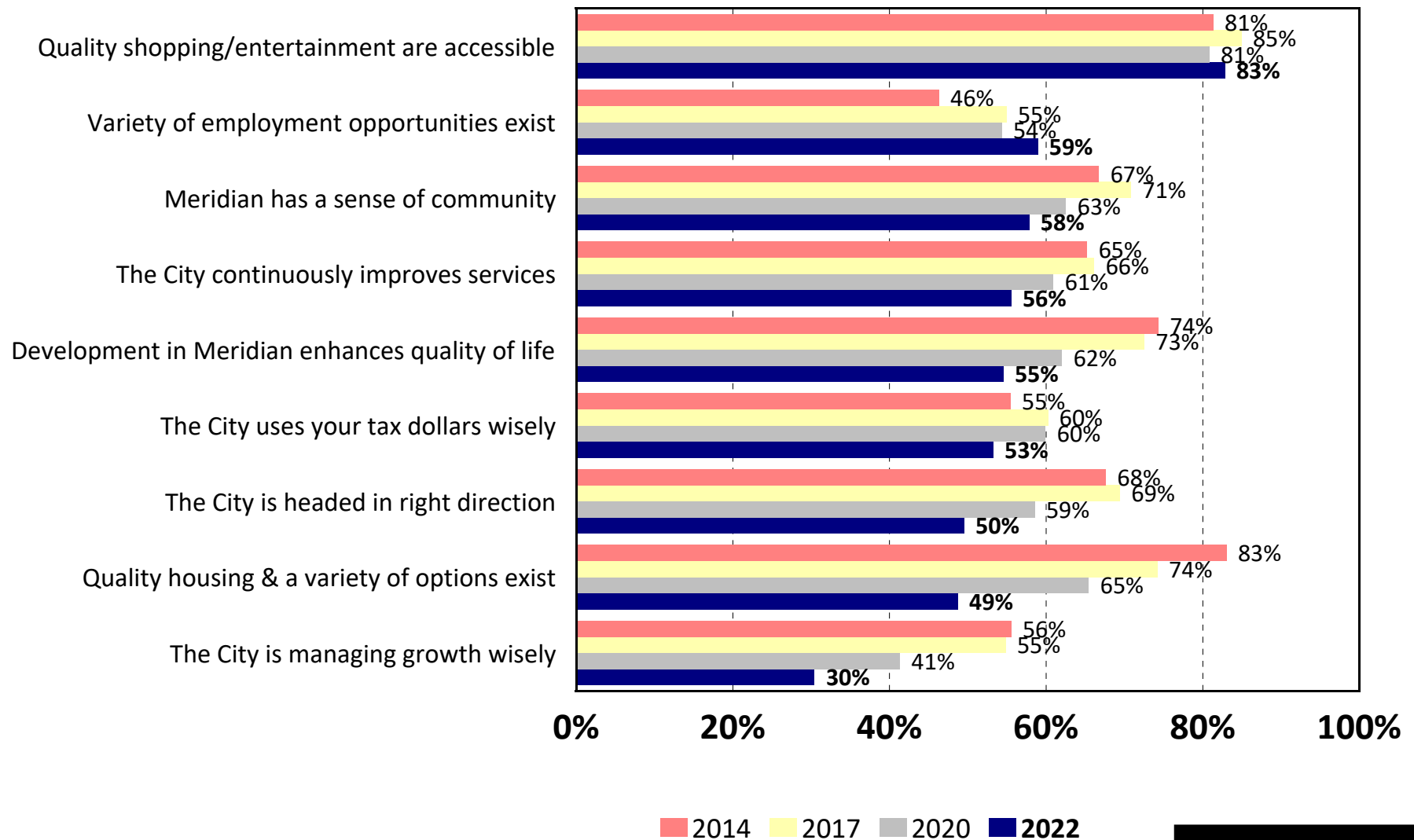
Q3. Agreement with Various Statements about the City of Meridian

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant “strongly agree” and a rating of 0 meant “strongly disagree” (excluding “don't know”)



Q3. Agreement with Various Statements about the City of Meridian - 2014 to 2022

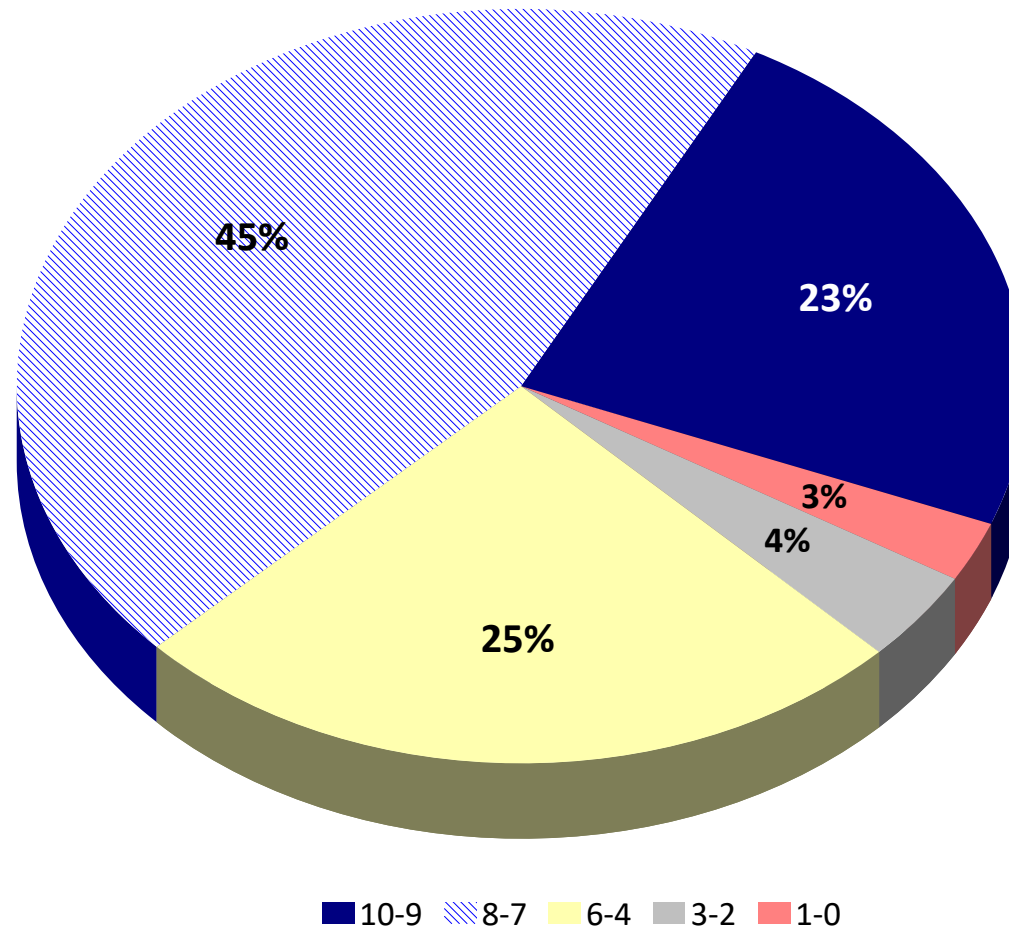
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

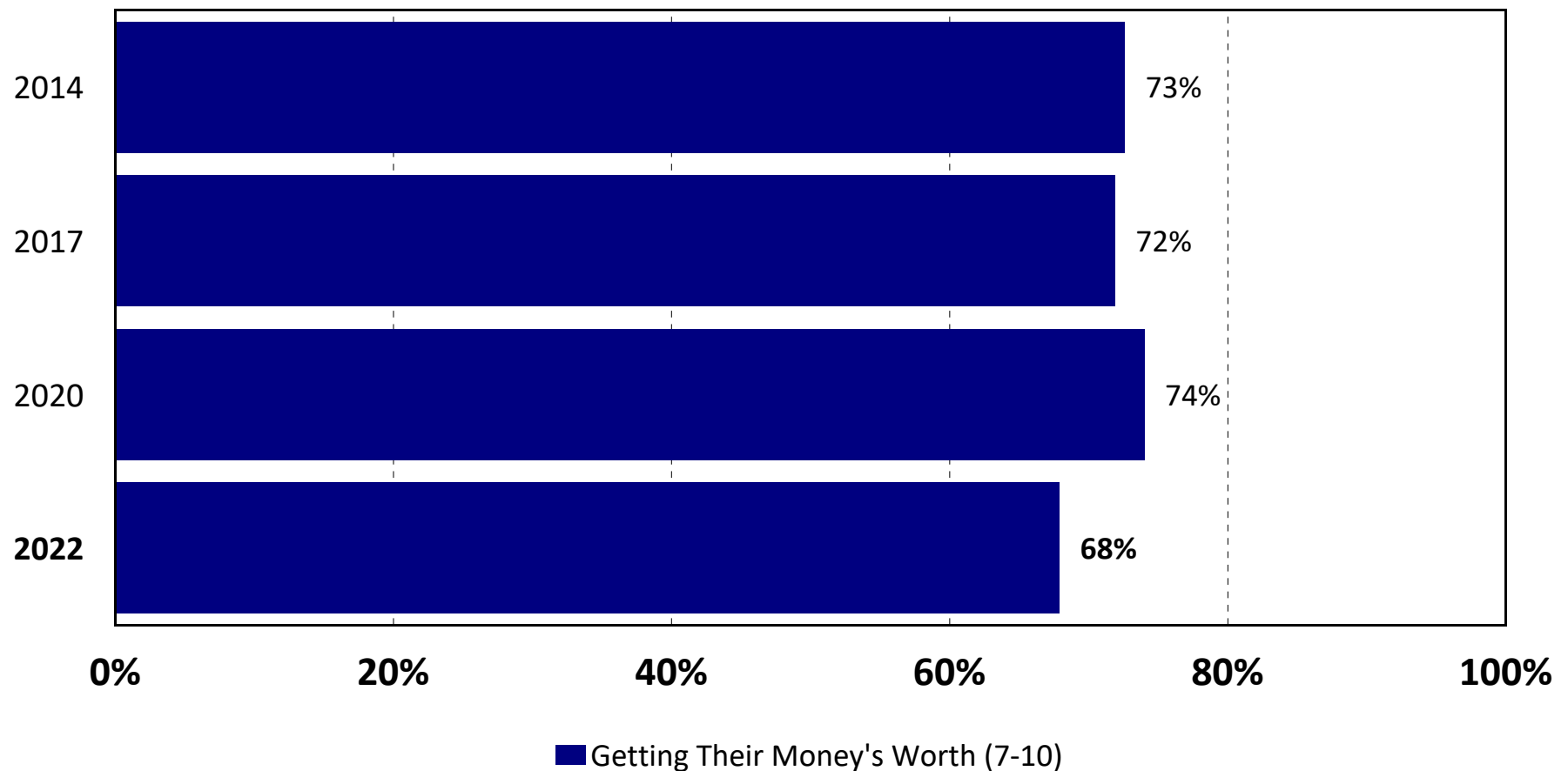
Q4. Ratings of the Value Received for City Tax Dollars and Fees

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant residents felt they were “definitely getting their money’s worth” and a rating of 0 meant residents felt they were “definitely not getting their money’s worth” (excluding “don't know”)



Q4. Ratings of the Value Received for City Tax Dollars and Fees - 2014 to 2022

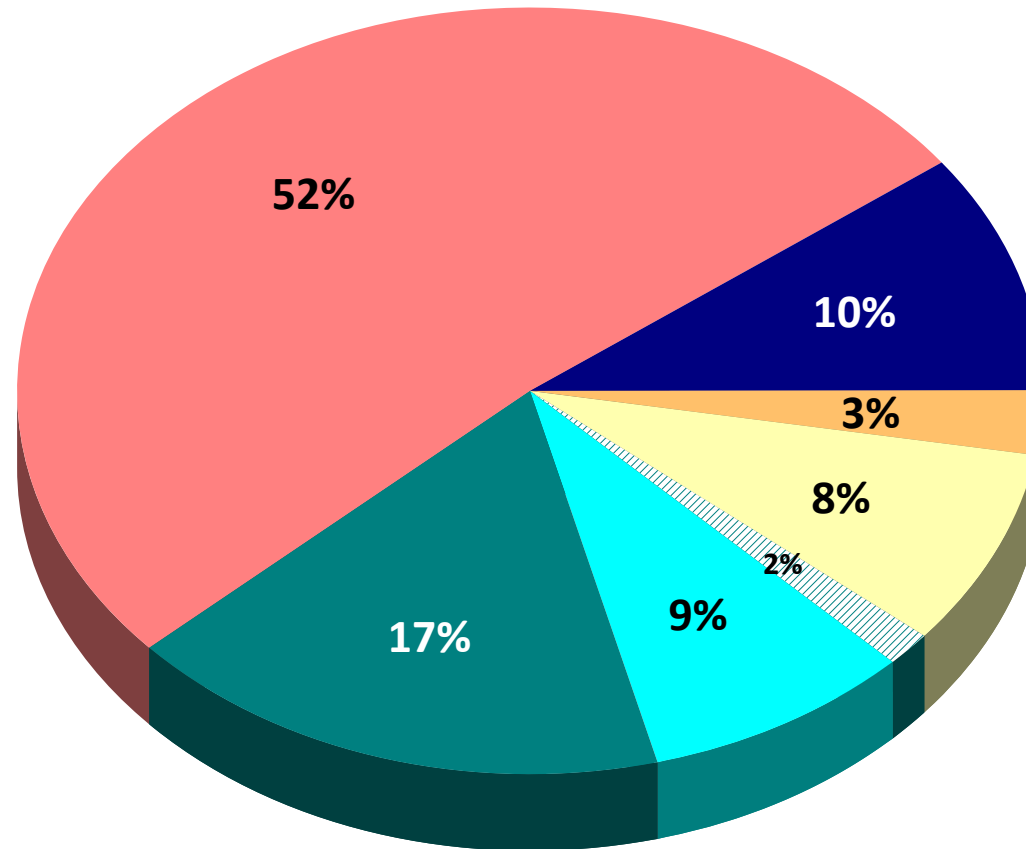
by percentage of respondents who rated the item as a 7 to 10 on an 11-point scale, where a rating of 10 meant residents felt they were “definitely getting their money’s worth” and a rating of 0 meant residents felt they were “definitely not getting their money’s worth” (excluding “don't know”)



Trends

Q5. What is your biggest concern as it pertains to residential property taxes?

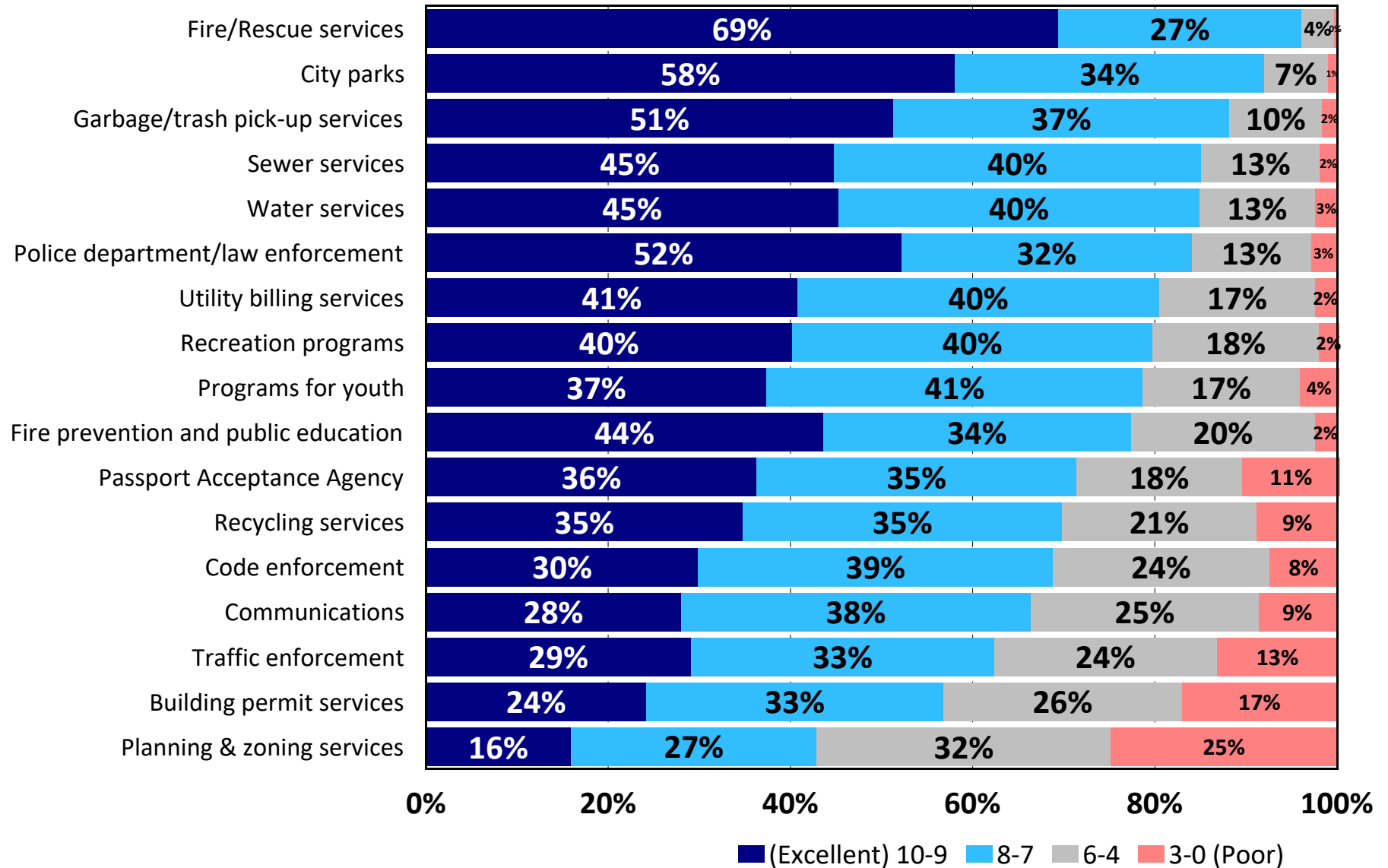
by percentage of respondents (excluding "not provided")



- No concern, I pay the right amount
- Additional bonds/levies for schools/other taxing districts
- ▨ Local budget increases allowed under state law
- Other
- Unpredictability of tax due to values of homes increasing/decreasing
- Disparity between rates of residential property tax growth compared to commercial
- Current dollar limits of homeowner's exemptions/circuit breaker relief

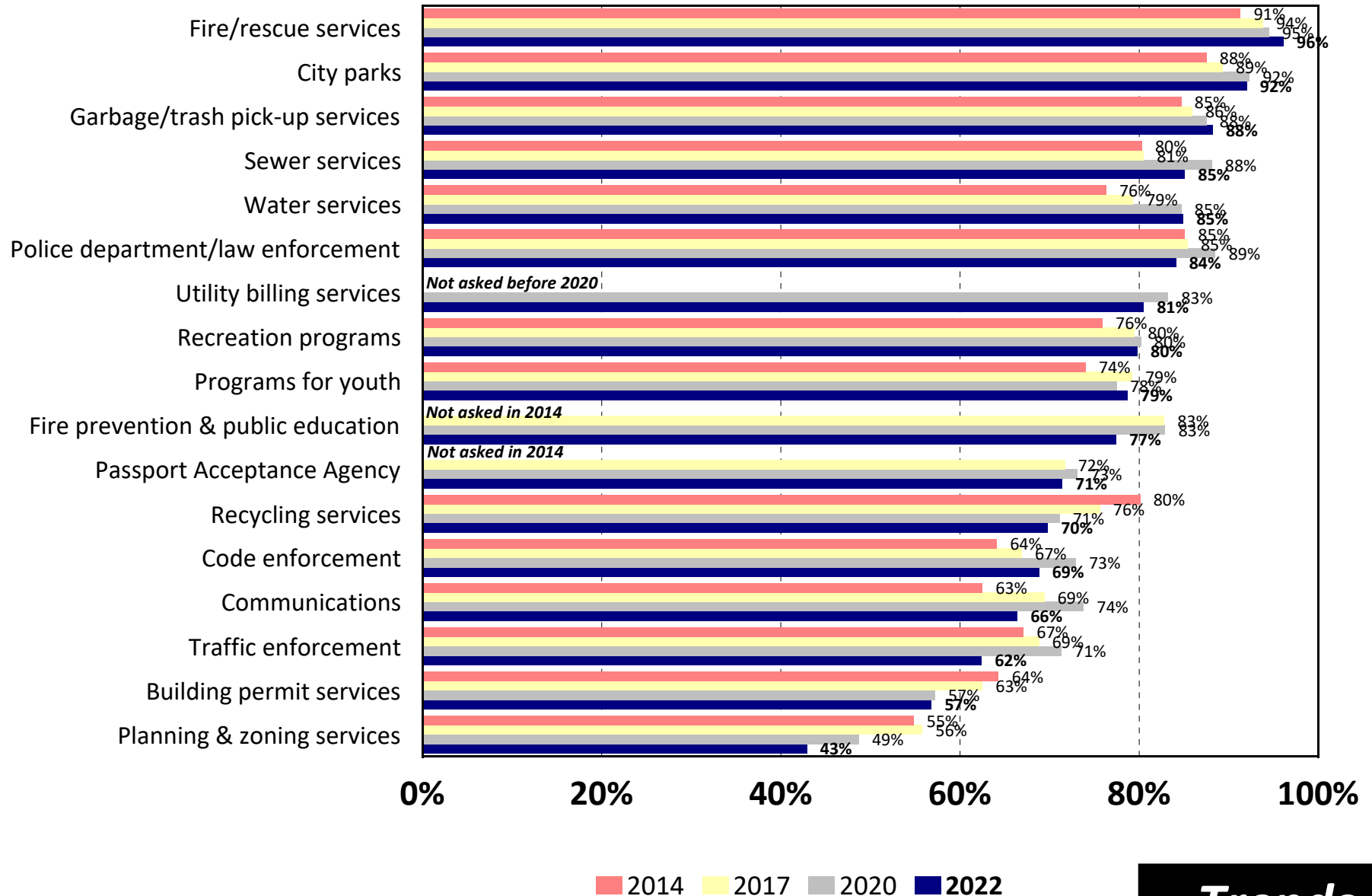
Q6. Overall Ratings of City Services

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant “excellent” and a rating of 0 meant “poor” (excluding “don't know”)



Q6. Overall Ratings of City Services - 2014 to 2022

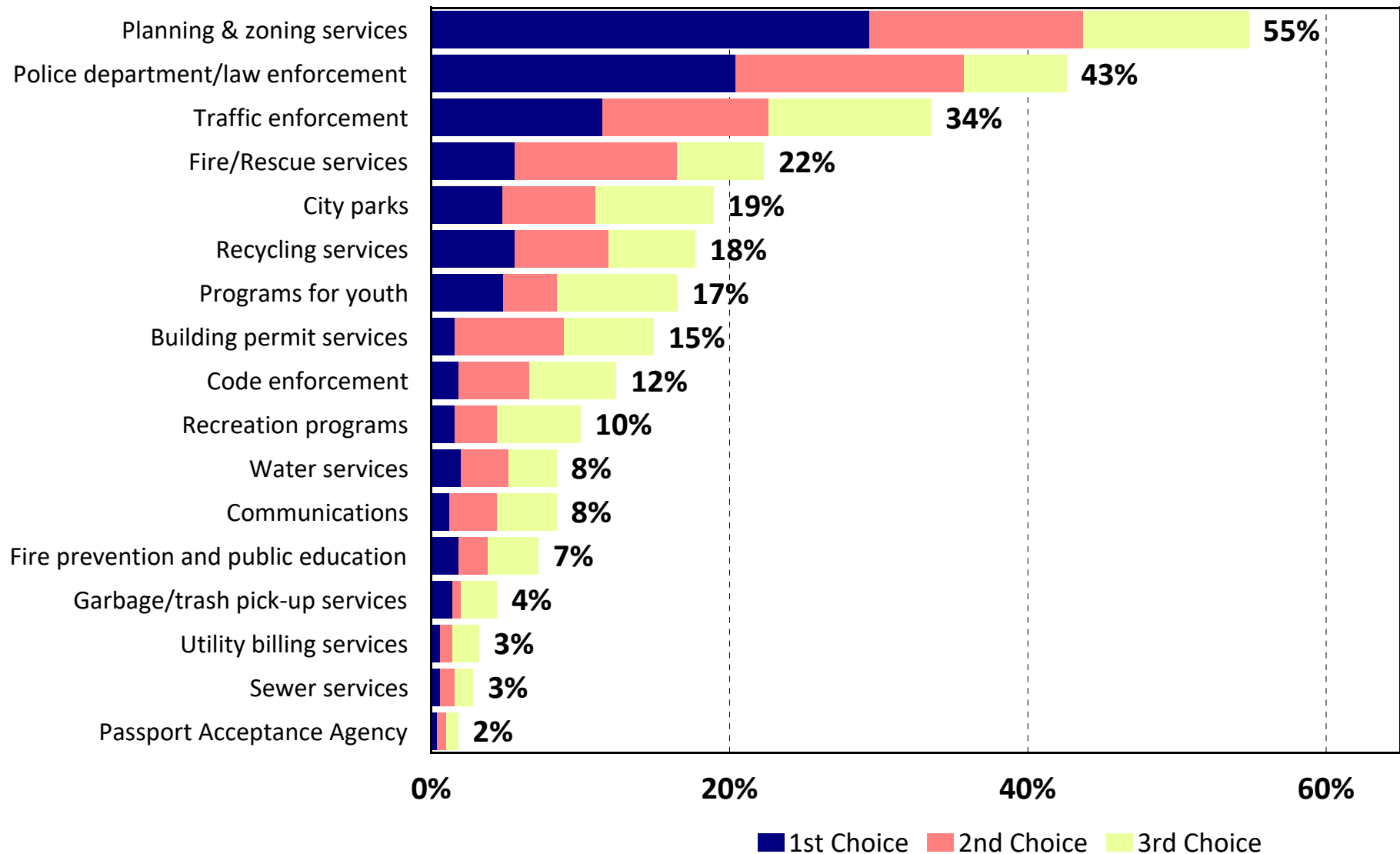
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

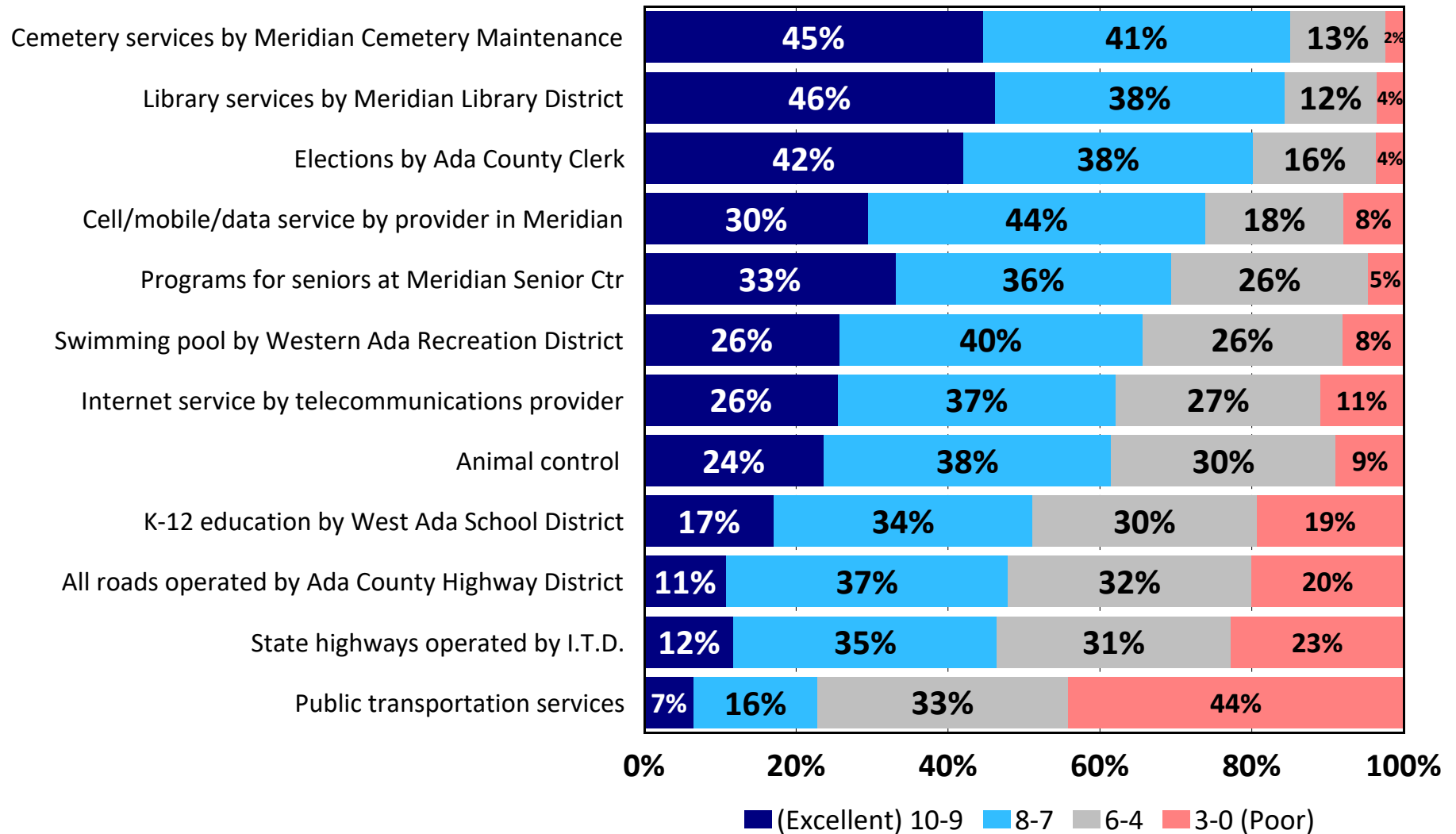
Q7. City Services that Residents Felt Should Receive the Most Emphasis from City Leaders Over the Next Two Years

by percentage of respondents who selected the item as one of their top THREE choices



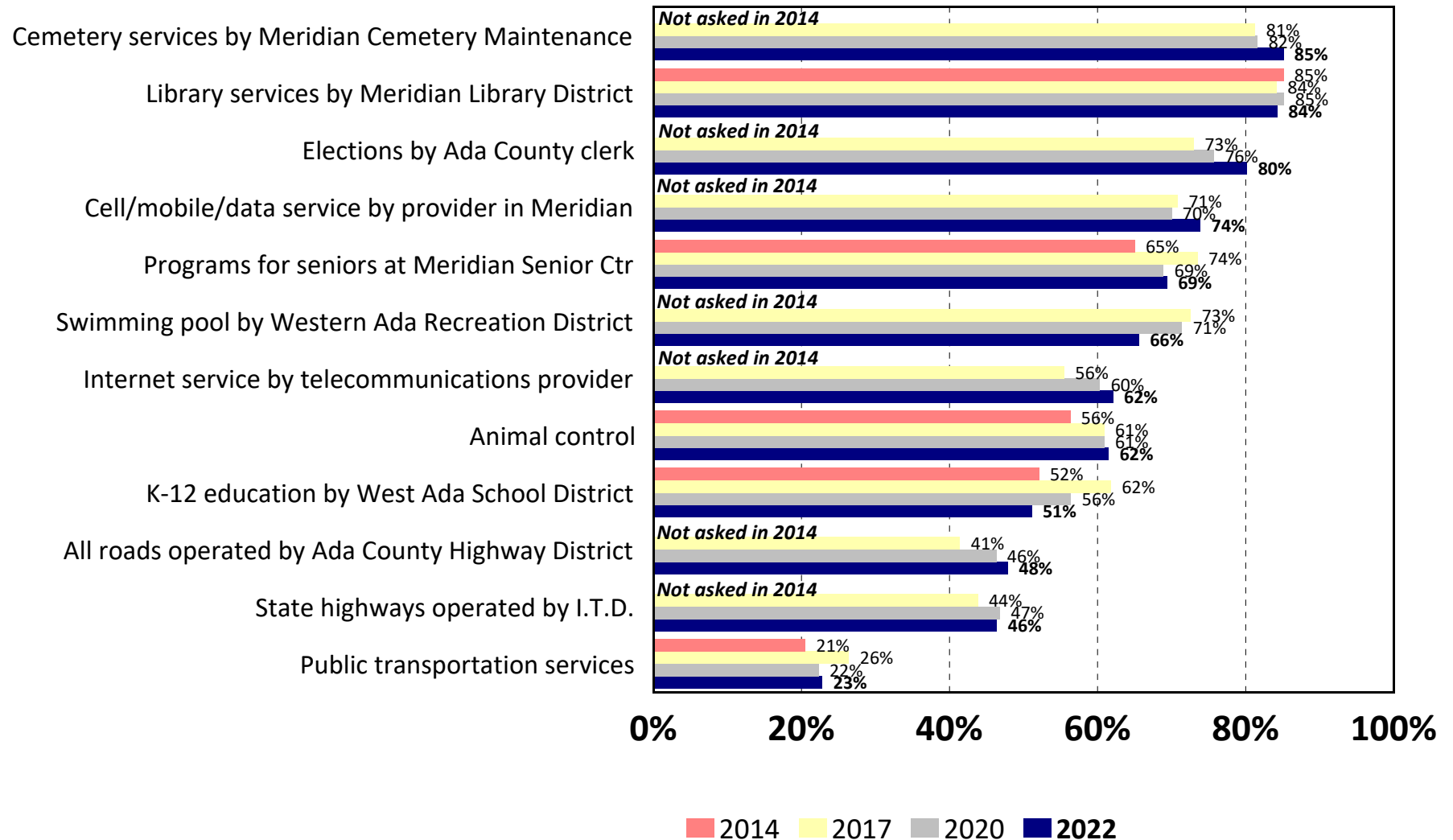
Q8. Ratings of Services Provided by Other Agency Partners

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant “excellent” and a rating of 0 meant “poor” (excluding “don’t know”)



Q8. Ratings of Services Provided by Other Agency Partners - 2014 to 2022

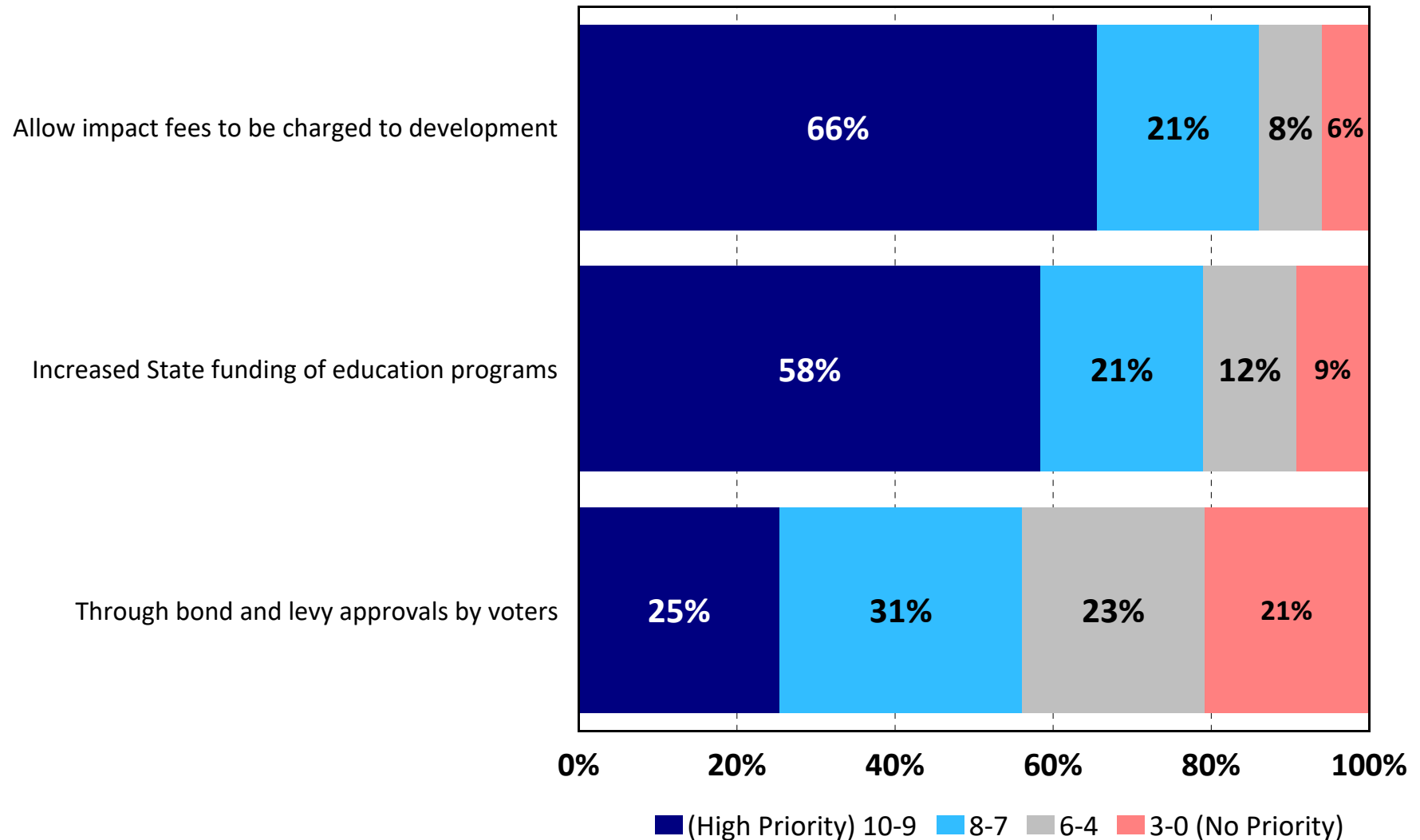
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

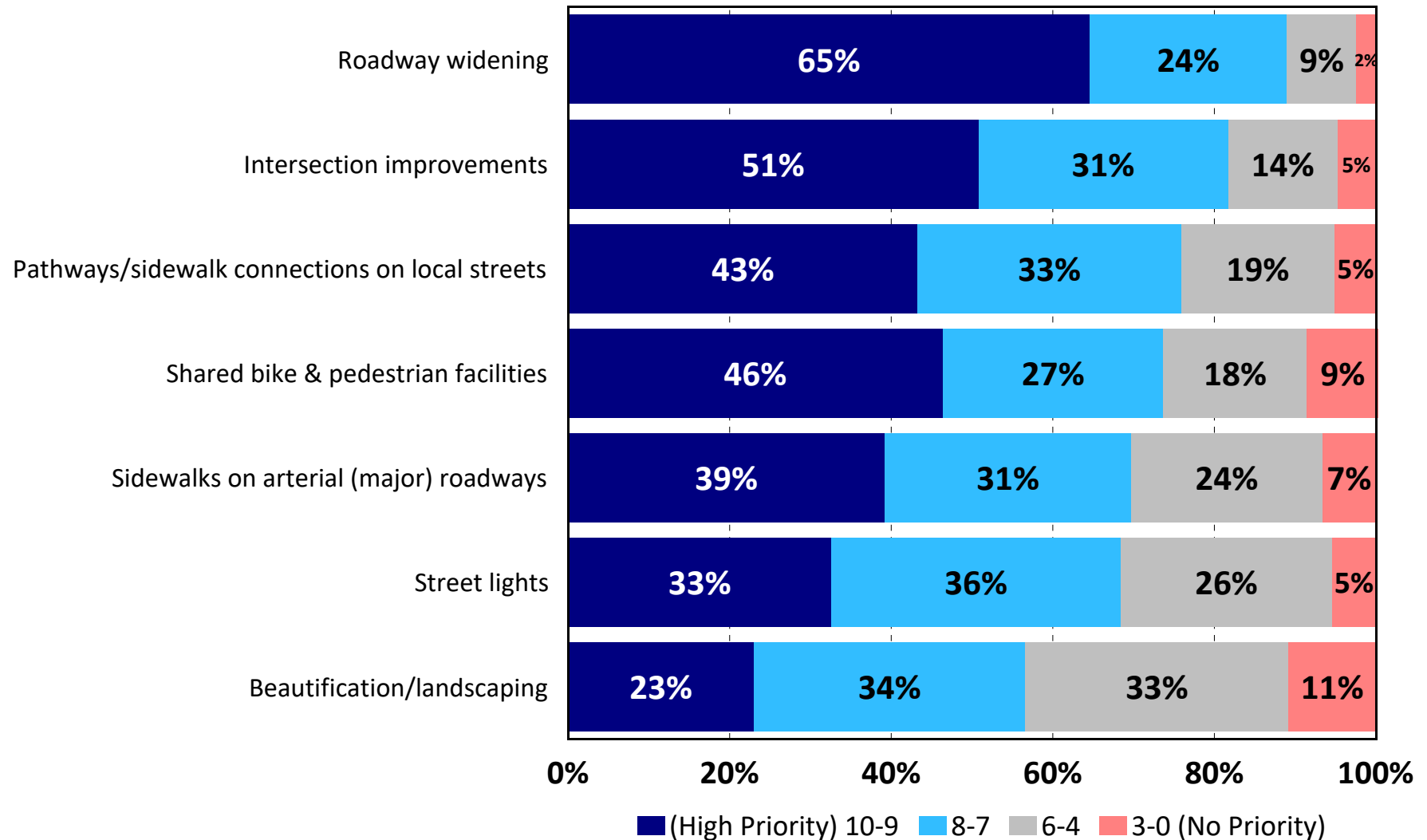
Q9. Priority of the Following School-Related Financing Methods

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant “high priority” and a rating of 0 meant “no priority” (excluding “don't know”)



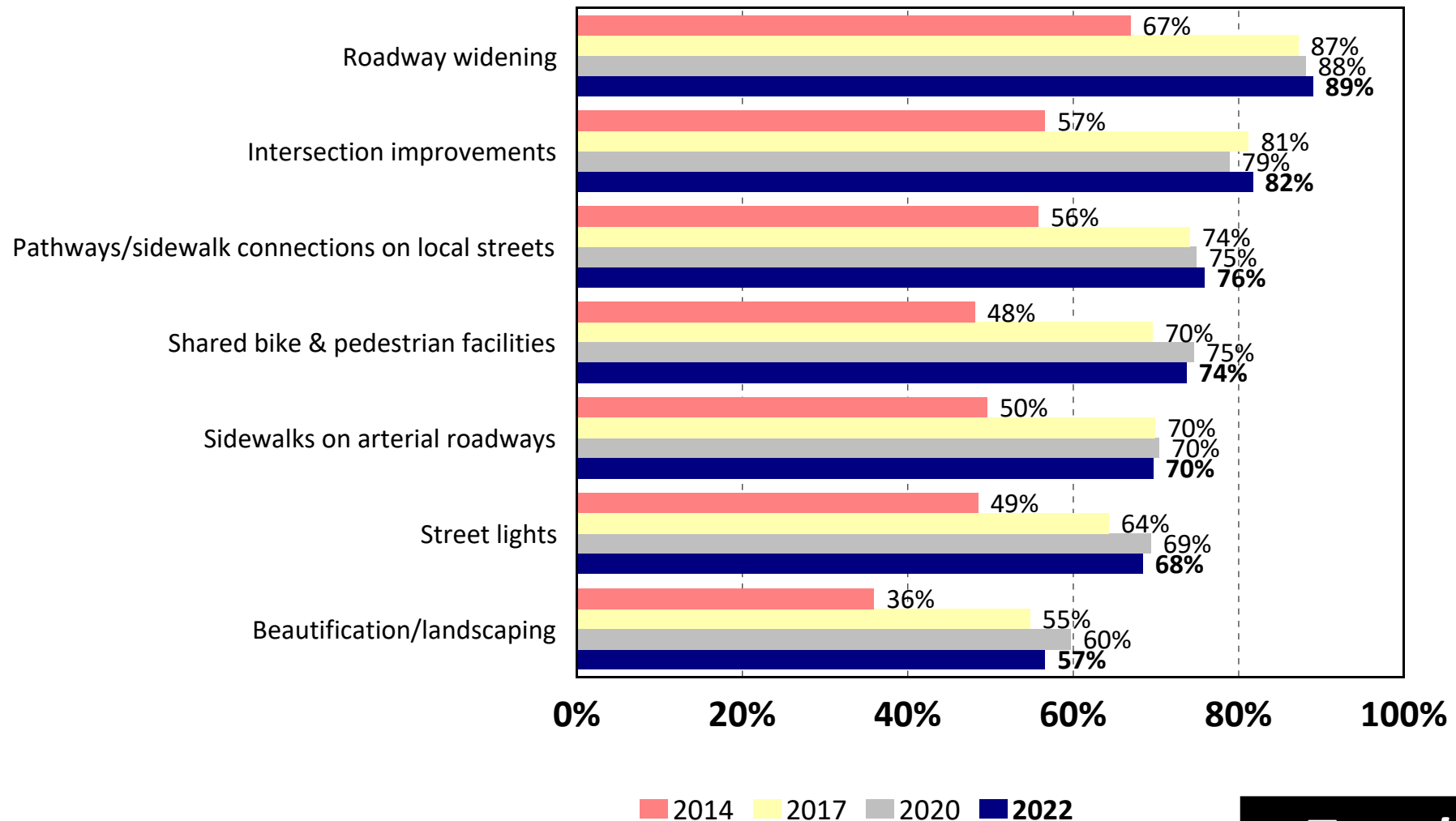
Q10. Priority of Various Infrastructure Improvements Needed Along Roads in Meridian

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant “high priority” and a rating of 0 meant “no priority” (excluding “don't know”)



Q10. Priority of Various Infrastructure Improvements Needed Along Roads in Meridian 2014 to 2022

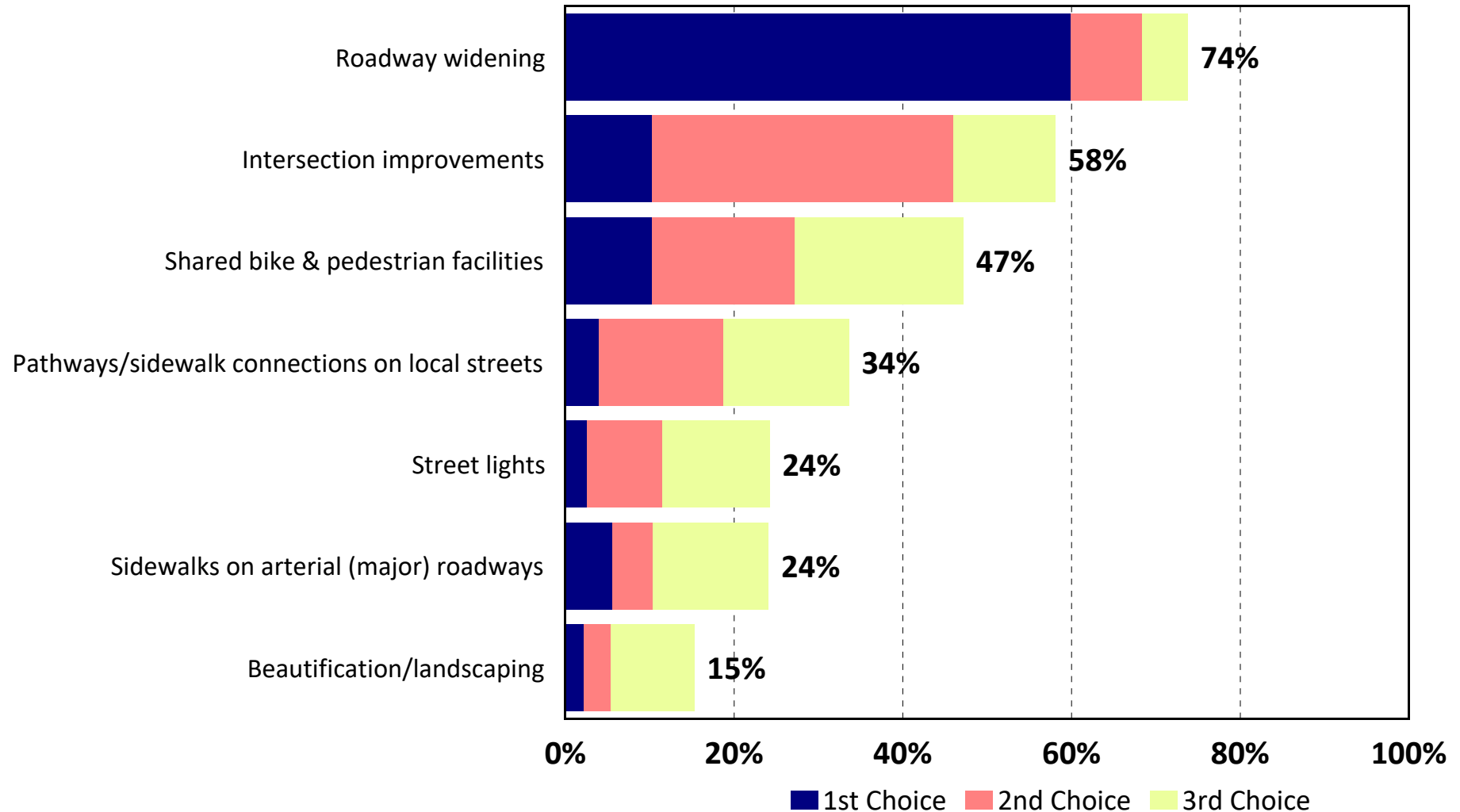
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

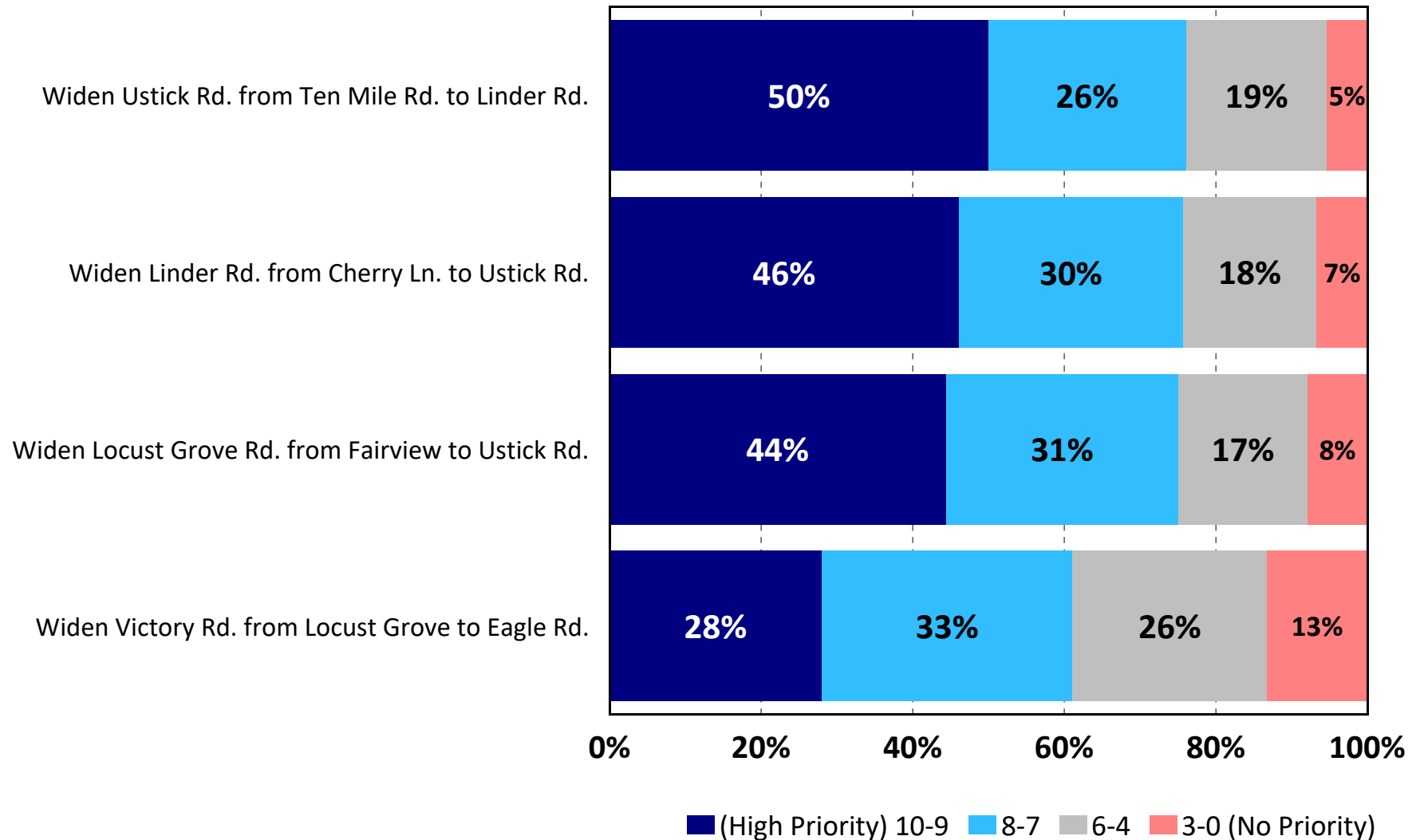
Q11. Transportation Improvements that Residents Felt Should Receive the Most Emphasis from City Leaders Over the Next Two Years

by percentage of respondents who selected the item as one of their top THREE choices



Q12. Priorities for Future Roadway Construction Projects

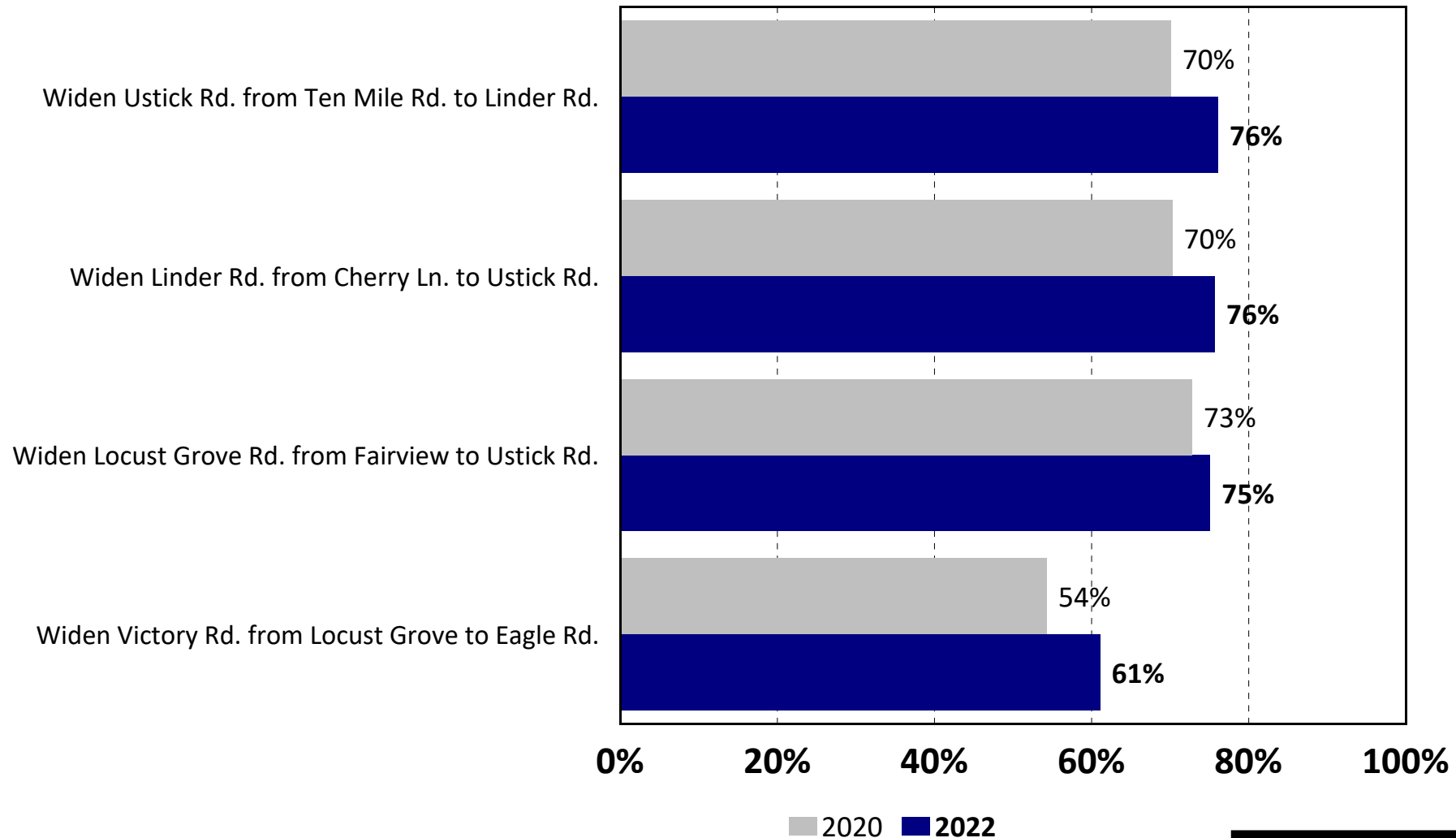
by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant “high priority” and a rating of 0 meant “no priority” (excluding “don't know”)



Q12. Priorities for Future Roadway Construction Projects

2020 vs. 2022

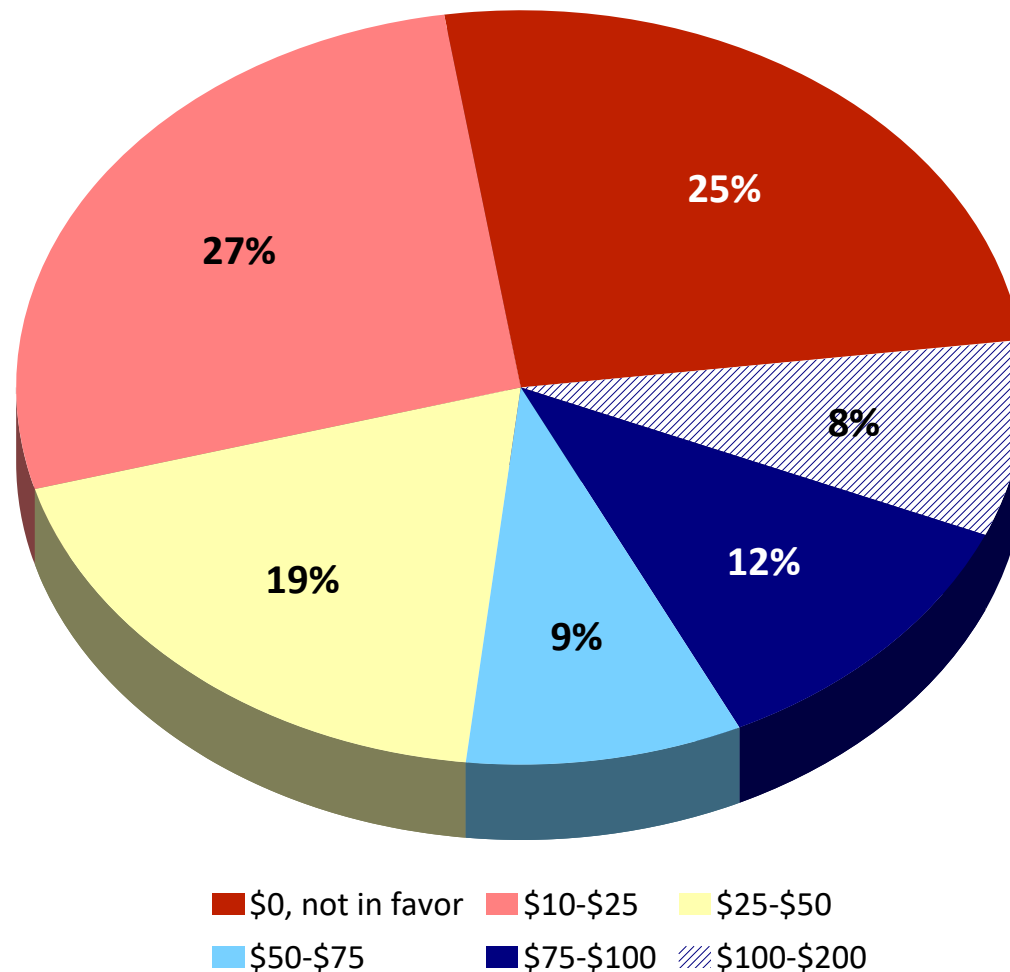
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

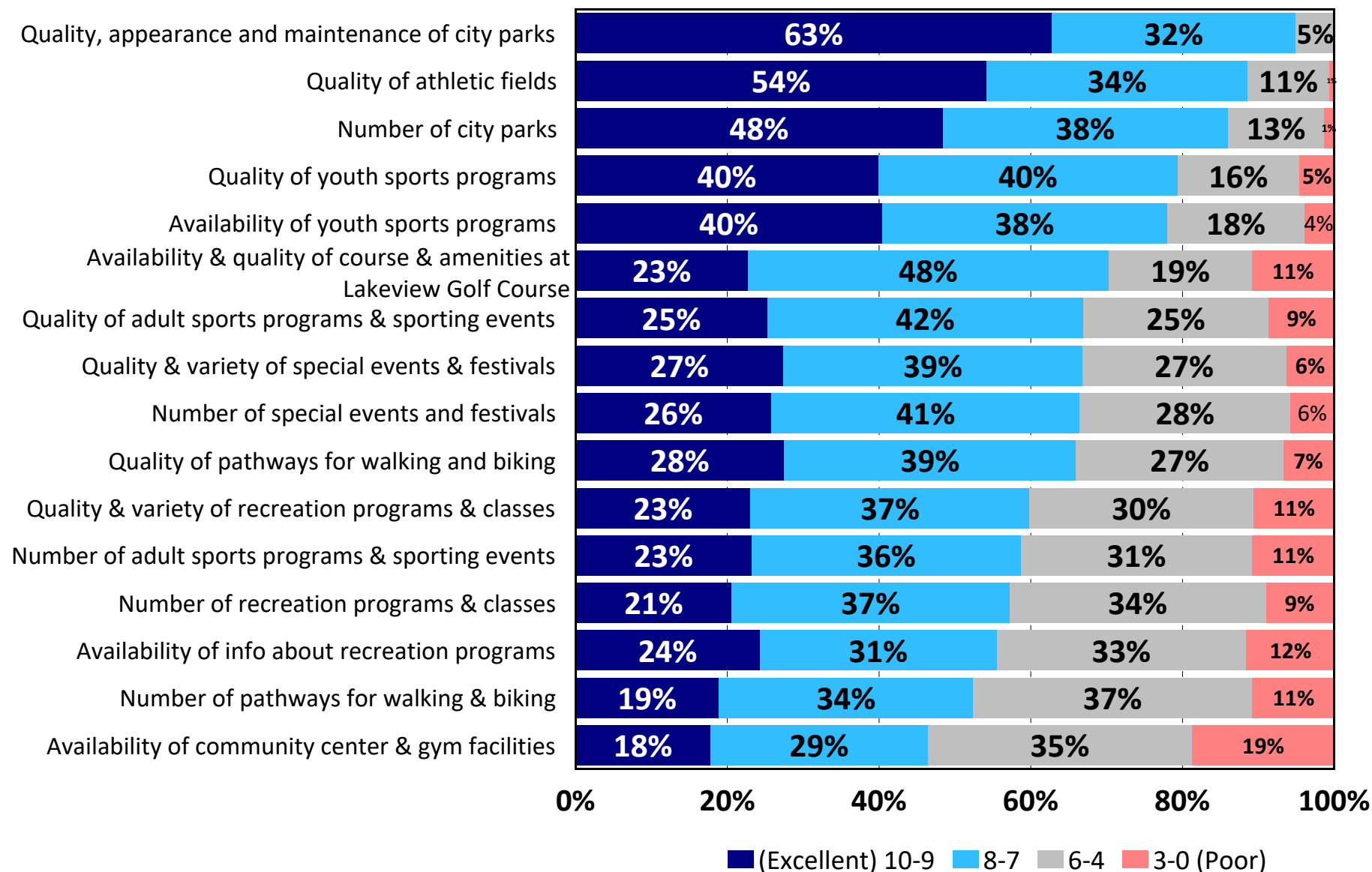
Q13. If a levy were placed on the ballot requesting funding for one or all of the projects listed in Question 12 over two to five years, how much additional would you be willing to pay each year for a property tax levy to fund one or all of these projects?

by percentage of respondents (excluding “not provided”)



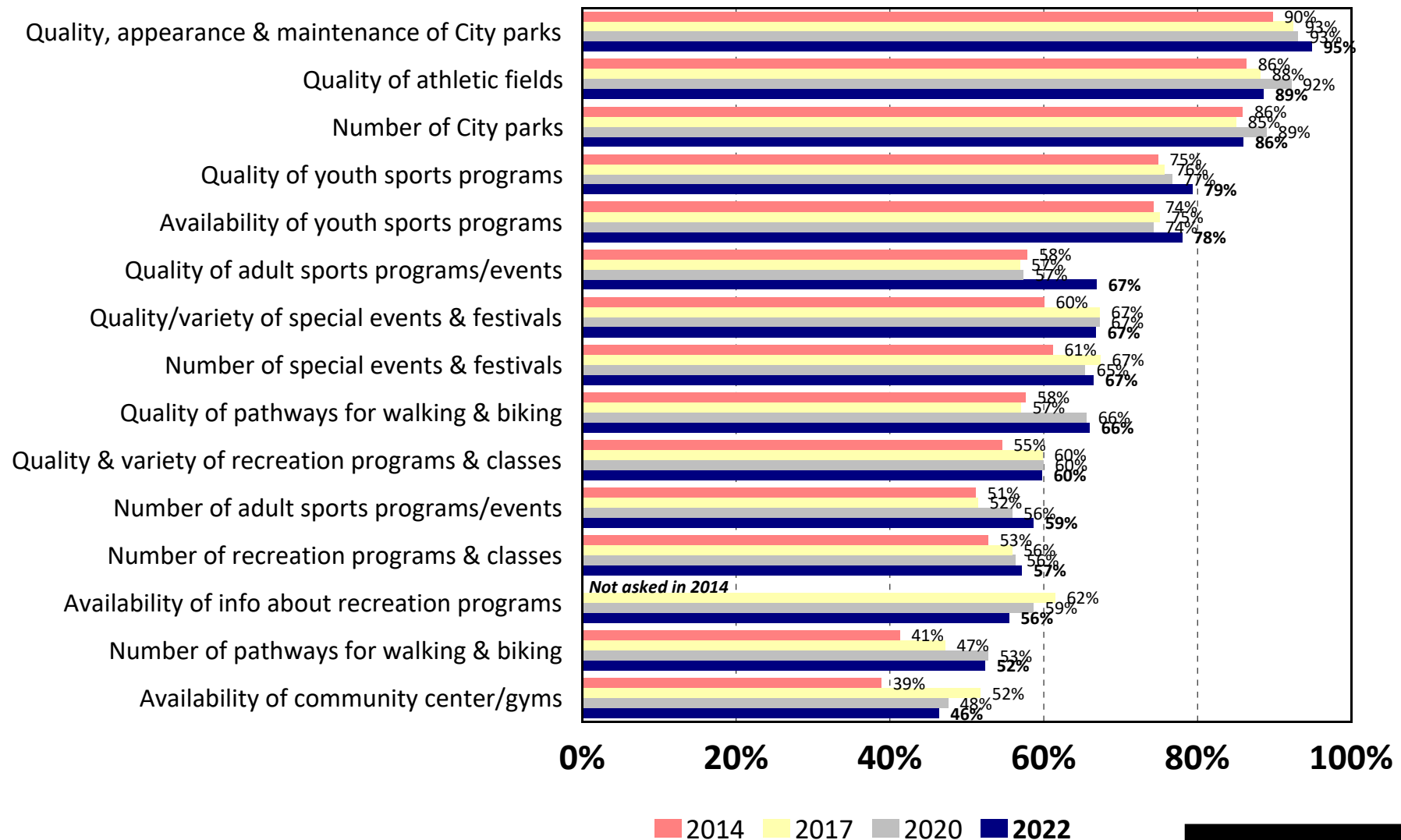
Q14. Ratings of Parks and Recreation Services

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant “excellent” and a rating of 0 meant “poor” (excluding “don't know”)



Q14. Ratings of Parks and Recreation Services 2014 to 2022

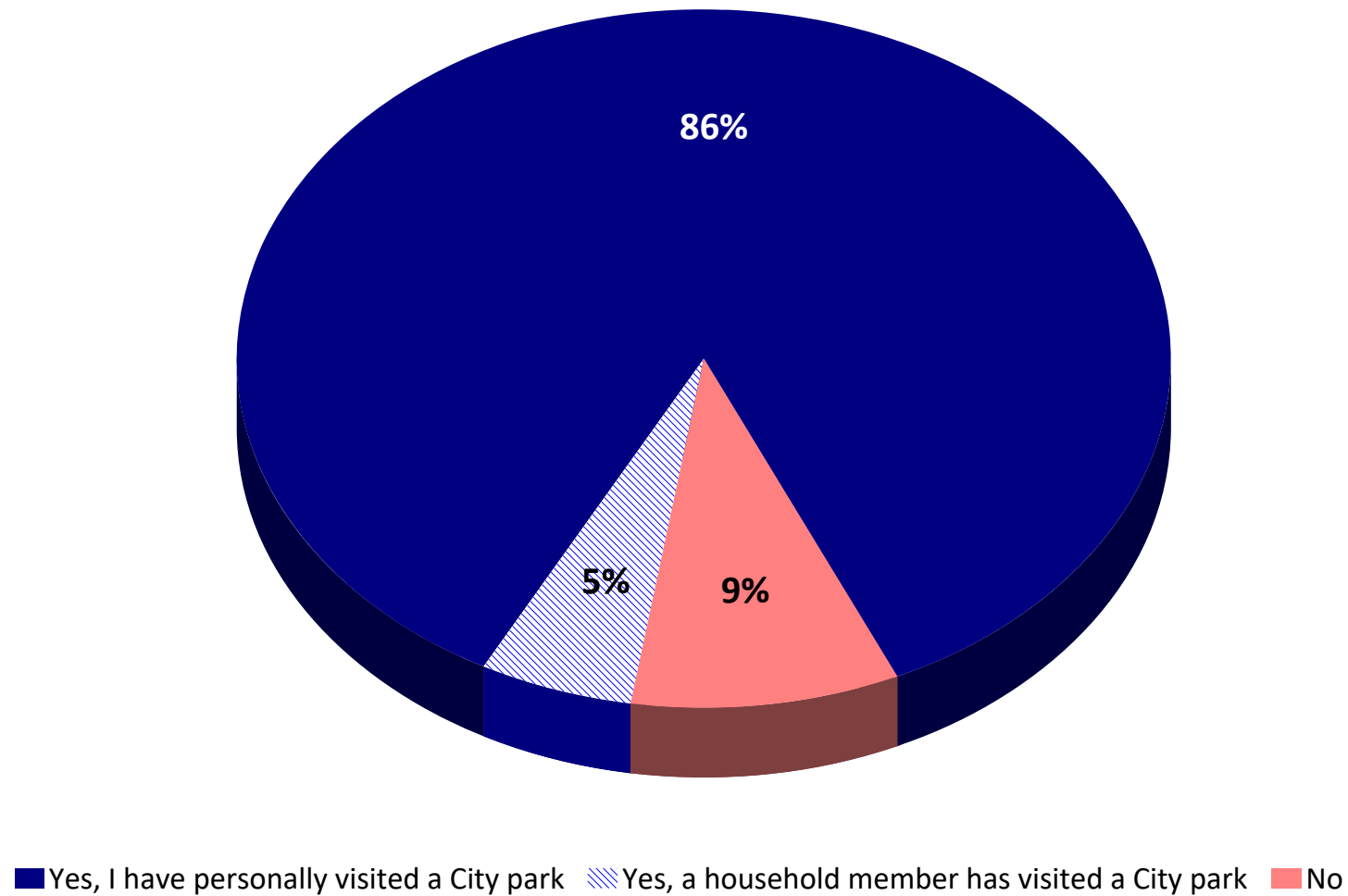
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

Q15. In the past 12 months, have you or anyone in your household visited a City of Meridian park?

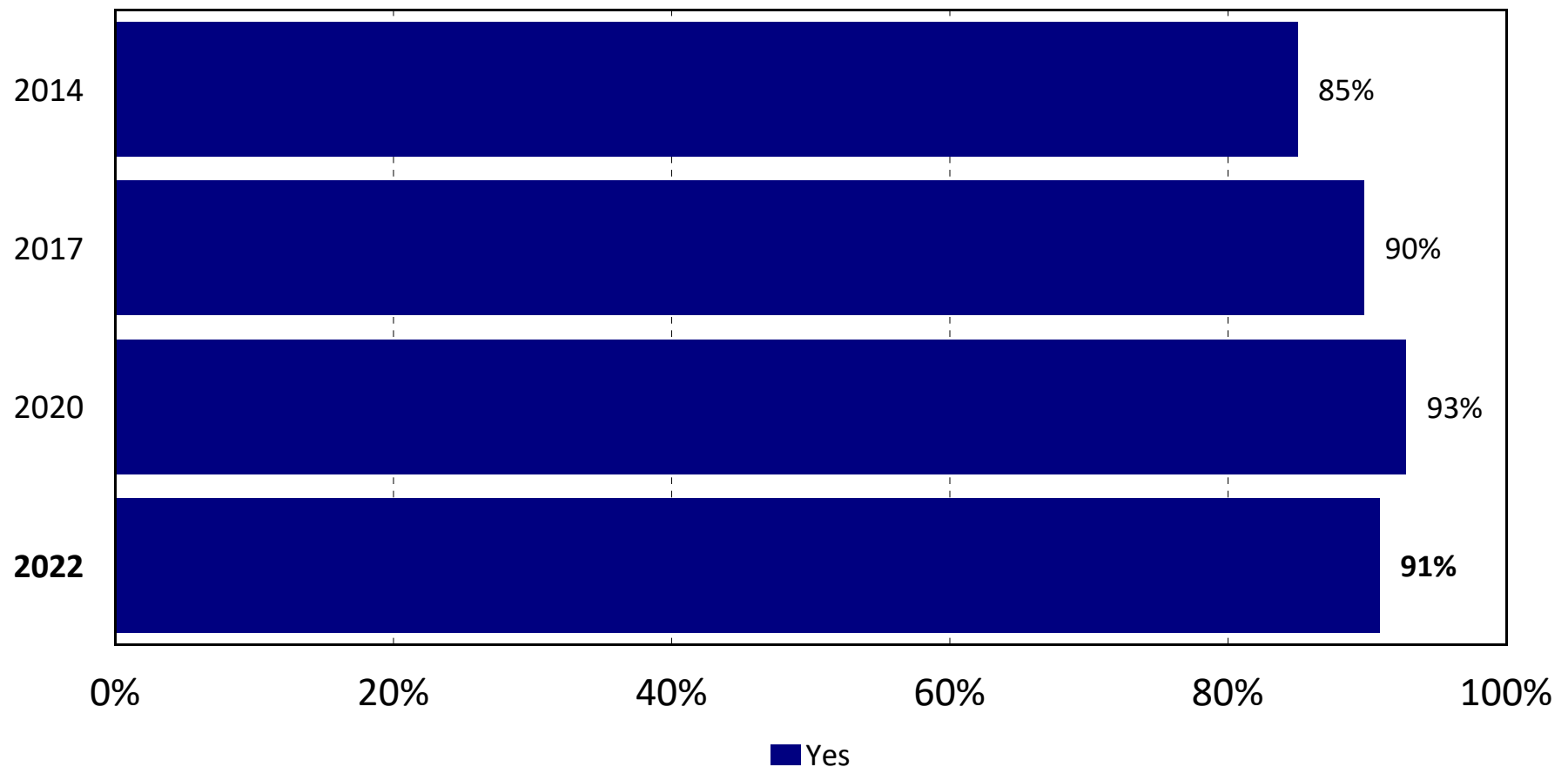
by percentage of respondents



Q15. In the past 12 months, have you or anyone in your household visited a City of Meridian park?

2014 to 2022

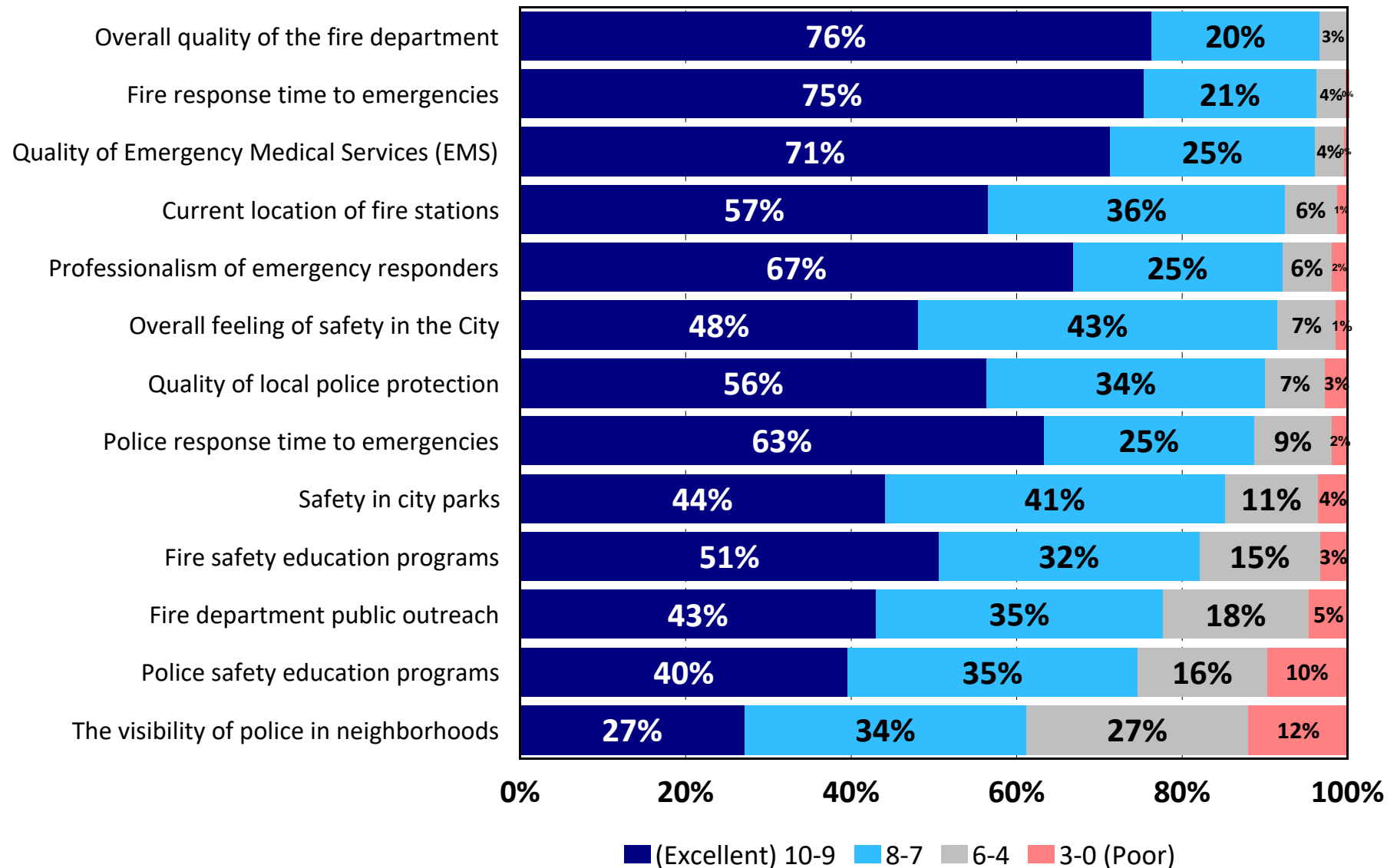
by percentage of respondents who answered "yes" (excluding "not provided")



Trends

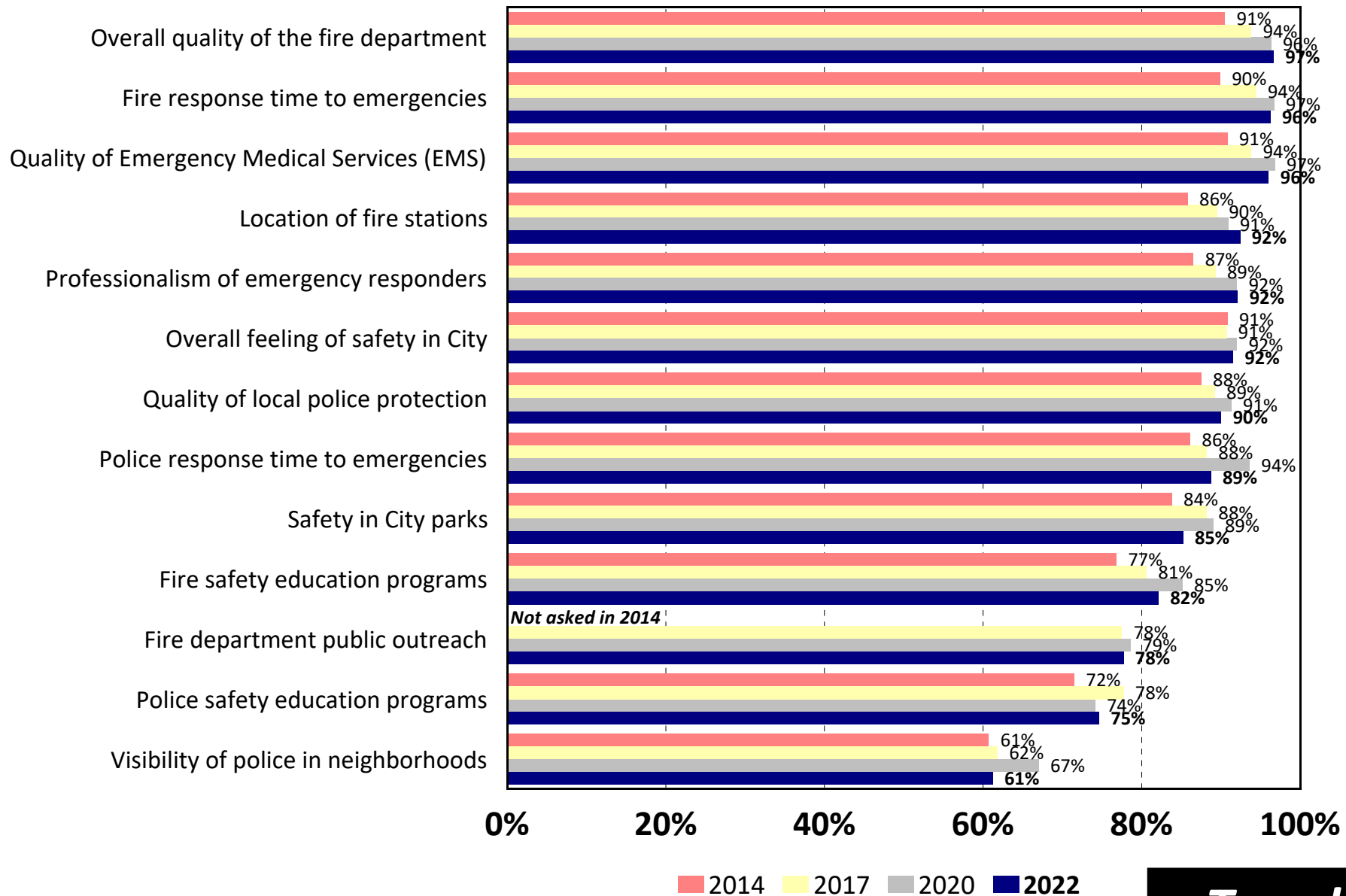
Q16. Ratings of Public Safety Services

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant “excellent” and a rating of 0 meant “poor” (excluding “don't know”)



Q16. Ratings of Public Safety Services - 2014 to 2022

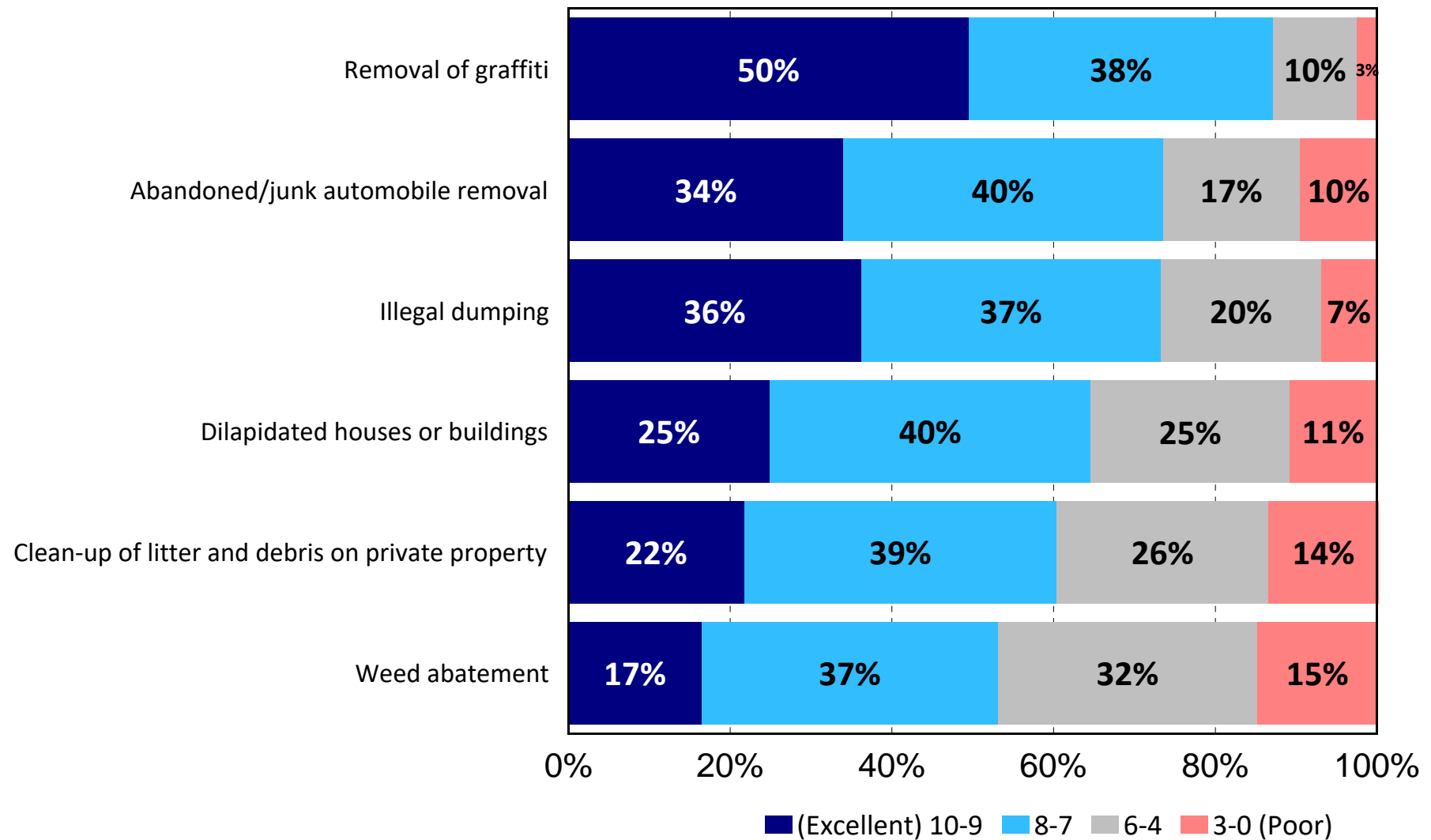
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

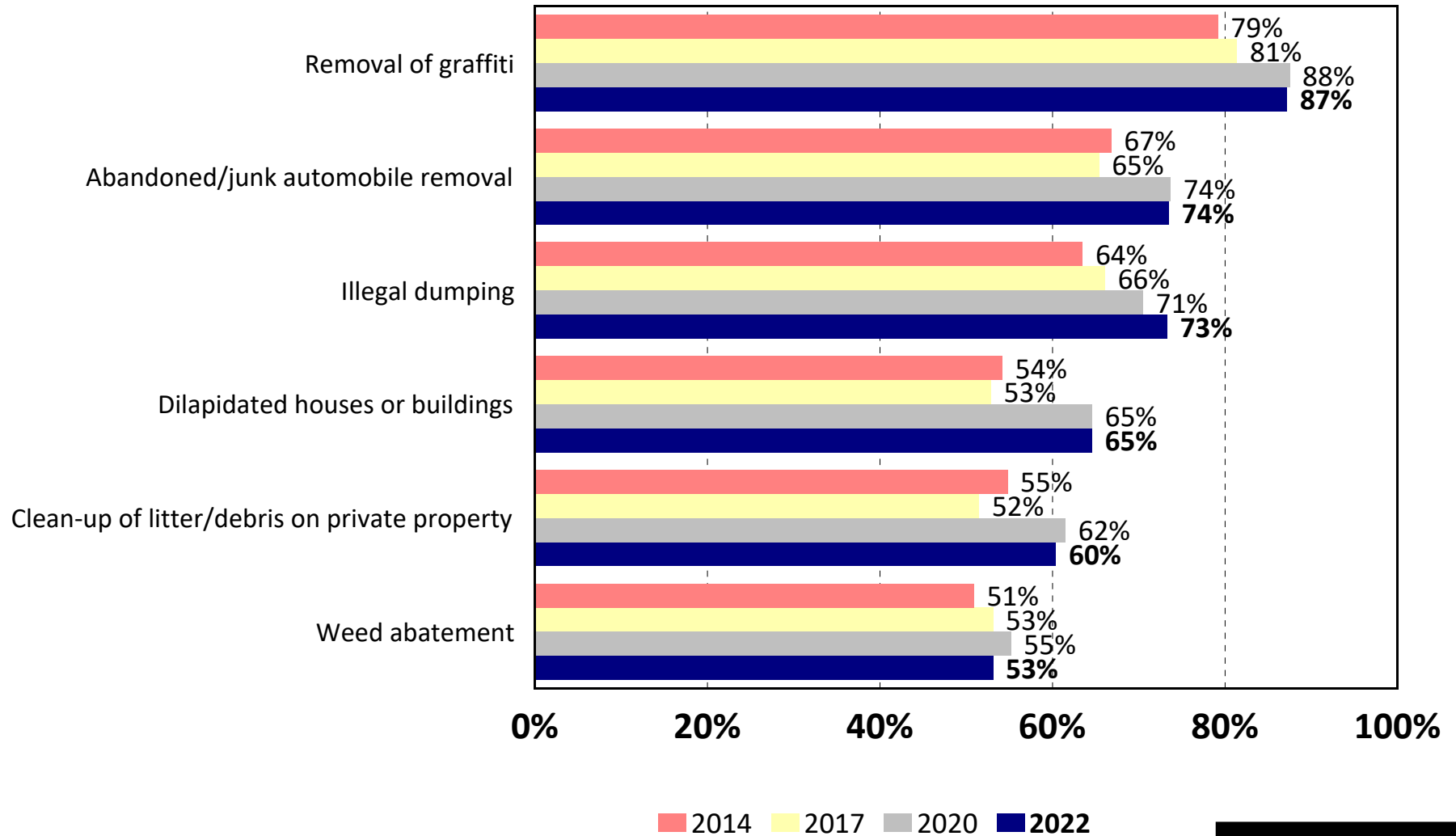
Q17. Ratings of the Enforcement of City Codes and Ordinances

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant “excellent” and a rating of 0 meant “poor” (excluding “don't know”)



Q17. Ratings of the Enforcement of City Codes and Ordinances - 2014 to 2022

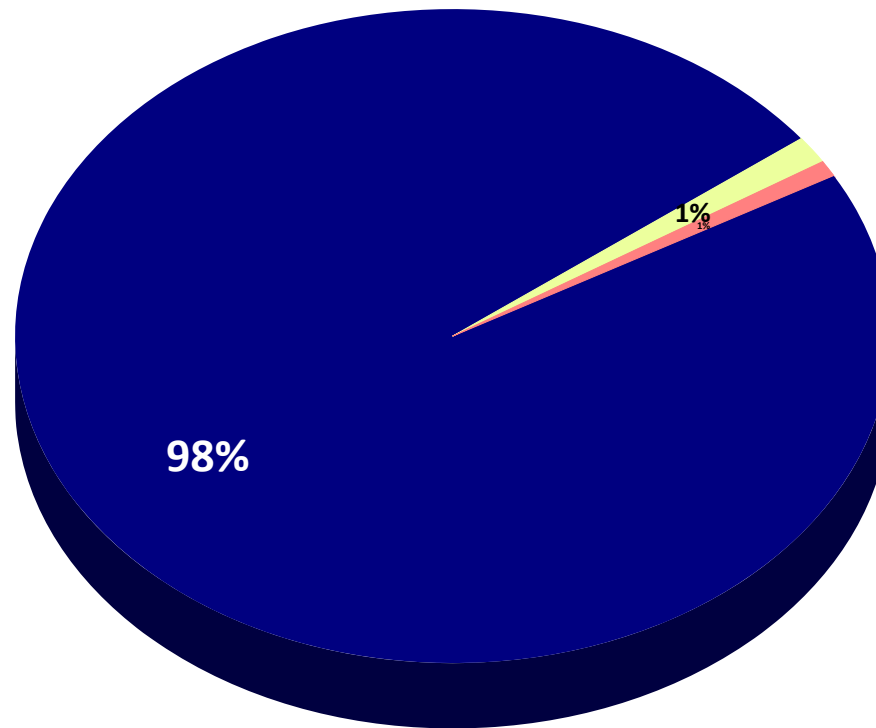
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

Q18. Do you have a working smoke detector in your home?

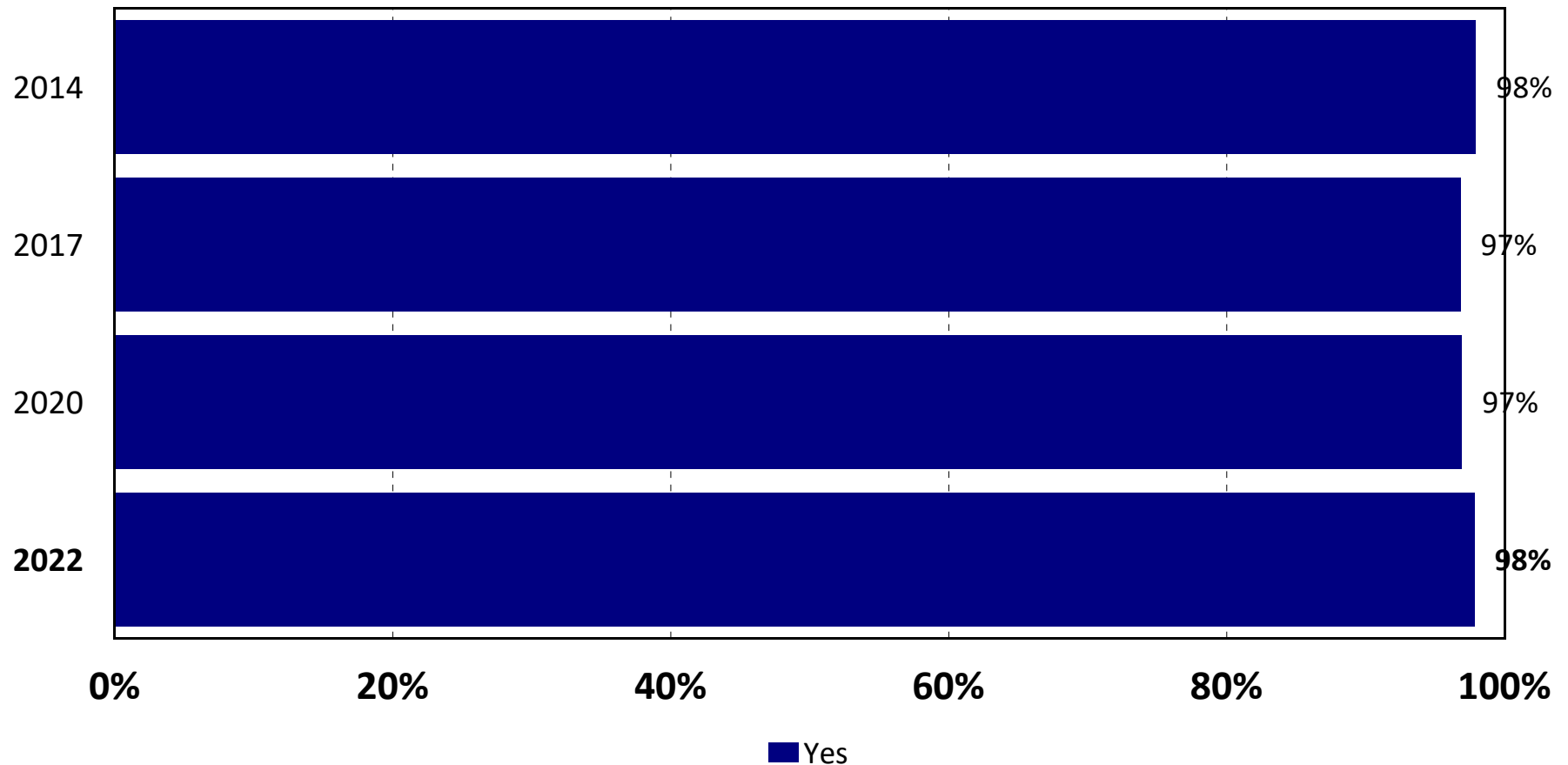
by percentage of respondents



■ Yes ■ No ■ Don't know

Q18. Do you have a working smoke detector in your home? *2014 to 2022*

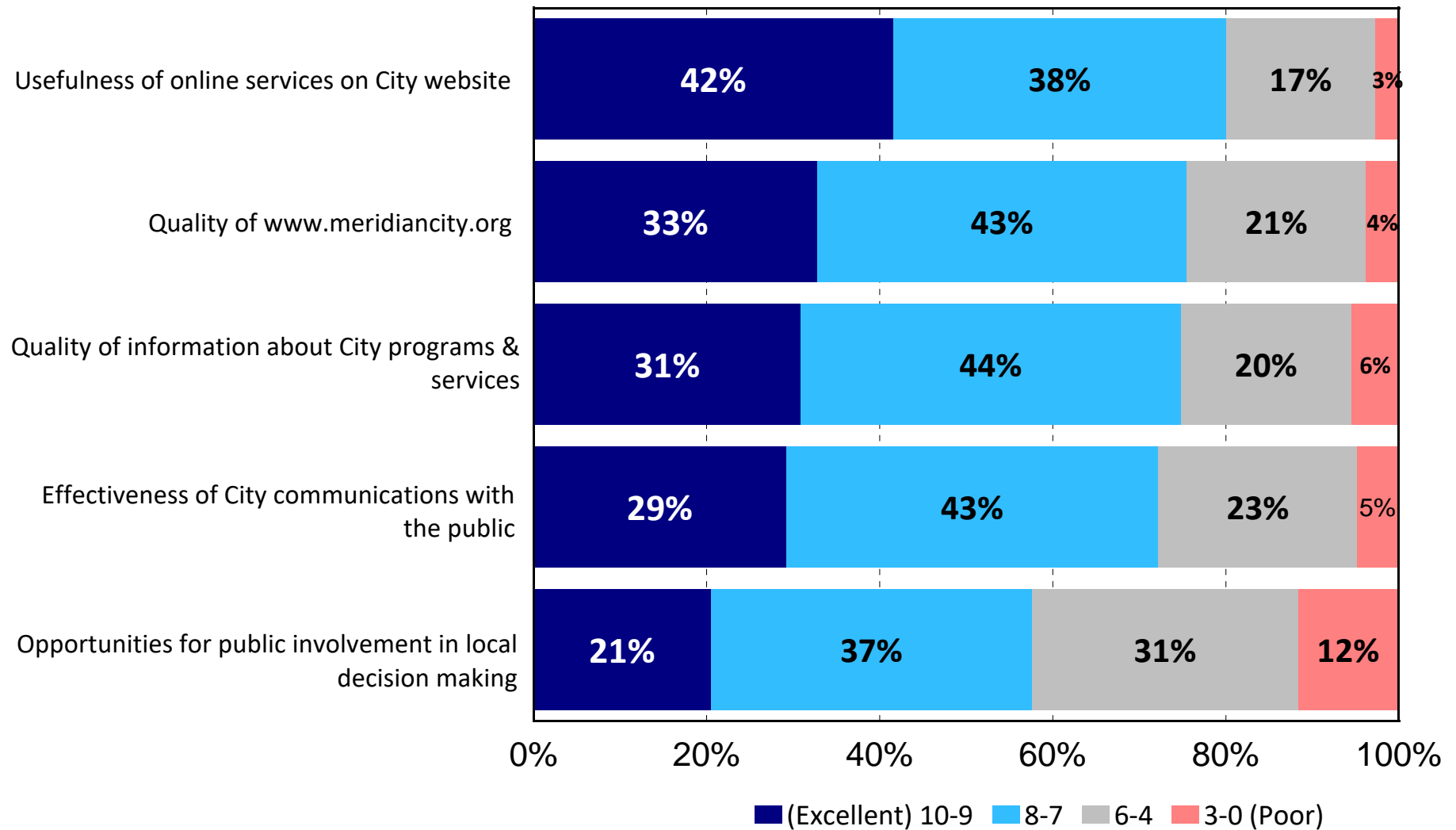
by percentage of respondents who answered “yes”



Trends

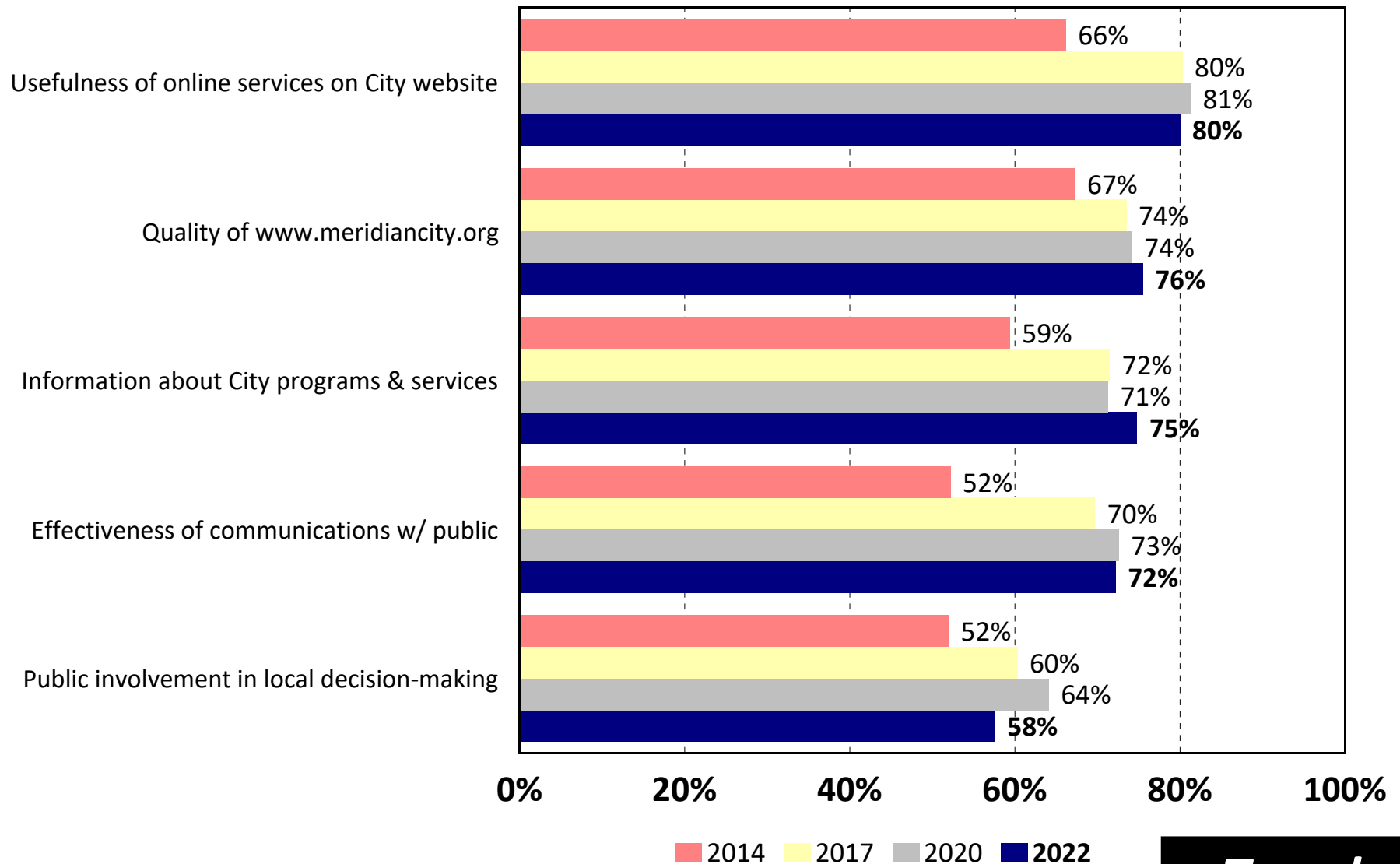
Q19. Ratings of the City's Communication Services

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant "excellent" and a rating of 0 meant "poor" (excluding "don't know")



Q19. Ratings of the City's Communication Services 2014 to 2022

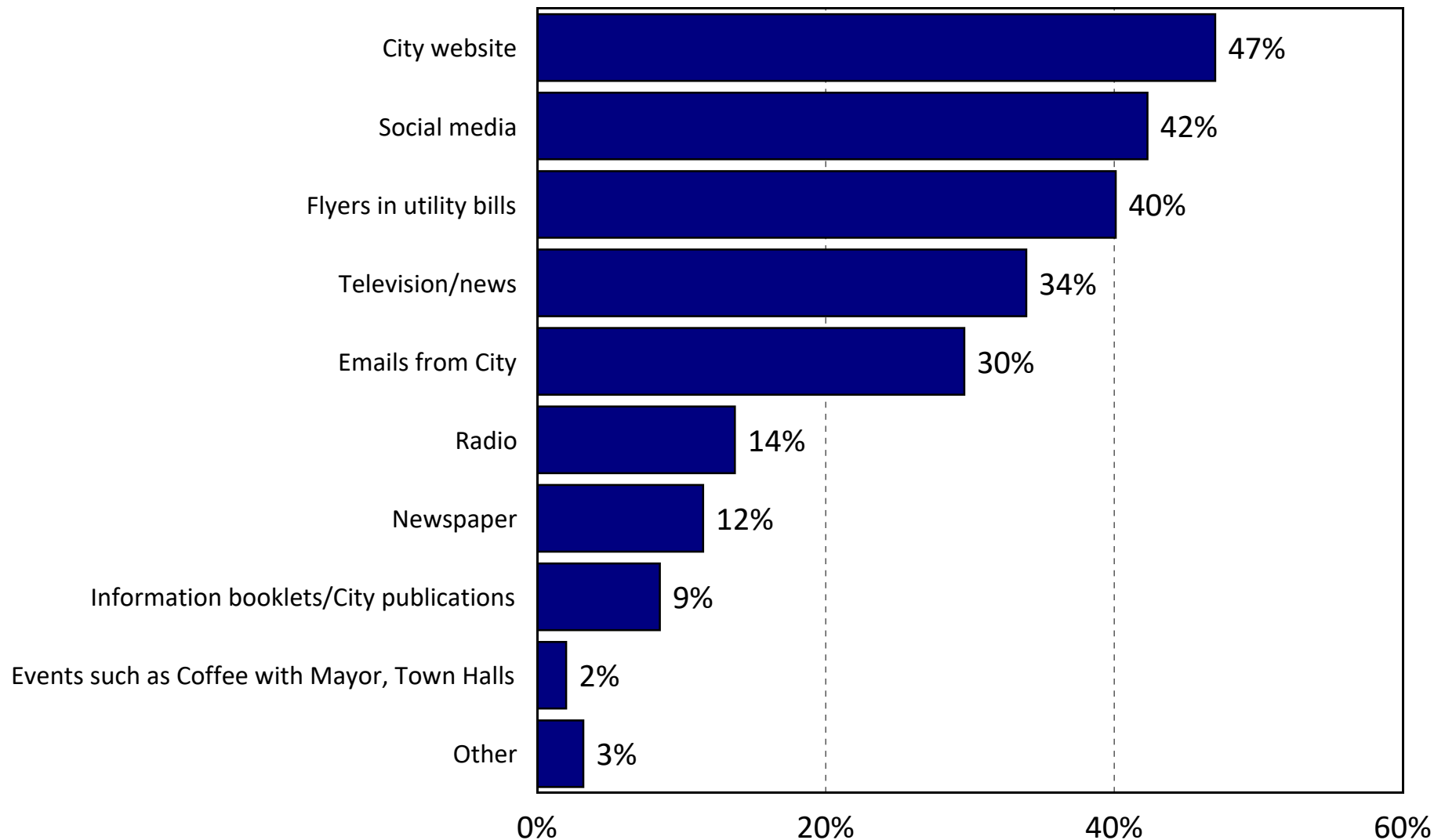
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

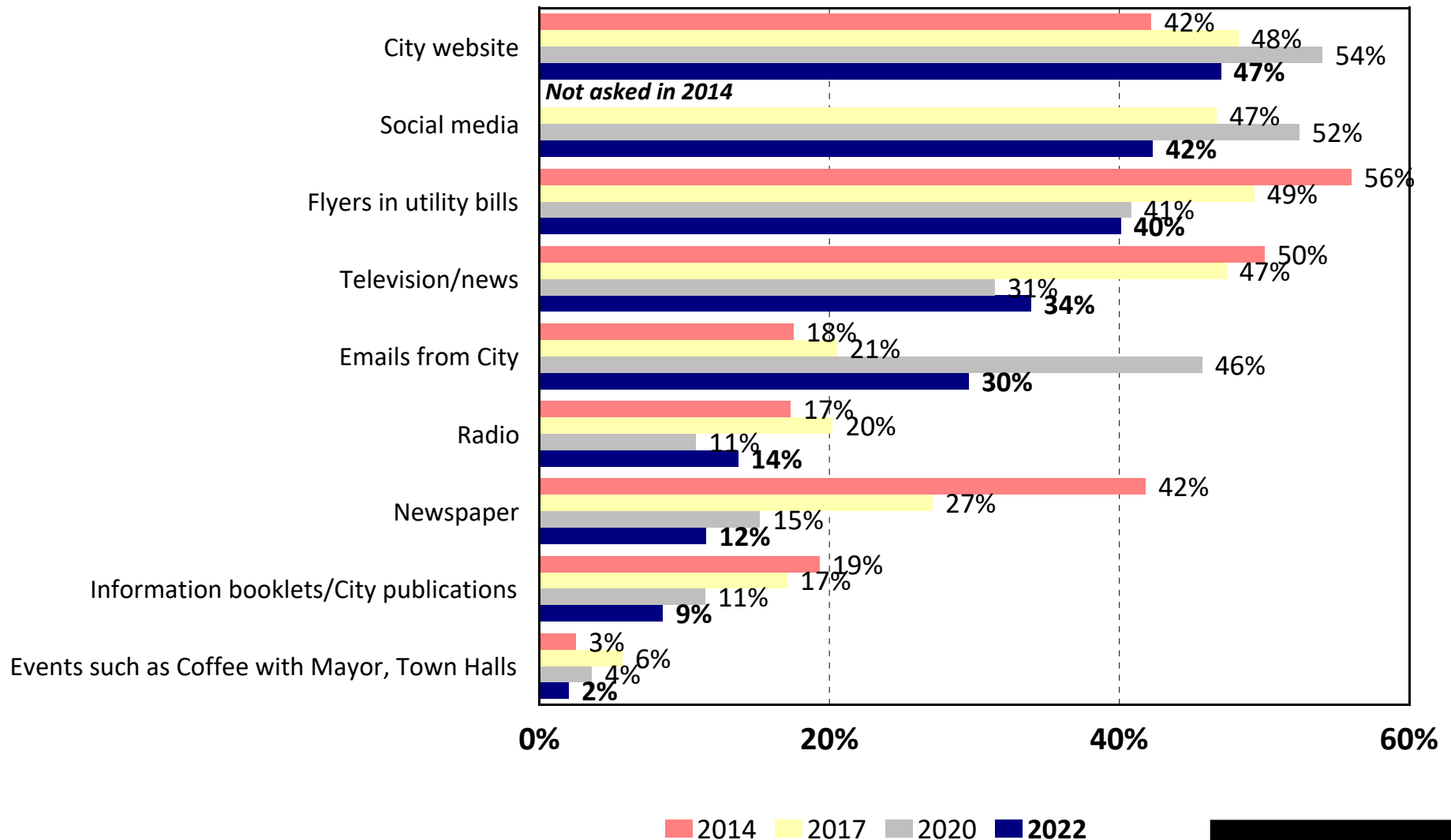
Q20. Where do you currently get information about Meridian's services and programs?

by percentage of respondents (multiple choices could be made)



Q20. Where do you currently get information about Meridian's services and programs? - 2014 to 2022

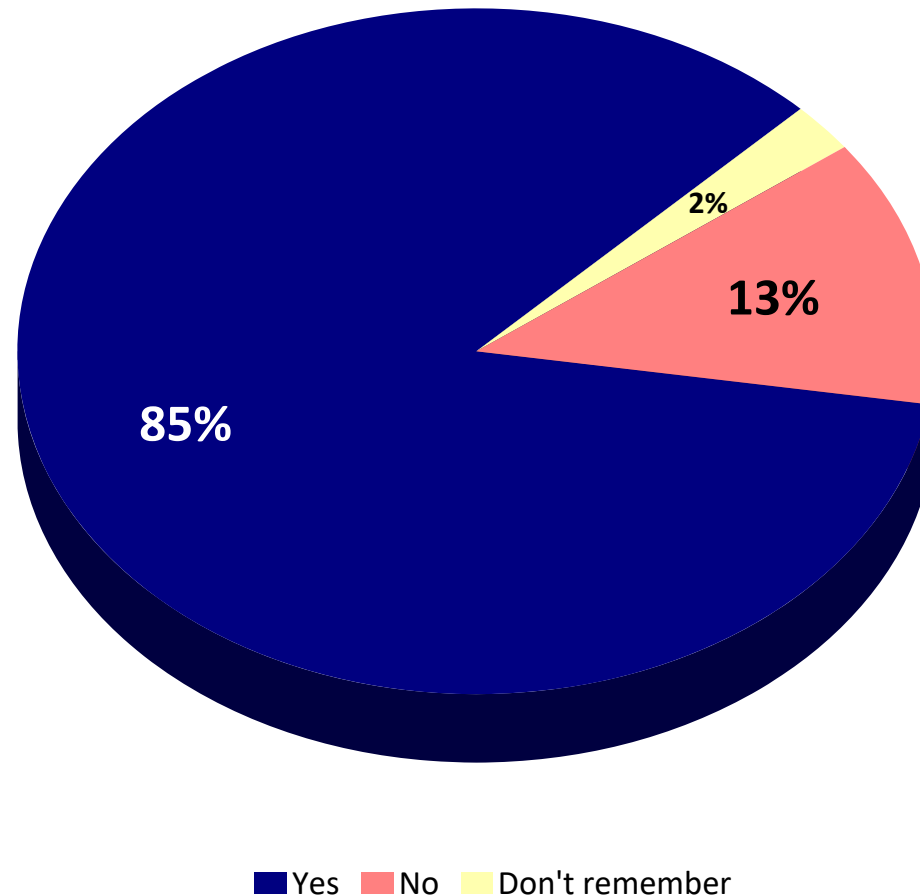
by percentage of respondents (multiple choices could be made)



Trends

Q21. Did you visit downtown Meridian at least once during the past year for a purpose other than work?

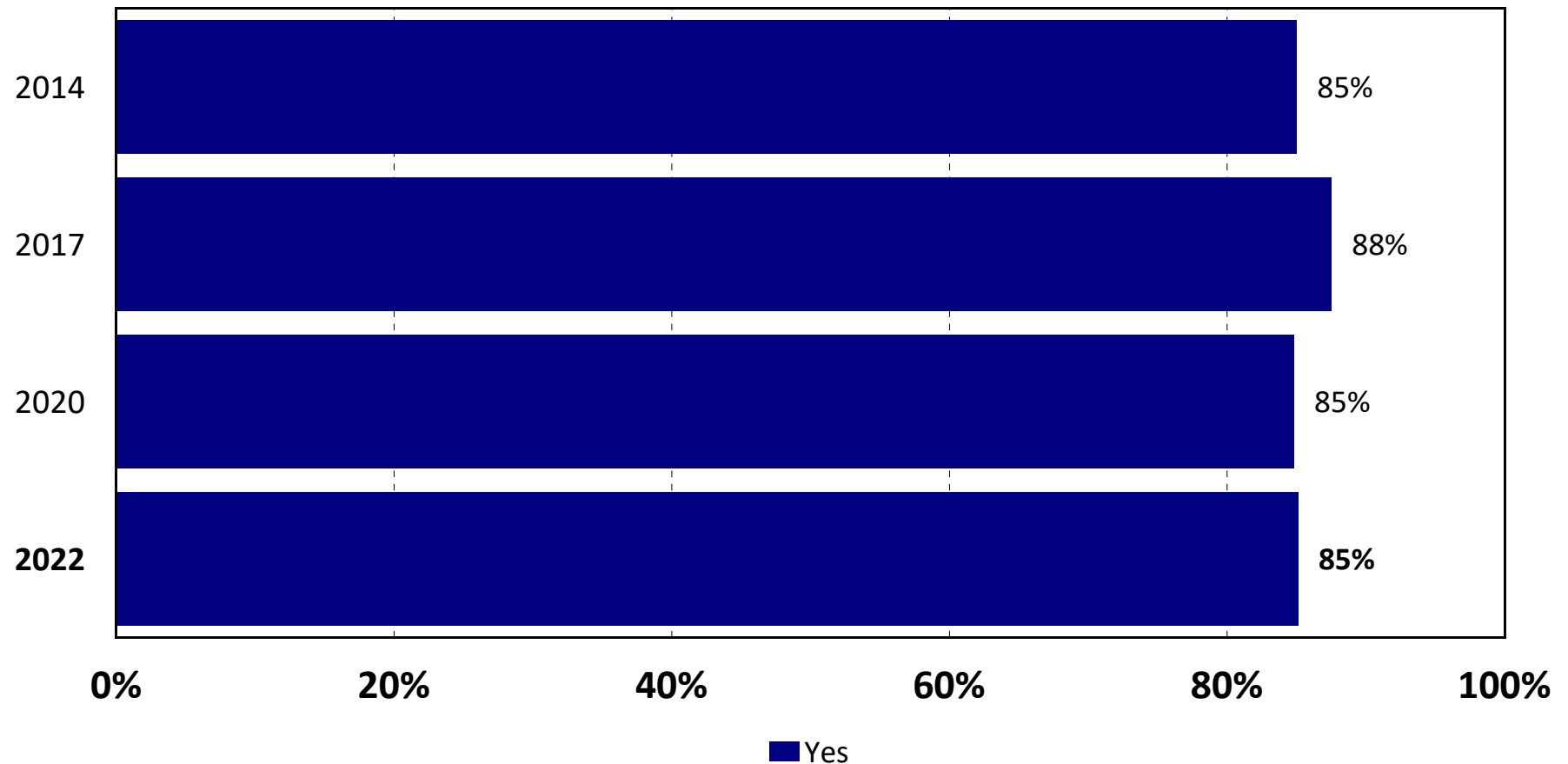
by percentage of respondents



Q21. Did you visit downtown Meridian at least once during the past year for a purpose other than work?

2014 to 2022

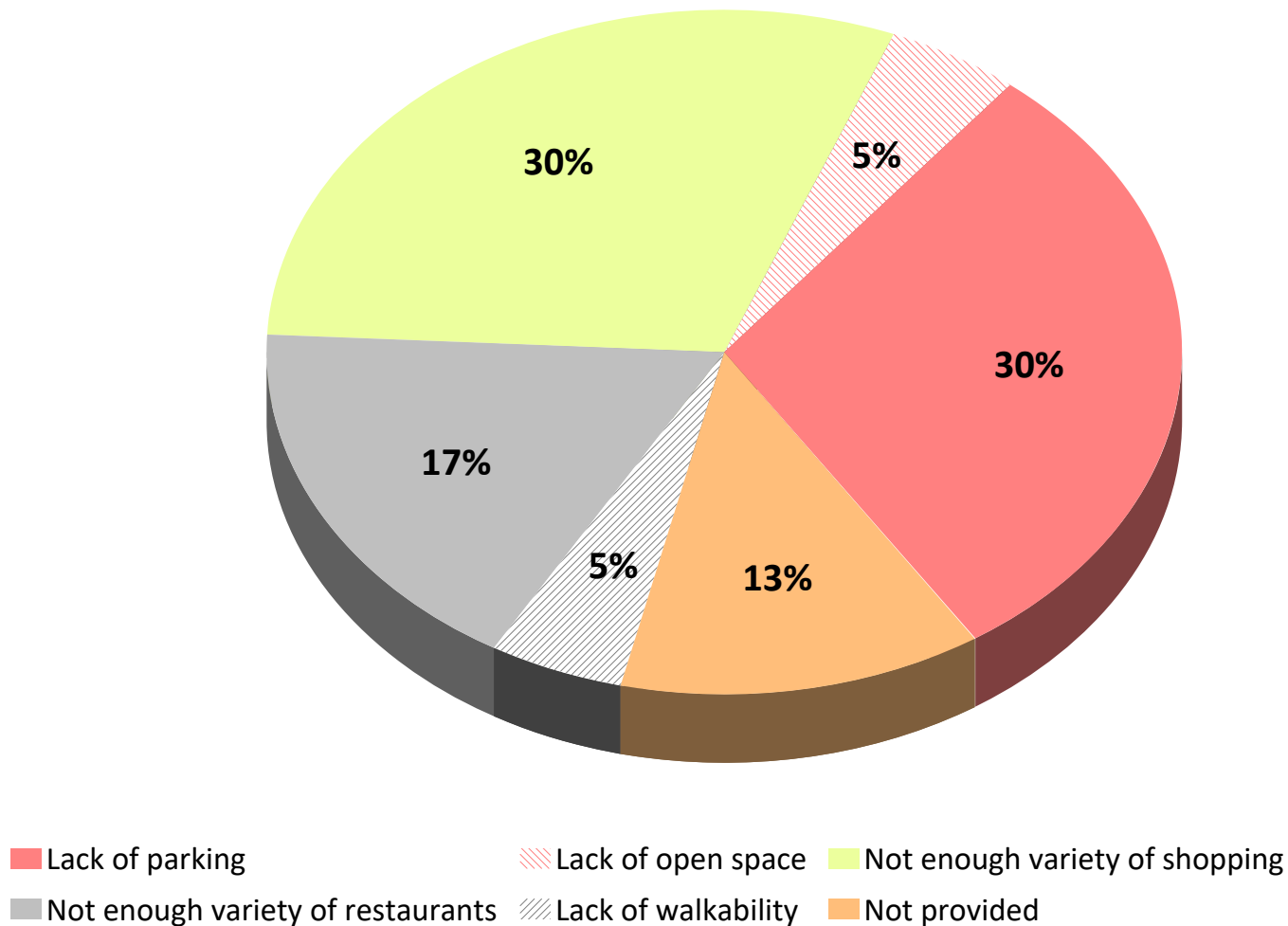
by percentage of respondents who answered "yes"



Trends

Q21a. When you think about Downtown, why didn't you visit in the last year?

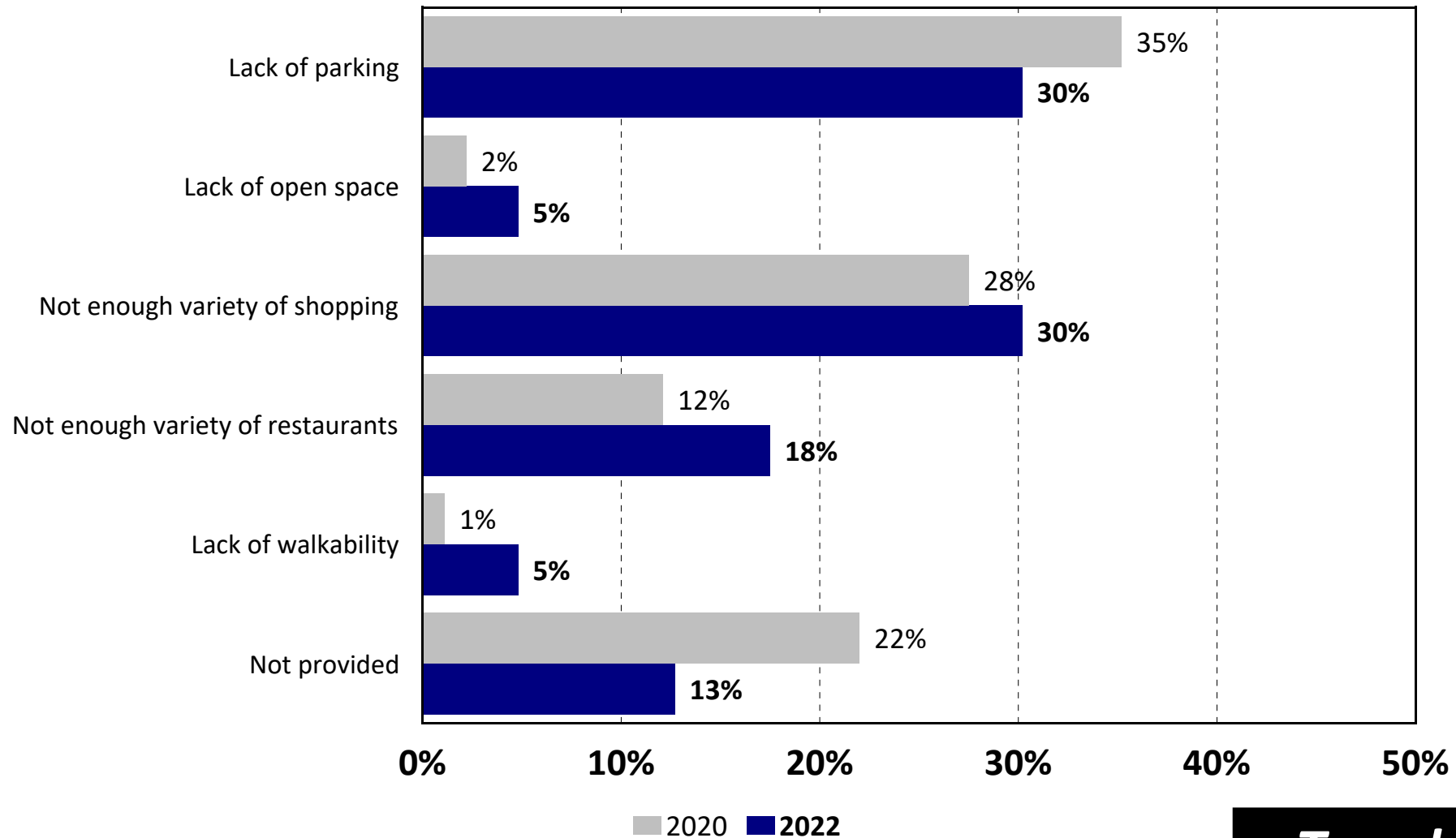
by percentage of respondents who did not visit Downtown during the past year



Q21a. When you think about Downtown, why didn't you visit in the last year?

2020 vs. 2022

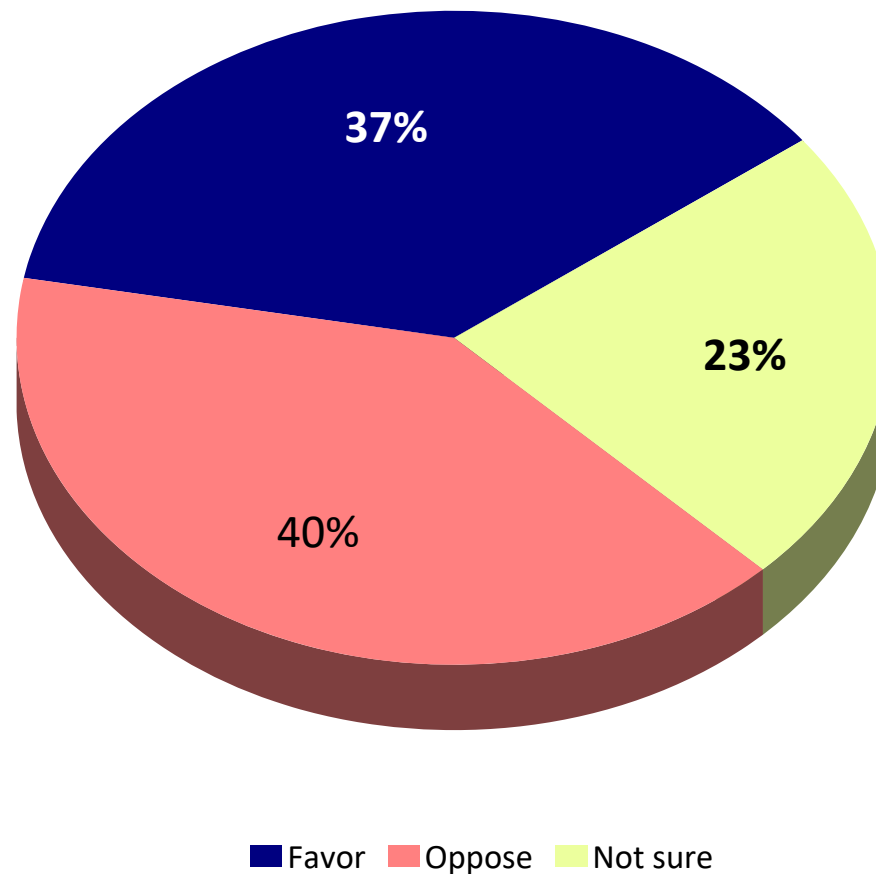
by percentage of respondents who did not visit Downtown during the past year



Trends

Q22. In general, would you favor or oppose allowing residents of a city the ability to vote on a temporary sales tax (local option tax) increase to provide funding for identified infrastructure improvements in the community?

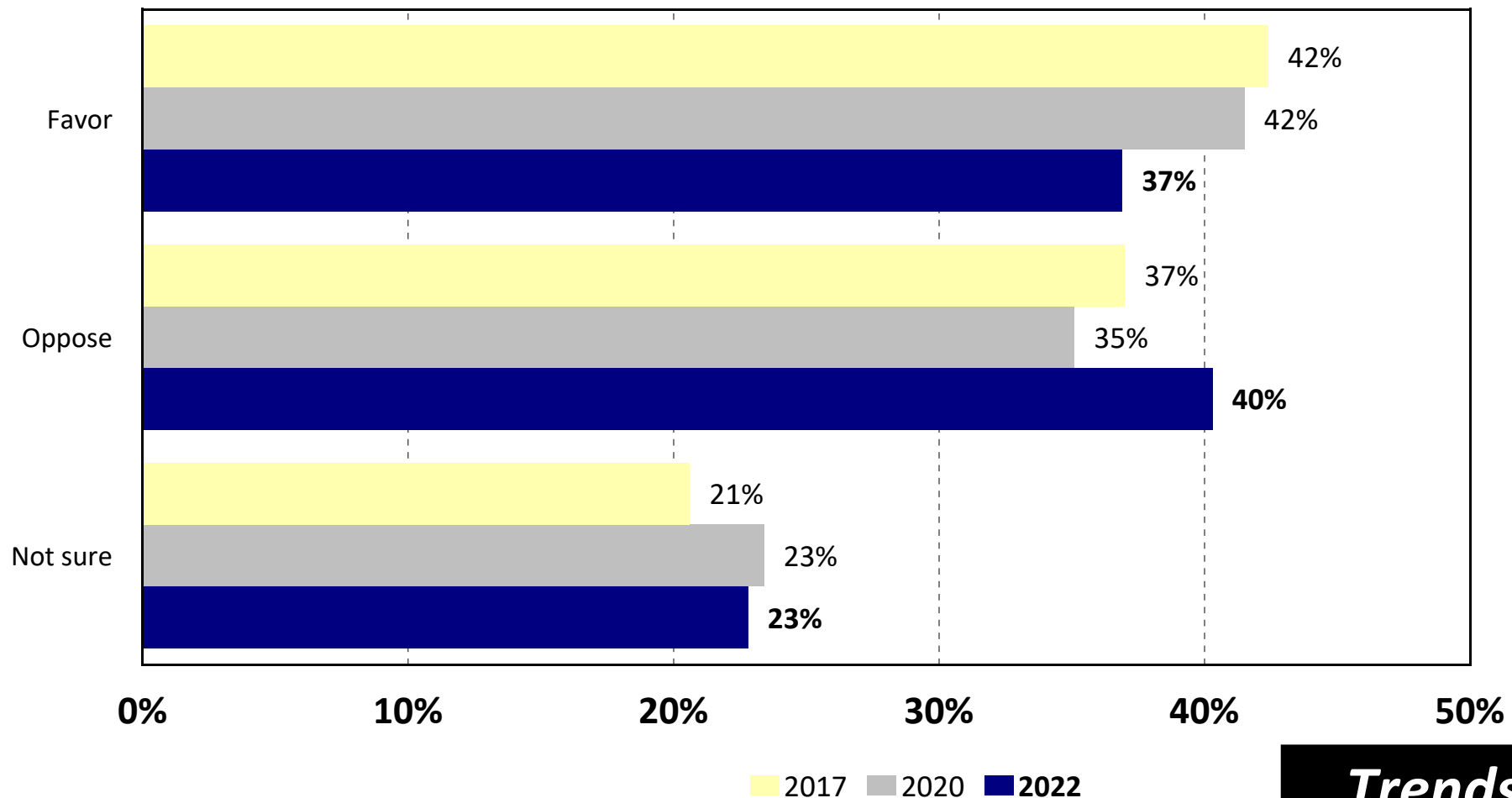
by percentage of respondents



Q22. In general, would you favor or oppose allowing residents of a city the ability to vote on a temporary sales tax (local option tax) increase to provide funding for identified infrastructure improvements in the community?

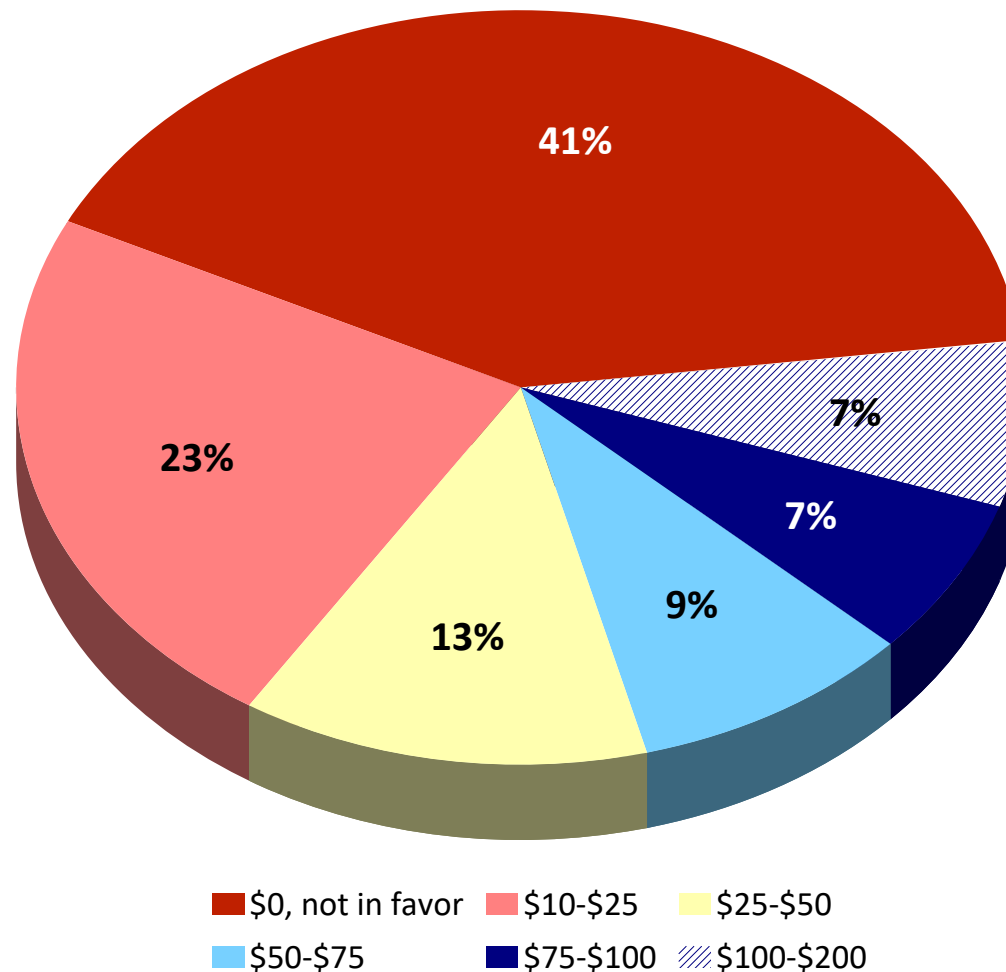
2017 to 2022

by percentage of respondents



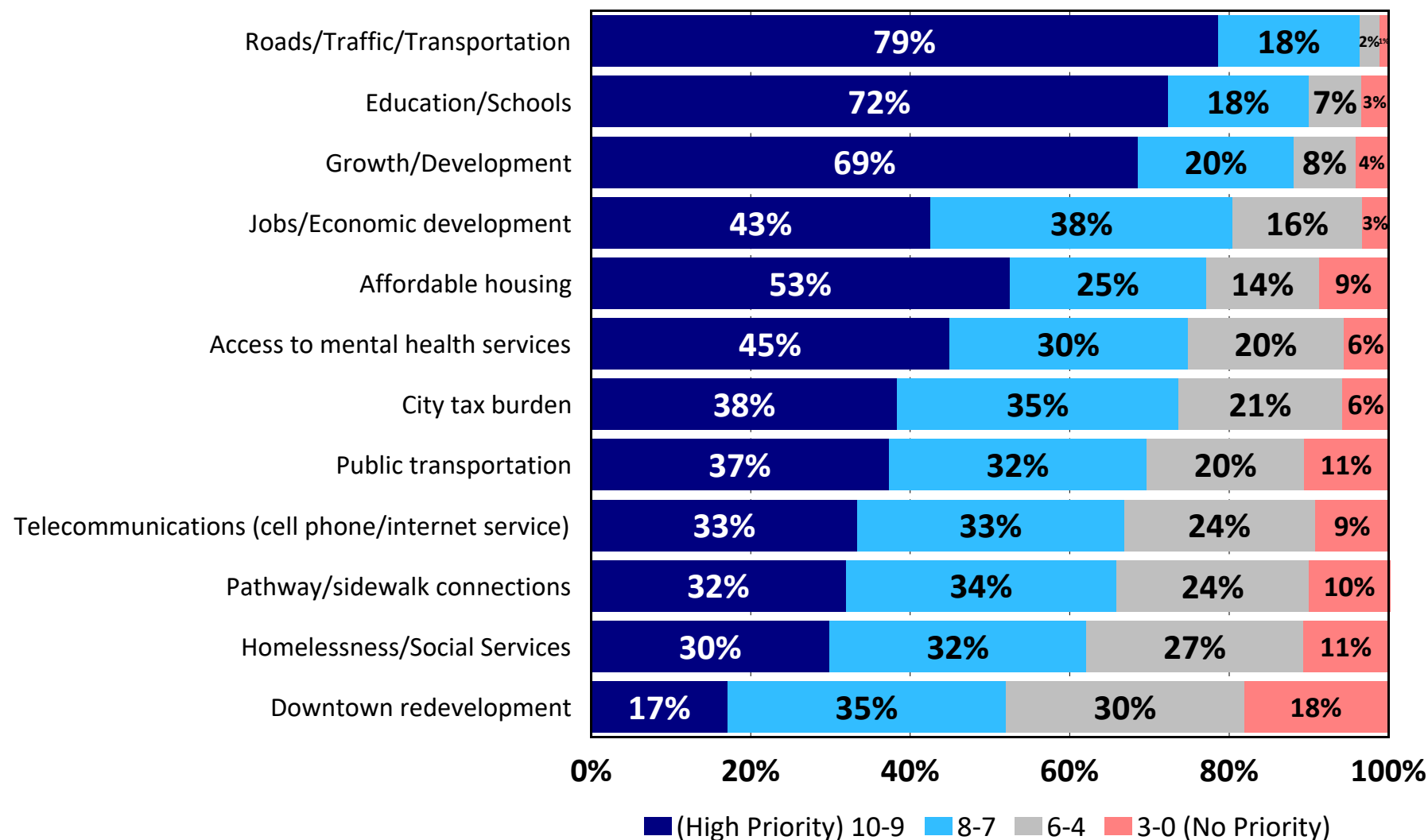
Q23. If a levy were placed on the ballot requesting funding to preserve land, how much additional would you be willing to pay each year for a property tax levy for the purchase of existing agricultural land?

by percentage of respondents (excluding "not provided")



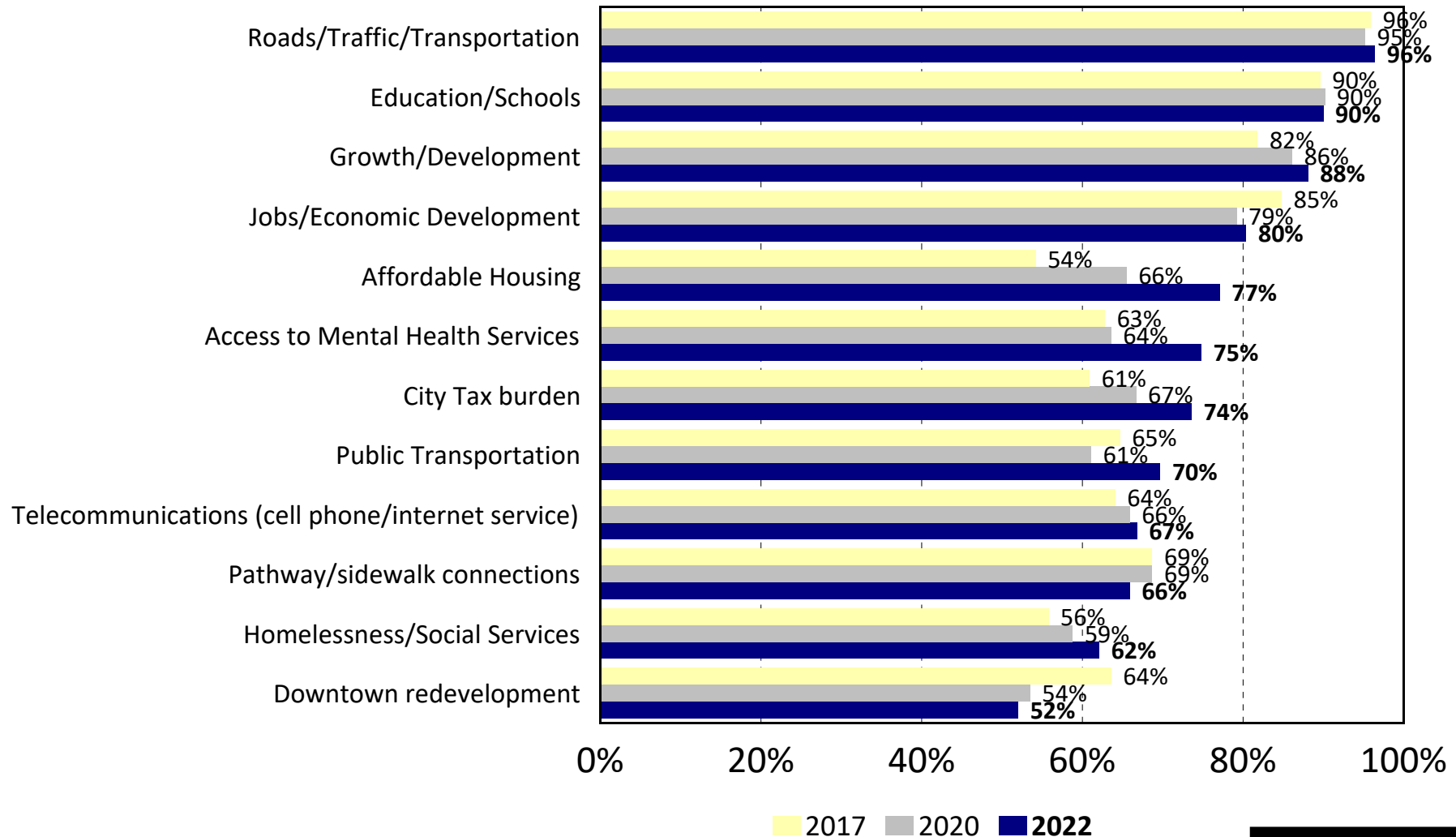
Q24. How important are the following community issues?

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant "high priority" and a rating of 0 meant "no priority" (excluding "don't know")



Q22. How important are the following community issues? 2017, 2020 & 2022

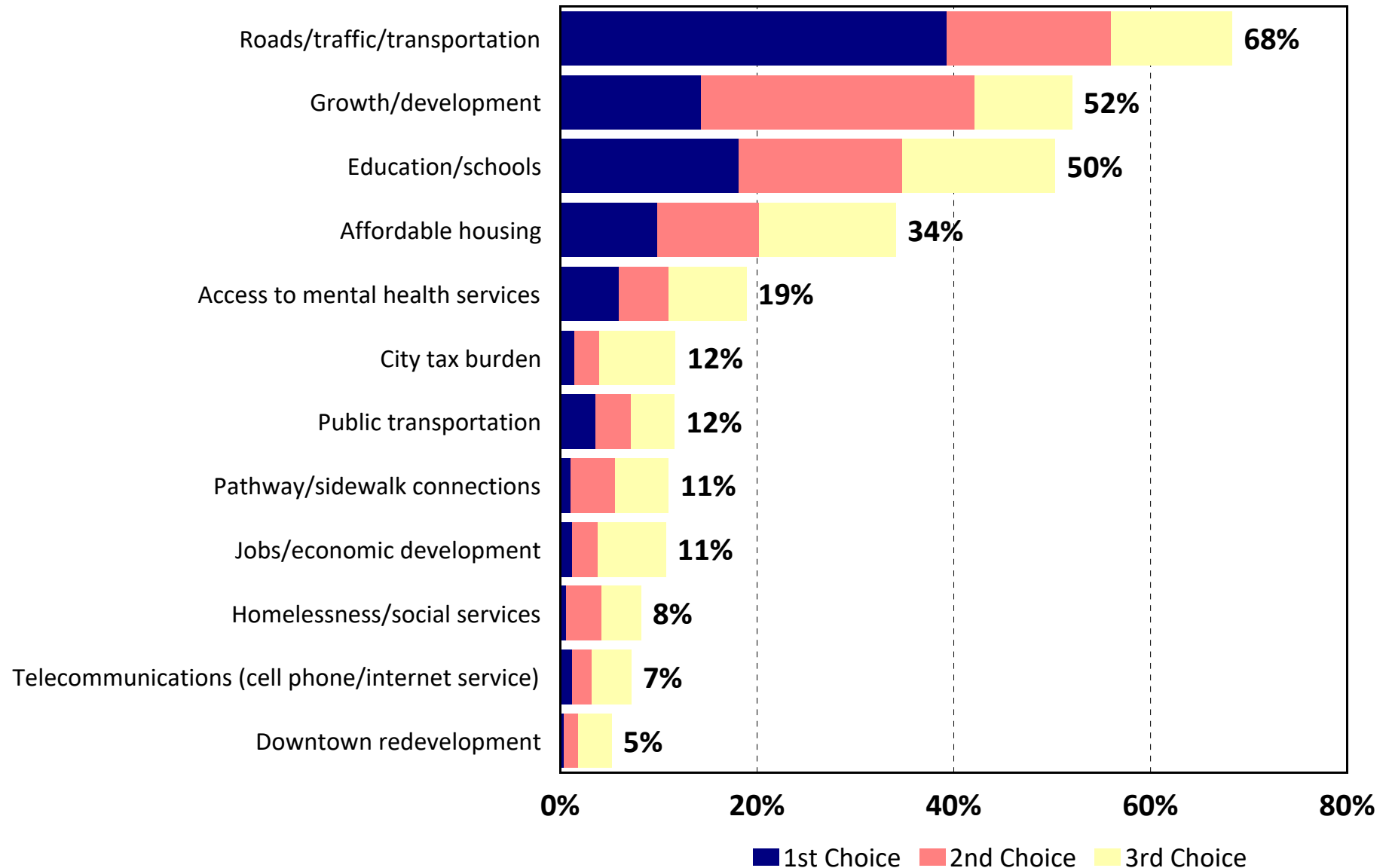
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

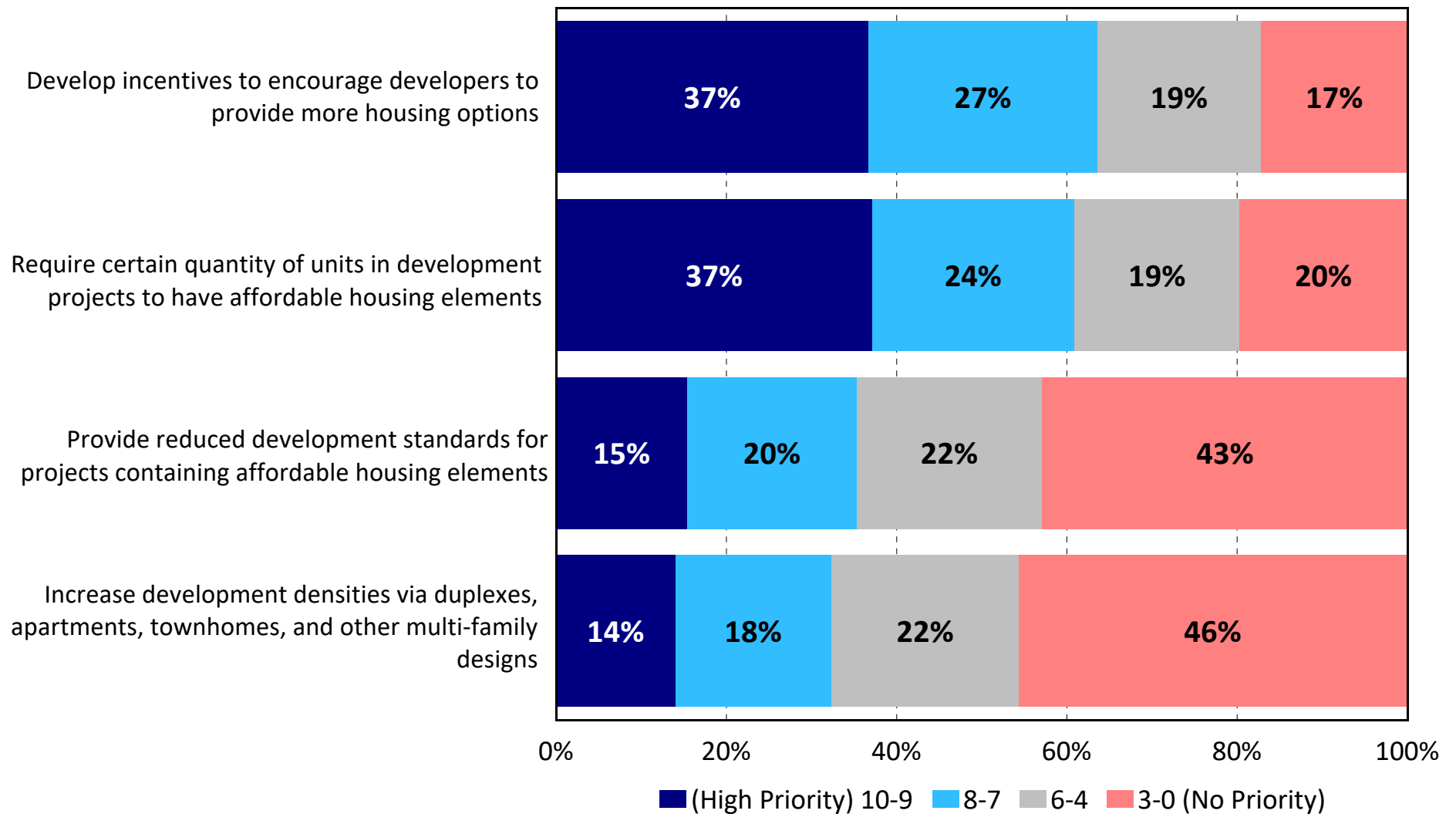
Q25. Which three priorities should receive the most emphasis from City leaders over the next three years?

by percentage of respondents who selected the item as one of their top THREE choices



Q26. How important are the following housing affordability issues?

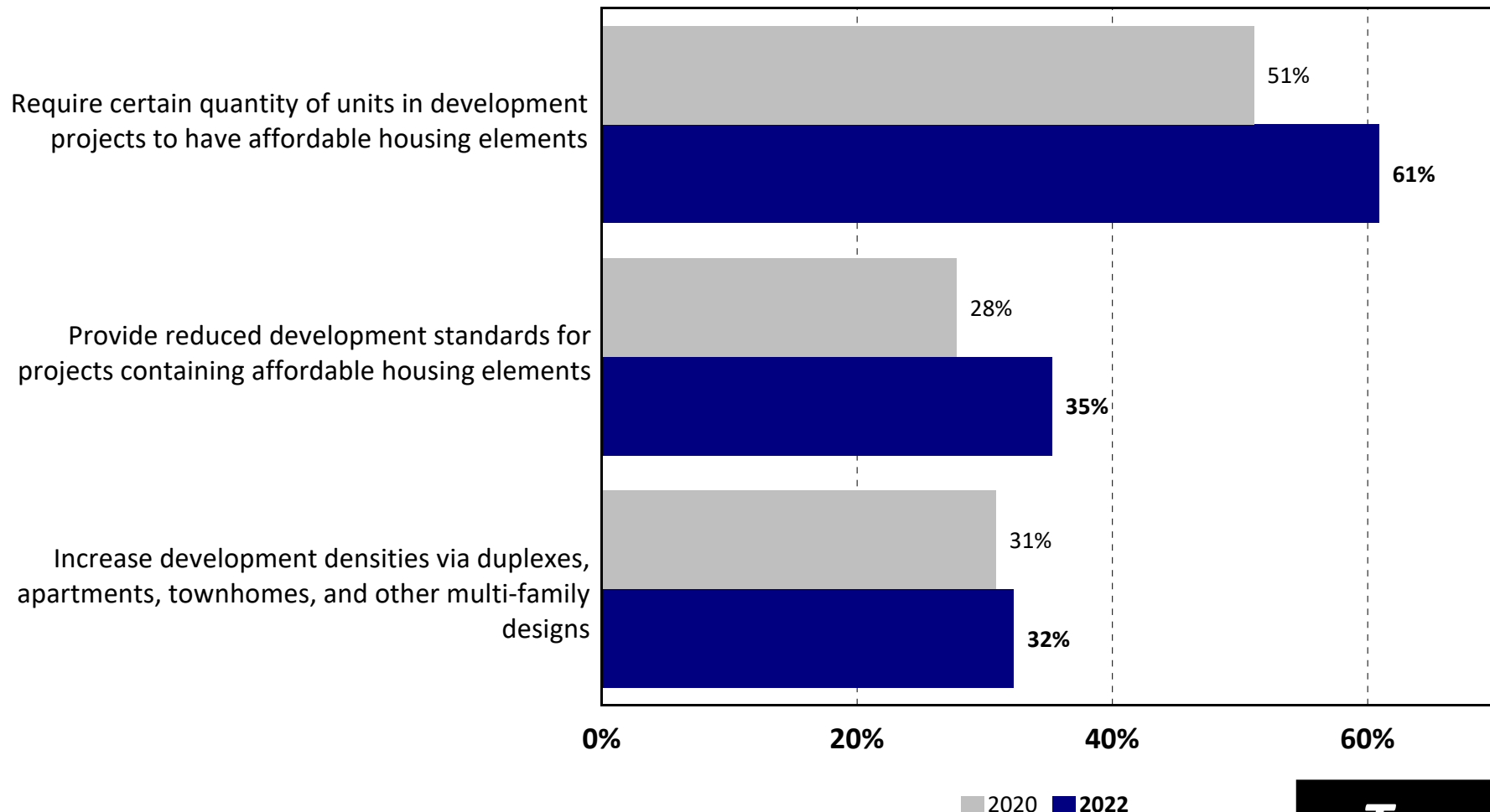
by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant “high priority” and a rating of 0 meant “no priority” (excluding “don't know”)



Q26. How important are the following housing affordability issues?

2020 vs. 2022

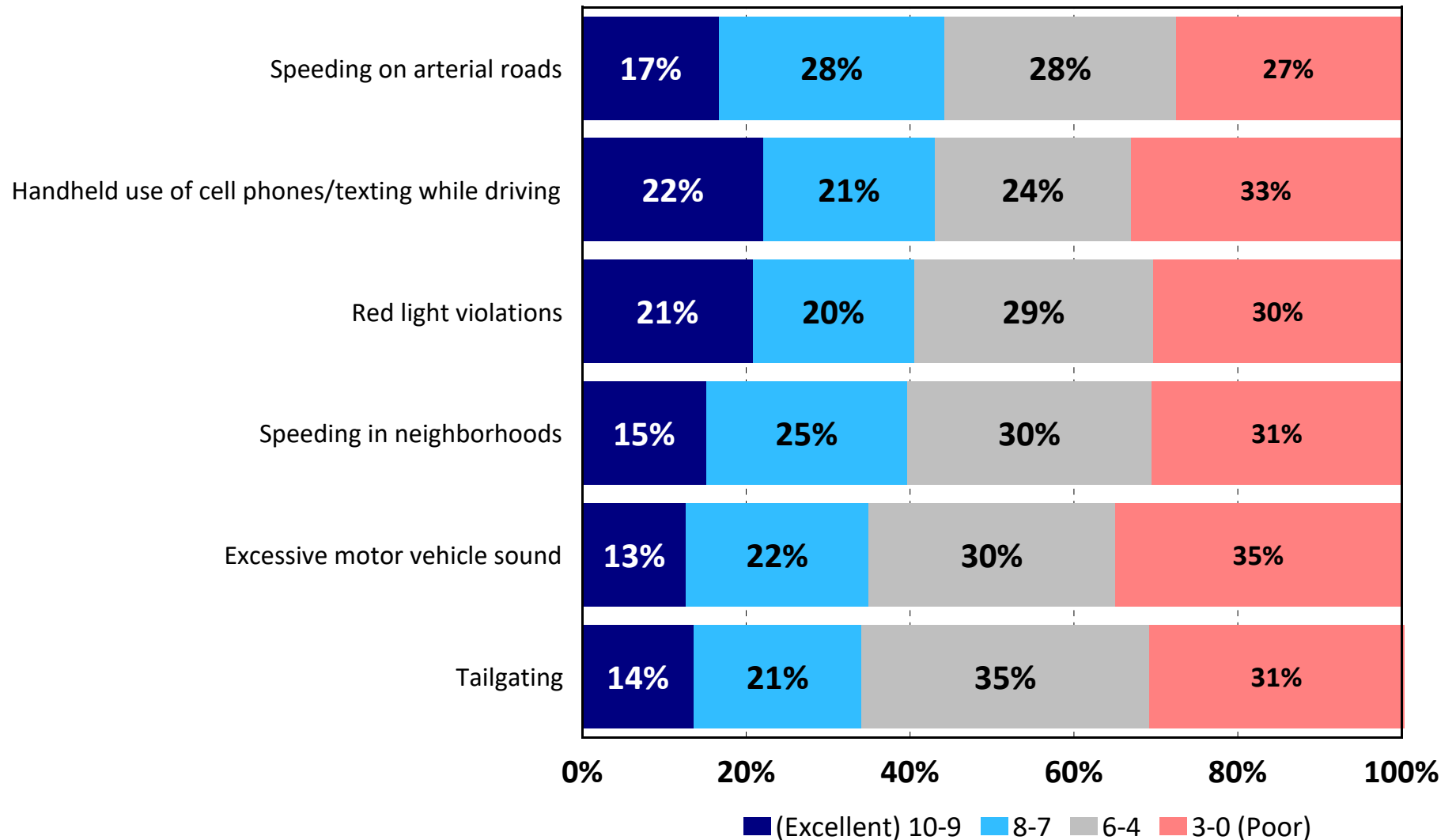
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

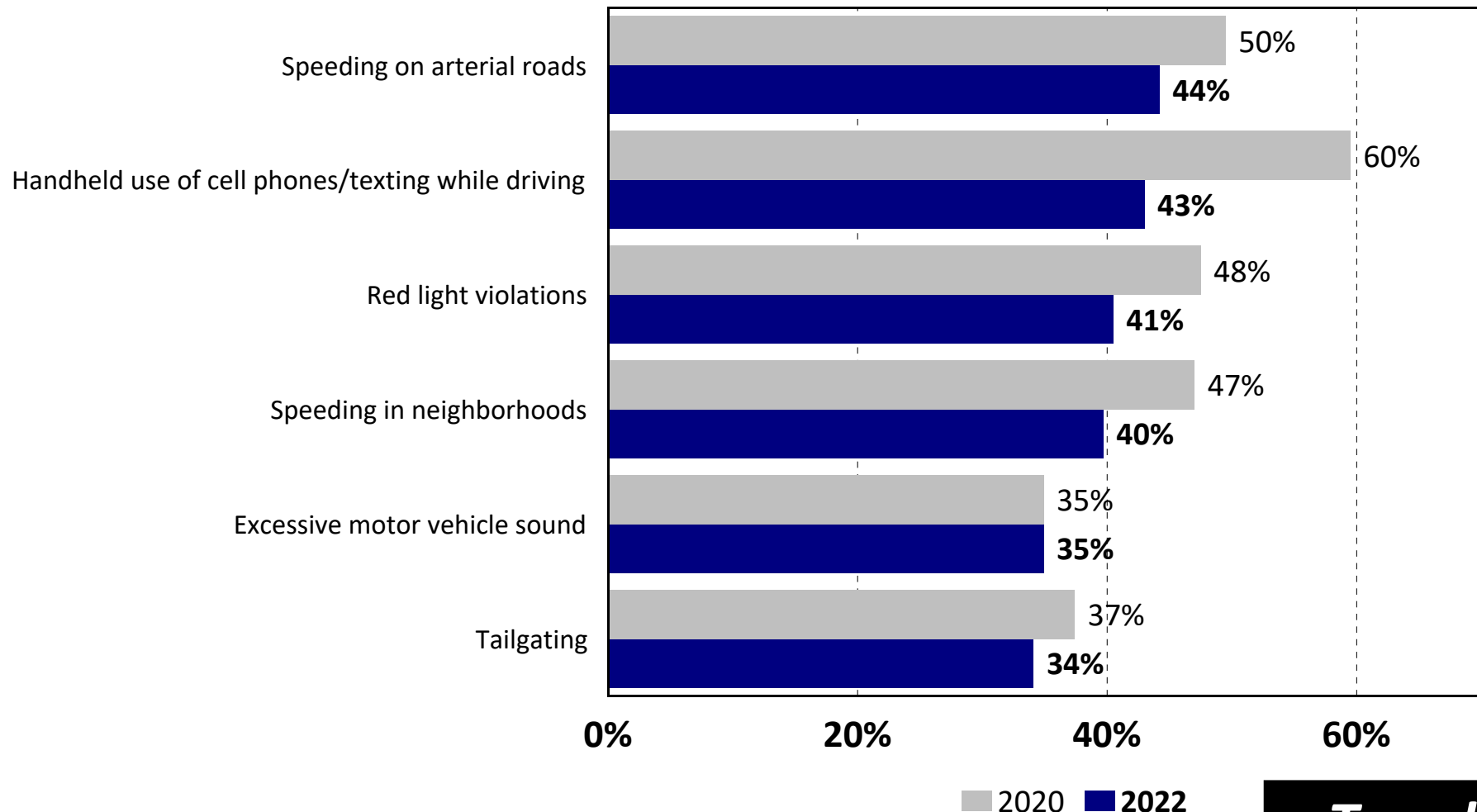
Q27. Ratings of Level of Effort in Enforcement of the Following Public Safety and Traffic Areas

by percentage of respondents who rated the item on an 11-point scale, where a rating of 10 meant "excellent" and a rating of 0 meant "poor" (excluding "don't know")



Q27. Ratings of Level of Effort in Enforcement of the Following Public Safety and Traffic Areas 2020 vs. 2022

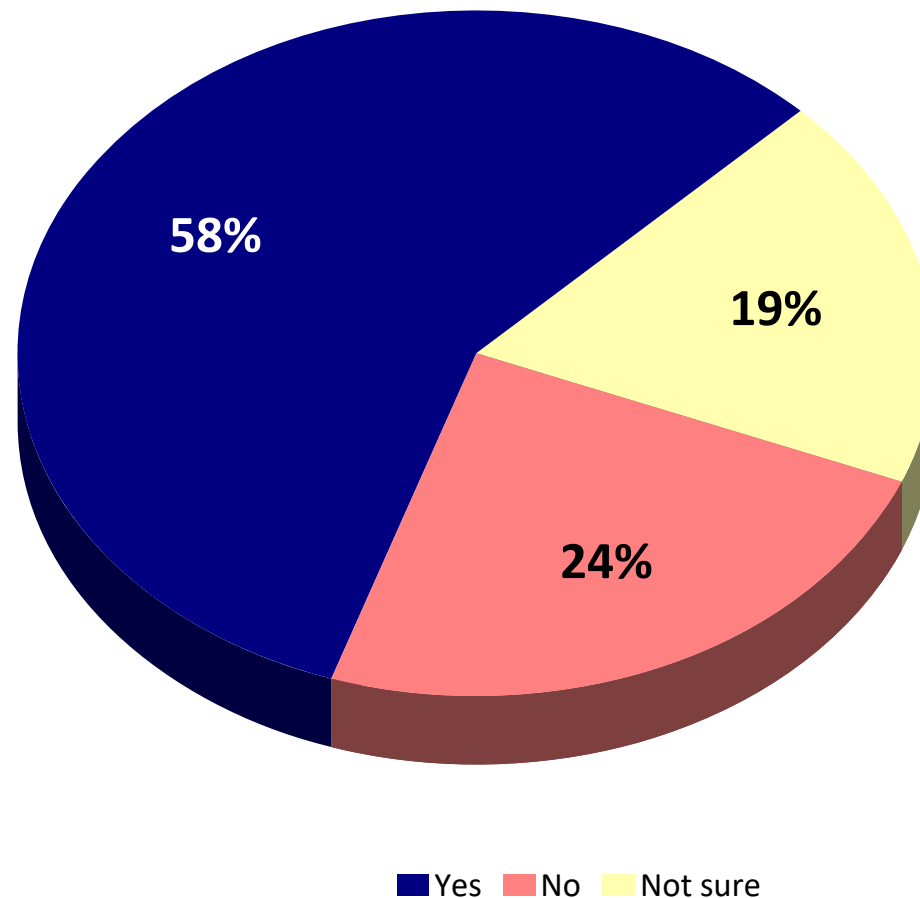
by percentage of respondents who rated the item as a 10, 9, 8 or 7 on an 11-point scale (excluding don't knows)



Trends

Q28. Do you feel the level of police presence in your neighborhood is sufficient, ensuring that Meridian communities remain a safe place for citizens?

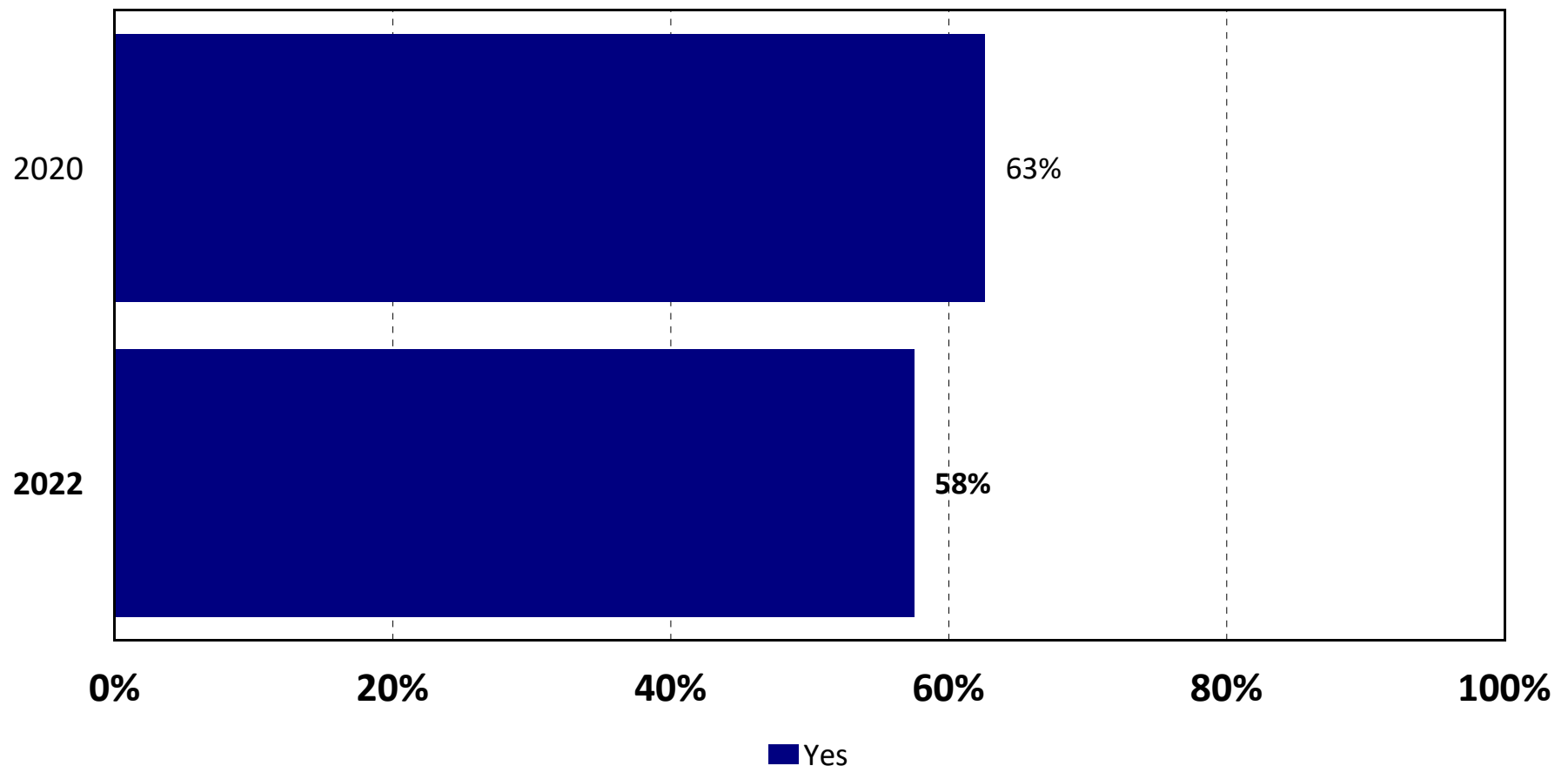
by percentage of respondents



Q28. Do you feel the level of police presence in your neighborhood is sufficient, ensuring that Meridian communities remain a safe place for citizens?

2020 vs. 2022

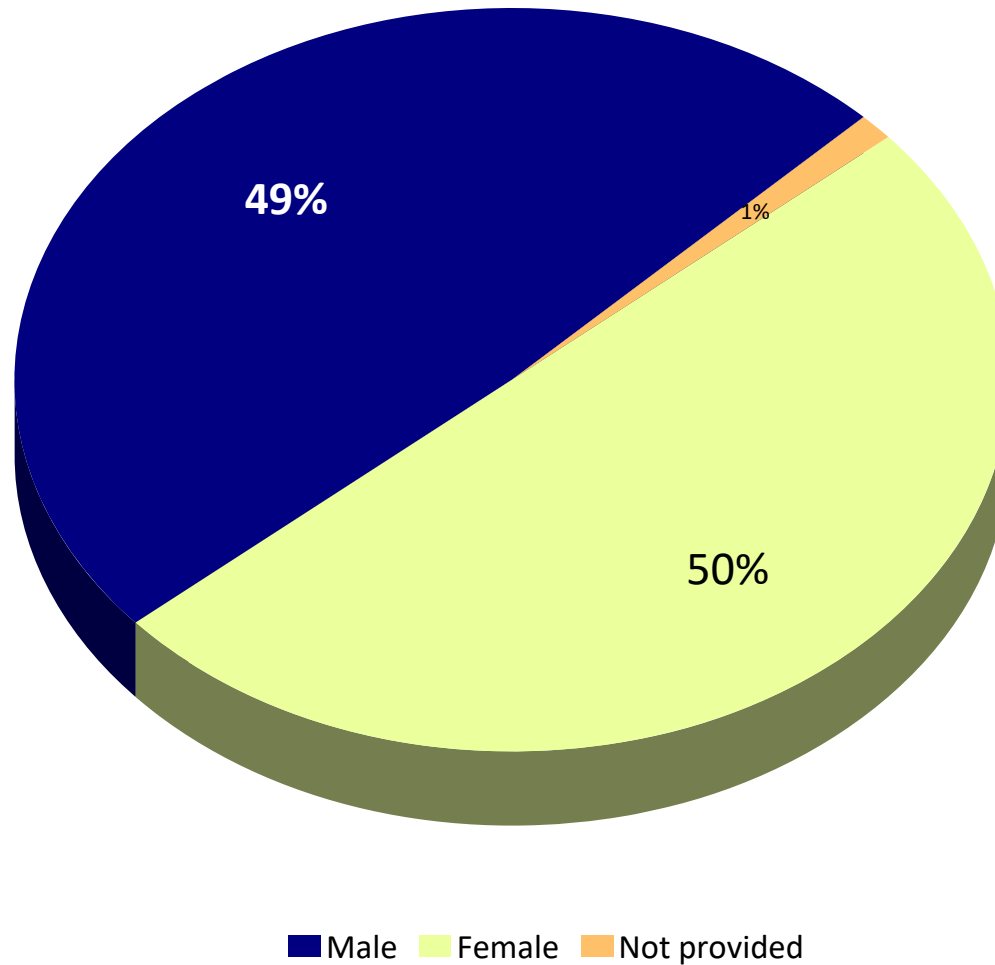
by percentage of respondents who answered "yes"



Trends

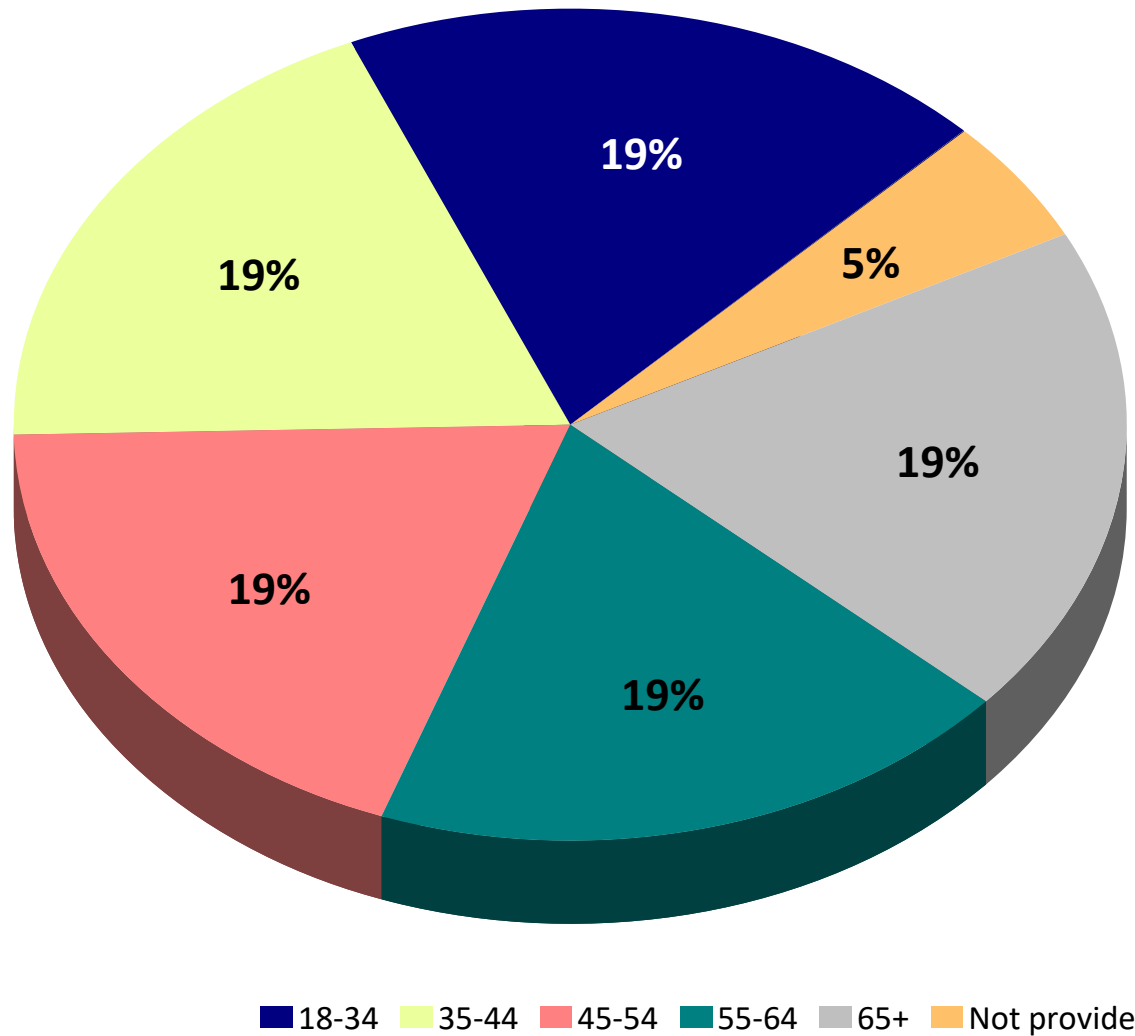
Q30. Gender of Respondents

by percentage of respondents



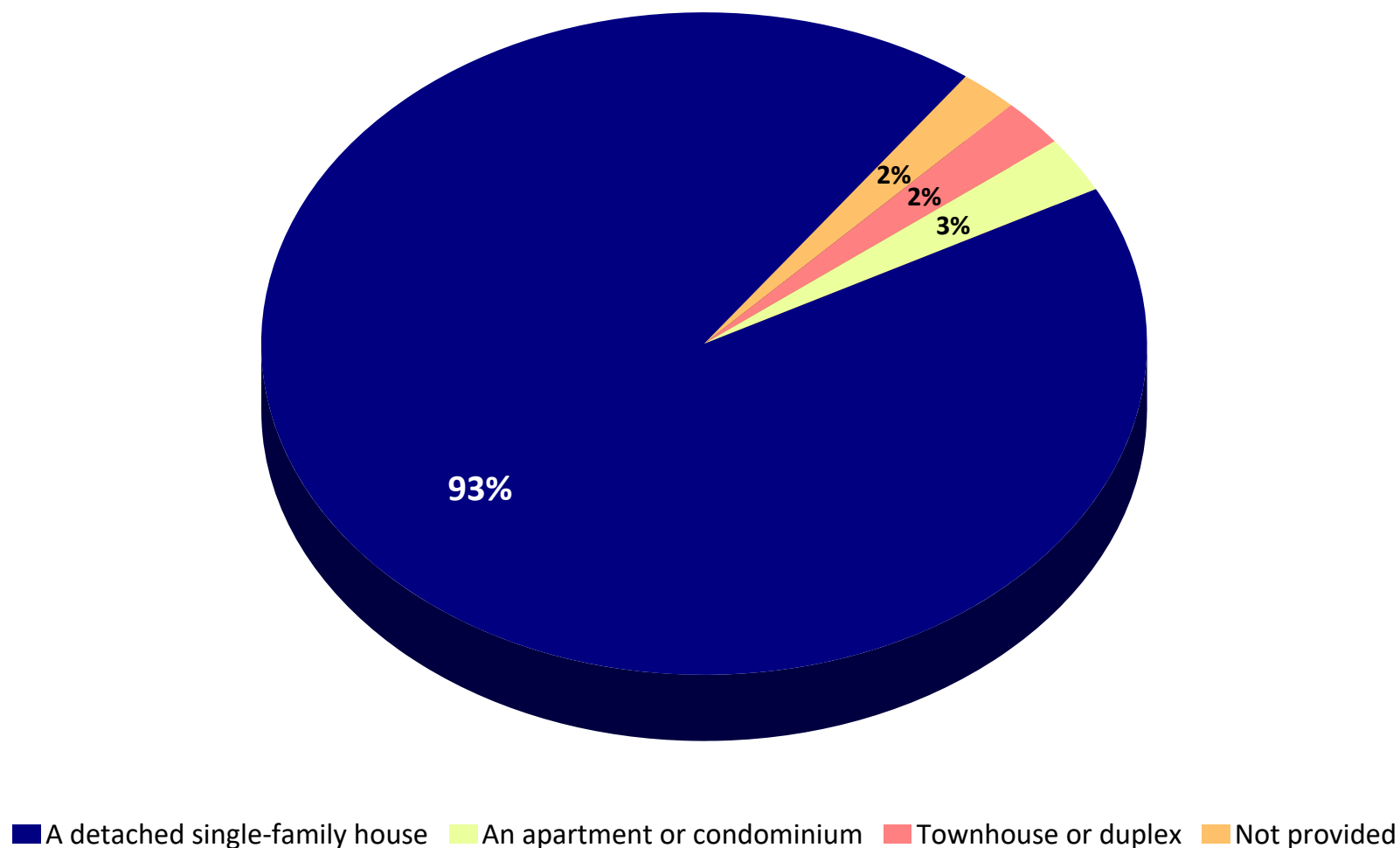
Q31. Age of Respondents

by percentage of respondents



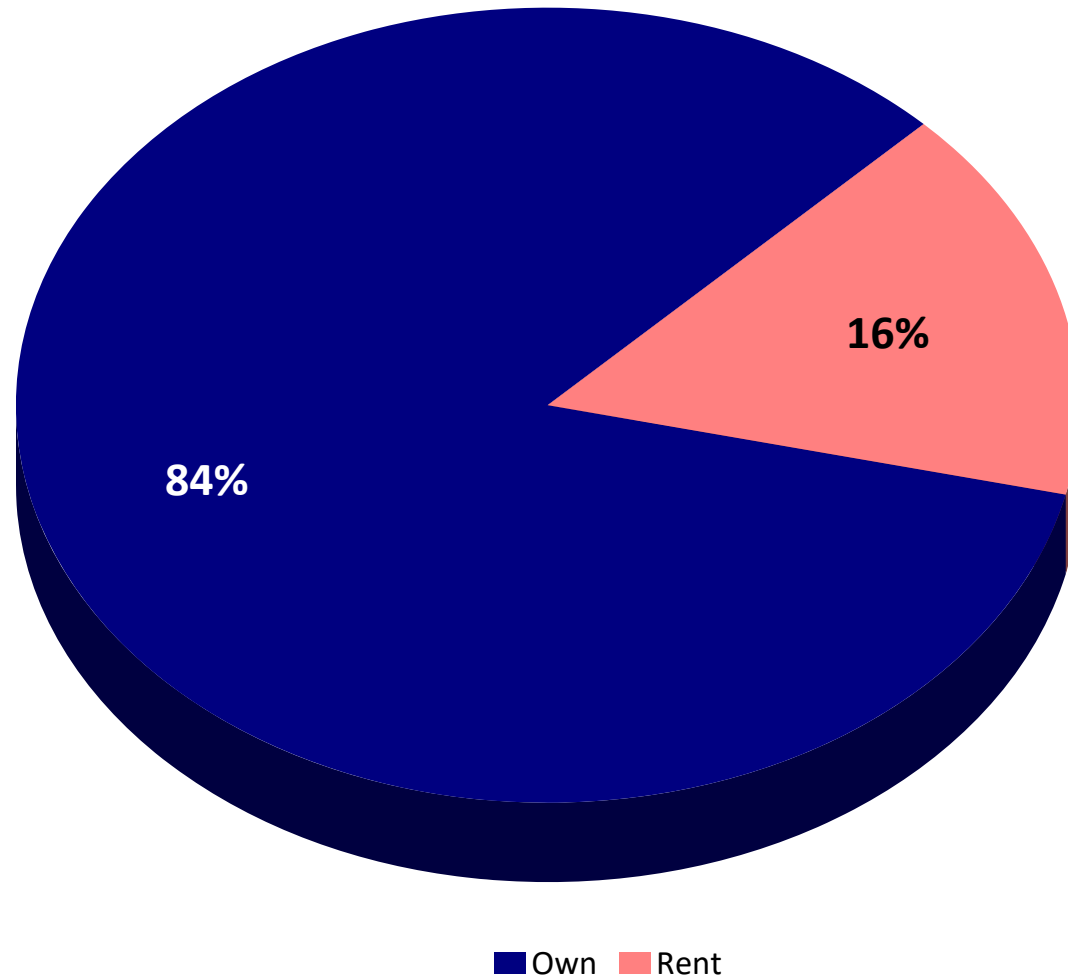
Q32. Which of the following best describes the home in which you live?

by percentage of respondents



Q33. Do you own or rent your home?

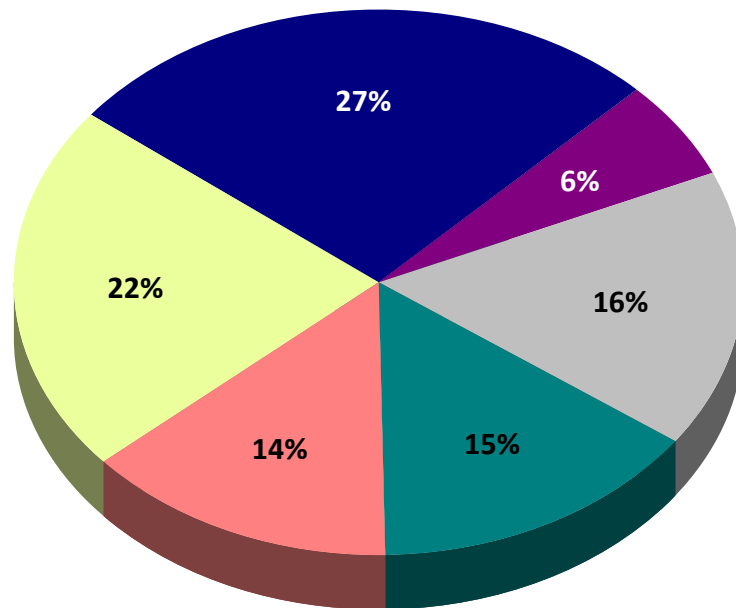
by percentage of respondents



Q34. How many years and months have you lived in Meridian?

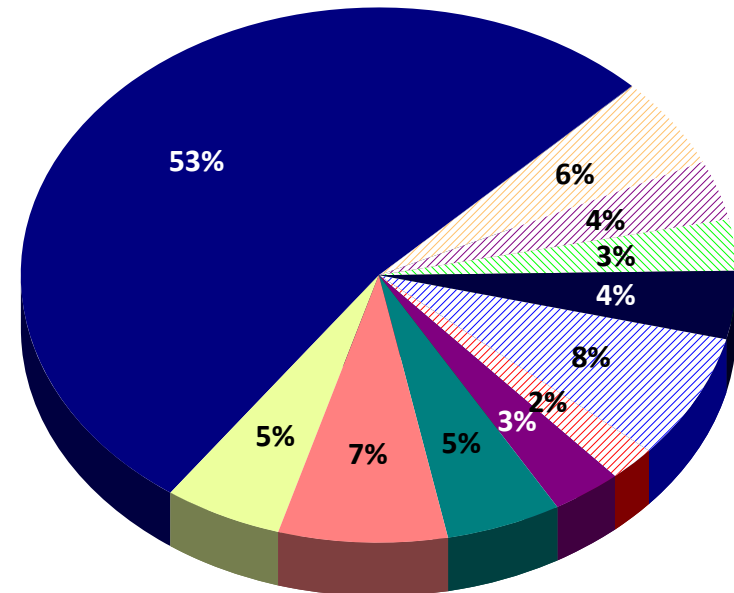
by percentage of respondents

Years



■ 5 or less
 ■ 6 to 10
 ■ 11 to 15
 ■ 16 to 20
 ■ 21 to 30
 ■ 31+

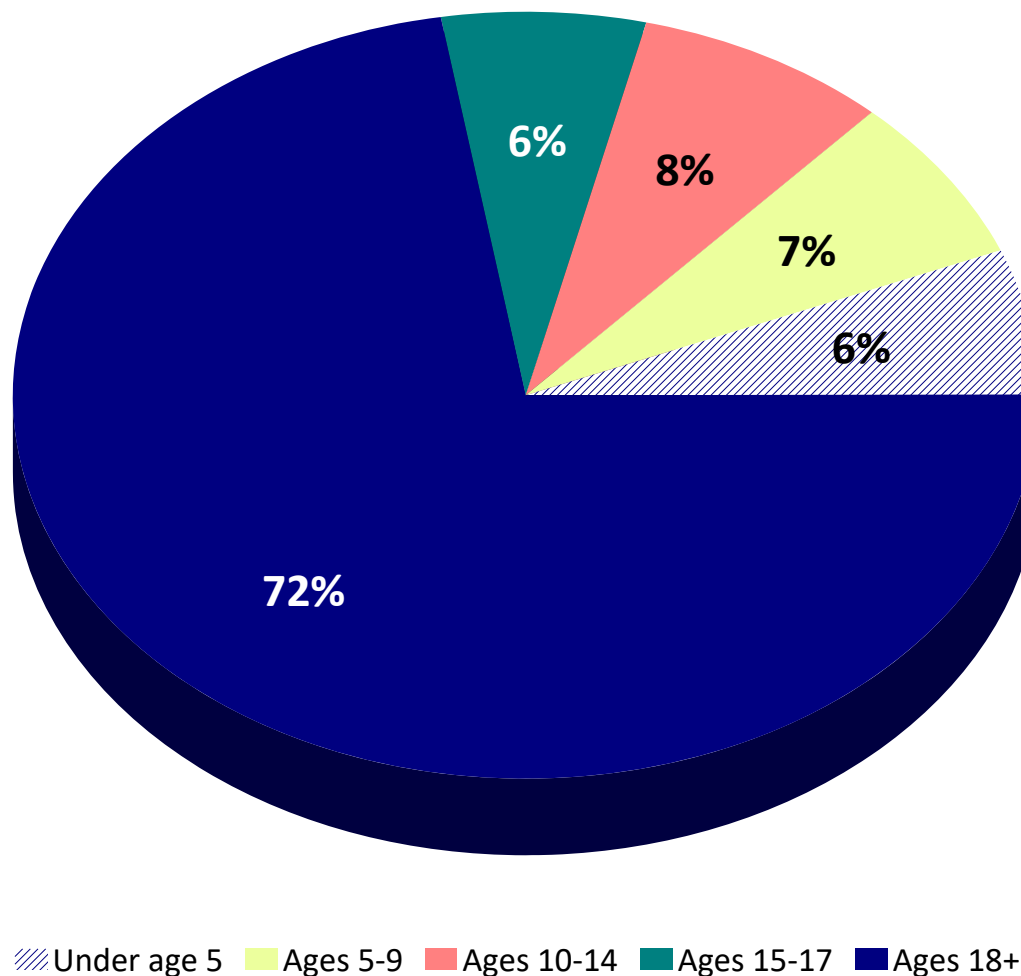
Months



■ 0
 ■ 1
 ■ 2
 ■ 3
 ■ 4
 ■ 5
 ▨ 6
 ■ 7
 ▨ 8
 ▨ 9
 ▨ 10+

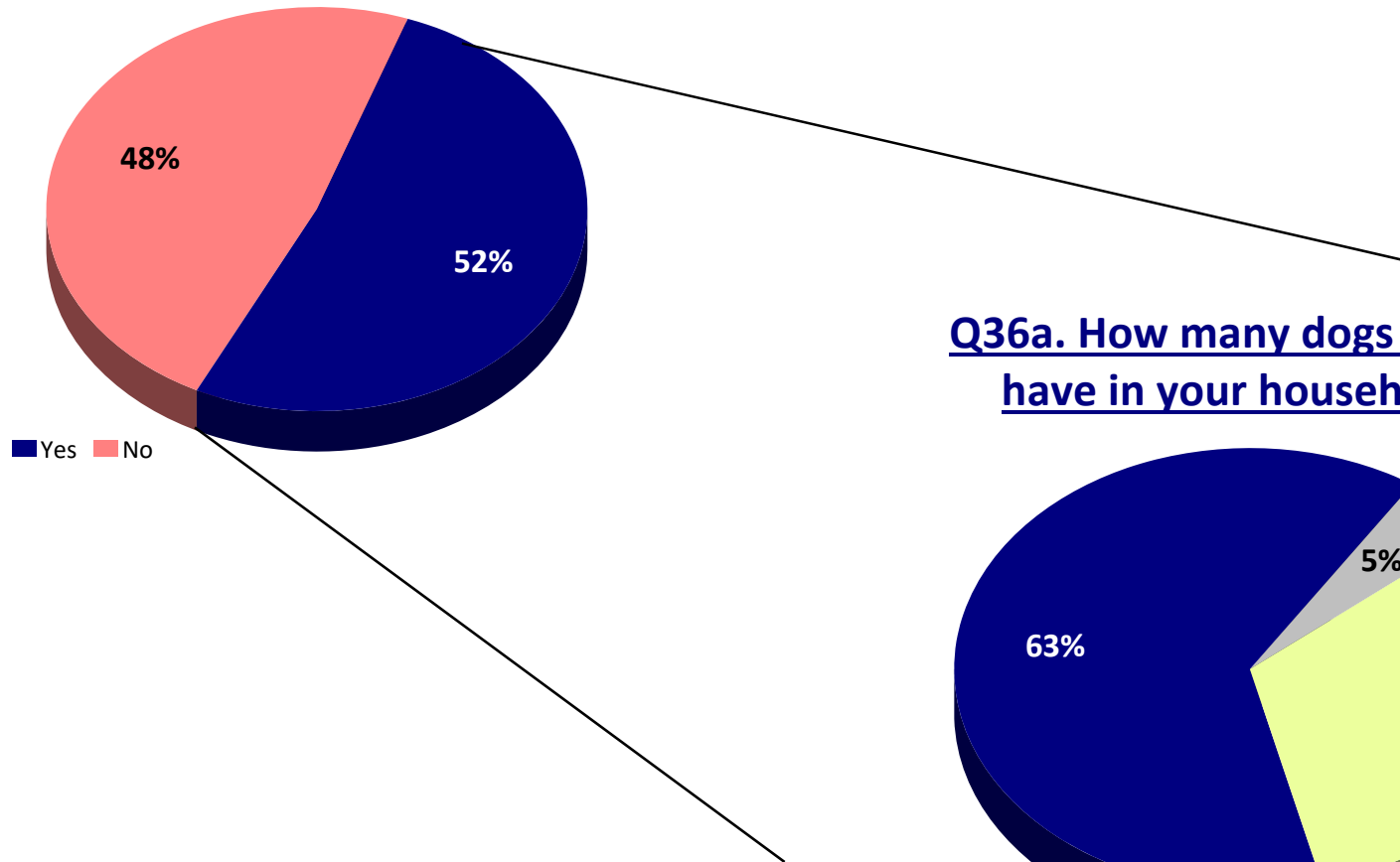
Q35. Ages of Household Occupants

by percentage of persons in the household

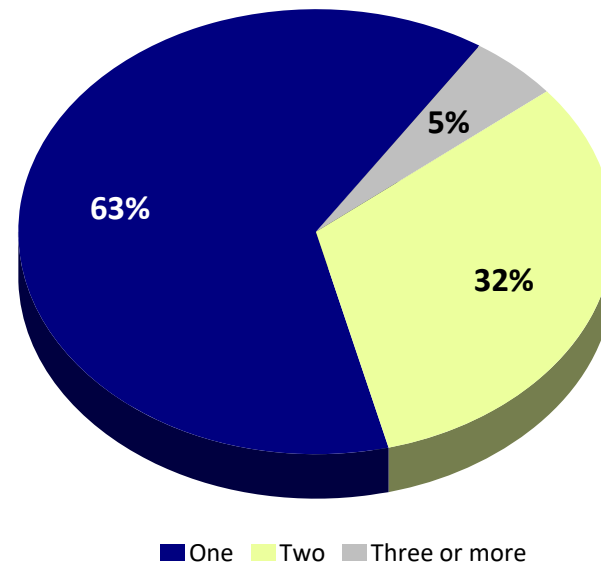


Q36. Does your household have a dog?

by percentage of respondents

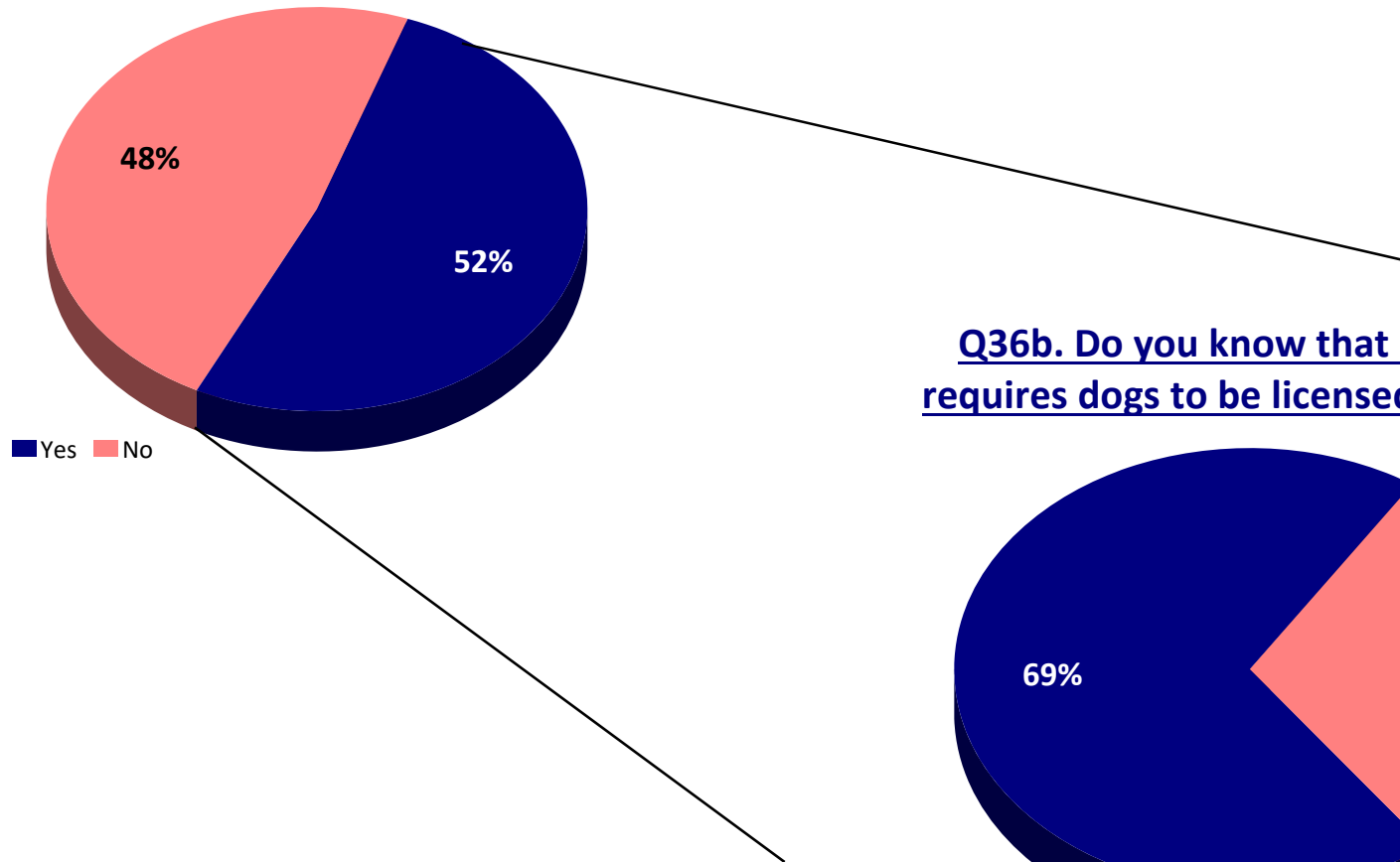


Q36a. How many dogs do you have in your household?

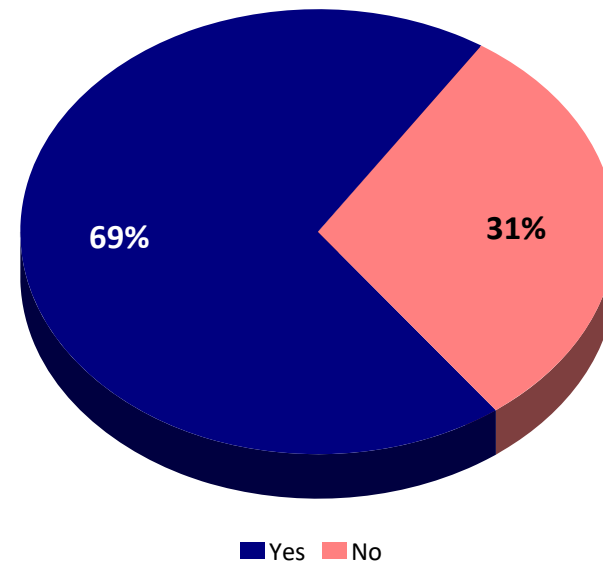


Q36. Does your household have a dog?

by percentage of respondents

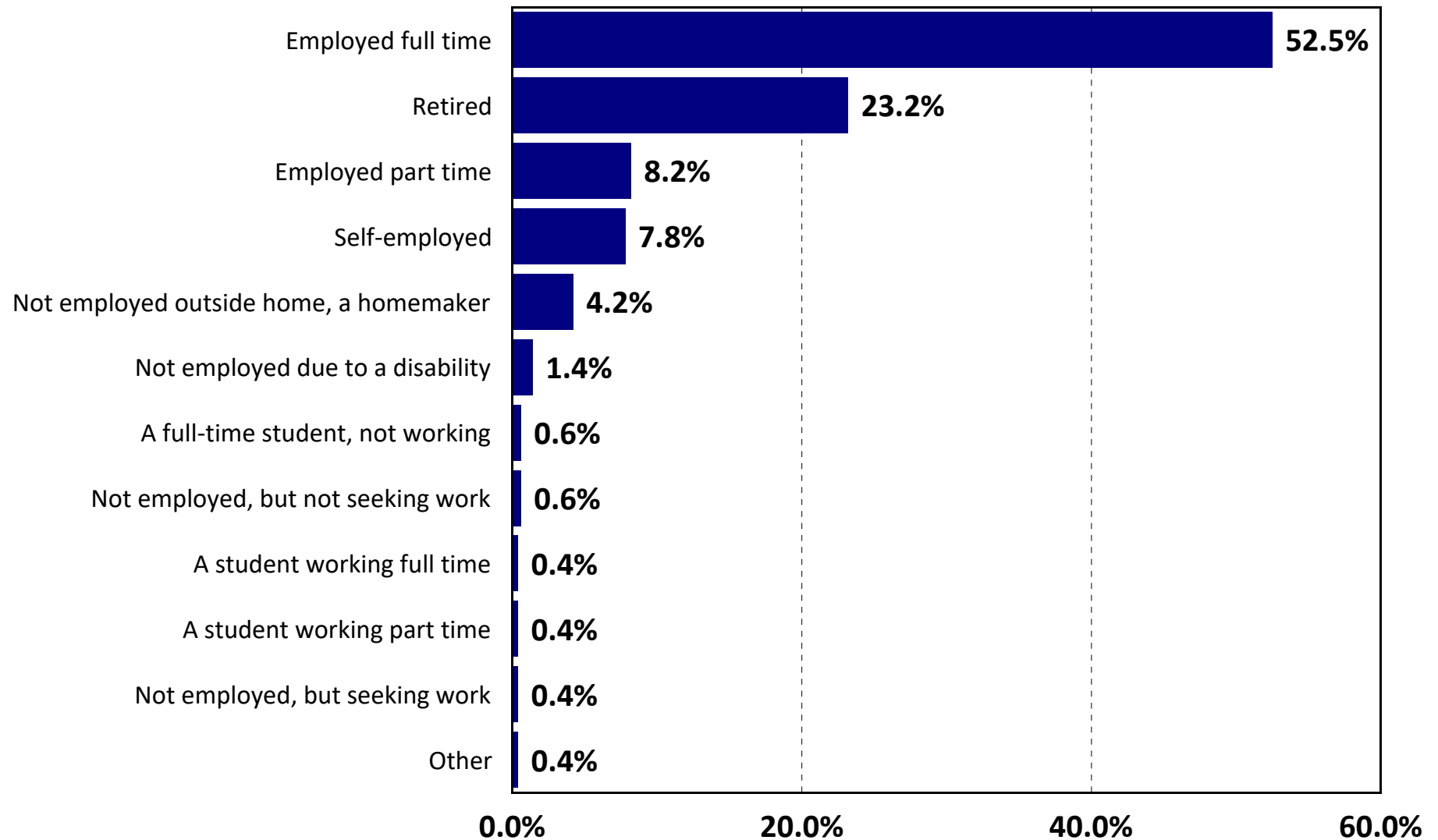


Q36b. Do you know that Meridian requires dogs to be licensed annually?



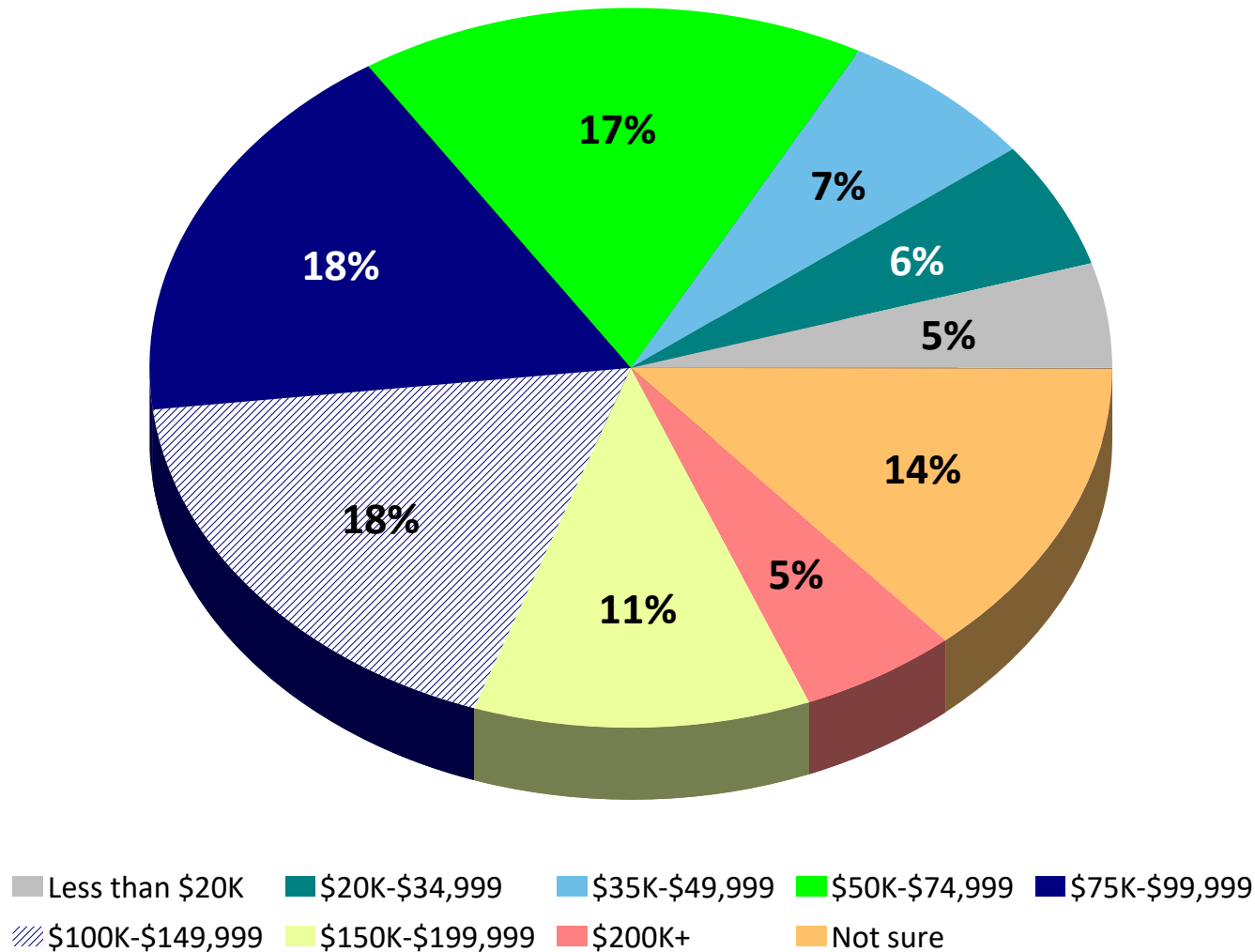
Q37. Which of the following best describes your current employment status?

by percentage of respondents



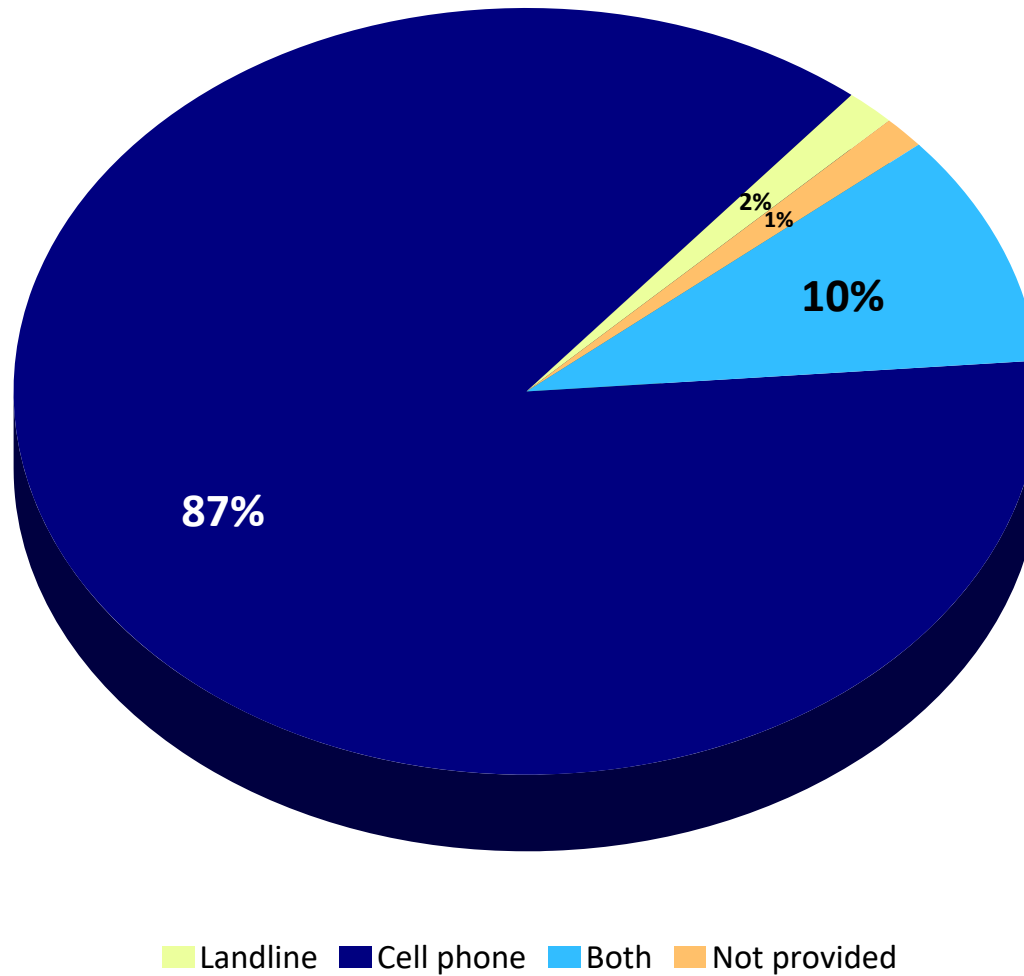
Q38. What is the approximate total annual family income of all members of your household?

by percentage of respondents



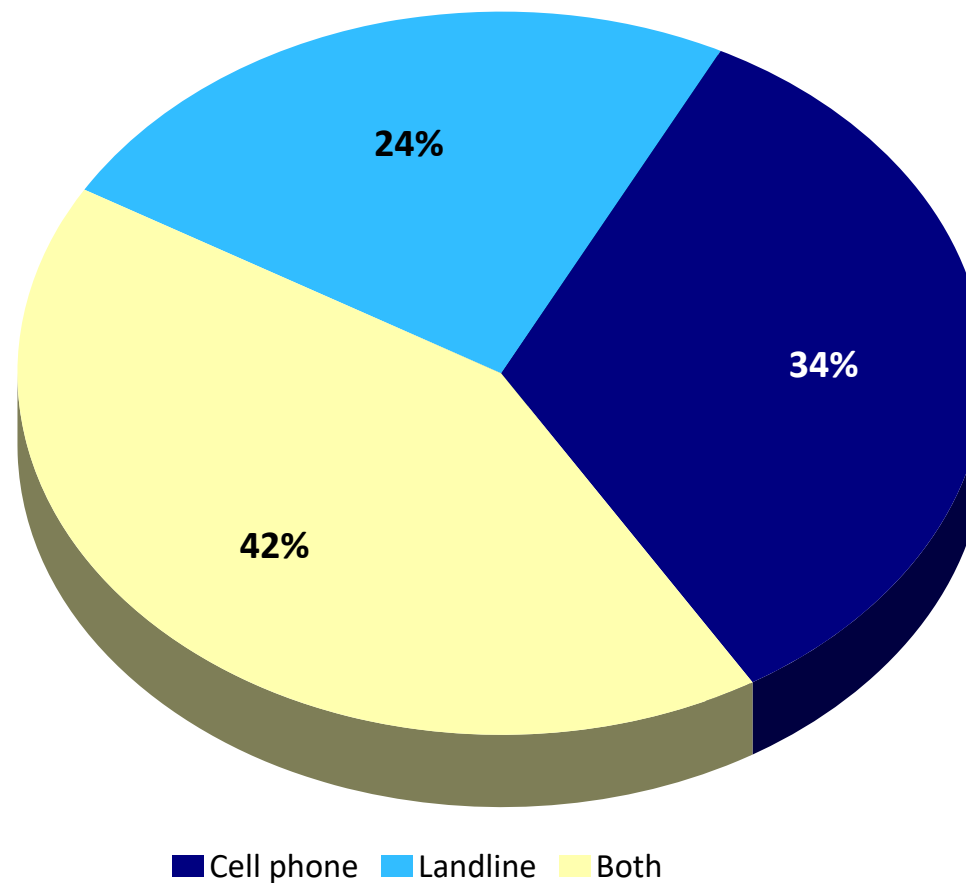
Q39. How do you make and receive phone calls?

by percentage of respondents



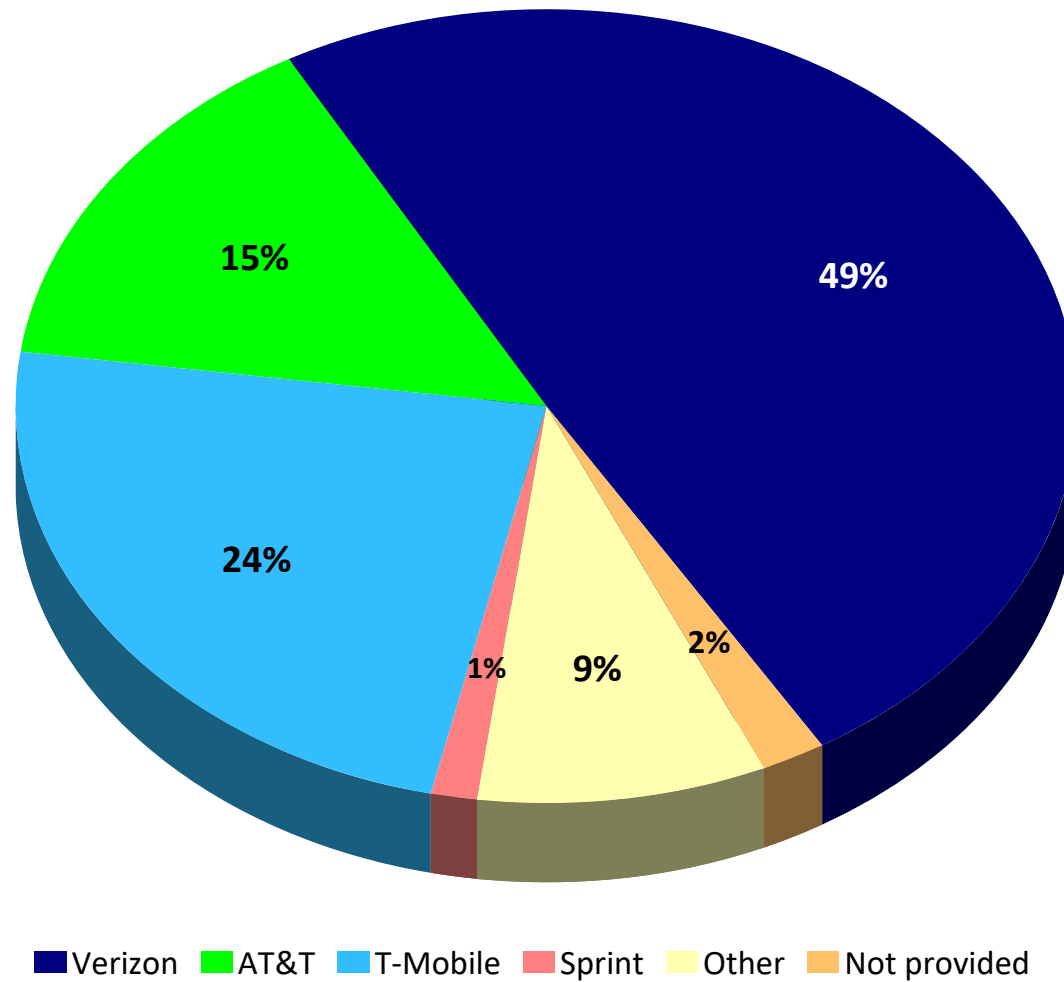
Q39a. Do you primarily use your cell phone, landline or both to make and receive calls?

by percentage of respondents who use both a landline and cell phone to make and receive phone calls



Q39b. Who is your cell phone service provider?

by percentage of respondents who use a cell phone to make and receive phone calls



2 Importance-Satisfaction Analysis

Importance-Satisfaction Analysis



Overview

Today, community leaders have limited resources which need to be targeted to activities that are of the most benefit to their citizens. Two of the most important criteria for decision making are (1) to target resources toward services of the highest importance to citizens; and (2) to target resources toward those services where citizens are the least satisfied.

The Importance-Satisfaction (I-S) rating is a unique tool that allows public officials to better understand both of these highly important decision-making criteria for each of the services they are providing. The Importance-Satisfaction (I-S) rating is based on the concept that public agencies will maximize overall customer satisfaction by emphasizing improvements in those areas where the level of satisfaction is relatively low, and the perceived importance of the service is relatively high.

The rating is calculated by summing the percentage of responses for items selected as the first, second, and third most important services for the City to emphasize over the next 3 to 5 years. The sum is then multiplied by 1 minus the percentage of respondents who indicated they were positively satisfied with the City's performance in the related area (the sum of the ratings of 4 and 5 on a 5-point scale excluding "Don't Know" responses). "Don't Know" responses are excluded from the calculation to ensure the satisfaction ratings among service categories are comparable.

I-S Rating = Importance x (1-Satisfaction)

Example of the Calculation

Respondents were asked to identify the major City services that are most important to emphasize over the next 2 years. More than half (54.8%) of households selected "*planning and zoning services*" as one of the most important services for the City to emphasize.

With regard to satisfaction, 42.9% of respondents surveyed rated "*planning and zoning services*" as a "4" or "5" on a 5-point scale (where "5" means "Very Satisfied") excluding "Don't Know" responses. The I-S rating was calculated by multiplying the sum of the most important percentages by one minus the sum of the satisfaction percentages. In this example, 54.8% was multiplied by 57.1% (1-0.429). This calculation yielded an I-S rating of 0.3129, which ranked first out of seventeen major categories of City services analyzed.

Importance-Satisfaction Analysis



The maximum rating is 1.00 and would be achieved when 100% of the respondents select an item as one of their top two choices of importance and 0% indicate they are positively satisfied with the delivery of the service.

The lowest rating is 0.00 and could be achieved under either of the following two situations:

- If 100% of the respondents were positively satisfied with the delivery of the service
- If none (0%) of the respondents selected the service as one of the two most important areas.

Interpreting the Ratings

Ratings that are greater than or equal to 0.20 identify areas that should receive significantly more emphasis. Ratings from 0.10 to 0.20 identify service areas that should receive increased emphasis. Ratings less than 0.10 should continue to receive the current level of emphasis.

- Definitely Increase Emphasis (I-S > 0.20)
- Increase Current Emphasis (I-S = 0.10 - 0.20)
- Maintain Current Emphasis (I-S < 0.10)

A table showing the results for the City of Meridian is provided on the following page.

2022 Importance-Satisfaction Rating

City of Meridian

Major Categories of City Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
<u>Very High Priority (IS >.20)</u>						
Planning & zoning services	55%	1	43%	17	0.3129	1
<u>High Priority (IS = .10-.20)</u>						
Traffic enforcement	34%	3	62%	15	0.1260	2
<u>Medium Priority (IS <.10)</u>						
Police department/law enforcement	43%	2	84%	6	0.0677	3
Building permit services	15%	8	57%	16	0.0644	4
Recycling services	18%	6	70%	12	0.0535	5
Code enforcement	12%	9	69%	13	0.0387	6
Programs for youth	17%	7	79%	9	0.0351	7
Communications	8%	12	66%	14	0.0282	8
Recreation programs	10%	10	80%	8	0.0202	9
Fire prevention and public education	7%	13	77%	10	0.0163	10
City parks	19%	5	92%	2	0.0151	11
Water services	8%	11	85%	5	0.0127	12
Fire/Rescue services	22%	4	96%	1	0.0087	13
Utility billing services	3%	15	81%	7	0.0062	14
Garbage/trash pick-up services	4%	14	88%	3	0.0052	15
Passport Acceptance Agency	2%	17	71%	11	0.0051	16
Sewer services	3%	16	85%	4	0.0042	17

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings 10, 9, 8, and 7 excluding don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 10 to 0, with 10 being "Excellent" and 0 being "Poor."

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Importance-Satisfaction Analysis



Importance-Satisfaction Matrix Analysis

The Importance-Satisfaction rating is based on the concept that public agencies will maximize overall customer satisfaction by emphasizing improvements in those areas where the level of satisfaction is relatively low, and the perceived importance of the service is relatively high. ETC Institute developed an Importance-Satisfaction Matrix to display the perceived importance of major services that were assessed on the survey against the perceived quality of service delivery. The two axes on the matrix represent Satisfaction (vertical) and relative Importance (horizontal).

The I-S (Importance-Satisfaction) matrix should be interpreted as follows.

- **Continued Emphasis (above average importance and above average satisfaction).** This area shows where the City is meeting customer expectations. Items in this area have a significant impact on the customer's overall level of satisfaction. The City should maintain (or slightly increase) emphasis on items in this area.
- **Exceeding Expectations (below average importance and above average satisfaction).** This area shows where the City is performing significantly better than customers expect the City to perform. Items in this area do not significantly affect the overall level of satisfaction that residents have with City services. The City should maintain (or slightly decrease) emphasis on items in this area.
- **Opportunities for Improvement (above average importance and below average satisfaction).** This area shows where the City is not performing as well as residents expect the City to perform. This area has a significant impact on customer satisfaction, and the City should DEFINITELY increase emphasis on items in this area.
- **Less Important (below average importance and below average satisfaction).** This area shows where the City is not performing well relative to its performance in other areas; however, this area is generally considered to be less important to residents. This area does not significantly affect overall satisfaction with City services because the items are less important to residents. The agency should maintain current levels of emphasis on items in this area.

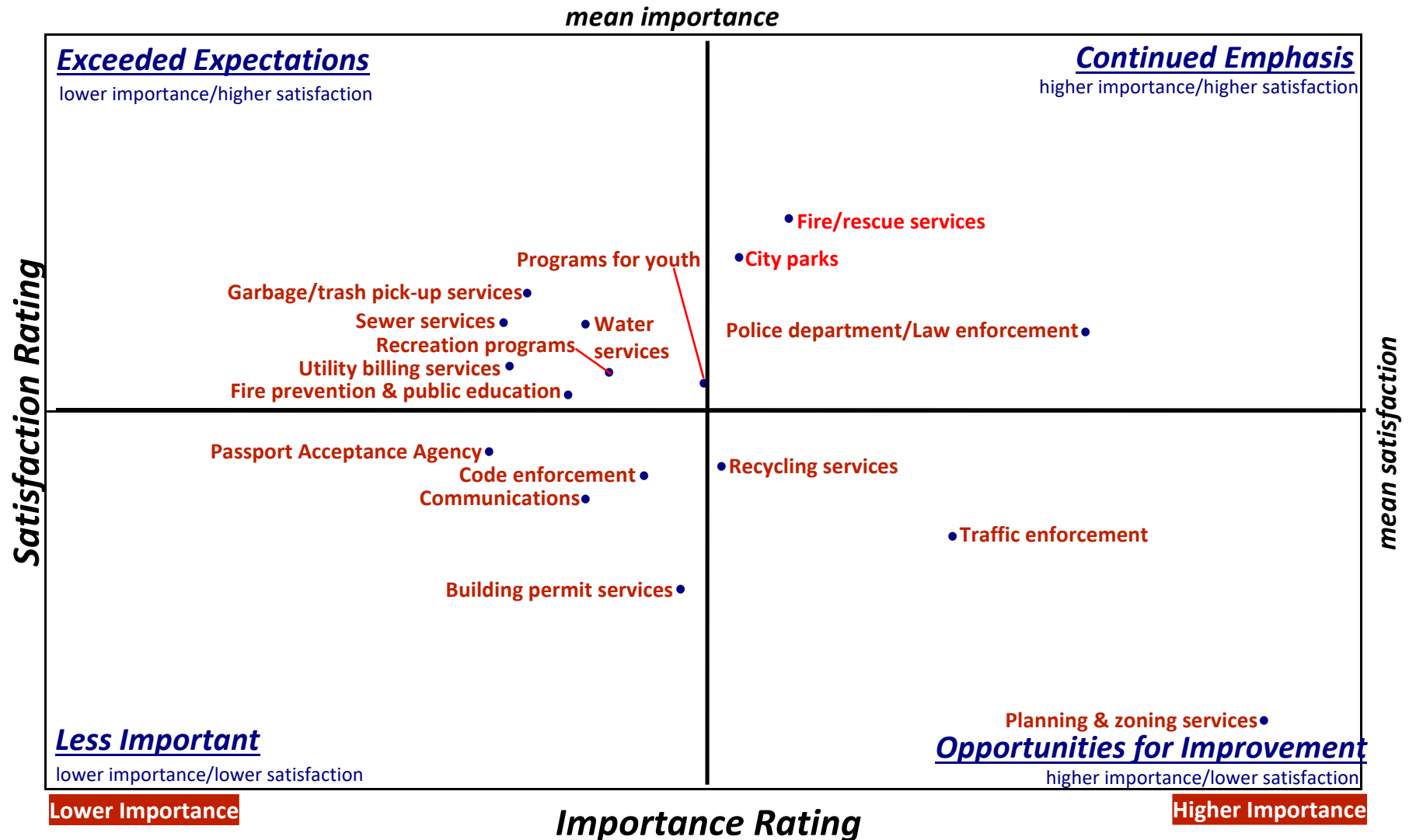
A matrix chart showing the results for the City of Meridian is provided on the following page.

2022 City of Meridian Citizen Survey

Importance-Satisfaction Assessment Matrix

-City Services-

(points on the graph show deviations from the mean importance and satisfaction ratings given by respondents to the survey)





Benchmarking Analysis

Benchmarking Analysis



Overview

ETC Institute's *DirectionFinder*® program was originally developed in 1999 to help community leaders use statistically-valid community survey data as a tool for making better decisions. Since November 1999, the survey has been administered in more than 300 cities and counties in 43 states. Most participating communities conduct the survey on an annual or biennial basis.

This report contains benchmarking data from two sources: (1) a national survey that was administered by ETC Institute during the fall of 2021 to a random sample of more than 9,000 residents in the continental United States and (2) a regional survey that was administered by ETC Institute during the fall of 2021 to a random sample of residents living in the Northwest Region of the United States. The Northwest Region includes the states of Washington, Oregon, Idaho, and Montana.

The charts on the following pages show how the results for the City of Meridian compare to the national average and the Northwest regional average. The blue bar shows the results for the City of Meridian, the red bar shows the Northwest regional average, and the yellow bar shows the national average.

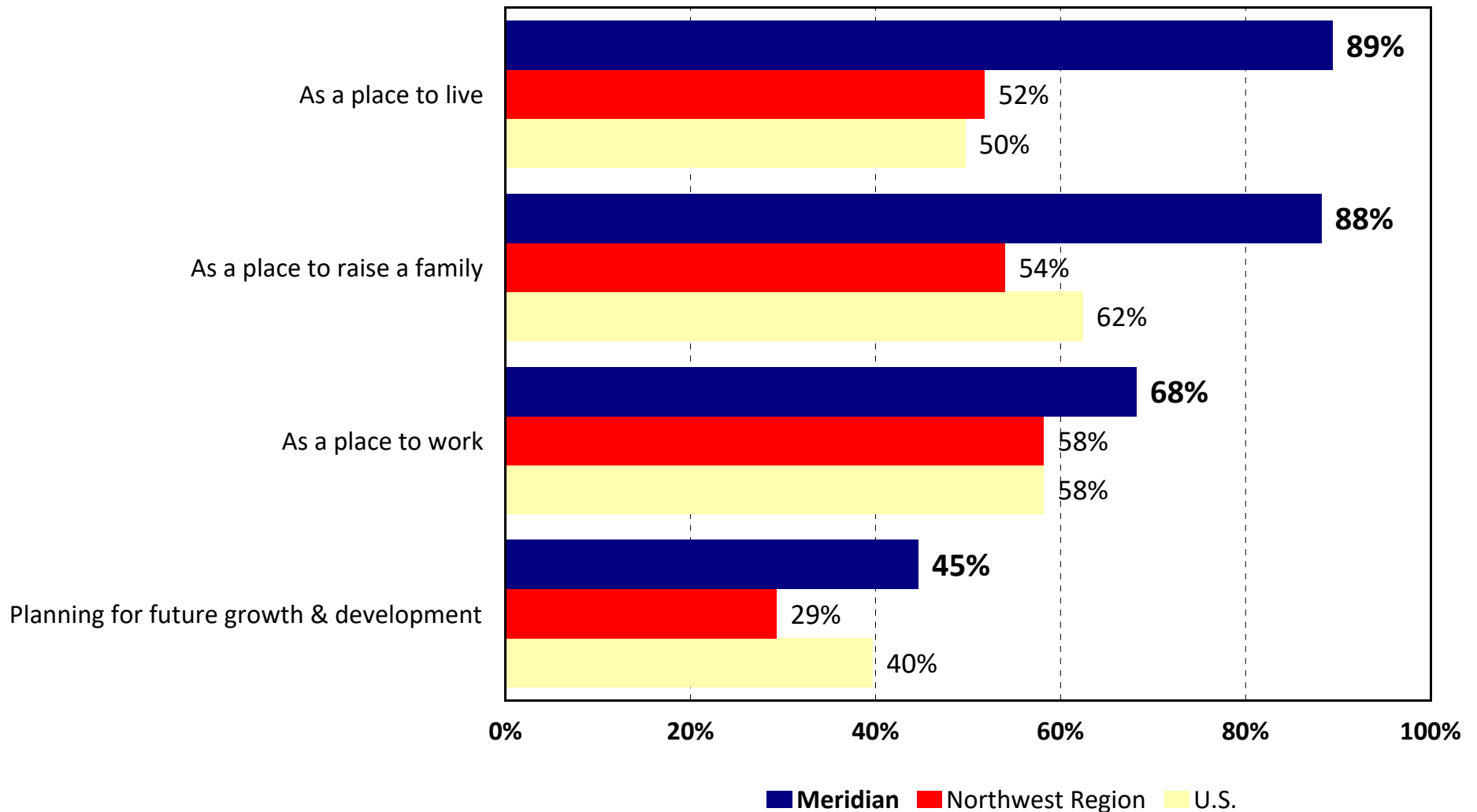
National Benchmarks

Note: The benchmarking data contained in this report is protected intellectual property. Any reproduction of the benchmarking information in this report by persons or organizations not directly affiliated with the City of Meridian is not authorized without written consent from ETC Institute.

Ratings of Items that Influence Perceptions of the City

Meridian vs. Northwest Region vs. the U.S.

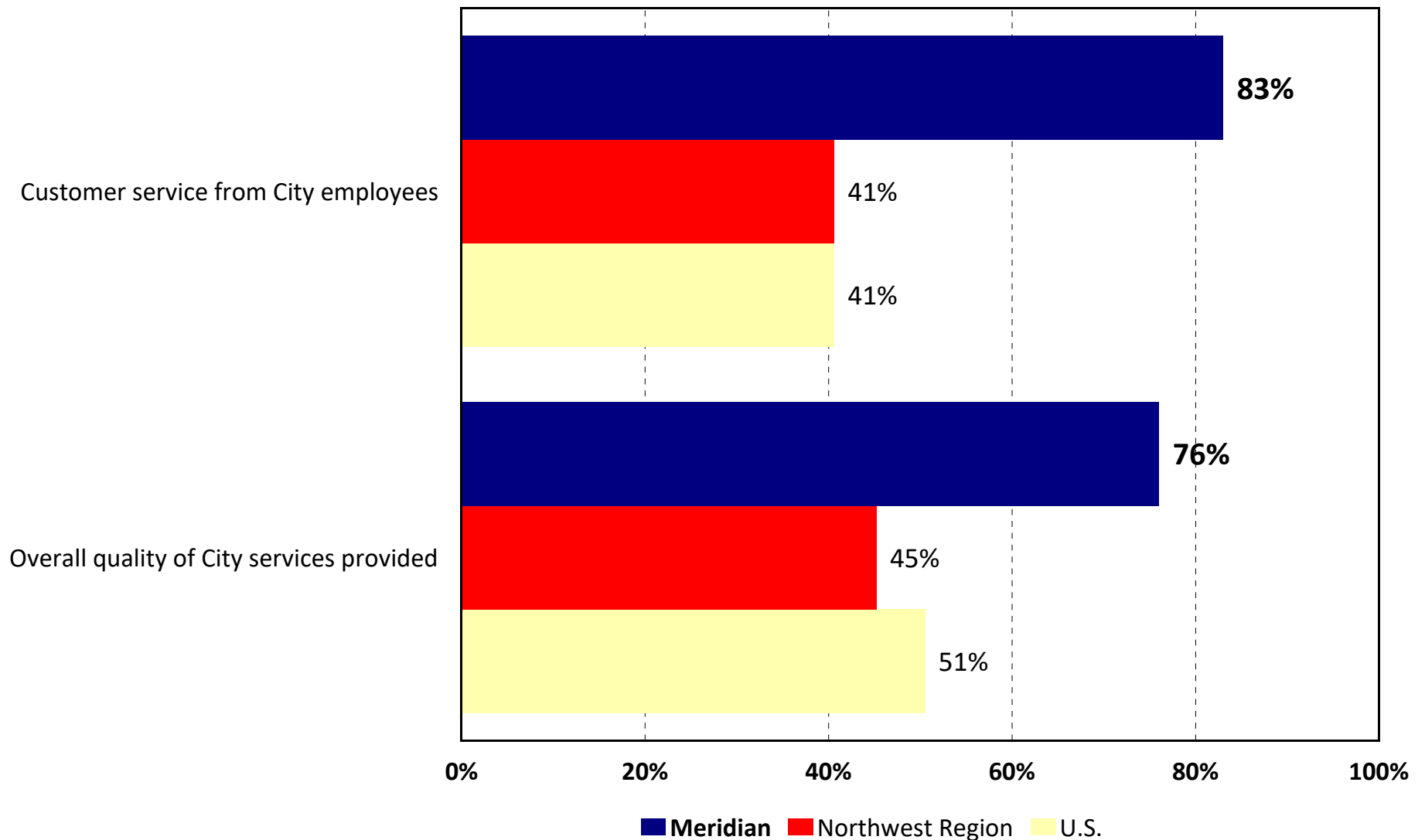
by percentage of respondents who gave positive ratings for the item (excluding don't knows)



Ratings of Items Related to Quality of Life

Meridian vs. Northwest Region vs. the U.S.

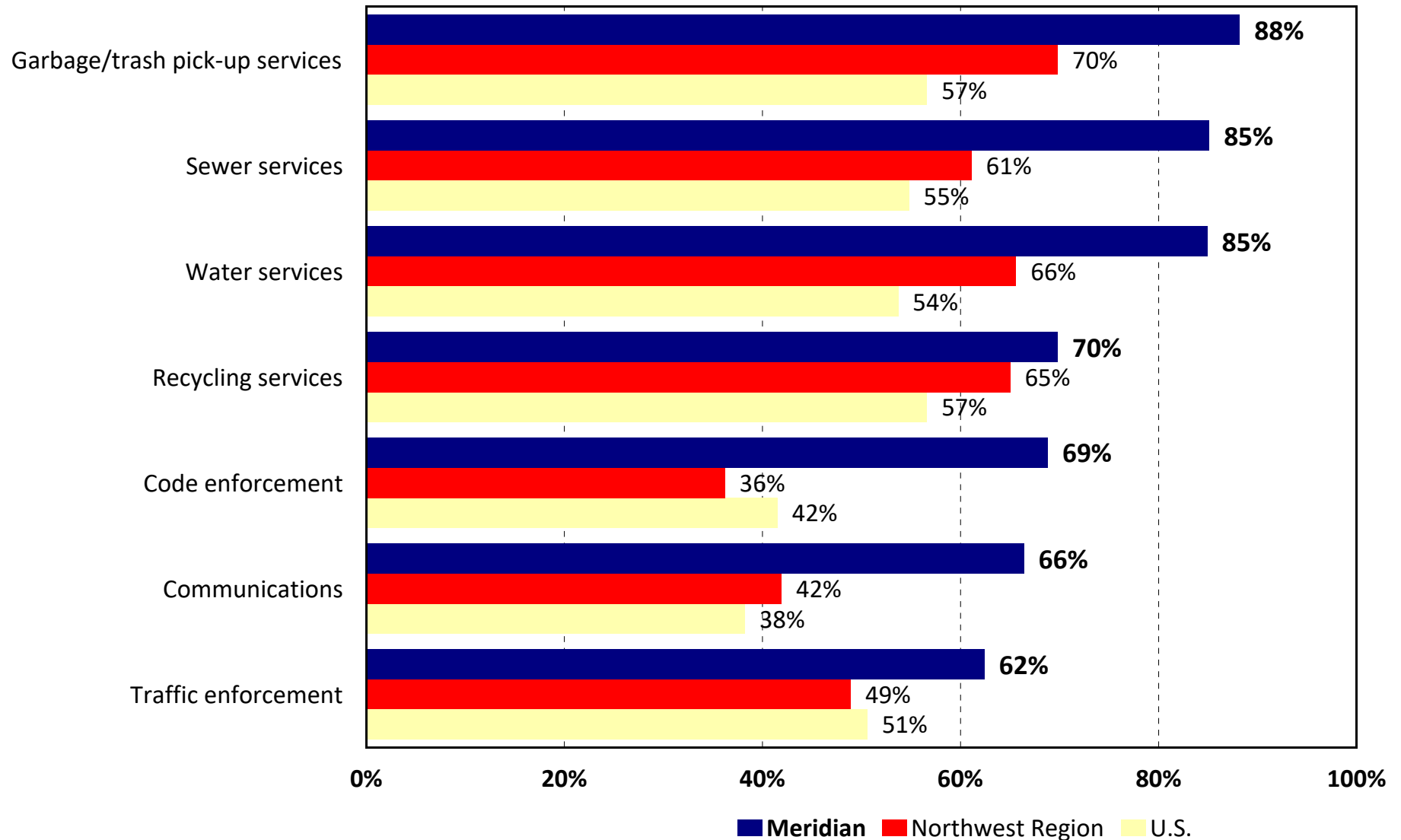
by percentage of respondents who gave positive ratings for the item (excluding don't knows)



Overall Ratings of City Services

Meridian vs. Northwest Region vs. the U.S.

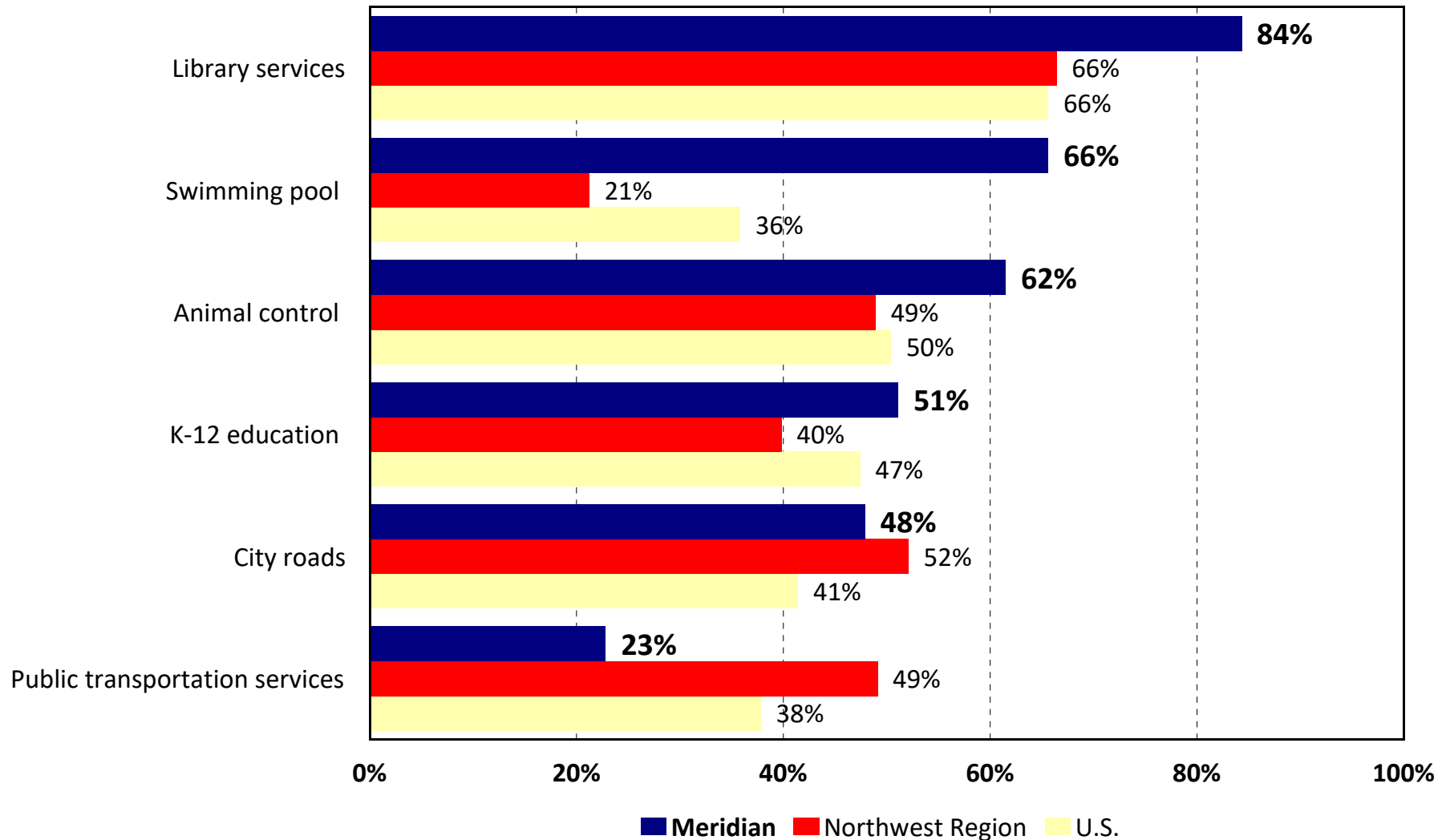
by percentage of respondents who gave positive ratings for the item (excluding don't knows)



Ratings of Services Provided by Other Governmental Entities, Agencies and Groups

Meridian vs. Northwest Region vs. the U.S.

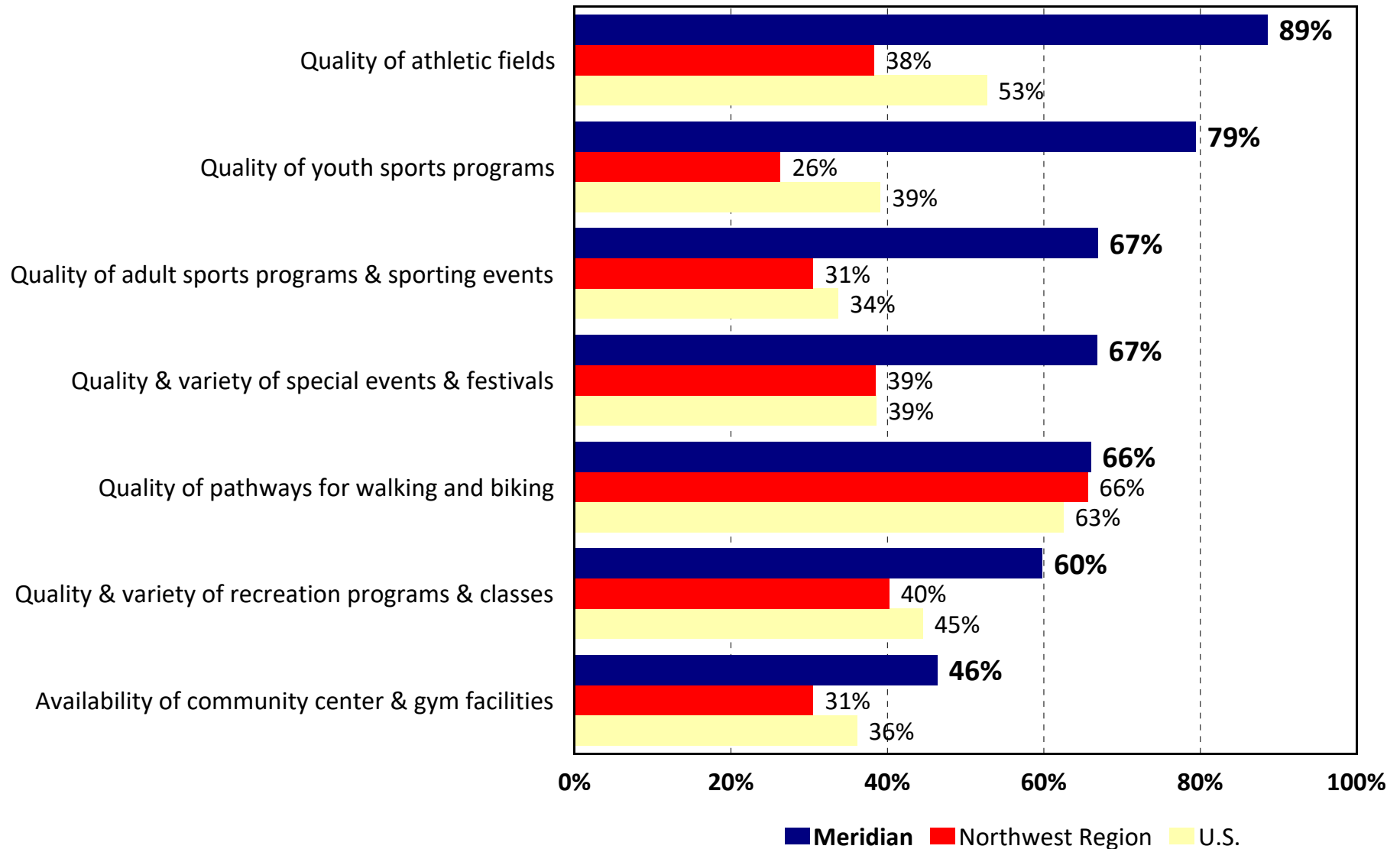
by percentage of respondents who gave positive ratings for the item (excluding don't knows)



Ratings of Parks and Recreation Services

Meridian vs. Northwest Region vs. the U.S.

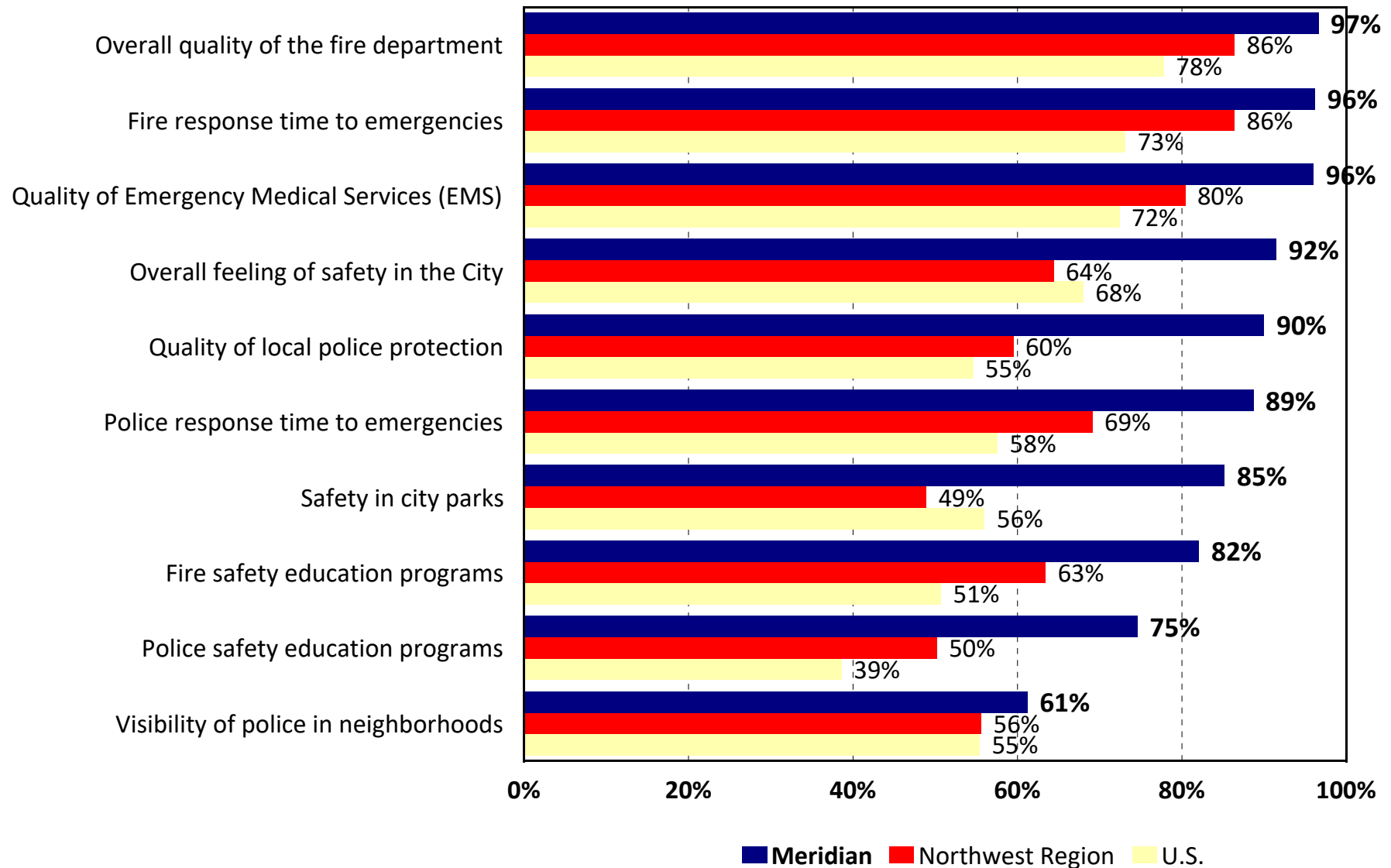
by percentage of respondents who gave positive ratings for the item (excluding don't knows)



Ratings of Public Safety Services

Meridian vs. Northwest Region vs. the U.S.

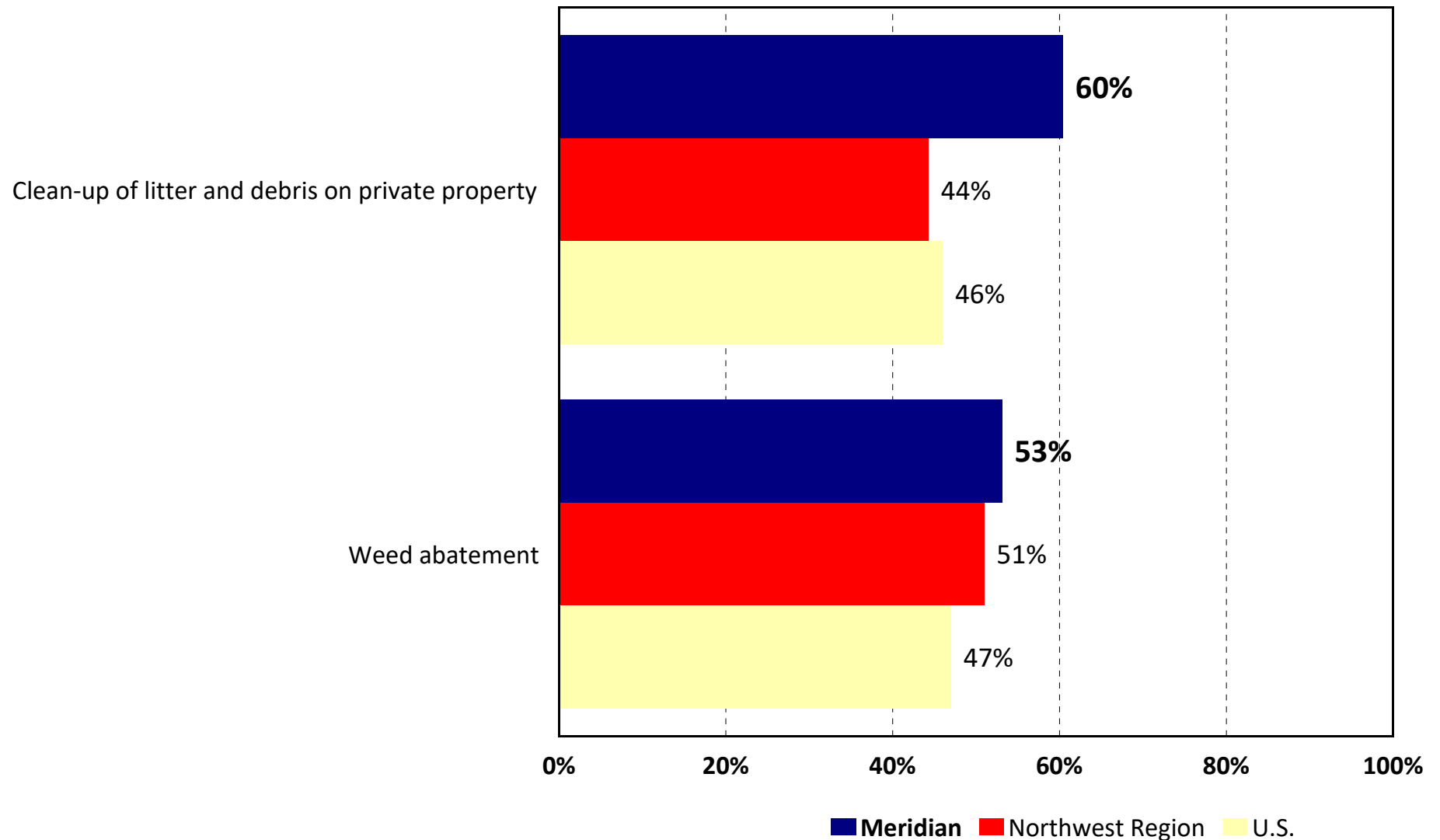
by percentage of respondents who gave positive ratings for the item (excluding don't knows)



Ratings of the Enforcement of Codes and Ordinances

Meridian vs. Northwest Region vs. the U.S.

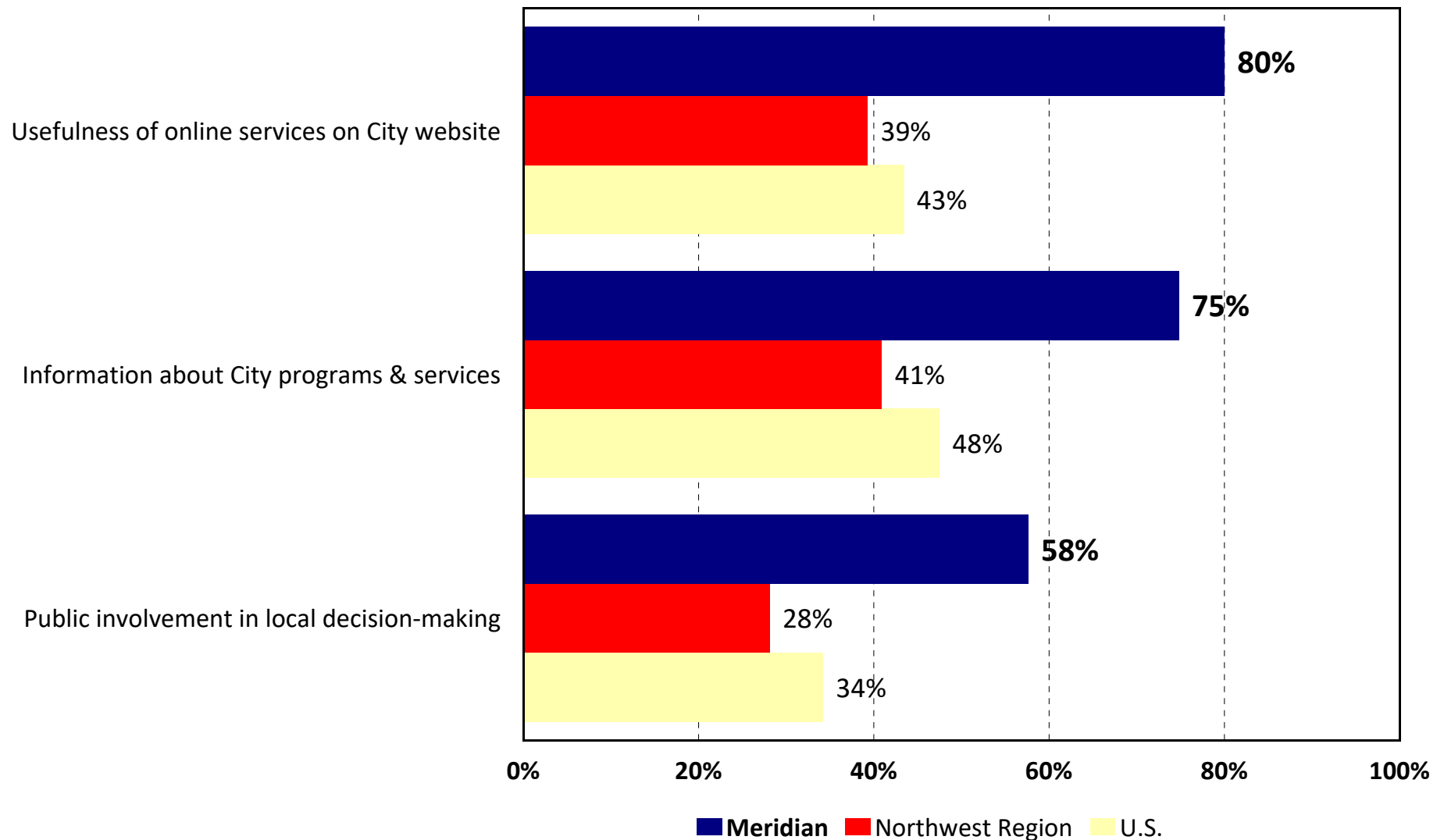
by percentage of respondents who gave positive ratings for the item (excluding don't knows)



Ratings of Communication Services

Meridian vs. Northwest Region vs. the U.S.

by percentage of respondents who gave positive ratings for the item (excluding don't knows)



4

Tabular Data

Q1. The vision for Meridian is: "By 2035, Meridian will be the West's premier community in which to live, work and raise a family." Several items that may influence your perception of Meridian as a community are listed below. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the City of Meridian in the following areas.

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor	Don't know
Q1-1. As a place to live	23.6%	16.3%	30.6%	18.7%	5.2%	3.6%	1.0%	0.6%	0.2%	0.0%	0.0%	0.4%
Q1-2. As a place to work	12.5%	10.3%	16.7%	12.5%	10.5%	8.1%	3.2%	1.4%	0.6%	0.0%	0.4%	23.8%
Q1-3. As a place to raise a family	29.0%	18.1%	25.0%	10.9%	6.0%	3.2%	1.0%	0.6%	0.2%	0.0%	0.2%	6.0%
Q1-4. As a place to start/do business	12.3%	8.1%	18.5%	10.7%	7.5%	6.0%	2.2%	1.0%	1.2%	0.2%	0.0%	32.3%
Q1-5. As a City that is building a strong sense of community	13.9%	10.7%	21.6%	17.9%	12.5%	11.1%	4.8%	3.2%	1.2%	0.4%	0.8%	2.0%
Q1-6. As a City that is developing a strong local economy	13.7%	12.7%	24.6%	15.1%	10.7%	8.1%	4.8%	2.6%	0.6%	0.6%	0.0%	6.5%
Q1-7. As a City that is developing a strong local workforce that can compete in today's economic climate	6.9%	7.1%	14.7%	15.3%	15.3%	11.3%	5.2%	4.0%	2.0%	1.0%	1.2%	16.1%
Q1-8. As a City that is planning for future growth & development	8.9%	7.1%	15.1%	11.7%	10.9%	10.1%	7.3%	7.5%	5.6%	3.8%	7.9%	4.0%
Q1-9. As a City that is developing a sustainable & conscious environment	6.9%	5.2%	15.1%	13.9%	12.9%	10.7%	5.8%	6.0%	5.0%	2.8%	4.4%	11.5%
Q1-10. How well City is protecting quality of air & water	8.5%	10.3%	15.7%	13.3%	11.1%	9.9%	3.6%	3.0%	4.2%	1.2%	2.6%	16.7%
Q1-11. How well City is maintaining high quality neighborhoods	8.9%	13.1%	20.4%	17.9%	10.7%	8.5%	7.1%	4.0%	3.2%	1.6%	2.0%	2.6%
Q1-12. How well City is providing options for mobility other than driving	2.4%	1.4%	4.8%	9.1%	7.7%	11.7%	8.9%	12.5%	10.3%	6.0%	15.1%	10.1%
Q1-13. How well City is ensuring public safety	14.5%	14.9%	21.2%	15.5%	11.5%	8.9%	4.2%	1.8%	2.0%	1.2%	1.4%	3.0%

Q1. The vision for Meridian is: "By 2035, Meridian will be the West's premier community in which to live, work and raise a family." Several items that may influence your perception of Meridian as a community are listed below. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the City of Meridian in the following areas.

	Excellent	9	8	7	6	5	4	3	2	1	Poor	Don't know
Q1-14. How well City is communicating with the community	9.7%	10.1%	20.2%	16.1%	13.1%	12.5%	3.2%	5.2%	3.0%	1.2%	2.4%	3.4%

WITHOUT "DON'T KNOW"

Q1. The vision for Meridian is: "By 2035, Meridian will be the West's premier community in which to live, work and raise a family." Several items that may influence your perception of Meridian as a community are listed below. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the City of Meridian in the following areas. (without "don't know")

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor
Q1-1. As a place to live	23.7%	16.3%	30.7%	18.7%	5.2%	3.6%	1.0%	0.6%	0.2%	0.0%	0.0%
Q1-2. As a place to work	16.4%	13.5%	21.9%	16.4%	13.8%	10.7%	4.2%	1.8%	0.8%	0.0%	0.5%
Q1-3. As a place to raise a family	30.8%	19.2%	26.6%	11.6%	6.3%	3.4%	1.1%	0.6%	0.2%	0.0%	0.2%
Q1-4. As a place to start/do business	18.2%	12.0%	27.3%	15.8%	11.1%	8.8%	3.2%	1.5%	1.8%	0.3%	0.0%
Q1-5. As a City that is building a strong sense of community	14.2%	10.9%	22.1%	18.2%	12.8%	11.3%	4.9%	3.2%	1.2%	0.4%	0.8%
Q1-6. As a City that is developing a strong local economy	14.6%	13.6%	26.3%	16.1%	11.5%	8.7%	5.1%	2.8%	0.6%	0.6%	0.0%
Q1-7. As a City that is developing a strong local workforce that can compete in today's economic climate	8.3%	8.5%	17.5%	18.2%	18.2%	13.5%	6.1%	4.7%	2.4%	1.2%	1.4%
Q1-8. As a City that is planning for future growth & development	9.3%	7.4%	15.7%	12.2%	11.4%	10.5%	7.6%	7.9%	5.8%	3.9%	8.3%
Q1-9. As a City that is developing a sustainable & conscious environment	7.8%	5.8%	17.0%	15.7%	14.6%	12.1%	6.5%	6.7%	5.6%	3.1%	4.9%
Q1-10. How well City is protecting quality of air & water	10.2%	12.4%	18.8%	16.0%	13.3%	11.9%	4.3%	3.6%	5.0%	1.4%	3.1%
Q1-11. How well City is maintaining high quality neighborhoods	9.2%	13.4%	21.0%	18.3%	11.0%	8.8%	7.3%	4.1%	3.3%	1.6%	2.0%
Q1-12. How well City is providing options for mobility other than driving	2.6%	1.5%	5.3%	10.2%	8.6%	13.0%	9.9%	13.9%	11.5%	6.6%	16.8%
Q1-13. How well City is ensuring public safety	14.9%	15.3%	21.9%	16.0%	11.9%	9.2%	4.3%	1.8%	2.0%	1.2%	1.4%
Q1-14. How well City is communicating with the community	10.1%	10.5%	20.9%	16.6%	13.6%	12.9%	3.3%	5.3%	3.1%	1.2%	2.5%

Q2. While the City is not the sole contributor to your quality of life, it is important to understand the perceptions residents have of the quality of life in Meridian. Using a scale of 0 to 10, where 10 means "Greatly Exceeds My Expectations" and 0 means "Does Not Meet My Expectations at All," please rate the City and its partners in the following areas.

(N=504)

	Greatl- y exceed- s my expec...	9	8	7	6	5	4	3	2	1	Does not meet my expec...	Don't know
Q2-1. Overall quality of life in City	9.9%	19.0%	32.5%	21.0%	7.1%	5.8%	1.6%	1.2%	1.0%	0.2%	0.0%	0.6%
Q2-2. Overall quality of City services provided	9.9%	16.9%	28.0%	19.8%	10.3%	8.3%	2.6%	0.8%	0.8%	0.6%	0.2%	1.8%
Q2-3. Overall quality of customer service you receive from City employees	14.5%	19.8%	20.0%	12.7%	5.2%	4.2%	1.6%	1.0%	1.0%	0.4%	0.4%	19.2%
Q2-4. Your view of an ideal place to live	12.7%	18.3%	24.8%	20.4%	10.7%	5.8%	2.6%	2.4%	1.0%	0.4%	0.2%	0.8%

WITHOUT "DON'T KNOW"

Q2. While the City is not the sole contributor to your quality of life, it is important to understand the perceptions residents have of the quality of life in Meridian. Using a scale of 0 to 10, where 10 means "Greatly Exceeds My Expectations" and 0 means "Does Not Meet My Expectations at All," please rate the City and its partners in the following areas. (without "don't know")

(N=504)

	Greatly exceeds my expectati- ons	9	8	7	6	5	4	3	2	1	Does not meet my expectati- ons at all
Q2-1. Overall quality of life in City	10.0%	19.2%	32.7%	21.2%	7.2%	5.8%	1.6%	1.2%	1.0%	0.2%	0.0%
Q2-2. Overall quality of City services provided	10.1%	17.2%	28.5%	20.2%	10.5%	8.5%	2.6%	0.8%	0.8%	0.6%	0.2%
Q2-3. Overall quality of customer service you receive from City employees	17.9%	24.6%	24.8%	15.7%	6.4%	5.2%	2.0%	1.2%	1.2%	0.5%	0.5%
Q2-4. Your view of an ideal place to live	12.8%	18.4%	25.0%	20.6%	10.8%	5.8%	2.6%	2.4%	1.0%	0.4%	0.2%

Q3. Using a scale of 0 to 10, where 10 means "Strongly Agree" and 0 means "Strongly Disagree," please rate your level of agreement with the following.

(N=504)

	Strongly agree	9	8	7	6	5	4	3	2	1	Strongly disagree	Don't know
Q3-1. Quality housing & a variety of options exist in Meridian	8.7%	10.3%	12.1%	16.3%	11.1%	13.5%	7.7%	5.8%	5.0%	1.6%	5.4%	2.6%
Q3-2. Development in City enhances quality of life	7.5%	9.9%	17.1%	18.7%	10.5%	11.3%	6.7%	5.0%	3.4%	1.8%	5.8%	2.4%
Q3-3. There are a variety of employment opportunities in Meridian	8.9%	7.5%	16.7%	14.3%	11.9%	10.7%	4.8%	2.0%	2.2%	0.6%	1.0%	19.4%
Q3-4. Access to quality shopping & entertainment exist in Meridian	21.0%	18.5%	24.6%	18.1%	8.9%	4.8%	1.0%	1.4%	0.4%	0.6%	0.2%	0.6%
Q3-5. City is managing growth wisely	3.0%	6.7%	10.1%	9.7%	10.9%	11.3%	10.3%	9.9%	6.2%	5.6%	13.7%	2.6%
Q3-6. Meridian has a sense of community	10.7%	9.5%	19.0%	17.5%	14.1%	12.3%	6.2%	4.4%	1.2%	1.4%	2.0%	1.8%
Q3-7. City continuously improves services	8.7%	7.3%	15.5%	16.5%	13.5%	11.7%	4.4%	4.0%	2.0%	1.6%	1.4%	13.5%
Q3-8. City uses your tax dollars wisely	6.9%	8.3%	12.9%	17.5%	9.9%	13.1%	6.0%	2.8%	2.4%	1.6%	4.4%	14.3%
Q3-9. City is headed in right direction	6.9%	8.7%	13.3%	18.1%	11.3%	13.7%	6.2%	6.5%	4.0%	2.0%	4.6%	4.8%

WITHOUT "DON'T KNOW"

Q3. Using a scale of 0 to 10, where 10 means "Strongly Agree" and 0 means "Strongly Disagree," please rate your level of agreement with the following. (without "don't know")

(N=504)

	Strongly agree	9	8	7	6	5	4	3	2	1	Strongly disagree
Q3-1. Quality housing & a variety of options exist in Meridian	9.0%	10.6%	12.4%	16.7%	11.4%	13.8%	7.9%	5.9%	5.1%	1.6%	5.5%
Q3-2. Development in City enhances quality of life	7.7%	10.2%	17.5%	19.1%	10.8%	11.6%	6.9%	5.1%	3.5%	1.8%	5.9%
Q3-3. There are a variety of employment opportunities in Meridian	11.1%	9.4%	20.7%	17.7%	14.8%	13.3%	5.9%	2.5%	2.7%	0.7%	1.2%
Q3-4. Access to quality shopping & entertainment exist in Meridian	21.2%	18.6%	24.8%	18.2%	9.0%	4.8%	1.0%	1.4%	0.4%	0.6%	0.2%
Q3-5. City is managing growth wisely	3.1%	6.9%	10.4%	10.0%	11.2%	11.6%	10.6%	10.2%	6.3%	5.7%	14.1%
Q3-6. Meridian has a sense of community	10.9%	9.7%	19.4%	17.8%	14.3%	12.5%	6.3%	4.4%	1.2%	1.4%	2.0%
Q3-7. City continuously improves services	10.1%	8.5%	17.9%	19.0%	15.6%	13.5%	5.0%	4.6%	2.3%	1.8%	1.6%
Q3-8. City uses your tax dollars wisely	8.1%	9.7%	15.0%	20.4%	11.6%	15.3%	6.9%	3.2%	2.8%	1.9%	5.1%
Q3-9. City is headed in right direction	7.3%	9.2%	14.0%	19.0%	11.9%	14.4%	6.5%	6.9%	4.2%	2.1%	4.8%

Q4. If you own a home in Meridian, approximately 34% of your total property tax bill goes to the City of Meridian to fund the City's operating budget for services such as police, fire and parks services. Relating to services and facilities in the City of Meridian, using a scale of 0 to 10, where 10 means "Definitely Getting My Money's Worth" and 0 means "Definitely Not Getting My Money's Worth," please rate the value you feel you are getting for City tax dollars and fees.

(N=504)

	Definitel- y getting my money's worth	9	8	7	6	5	4	3	2	1	Definitel- y not getting my money's...	Don't know
Q4-1. Value received for City tax dollars & fees	7.9%	12.7%	20.4%	19.4%	10.7%	8.5%	3.4%	2.6%	1.0%	0.4%	2.0%	10.9%

WITHOUT "DON'T KNOW"

Q4. If you own a home in Meridian, approximately 34% of your total property tax bill goes to the City of Meridian to fund the City's operating budget for services such as police, fire and parks services. Relating to services and facilities in the City of Meridian, using a scale of 0 to 10, where 10 means "Definitely Getting My Money's Worth" and 0 means "Definitely Not Getting My Money's Worth," please rate the value you feel you are getting for City tax dollars and fees. (without "don't know")

(N=504)

	Definitel- y getting my money's worth	9	8	7	6	5	4	3	2	1	Definitel- y not getting my money's...
Q4-1. Value received for City tax dollars & fees	8.9%	14.3%	22.9%	21.8%	12.0%	9.6%	3.8%	2.9%	1.1%	0.4%	2.2%

Q5. What is your biggest concern as it pertains to residential property taxes?

Q5. What is your biggest concern as it pertains to residential property taxes	Number	Percent
No concern, I pay the right amount	47	9.3 %
Unpredictability of tax due to the values of homes increasing/decreasing	239	47.4 %
Additional bonds & levies for schools & other taxing districts adding to the overall tax burden	80	15.9 %
Disparity between the rates of residential property tax growth compared to commercial properties	40	7.9 %
Local budget increases allowed under state law	7	1.4 %
Current dollar limits of homeowner's exemptions & circuit breaker relief	39	7.7 %
Other	12	2.4 %
Not provided	40	7.9 %
Total	504	100.0 %

WITHOUT "NOT PROVIDED"**Q5. What is your biggest concern as it pertains to residential property taxes? (without "not provided")**

Q5. What is your biggest concern as it pertains to residential property taxes	Number	Percent
No concern, I pay the right amount	47	10.1 %
Unpredictability of tax due to the values of homes increasing/decreasing	239	51.5 %
Additional bonds & levies for schools & other taxing districts adding to the overall tax burden	80	17.2 %
Disparity between the rates of residential property tax growth compared to commercial properties	40	8.6 %
Local budget increases allowed under state law	7	1.5 %
Current dollar limits of homeowner's exemptions & circuit breaker relief	39	8.4 %
Other	12	2.6 %
Total	464	100.0 %

Q5-7. Other

- Based on "estimated" Market Values - appraisals right now are absolutely RIDICULOUS and we are about to go into a recession. SENIOR Homeowners at some point in time should get a 100% exemption.
- Cost of living and property taxes are getting out of hand, too much growth!
- Disparity is definitely part of the problem, developers should do more pay higher impact fees to really support things . Current citizens should not be taxed more because the developers are driving up service needs such as police, school , traffic. Also, Unpredictability of the general government (Biden) makes increased taxes and costs of living a burden on regular citizens
- Eagle Road issues
- New home buyers from out of state or out of town not paying their fair share upon entry into our community. There should be a property tax upon first purchase to go towards the services we have been paying for years. Otherwise, the city is always behind the growth.
- Not sending statements when you have a paid-for home,
- Pretty much all of the above are real concerns and all are seriously impacting tax rates, service effectiveness, service efficiency and desirability to live here
- Rampant development of housing and apartments that will not share property tax burden
- Taxation is theft.
- Taxes will increase because of mis management. And greed.
- What it will be 5-10 yrs. from now, can I afford it then?

Q6. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the quality of the following services provided by the City of Meridian.

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor	Don't know
Q6-1. Fire/rescue services	39.5%	21.8%	16.3%	7.3%	1.6%	1.6%	0.0%	0.0%	0.2%	0.0%	0.0%	11.7%
Q6-2. Fire prevention & public education	19.4%	15.9%	16.7%	10.7%	7.7%	6.5%	2.0%	1.0%	0.6%	0.2%	0.2%	19.0%
Q6-3. Police department/ law enforcement	29.6%	18.8%	19.8%	9.7%	5.4%	5.0%	1.8%	0.4%	0.6%	0.4%	1.2%	7.3%
Q6-4. Code enforcement	11.5%	10.7%	17.3%	11.7%	7.7%	7.9%	2.0%	2.2%	1.2%	0.2%	2.0%	25.6%
Q6-5. Traffic enforcement	11.7%	14.3%	18.1%	11.7%	7.5%	9.7%	4.6%	3.8%	3.2%	1.4%	3.6%	10.5%
Q6-6. Planning & zoning services	5.8%	6.2%	10.5%	9.7%	8.9%	10.7%	4.6%	4.4%	3.2%	2.2%	8.9%	25.0%
Q6-7. Building permit services	5.8%	5.6%	7.3%	7.9%	4.4%	6.2%	1.8%	2.2%	1.2%	1.6%	3.0%	53.2%
Q6-8. Utility billing services	19.0%	18.8%	23.4%	13.5%	7.1%	6.7%	2.0%	0.6%	0.6%	0.2%	0.8%	7.1%
Q6-9. Sewer services	21.8%	19.2%	24.8%	12.1%	6.0%	4.6%	1.4%	0.8%	0.2%	0.2%	0.6%	8.3%
Q6-10. Water services	22.6%	20.0%	23.0%	14.3%	5.2%	5.4%	1.4%	1.0%	0.4%	0.4%	0.6%	5.8%
Q6-11. Garbage/trash pick-up services	26.4%	23.8%	22.6%	13.5%	5.0%	4.2%	0.8%	0.4%	0.2%	0.4%	0.6%	2.2%
Q6-12. Recycling services	17.1%	16.5%	20.8%	12.9%	9.5%	7.5%	3.6%	2.8%	1.8%	1.0%	3.0%	3.6%
Q6-13. City parks	36.3%	20.2%	23.0%	9.9%	3.0%	2.8%	1.0%	0.6%	0.0%	0.2%	0.2%	2.8%
Q6-14. Recreation programs	17.7%	11.9%	17.5%	11.7%	8.1%	3.6%	1.6%	0.6%	0.6%	0.2%	0.2%	26.4%
Q6-15. Programs for youth	12.7%	10.1%	14.1%	11.1%	5.4%	3.6%	1.6%	0.8%	0.6%	0.6%	0.6%	38.9%
Q6-16. Communications	11.7%	11.1%	16.5%	14.9%	8.3%	8.9%	3.2%	2.6%	1.6%	1.6%	1.2%	18.5%
Q6-17. Passport acceptance agency	6.2%	5.4%	6.0%	5.2%	2.8%	2.2%	0.8%	1.0%	0.6%	0.6%	1.2%	68.3%

WITHOUT "DON'T KNOW"

Q6. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the quality of the following services provided by the City of Meridian. (without "don't know")

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor
Q6-1. Fire/rescue services	44.7%	24.7%	18.4%	8.3%	1.8%	1.8%	0.0%	0.0%	0.2%	0.0%	0.0%
Q6-2. Fire prevention & public education	24.0%	19.6%	20.6%	13.2%	9.6%	8.1%	2.5%	1.2%	0.7%	0.2%	0.2%
Q6-3. Police department/law enforcement	31.9%	20.3%	21.4%	10.5%	5.8%	5.4%	1.9%	0.4%	0.6%	0.4%	1.3%
Q6-4. Code enforcement	15.5%	14.4%	23.2%	15.7%	10.4%	10.7%	2.7%	2.9%	1.6%	0.3%	2.7%
Q6-5. Traffic enforcement	13.1%	16.0%	20.2%	13.1%	8.4%	10.9%	5.1%	4.2%	3.5%	1.6%	4.0%
Q6-6. Planning & zoning services	7.7%	8.2%	14.0%	13.0%	11.9%	14.3%	6.1%	5.8%	4.2%	2.9%	11.9%
Q6-7. Building permit services	12.3%	11.9%	15.7%	16.9%	9.3%	13.1%	3.8%	4.7%	2.5%	3.4%	6.4%
Q6-8. Utility billing services	20.5%	20.3%	25.2%	14.5%	7.7%	7.3%	2.1%	0.6%	0.6%	0.2%	0.9%
Q6-9. Sewer services	23.8%	21.0%	27.1%	13.2%	6.5%	5.0%	1.5%	0.9%	0.2%	0.2%	0.6%
Q6-10. Water services	24.0%	21.3%	24.4%	15.2%	5.5%	5.7%	1.5%	1.1%	0.4%	0.4%	0.6%
Q6-11. Garbage/trash pick-up services	27.0%	24.3%	23.1%	13.8%	5.1%	4.3%	0.8%	0.4%	0.2%	0.4%	0.6%
Q6-12. Recycling services	17.7%	17.1%	21.6%	13.4%	9.9%	7.8%	3.7%	2.9%	1.9%	1.0%	3.1%
Q6-13. City parks	37.3%	20.8%	23.7%	10.2%	3.1%	2.9%	1.0%	0.6%	0.0%	0.2%	0.2%
Q6-14. Recreation programs	24.0%	16.2%	23.7%	15.9%	11.1%	4.9%	2.2%	0.8%	0.8%	0.3%	0.3%
Q6-15. Programs for youth	20.8%	16.6%	23.1%	18.2%	8.8%	5.8%	2.6%	1.3%	1.0%	1.0%	1.0%
Q6-16. Communications	14.4%	13.6%	20.2%	18.2%	10.2%	10.9%	3.9%	3.2%	1.9%	1.9%	1.5%
Q6-17. Passport acceptance agency	19.4%	16.9%	18.8%	16.3%	8.8%	6.9%	2.5%	3.1%	1.9%	1.9%	3.8%

Q7. Which THREE of the City Services listed in Question 6 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

<u>Q7. Top choice</u>	<u>Number</u>	<u>Percent</u>
Fire/rescue services	28	5.6 %
Fire prevention & public education	9	1.8 %
Police department/law enforcement	103	20.4 %
Code enforcement	9	1.8 %
Traffic enforcement	58	11.5 %
Planning & zoning services	148	29.4 %
Building permit services	8	1.6 %
Utility billing services	3	0.6 %
Sewer services	3	0.6 %
Water services	10	2.0 %
Garbage/trash pick-up services	7	1.4 %
Recycling services	28	5.6 %
City parks	24	4.8 %
Recreation programs	8	1.6 %
Programs for youth	24	4.8 %
Communications	6	1.2 %
Passport acceptance agency	2	0.4 %
None chosen	26	5.2 %
Total	504	100.0 %

Q7. Which THREE of the City Services listed in Question 6 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

<u>Q7. 2nd choice</u>	<u>Number</u>	<u>Percent</u>
Fire/rescue services	55	10.9 %
Fire prevention & public education	10	2.0 %
Police department/law enforcement	77	15.3 %
Code enforcement	24	4.8 %
Traffic enforcement	56	11.1 %
Planning & zoning services	72	14.3 %
Building permit services	37	7.3 %
Utility billing services	4	0.8 %
Sewer services	5	1.0 %
Water services	16	3.2 %
Garbage/trash pick-up services	3	0.6 %
Recycling services	32	6.3 %
City parks	31	6.2 %
Recreation programs	14	2.8 %
Programs for youth	18	3.6 %
Communications	16	3.2 %
Passport acceptance agency	3	0.6 %
None chosen	31	6.2 %
Total	504	100.0 %

Q7. Which THREE of the City Services listed in Question 6 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

<u>Q7. 3rd choice</u>	<u>Number</u>	<u>Percent</u>
Fire/rescue services	29	5.8 %
Fire prevention & public education	17	3.4 %
Police department/law enforcement	35	6.9 %
Code enforcement	29	5.8 %
Traffic enforcement	55	10.9 %
Planning & zoning services	56	11.1 %
Building permit services	30	6.0 %
Utility billing services	9	1.8 %
Sewer services	6	1.2 %
Water services	16	3.2 %
Garbage/trash pick-up services	12	2.4 %
Recycling services	29	5.8 %
City parks	40	7.9 %
Recreation programs	28	5.6 %
Programs for youth	41	8.1 %
Communications	20	4.0 %
Passport acceptance agency	4	0.8 %
None chosen	48	9.5 %
Total	504	100.0 %

SUM OF TOP 3 CHOICES

Q7. Which THREE of the City Services listed in Question 6 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years? (top 3)

<u>Q7. Sum of top 3 choices</u>	<u>Number</u>	<u>Percent</u>
Fire/rescue services	112	22.2 %
Fire prevention & public education	36	7.1 %
Police department/law enforcement	215	42.7 %
Code enforcement	62	12.3 %
Traffic enforcement	169	33.5 %
Planning & zoning services	276	54.8 %
Building permit services	75	14.9 %
Utility billing services	16	3.2 %
Sewer services	14	2.8 %
Water services	42	8.3 %
Garbage/trash pick-up services	22	4.4 %
Recycling services	89	17.7 %
City parks	95	18.8 %
Recreation programs	50	9.9 %
Programs for youth	83	16.5 %
Communications	42	8.3 %
Passport acceptance agency	9	1.8 %
None chosen	26	5.2 %
Total	1433	

Q8. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following services provided by other agency partners.

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor	Don't know
Q8-1. Public transportation services contracted with Valley Regional Transit	1.4%	2.0%	3.8%	4.8%	5.0%	7.3%	5.0%	5.2%	5.0%	4.6%	8.5%	47.6%
Q8-2. Animal control contracted with Idaho Humane Society	7.3%	5.8%	10.7%	10.3%	3.8%	10.1%	2.6%	2.2%	0.6%	0.6%	1.6%	44.4%
Q8-3. Programs for seniors at Meridian Senior Center	6.9%	5.8%	8.3%	5.6%	3.8%	5.2%	1.0%	0.4%	1.0%	0.2%	0.2%	61.7%
Q8-4. K-12 education by West Ada School District	6.7%	6.9%	13.9%	13.3%	10.7%	7.7%	5.2%	6.3%	3.8%	2.0%	3.4%	20.0%
Q8-5. Library services by Meridian Library District	24.6%	15.1%	21.6%	11.1%	3.4%	5.8%	1.4%	0.8%	1.2%	0.0%	1.0%	14.1%
Q8-6. Swimming pool by Western Ada Recreation District	7.1%	6.2%	12.1%	8.5%	5.6%	5.6%	2.6%	2.8%	0.4%	0.6%	0.4%	48.2%
Q8-7. State highways operated by Idaho Transportation Department (Eagle Road, Meridian Road, & Chinden Boulevard)	6.3%	5.0%	15.9%	17.5%	11.9%	11.1%	6.7%	5.8%	7.1%	3.4%	5.6%	3.8%
Q8-8. All City roads operated by Ada County Highway District	5.6%	5.0%	15.5%	20.4%	12.5%	10.9%	7.7%	6.5%	3.4%	3.8%	5.8%	3.0%
Q8-9. Elections by Ada County Clerk	20.8%	14.1%	20.6%	11.1%	5.0%	6.7%	1.8%	0.8%	0.6%	0.8%	0.8%	16.9%
Q8-10. Cemetery services by Meridian Cemetery Maintenance District	8.3%	6.5%	8.3%	5.2%	1.6%	2.2%	0.4%	0.4%	0.2%	0.0%	0.2%	66.7%
Q8-11. Cell/mobile/data service by provider in Meridian area	13.9%	12.9%	23.2%	17.1%	6.3%	6.2%	4.0%	2.6%	2.0%	1.8%	0.8%	9.3%
Q8-12. Internet service by telecommunications provider in Meridian	11.1%	12.1%	19.2%	14.1%	10.1%	7.9%	6.5%	2.4%	2.6%	2.6%	2.4%	8.9%

WITHOUT "DON'T KNOW"

Q8. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following services provided by other agency partners. (without "don't know")

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor
Q8-1. Public transportation services contracted with Valley Regional Transit	2.7%	3.8%	7.2%	9.1%	9.5%	14.0%	9.5%	9.8%	9.5%	8.7%	16.3%
Q8-2. Animal control contracted with Idaho Humane Society	13.2%	10.4%	19.3%	18.6%	6.8%	18.2%	4.6%	3.9%	1.1%	1.1%	2.9%
Q8-3. Programs for seniors at Meridian Senior Center	18.1%	15.0%	21.8%	14.5%	9.8%	13.5%	2.6%	1.0%	2.6%	0.5%	0.5%
Q8-4. K-12 education by West Ada School District	8.4%	8.7%	17.4%	16.6%	13.4%	9.7%	6.5%	7.9%	4.7%	2.5%	4.2%
Q8-5. Library services by Meridian Library District	28.6%	17.6%	25.2%	12.9%	3.9%	6.7%	1.6%	0.9%	1.4%	0.0%	1.2%
Q8-6. Swimming pool by Western Ada Recreation District	13.8%	11.9%	23.4%	16.5%	10.7%	10.7%	5.0%	5.4%	0.8%	1.1%	0.8%
Q8-7. State highways operated by Idaho Transportation Department (Eagle Road, Meridian Road, & Chinden Boulevard)	6.6%	5.2%	16.5%	18.1%	12.4%	11.5%	7.0%	6.0%	7.4%	3.5%	5.8%
Q8-8. All City roads operated by Ada County Highway District	5.7%	5.1%	16.0%	21.1%	12.9%	11.2%	8.0%	6.7%	3.5%	3.9%	5.9%
Q8-9. Elections by Ada County Clerk	25.1%	16.9%	24.8%	13.4%	6.0%	8.1%	2.1%	1.0%	0.7%	1.0%	1.0%
Q8-10. Cemetery services by Meridian Cemetery Maintenance District	25.0%	19.6%	25.0%	15.5%	4.8%	6.5%	1.2%	1.2%	0.6%	0.0%	0.6%
Q8-11. Cell/mobile/data service by provider in Meridian area	15.3%	14.2%	25.6%	18.8%	7.0%	6.8%	4.4%	2.8%	2.2%	2.0%	0.9%
Q8-12. Internet service by telecommunications provider in Meridian	12.2%	13.3%	21.1%	15.5%	11.1%	8.7%	7.2%	2.6%	2.8%	2.8%	2.6%

Q9. Considering education, the West Ada School District currently utilizes bond and levy funding as one of its major sources of revenue. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate the following possible school-related financing methods that should be used to fund education facilities in our community.

(N=504)

	High priority	9	8	7	6	5	4	3	2	1	No priority	Don't know
Q9-1. Increased State funding of education programs	43.5%	10.5%	9.9%	9.1%	4.2%	5.4%	1.4%	1.6%	0.8%	1.6%	4.6%	7.5%
Q9-2. Through bond & levy approvals by voters	16.7%	6.7%	13.7%	14.5%	6.7%	10.9%	3.6%	2.4%	3.0%	5.8%	7.9%	8.1%
Q9-3. Allow impact fees to be charged to development	46.0%	11.1%	11.5%	6.3%	3.6%	3.2%	0.2%	1.2%	0.4%	1.2%	2.4%	12.9%

WITHOUT "DON'T KNOW"

Q9. Considering education, the West Ada School District currently utilizes bond and levy funding as one of its major sources of revenue. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate the following possible school-related financing methods that should be used to fund education facilities in our community. (without "don't know")

(N=504)

	High priority	9	8	7	6	5	4	3	2	1	No priority
Q9-1. Increased State funding of education programs	47.0%	11.4%	10.7%	9.9%	4.5%	5.8%	1.5%	1.7%	0.9%	1.7%	4.9%
Q9-2. Through bond & levy approvals by voters	18.1%	7.3%	14.9%	15.8%	7.3%	11.9%	3.9%	2.6%	3.2%	6.3%	8.6%
Q9-3. Allow impact fees to be charged to development	52.8%	12.8%	13.2%	7.3%	4.1%	3.6%	0.2%	1.4%	0.5%	1.4%	2.7%

Q10. There are a variety of transportation infrastructure improvements needed along roads in Meridian. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate the following road-related aspects of our community you would like to see.

(N=504)

	High priority	9	8	7	6	5	4	3	2	1	No priority	Don't know
Q10-1. Roadway widening (from single to multiple lanes)	48.0%	15.1%	15.5%	8.3%	3.4%	4.0%	1.0%	1.0%	0.0%	0.4%	1.0%	2.4%
Q10-2. Intersection improvements	33.1%	16.1%	16.9%	13.1%	5.4%	6.3%	1.6%	1.8%	0.4%	0.8%	1.6%	3.0%
Q10-3. Pathways/ sidewalk connections on local streets	28.2%	13.5%	16.9%	14.5%	7.1%	9.3%	1.8%	2.0%	0.8%	0.4%	1.8%	3.8%
Q10-4. Sidewalks on arterial (major) roadways	24.4%	13.3%	15.7%	13.7%	9.5%	10.5%	2.8%	3.0%	1.0%	0.6%	1.8%	3.8%
Q10-5. Street lights	20.4%	11.1%	18.8%	15.9%	9.3%	12.7%	3.4%	1.8%	1.2%	0.6%	1.8%	3.0%
Q10-6. Shared bike & pedestrian facilities (similar to Boise Greenbelt) detached from roadway	31.5%	13.1%	14.7%	11.5%	8.5%	6.2%	2.4%	1.8%	2.0%	2.2%	2.4%	3.8%
Q10-7. Beautification/ landscaping	14.1%	8.5%	16.5%	16.7%	13.7%	12.9%	5.6%	2.6%	2.4%	2.0%	3.8%	1.4%

WITHOUT "DON'T KNOW"

Q10. There are a variety of transportation infrastructure improvements needed along roads in Meridian. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate the following road-related aspects of our community you would like to see. (without "don't know")

(N=504)

	High priority	9	8	7	6	5	4	3	2	1	No priority
Q10-1. Roadway widening (from single to multiple lanes)	49.2%	15.4%	15.9%	8.5%	3.5%	4.1%	1.0%	1.0%	0.0%	0.4%	1.0%
Q10-2. Intersection improvements	34.2%	16.6%	17.4%	13.5%	5.5%	6.5%	1.6%	1.8%	0.4%	0.8%	1.6%
Q10-3. Pathways/sidewalk connections on local streets	29.3%	14.0%	17.5%	15.1%	7.4%	9.7%	1.9%	2.1%	0.8%	0.4%	1.9%
Q10-4. Sidewalks on arterial (major) roadways	25.4%	13.8%	16.3%	14.2%	9.9%	10.9%	2.9%	3.1%	1.0%	0.6%	1.9%
Q10-5. Street lights	21.1%	11.5%	19.4%	16.4%	9.6%	13.1%	3.5%	1.8%	1.2%	0.6%	1.8%
Q10-6. Shared bike & pedestrian facilities (similar to Boise Greenbelt) detached from roadway	32.8%	13.6%	15.3%	12.0%	8.9%	6.4%	2.5%	1.9%	2.1%	2.3%	2.5%
Q10-7. Beautification/landscaping	14.3%	8.7%	16.7%	16.9%	13.9%	13.1%	5.6%	2.6%	2.4%	2.0%	3.8%

Q11. Which THREE of the transportation improvements listed in Question 10 do you think should receive the MOST EMPHASIS from City leaders in working with partner agencies over the next THREE years?

Q11. Top choice	Number	Percent
Roadway widening (from single to multiple lanes)	302	59.9 %
Intersection improvements	52	10.3 %
Pathways/sidewalk connections on local streets	20	4.0 %
Sidewalks on arterial (major) roadways	28	5.6 %
Street lights	13	2.6 %
Shared bike & pedestrian facilities (similar to Boise Greenbelt) detached from roadway	52	10.3 %
Beautification/landscaping	11	2.2 %
None chosen	26	5.2 %
Total	504	100.0 %

Q11. Which THREE of the transportation improvements listed in Question 10 do you think should receive the MOST EMPHASIS from City leaders in working with partner agencies over the next THREE years?

Q11. 2nd choice	Number	Percent
Roadway widening (from single to multiple lanes)	43	8.5 %
Intersection improvements	180	35.7 %
Pathways/sidewalk connections on local streets	74	14.7 %
Sidewalks on arterial (major) roadways	24	4.8 %
Street lights	45	8.9 %
Shared bike & pedestrian facilities (similar to Boise Greenbelt) detached from roadway	85	16.9 %
Beautification/landscaping	16	3.2 %
None chosen	37	7.3 %
Total	504	100.0 %

Q11. Which THREE of the transportation improvements listed in Question 10 do you think should receive the MOST EMPHASIS from City leaders in working with partner agencies over the next THREE years?

Q11. 3rd choice	Number	Percent
Roadway widening (from single to multiple lanes)	27	5.4 %
Intersection improvements	61	12.1 %
Pathways/sidewalk connections on local streets	75	14.9 %
Sidewalks on arterial (major) roadways	69	13.7 %
Street lights	64	12.7 %
Shared bike & pedestrian facilities (similar to Boise Greenbelt) detached from roadway	101	20.0 %
Beautification/landscaping	50	9.9 %
None chosen	57	11.3 %
Total	504	100.0 %

SUM OF TOP 3 CHOICES

Q11. Which THREE of the transportation improvements listed in Question 10 do you think should receive the MOST EMPHASIS from City leaders in working with partner agencies over the next THREE years? (top 3)

Q11. Sum of top 3 choices	Number	Percent
Roadway widening (from single to multiple lanes)	372	73.8 %
Intersection improvements	293	58.1 %
Pathways/sidewalk connections on local streets	169	33.5 %
Sidewalks on arterial (major) roadways	121	24.0 %
Street lights	122	24.2 %
Shared bike & pedestrian facilities (similar to Boise Greenbelt) detached from roadway	238	47.2 %
Beautification/landscaping	77	15.3 %
None chosen	26	5.2 %
Total	1418	

Q12. Meridian prioritizes roadway and intersection projects that the Ada County Highway District does not currently have in their budget. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate your priority of the following future roadway construction projects in our community.

(N=504)

	High priority	9	8	7	6	5	4	3	2	1	No priority	Don't know
Q12-1. Widen Locust Grove Rd. from Fairview to Ustick Rd.	27.2%	14.5%	17.1%	11.7%	6.3%	6.2%	3.4%	2.2%	1.4%	0.4%	3.6%	6.2%
Q12-2. Widen Victory Rd. from Locust Grove Rd. to Eagle Rd.	15.1%	9.7%	17.3%	12.1%	9.5%	10.7%	2.6%	4.0%	2.8%	1.0%	4.0%	11.3%
Q12-3. Widen Ustick Rd. from Ten Mile Rd. to Linder Rd.	33.5%	13.3%	16.5%	7.9%	6.7%	6.5%	4.2%	0.6%	1.0%	0.6%	2.8%	6.3%
Q12-4. Widen Linder Rd. from Cherry Ln. to Ustick Rd.	31.3%	11.9%	16.3%	11.5%	6.5%	7.1%	2.8%	1.2%	1.6%	0.6%	3.0%	6.2%

WITHOUT "DON'T KNOW"

Q12. Meridian prioritizes roadway and intersection projects that the Ada County Highway District does not currently have in their budget. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate your priority of the following future roadway construction projects in our community. (without "don't know")

(N=504)

	High priority	9	8	7	6	5	4	3	2	1	No priority
Q12-1. Widen Locust Grove Rd. from Fairview to Ustick Rd.	29.0%	15.4%	18.2%	12.5%	6.8%	6.6%	3.6%	2.3%	1.5%	0.4%	3.8%
Q12-2. Widen Victory Rd. from Locust Grove Rd. to Eagle Rd.	17.0%	11.0%	19.5%	13.6%	10.7%	12.1%	2.9%	4.5%	3.1%	1.1%	4.5%
Q12-3. Widen Ustick Rd. from Ten Mile Rd. to Linder Rd.	35.8%	14.2%	17.6%	8.5%	7.2%	7.0%	4.4%	0.6%	1.1%	0.6%	3.0%
Q12-4. Widen Linder Rd. from Cherry Ln. to Ustick Rd.	33.4%	12.7%	17.3%	12.3%	7.0%	7.6%	3.0%	1.3%	1.7%	0.6%	3.2%

Q13. If a levy were placed on the ballot requesting funding for one or all of the projects listed in Question 12 over two to five years, how much additional would you be willing to pay each year for a property tax levy to fund one or all of these projects?

Q13. How much additional would you be willing to pay each year for a property tax levy

	Number	Percent
\$0, not in favor	117	23.2 %
\$10-\$25	124	24.6 %
\$25-\$50	88	17.5 %
\$50-\$75	40	7.9 %
\$75-\$100	54	10.7 %
\$100-\$200	38	7.5 %
Not provided	43	8.5 %
Total	504	100.0 %

WITHOUT "NOT PROVIDED"

Q13. If a levy were placed on the ballot requesting funding for one or all of the projects listed in Question 12 over two to five years, how much additional would you be willing to pay each year for a property tax levy to fund one or all of these projects? (without "not provided")

Q13. How much additional would you be willing to pay each year for a property tax levy

	Number	Percent
\$0, not in favor	117	25.4 %
\$10-\$25	124	26.9 %
\$25-\$50	88	19.1 %
\$50-\$75	40	8.7 %
\$75-\$100	54	11.7 %
\$100-\$200	38	8.2 %
Total	461	100.0 %

Q14. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following parks and recreation services.

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor	Don't know
Q14-1. Number of City parks	30.2%	15.3%	23.2%	12.1%	5.0%	5.4%	1.6%	0.8%	0.2%	0.0%	0.2%	6.2%
Q14-2. Quality, appearance & maintenance of City parks	38.5%	21.6%	20.8%	9.9%	2.6%	1.8%	0.6%	0.0%	0.0%	0.0%	0.0%	4.2%
Q14-3. Quality of athletic fields	25.2%	15.5%	17.1%	8.7%	5.2%	2.6%	0.4%	0.2%	0.2%	0.0%	0.0%	25.0%
Q14-4. Number of special events & festivals	13.5%	8.1%	18.8%	15.3%	9.5%	9.9%	3.8%	2.0%	2.0%	0.4%	0.4%	16.3%
Q14-5. Quality & variety of special events & festivals	13.3%	8.9%	17.3%	14.7%	7.5%	10.9%	3.4%	2.6%	1.4%	0.6%	0.6%	18.8%
Q14-6. Number of pathways for walking & biking	8.3%	8.9%	13.3%	17.3%	15.5%	12.7%	5.4%	2.6%	2.6%	1.8%	3.0%	8.7%
Q14-7. Quality of pathways for walking & biking	12.3%	12.1%	17.3%	16.9%	10.1%	10.3%	3.8%	1.0%	2.0%	1.0%	2.0%	11.3%
Q14-8. Availability of information about recreation programs & classes through social media, activity guides, email updates, website, etc.	10.3%	9.9%	11.3%	14.7%	10.7%	11.9%	4.8%	4.0%	2.6%	1.2%	2.0%	16.7%
Q14-9. Availability of community center & gym facilities	6.2%	6.2%	9.7%	10.1%	10.1%	9.7%	4.4%	5.6%	3.6%	1.6%	2.2%	30.8%
Q14-10. Number of recreation programs & classes	7.5%	5.8%	14.1%	9.5%	8.9%	8.9%	4.0%	3.0%	2.0%	0.2%	0.6%	35.5%
Q14-11. Quality & variety of recreation programs & classes	7.9%	5.6%	12.1%	9.3%	8.3%	7.1%	1.8%	3.6%	1.4%	0.4%	0.8%	41.7%
Q14-12. Number of adult sports programs & sporting events	6.3%	5.6%	9.9%	8.3%	8.3%	5.6%	1.8%	3.2%	0.8%	0.6%	1.0%	48.6%

Q14. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following parks and recreation services.

	Excellent	9	8	7	6	5	4	3	2	1	Poor	Don't know
Q14-13. Quality of adult sports programs & sporting events	6.2%	5.6%	9.5%	9.7%	5.2%	5.6%	0.6%	1.8%	0.8%	0.8%	0.6%	53.8%
Q14-14. Availability of youth sports programs through partners, such as Police Activities League (PAL), Meridian Youth Baseball (MYB), & others	12.5%	10.9%	12.3%	9.5%	5.4%	3.6%	1.6%	0.6%	0.2%	0.8%	0.6%	42.1%
Q14-15. Quality of youth sports programs through partners, such as Police Activities League (PAL), Meridian Youth Baseball (MYB), & others	12.3%	9.9%	13.5%	8.5%	4.6%	3.6%	0.8%	0.6%	0.2%	0.6%	1.2%	44.2%
Q14-16. Availability & quality of course & amenities at Lakeview Golf Course	6.0%	2.4%	11.1%	6.3%	2.2%	3.0%	1.8%	1.2%	0.8%	0.6%	1.4%	63.3%

WITHOUT "DON'T KNOW"

Q14. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following parks and recreation services. (without "don't know")

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor
Q14-1. Number of City parks	32.1%	16.3%	24.7%	12.9%	5.3%	5.7%	1.7%	0.8%	0.2%	0.0%	0.2%
Q14-2. Quality, appearance & maintenance of City parks	40.2%	22.6%	21.7%	10.4%	2.7%	1.9%	0.6%	0.0%	0.0%	0.0%	0.0%
Q14-3. Quality of athletic fields	33.6%	20.6%	22.8%	11.6%	6.9%	3.4%	0.5%	0.3%	0.3%	0.0%	0.0%
Q14-4. Number of special events & festivals	16.1%	9.7%	22.5%	18.2%	11.4%	11.8%	4.5%	2.4%	2.4%	0.5%	0.5%
Q14-5. Quality & variety of special events & festivals	16.4%	11.0%	21.3%	18.1%	9.3%	13.4%	4.2%	3.2%	1.7%	0.7%	0.7%
Q14-6. Number of pathways for walking & biking	9.1%	9.8%	14.6%	18.9%	17.0%	13.9%	5.9%	2.8%	2.8%	2.0%	3.3%
Q14-7. Quality of pathways for walking & biking	13.9%	13.6%	19.5%	19.0%	11.4%	11.6%	4.3%	1.1%	2.2%	1.1%	2.2%
Q14-8. Availability of information about recreation programs & classes through social media, activity guides, email updates, website, etc.	12.4%	11.9%	13.6%	17.6%	12.9%	14.3%	5.7%	4.8%	3.1%	1.4%	2.4%
Q14-9. Availability of community center & gym facilities	8.9%	8.9%	14.0%	14.6%	14.6%	14.0%	6.3%	8.0%	5.2%	2.3%	3.2%
Q14-10. Number of recreation programs & classes	11.7%	8.9%	21.8%	14.8%	13.8%	13.8%	6.2%	4.6%	3.1%	0.3%	0.9%
Q14-11. Quality & variety of recreation programs & classes	13.6%	9.5%	20.7%	16.0%	14.3%	12.2%	3.1%	6.1%	2.4%	0.7%	1.4%
Q14-12. Number of adult sports programs & sporting events	12.4%	10.8%	19.3%	16.2%	16.2%	10.8%	3.5%	6.2%	1.5%	1.2%	1.9%
Q14-13. Quality of adult sports programs & sporting events	13.3%	12.0%	20.6%	21.0%	11.2%	12.0%	1.3%	3.9%	1.7%	1.7%	1.3%
Q14-14. Availability of youth sports programs through partners, such as Police Activities League (PAL), Meridian Youth Baseball (MYB), & others	21.6%	18.8%	21.2%	16.4%	9.2%	6.2%	2.7%	1.0%	0.3%	1.4%	1.0%
Q14-15. Quality of youth sports programs through partners, such as Police Activities League (PAL), Meridian Youth Baseball (MYB), & others	22.1%	17.8%	24.2%	15.3%	8.2%	6.4%	1.4%	1.1%	0.4%	1.1%	2.1%

WITHOUT “DON’T KNOW”

Q14. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following parks and recreation services. (without "don't know")

	Excellent	9	8	7	6	5	4	3	2	1	Poor
Q14-16. Availability & quality of course & amenities at Lakeview Golf Course	16.2%	6.5%	30.3%	17.3%	5.9%	8.1%	4.9%	3.2%	2.2%	1.6%	3.8%

Q15. In the past 12 months, have you or anyone in your household visited a City of Meridian park?

Q15. Has your household visited a City park in past 12 months

	Number	Percent
Yes, I have personally visited a City park in last year	421	83.5 %
Yes, a household member has visited a City park in last year	26	5.2 %
No	45	8.9 %
Not provided	12	2.4 %
Total	504	100.0 %

WITHOUT "NOT PROVIDED"**Q15. In the past 12 months, have you or anyone in your household visited a City of Meridian park? (without "not provided")**

Q15. Has your household visited a City park in past 12 months

	Number	Percent
Yes, I have personally visited a City park in last year	421	85.6 %
Yes, a household member has visited a City park in last year	26	5.3 %
No	45	9.1 %
Total	492	100.0 %

Q16. Public safety has prioritized public outreach using social media, public presentations, citizen academies, and volunteer opportunities like citizen park patrols. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following public safety services.

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor	Don't know
Q16-1. Overall feeling of safety in City	22.4%	24.4%	28.2%	14.1%	3.2%	2.4%	1.4%	0.4%	0.8%	0.0%	0.2%	2.6%
Q16-2. Quality of local police protection	29.4%	23.2%	22.2%	9.1%	2.8%	3.0%	1.0%	0.8%	0.4%	0.4%	1.0%	6.7%
Q16-3. How quickly police respond to 911 emergencies	17.5%	14.7%	9.3%	3.6%	2.2%	1.8%	0.8%	0.2%	0.0%	0.0%	0.8%	49.2%
Q16-4. Visibility of police in neighborhoods	14.1%	11.7%	17.1%	15.5%	9.9%	10.5%	5.2%	5.2%	1.6%	0.6%	4.2%	4.6%
Q16-5. Safety in City parks	19.4%	18.7%	21.4%	14.1%	5.0%	4.2%	0.6%	2.4%	0.0%	0.2%	0.6%	13.5%
Q16-6. Police safety education programs	9.3%	6.2%	8.7%	5.0%	2.8%	2.6%	0.8%	1.0%	0.6%	0.8%	1.4%	60.9%
Q16-7. Professionalism of employees responding to emergencies	26.0%	15.9%	11.7%	4.2%	2.0%	1.6%	0.2%	0.4%	0.2%	0.4%	0.2%	37.3%
Q16-8. Overall quality of fire department	37.7%	21.2%	11.9%	3.8%	1.2%	0.8%	0.6%	0.0%	0.0%	0.0%	0.0%	22.8%
Q16-9. How quickly fire department responds to 911 emergencies	27.0%	15.5%	9.9%	1.8%	1.4%	0.4%	0.2%	0.2%	0.0%	0.0%	0.0%	43.7%
Q16-10. Quality of Emergency Medical Services (EMS)	30.8%	16.1%	12.5%	3.8%	1.2%	1.0%	0.2%	0.0%	0.2%	0.0%	0.0%	34.3%
Q16-11. Fire safety education programs	11.7%	10.3%	9.5%	4.2%	3.0%	2.4%	1.0%	0.0%	1.4%	0.0%	0.0%	56.5%
Q16-12. Current location of fire stations	28.4%	20.8%	19.0%	12.1%	3.8%	1.6%	0.2%	0.6%	0.2%	0.2%	0.0%	13.1%
Q16-13. Fire department public outreach	12.1%	9.3%	11.1%	6.2%	3.6%	2.6%	2.6%	0.6%	0.8%	0.4%	0.6%	50.2%

WITHOUT "DON'T KNOW"

Q16. Public safety has prioritized public outreach using social media, public presentations, citizen academies, and volunteer opportunities like citizen park patrols. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following public safety services. (without "don't know")

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor
Q16-1. Overall feeling of safety in City	23.0%	25.1%	28.9%	14.5%	3.3%	2.4%	1.4%	0.4%	0.8%	0.0%	0.2%
Q16-2. Quality of local police protection	31.5%	24.9%	23.8%	9.8%	3.0%	3.2%	1.1%	0.9%	0.4%	0.4%	1.1%
Q16-3. How quickly police respond to 911 emergencies	34.4%	28.9%	18.4%	7.0%	4.3%	3.5%	1.6%	0.4%	0.0%	0.0%	1.6%
Q16-4. Visibility of police in neighborhoods	14.8%	12.3%	17.9%	16.2%	10.4%	11.0%	5.4%	5.4%	1.7%	0.6%	4.4%
Q16-5. Safety in City parks	22.5%	21.6%	24.8%	16.3%	5.7%	4.8%	0.7%	2.8%	0.0%	0.2%	0.7%
Q16-6. Police safety education programs	23.9%	15.7%	22.3%	12.7%	7.1%	6.6%	2.0%	2.5%	1.5%	2.0%	3.6%
Q16-7. Professionalism of employees responding to emergencies	41.5%	25.3%	18.7%	6.6%	3.2%	2.5%	0.3%	0.6%	0.3%	0.6%	0.3%
Q16-8. Overall quality of fire department	48.8%	27.5%	15.4%	4.9%	1.5%	1.0%	0.8%	0.0%	0.0%	0.0%	0.0%
Q16-9. How quickly fire department responds to 911 emergencies	47.9%	27.5%	17.6%	3.2%	2.5%	0.7%	0.4%	0.4%	0.0%	0.0%	0.0%
Q16-10. Quality of Emergency Medical Services (EMS)	46.8%	24.5%	19.0%	5.7%	1.8%	1.5%	0.3%	0.0%	0.3%	0.0%	0.0%
Q16-11. Fire safety education programs	26.9%	23.7%	21.9%	9.6%	6.8%	5.5%	2.3%	0.0%	3.2%	0.0%	0.0%
Q16-12. Current location of fire stations	32.6%	24.0%	21.9%	13.9%	4.3%	1.8%	0.2%	0.7%	0.2%	0.2%	0.0%
Q16-13. Fire department public outreach	24.3%	18.7%	22.3%	12.4%	7.2%	5.2%	5.2%	1.2%	1.6%	0.8%	1.2%

Q17. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the City's efforts in the enforcement of the following codes and ordinances.

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor	Don't know
Q17-1. Weed abatement	6.0%	6.3%	13.5%	13.9%	10.5%	8.3%	5.2%	4.0%	2.2%	1.4%	3.6%	25.2%
Q17-2. Removal of graffiti	19.6%	15.5%	19.2%	7.5%	2.4%	3.4%	1.6%	0.2%	0.4%	0.4%	0.8%	29.0%
Q17-3. Abandoned/junk automobile removal	10.7%	12.7%	16.7%	10.5%	5.4%	4.4%	2.0%	1.8%	2.0%	0.6%	2.2%	31.2%
Q17-4. Clean-up of litter & debris on private property	6.9%	7.7%	14.7%	11.5%	7.1%	6.3%	4.2%	4.4%	1.0%	0.8%	3.0%	32.3%
Q17-5. Dilapidated houses or buildings	8.1%	9.3%	13.5%	14.3%	8.1%	5.4%	3.8%	3.6%	1.6%	0.4%	2.0%	30.0%
Q17-6. Illegal dumping	8.3%	10.5%	12.3%	6.9%	3.4%	4.0%	3.0%	1.2%	0.8%	0.4%	1.2%	48.0%

WITHOUT "DON'T KNOW"

Q17. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the City's efforts in the enforcement of the following codes and ordinances. (without "don't know")

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor
Q17-1. Weed abatement	8.0%	8.5%	18.0%	18.6%	14.1%	11.1%	6.9%	5.3%	2.9%	1.9%	4.8%
Q17-2. Removal of graffiti	27.7%	21.8%	27.1%	10.6%	3.4%	4.7%	2.2%	0.3%	0.6%	0.6%	1.1%
Q17-3. Abandoned/junk automobile removal	15.6%	18.4%	24.2%	15.3%	7.8%	6.3%	2.9%	2.6%	2.9%	0.9%	3.2%
Q17-4. Clean-up of litter & debris on private property	10.3%	11.4%	21.7%	17.0%	10.6%	9.4%	6.2%	6.5%	1.5%	1.2%	4.4%
Q17-5. Dilapidated houses or buildings	11.6%	13.3%	19.3%	20.4%	11.6%	7.6%	5.4%	5.1%	2.3%	0.6%	2.8%
Q17-6. Illegal dumping	16.0%	20.2%	23.7%	13.4%	6.5%	7.6%	5.7%	2.3%	1.5%	0.8%	2.3%

Q18. Do you have a working smoke detector in your home?

Q18. Do you have a working smoke detector in your home	Number	Percent
Yes	493	97.8 %
No	4	0.8 %
Don't know	7	1.4 %
Total	504	100.0 %

WITHOUT "DON'T KNOW"**Q18. Do you have a working smoke detector in your home? (without "don't know")**

Q18. Do you have a working smoke detector in your home	Number	Percent
Yes	493	99.2 %
No	4	0.8 %
Total	497	100.0 %

Q19. The City uses a variety of methods to communicate with the public, including its website, social media such as Nextdoor, Facebook and Twitter, traditional media such as newspapers, radio, and television, and a bi-weekly newsletter. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following communication services.

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor	Don't know
Q19-1. Effectiveness of City communications with the public	12.7%	12.5%	19.8%	17.3%	7.9%	8.3%	3.6%	1.2%	1.4%	0.4%	1.0%	13.9%
Q19-2. Opportunities for public involvement in local decision-making	8.5%	7.3%	14.9%	13.9%	9.3%	10.7%	3.8%	2.8%	2.2%	1.0%	3.0%	22.6%
Q19-3. Quality of www.meridiancity.org	12.3%	12.3%	18.1%	13.9%	6.7%	6.3%	2.4%	1.4%	0.8%	0.0%	0.6%	25.2%
Q19-4. Usefulness of online services available on City's website (bill pay/class registration)	16.7%	14.3%	19.2%	9.3%	6.2%	5.2%	1.6%	0.8%	0.8%	0.2%	0.2%	25.6%
Q19-5. Quality of information about City programs & services	10.7%	12.3%	17.1%	15.7%	6.3%	5.2%	3.2%	1.6%	1.0%	0.6%	1.0%	25.4%

WITHOUT "DON'T KNOW"

Q19. The City uses a variety of methods to communicate with the public, including its website, social media such as Nextdoor, Facebook and Twitter, traditional media such as newspapers, radio, and television, and a bi-weekly newsletter. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following communication services. (without "don't know")

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor
Q19-1. Effectiveness of City communications with the public	14.7%	14.5%	23.0%	20.0%	9.2%	9.7%	4.1%	1.4%	1.6%	0.5%	1.2%
Q19-2. Opportunities for public involvement in local decision-making	11.0%	9.5%	19.2%	17.9%	12.1%	13.8%	4.9%	3.6%	2.8%	1.3%	3.8%
Q19-3. Quality of www.meridiancity.org	16.4%	16.4%	24.1%	18.6%	9.0%	8.5%	3.2%	1.9%	1.1%	0.0%	0.8%
Q19-4. Usefulness of online services available on City's website (bill pay/class registration)	22.4%	19.2%	25.9%	12.5%	8.3%	6.9%	2.1%	1.1%	1.1%	0.3%	0.3%
Q19-5. Quality of information about City programs & services	14.4%	16.5%	22.9%	21.0%	8.5%	6.9%	4.3%	2.1%	1.3%	0.8%	1.3%

Q20. Where do you currently get information about Meridian's services and programs?

Q20. Where do you currently get information about City services & programs	Number	Percent
City website	237	47.0 %
Social media (Nextdoor, Facebook, Twitter, Instagram)	213	42.3 %
Television/news	171	33.9 %
Flyers in utility bills	202	40.1 %
Information booklets/City publications	43	8.5 %
Newspaper	58	11.5 %
Radio	69	13.7 %
Emails from City	149	29.6 %
Events such as Coffee with the Mayor, Town Halls	10	2.0 %
Other source	16	3.2 %
Total	1168	

Q20-10. Other sources:

Q20-10. Other sources	Number	Percent
Word of mouth	3	18.8 %
Neighbors	2	12.5 %
We got very little information	1	6.3 %
Friends and neighbors	1	6.3 %
From other locals	1	6.3 %
Friends	1	6.3 %
Flyers	1	6.3 %
Friends who work at City Hall	1	6.3 %
Community paper	1	6.3 %
Phone	1	6.3 %
Word of mouth and personal experience	1	6.3 %
Friends/word of mouth	1	6.3 %
Road signs	1	6.3 %
Total	16	100.0 %

Q21. Did you visit Downtown Meridian at least once during the past year for a purpose other than work?

Q21. Did you visit Downtown Meridian at least once during past year for a purpose other than work	Number	Percent
Yes	429	85.1 %
No	63	12.5 %
Don't remember	12	2.4 %
Total	504	100.0 %

WITHOUT "DON'T REMEMBER"**Q21. Did you visit Downtown Meridian at least once during the past year for a purpose other than work? (without "don't remember")**

Q21. Did you visit Downtown Meridian at least once during past year for a purpose other than work	Number	Percent
Yes	429	87.2 %
No	63	12.8 %
Total	492	100.0 %

Q21a. When you think about Downtown, why didn't you visit in the last year?

Q21a. Why didn't you visit Downtown in last year	Number	Percent
Lack of parking	19	30.2 %
Lack of open space	3	4.8 %
Not enough variety of shopping	19	30.2 %
Not enough variety of restaurants	11	17.5 %
Lack of walkability	3	4.8 %
Not provided	8	12.7 %
Total	63	100.0 %

WITHOUT "NOT PROVIDED"**Q21a. When you think about Downtown, why didn't you visit in the last year? (without "not provided")**

Q21a. Why didn't you visit Downtown in last year	Number	Percent
Lack of parking	19	34.5 %
Lack of open space	3	5.5 %
Not enough variety of shopping	19	34.5 %
Not enough variety of restaurants	11	20.0 %
Lack of walkability	3	5.5 %
Total	55	100.0 %

Q22. In general, would you favor or oppose allowing residents of a City the ability to vote on a temporary sales tax (local option tax) increase to provide funding for identified infrastructure improvements in the community?

Q22. Would you favor or oppose allowing City residents the ability to vote on a temporary sales tax increase	Number	Percent
Favor	186	36.9 %
Oppose	203	40.3 %
Not sure	115	22.8 %
Total	504	100.0 %

WITHOUT "NOT SURE"

Q22. In general, would you favor or oppose allowing residents of a City the ability to vote on a temporary sales tax (local option tax) increase to provide funding for identified infrastructure improvements in the community? (without "not provided")

Q22. Would you favor or oppose allowing City residents the ability to vote on a temporary sales tax increase	Number	Percent
Favor	186	47.8 %
Oppose	203	52.2 %
Total	389	100.0 %

Q23. Meridian continues to grow, and there has been an indication that preserving farmland is important to the community. One way to preserve vacant open land would be by voter initiative to enact a property tax levy to purchase farmland over two to five years in order to preserve it for agricultural purposes. If a levy were placed on the ballot requesting funding to preserve land, how much additional would you be willing to pay each year for a property tax levy for the purchase of existing agricultural land?

Q23. How much additional would you be willing to pay each
year for a property tax levy

	Number	Percent
\$0, not in favor	190	37.7 %
\$10-\$25	108	21.4 %
\$25-\$50	60	11.9 %
\$50-\$75	43	8.5 %
\$75-\$100	32	6.3 %
\$100-\$200	32	6.3 %
Not provided	39	7.7 %
Total	504	100.0 %

WITHOUT "NOT PROVIDED"

Q23. Meridian continues to grow, and there has been an indication that preserving farmland is important to the community. One way to preserve vacant open land would be by voter initiative to enact a property tax levy to purchase farmland over two to five years in order to preserve it for agricultural purposes. If a levy were placed on the ballot requesting funding to preserve land, how much additional would you be willing to pay each year for a property tax levy for the purchase of existing agricultural land? (without "not provided")

Q23. How much additional would you be willing to pay each
year for a property tax levy

	Number	Percent
\$0, not in favor	190	40.9 %
\$10-\$25	108	23.2 %
\$25-\$50	60	12.9 %
\$50-\$75	43	9.2 %
\$75-\$100	32	6.9 %
\$100-\$200	32	6.9 %
Total	465	100.0 %

Q24. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate the importance of the following community issues.

(N=504)

	High priority	9	8	7	6	5	4	3	2	1	No priority	Don't know
Q24-1. Roads/traffic/ transportation	62.1%	15.5%	11.7%	6.0%	1.6%	0.6%	0.2%	0.0%	0.6%	0.0%	0.6%	1.2%
Q24-2. Growth/ development	53.0%	14.7%	12.7%	6.5%	3.6%	3.2%	1.0%	1.4%	1.4%	0.2%	1.0%	1.4%
Q24-3. Education/ schools	54.4%	14.5%	11.3%	5.6%	2.8%	2.8%	0.8%	0.6%	0.6%	0.8%	1.2%	4.8%
Q24-4. Homelessness/ social services	17.7%	10.7%	16.7%	13.9%	8.5%	12.7%	4.6%	3.6%	2.0%	1.6%	3.0%	5.2%
Q24-5. Affordable housing	41.7%	9.5%	13.5%	10.5%	4.2%	7.7%	2.0%	2.0%	2.2%	1.6%	2.8%	2.4%
Q24-6. Jobs/economic development	24.6%	15.9%	23.4%	12.5%	6.3%	7.7%	1.4%	1.8%	0.2%	1.0%	0.2%	5.0%
Q24-7. Public transportation	23.2%	12.3%	17.3%	13.5%	6.5%	8.5%	3.6%	3.2%	1.4%	2.8%	2.8%	5.0%
Q24-8. Downtown redevelopment	9.5%	7.1%	14.7%	19.2%	11.9%	11.1%	6.2%	3.8%	4.2%	3.4%	6.2%	2.8%
Q24-9. Pathway/ sidewalk connections	18.1%	12.7%	17.1%	15.7%	8.7%	11.7%	2.8%	3.6%	2.2%	2.2%	1.8%	3.6%
Q24-10. City tax burden	20.8%	12.1%	15.7%	14.5%	6.5%	9.3%	1.8%	0.6%	1.0%	1.8%	1.6%	14.3%
Q24-11. Telecommunications (cell phone/internet service)	17.5%	14.3%	18.8%	12.9%	8.9%	10.7%	3.2%	1.8%	1.6%	1.8%	3.6%	5.0%
Q24-12. Access to mental health services	29.6%	12.7%	16.5%	11.7%	8.5%	7.5%	2.4%	1.0%	1.4%	0.8%	2.0%	6.0%

WITHOUT "DON'T KNOW"

Q24. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate the importance of the following community issues. (without "don't know")

(N=504)

	High priority	9	8	7	6	5	4	3	2	1	No priority
Q24-1. Roads/traffic/ transportation	62.9%	15.7%	11.8%	6.0%	1.6%	0.6%	0.2%	0.0%	0.6%	0.0%	0.6%
Q24-2. Growth/development	53.7%	14.9%	12.9%	6.6%	3.6%	3.2%	1.0%	1.4%	1.4%	0.2%	1.0%
Q24-3. Education/schools	57.1%	15.2%	11.9%	5.8%	2.9%	2.9%	0.8%	0.6%	0.6%	0.8%	1.3%
Q24-4. Homelessness/social services	18.6%	11.3%	17.6%	14.6%	9.0%	13.4%	4.8%	3.8%	2.1%	1.7%	3.1%
Q24-5. Affordable housing	42.7%	9.8%	13.8%	10.8%	4.3%	7.9%	2.0%	2.0%	2.2%	1.6%	2.8%
Q24-6. Jobs/economic development	25.9%	16.7%	24.6%	13.2%	6.7%	8.1%	1.5%	1.9%	0.2%	1.0%	0.2%
Q24-7. Public transportation	24.4%	12.9%	18.2%	14.2%	6.9%	9.0%	3.8%	3.3%	1.5%	2.9%	2.9%
Q24-8. Downtown redevelopment	9.8%	7.3%	15.1%	19.8%	12.2%	11.4%	6.3%	3.9%	4.3%	3.5%	6.3%
Q24-9. Pathway/sidewalk connections	18.7%	13.2%	17.7%	16.3%	9.1%	12.1%	2.9%	3.7%	2.3%	2.3%	1.9%
Q24-10. City tax burden	24.3%	14.1%	18.3%	16.9%	7.6%	10.9%	2.1%	0.7%	1.2%	2.1%	1.9%
Q24-11. Telecommunications (cell phone/internet service)	18.4%	15.0%	19.8%	13.6%	9.4%	11.3%	3.3%	1.9%	1.7%	1.9%	3.8%
Q24-12. Access to mental health services	31.4%	13.5%	17.5%	12.4%	9.1%	8.0%	2.5%	1.1%	1.5%	0.8%	2.1%

Q25. Which THREE of the priorities listed in Question 24 do you think should receive the MOST EMPHASIS from City leaders over the next THREE years?

<u>Q25. Top choice</u>	<u>Number</u>	<u>Percent</u>
Roads/traffic/transportation	198	39.3 %
Growth/development	72	14.3 %
Education/schools	91	18.1 %
Homelessness/social services	3	0.6 %
Affordable housing	50	9.9 %
Jobs/economic development	6	1.2 %
Public transportation	18	3.6 %
Downtown redevelopment	2	0.4 %
Pathway/sidewalk connections	5	1.0 %
City tax burden	7	1.4 %
Telecommunications (cell phone/internet service)	6	1.2 %
Access to mental health services	30	6.0 %
None chosen	16	3.2 %
Total	504	100.0 %

Q25. Which THREE of the priorities listed in Question 24 do you think should receive the MOST EMPHASIS from City leaders over the next THREE years?

<u>Q25. 2nd choice</u>	<u>Number</u>	<u>Percent</u>
Roads/traffic/transportation	84	16.7 %
Growth/development	140	27.8 %
Education/schools	84	16.7 %
Homelessness/social services	18	3.6 %
Affordable housing	52	10.3 %
Jobs/economic development	13	2.6 %
Public transportation	18	3.6 %
Downtown redevelopment	7	1.4 %
Pathway/sidewalk connections	23	4.6 %
City tax burden	13	2.6 %
Telecommunications (cell phone/internet service)	10	2.0 %
Access to mental health services	25	5.0 %
None chosen	17	3.4 %
Total	504	100.0 %

Q25. Which THREE of the priorities listed in Question 24 do you think should receive the MOST EMPHASIS from City leaders over the next THREE years?

<u>Q25. 3rd choice</u>	<u>Number</u>	<u>Percent</u>
Roads/traffic/transportation	62	12.3 %
Growth/development	50	9.9 %
Education/schools	78	15.5 %
Homelessness/social services	20	4.0 %
Affordable housing	70	13.9 %
Jobs/economic development	35	6.9 %
Public transportation	22	4.4 %
Downtown redevelopment	17	3.4 %
Pathway/sidewalk connections	27	5.4 %
City tax burden	39	7.7 %
Telecommunications (cell phone/internet service)	20	4.0 %
Access to mental health services	40	7.9 %
None chosen	24	4.8 %
Total	504	100.0 %

SUM OF TOP 3 CHOICES

Q25. Which THREE of the priorities listed in Question 24 do you think should receive the MOST EMPHASIS from City leaders over the next THREE years? (top 3)

<u>Q25. Sum of top 3 choices</u>	<u>Number</u>	<u>Percent</u>
Roads/traffic/transportation	344	68.3 %
Growth/development	262	52.0 %
Education/schools	253	50.2 %
Homelessness/social services	41	8.1 %
Affordable housing	172	34.1 %
Jobs/economic development	54	10.7 %
Public transportation	58	11.5 %
Downtown redevelopment	26	5.2 %
Pathway/sidewalk connections	55	10.9 %
City tax burden	59	11.7 %
Telecommunications (cell phone/internet service)	36	7.1 %
Access to mental health services	95	18.8 %
None chosen	16	3.2 %
Total	1471	

Q26. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate the importance of the City Council addressing the following housing affordability issues.

(N=504)

	High priority	9	8	7	6	5	4	3	2	1	No priority	Don't know
Q26-1. Develop incentives to encourage developers to provide more housing options	23.6%	10.9%	15.1%	10.3%	7.3%	7.3%	3.4%	2.8%	2.0%	3.0%	8.5%	5.8%
Q26-2. Require certain quantity of units in development projects to have affordable housing elements	25.6%	9.3%	13.3%	9.1%	8.7%	7.1%	2.4%	4.4%	2.8%	3.2%	8.3%	5.8%
Q26-3. Provide reduced development standards for projects containing affordable housing elements	8.7%	4.6%	10.1%	7.1%	5.4%	8.1%	5.4%	6.2%	6.2%	9.5%	15.5%	13.3%
Q26-4. Increase development densities via duplexes, apartments, townhomes, & other multi-family designs	7.7%	5.4%	9.1%	7.9%	5.6%	9.7%	5.4%	6.9%	5.6%	10.7%	19.2%	6.7%

WITHOUT "DON'T KNOW"

Q26. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate the importance of the City Council addressing the following housing affordability issues. (without "don't know")

(N=504)

	High priority	9	8	7	6	5	4	3	2	1	No priority
Q26-1. Develop incentives to encourage developers to provide more housing options	25.1%	11.6%	16.0%	10.9%	7.8%	7.8%	3.6%	2.9%	2.1%	3.2%	9.1%
Q26-2. Require certain quantity of units in development projects to have affordable housing elements	27.2%	9.9%	14.1%	9.7%	9.3%	7.6%	2.5%	4.6%	2.9%	3.4%	8.8%
Q26-3. Provide reduced development standards for projects containing affordable housing elements	10.1%	5.3%	11.7%	8.2%	6.2%	9.4%	6.2%	7.1%	7.1%	11.0%	17.8%
Q26-4. Increase development densities via duplexes, apartments, townhomes, & other multi-family designs	8.3%	5.7%	9.8%	8.5%	6.0%	10.4%	5.7%	7.4%	6.0%	11.5%	20.6%

Q27. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the City's level of effort in the enforcement of the following public safety and traffic areas.

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor	Don't know
Q27-1. Handheld use of cell phones & texting while driving	11.9%	6.7%	10.9%	6.7%	5.2%	9.7%	5.4%	6.2%	5.6%	3.0%	13.1%	15.7%
Q27-2. Speeding in neighborhoods	7.5%	5.6%	10.1%	11.3%	8.5%	13.1%	4.4%	6.2%	5.4%	4.2%	10.9%	12.9%
Q27-3. Red light violations	9.7%	7.5%	8.9%	7.3%	5.6%	14.1%	4.6%	6.0%	3.6%	5.0%	10.7%	17.1%
Q27-4. Tailgating	6.2%	4.6%	7.5%	8.7%	6.7%	15.3%	5.8%	6.2%	4.0%	4.2%	10.3%	20.6%
Q27-5. Speeding on arterial roads	8.1%	6.3%	11.7%	12.1%	6.2%	13.3%	5.2%	5.6%	3.4%	4.4%	10.5%	13.3%
Q27-6. Excessive motor vehicle sound	5.4%	4.2%	8.9%	7.7%	5.8%	12.7%	4.2%	5.4%	4.6%	4.4%	11.9%	25.0%

WITHOUT "DON'T KNOW"

Q27. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the City's level of effort in the enforcement of the following public safety and traffic areas. (without "don't know")

(N=504)

	Excellent	9	8	7	6	5	4	3	2	1	Poor
Q27-1. Handheld use of cell phones & texting while driving	14.1%	8.0%	12.9%	8.0%	6.1%	11.5%	6.4%	7.3%	6.6%	3.5%	15.5%
Q27-2. Speeding in neighborhoods	8.7%	6.4%	11.6%	13.0%	9.8%	15.0%	5.0%	7.1%	6.2%	4.8%	12.5%
Q27-3. Red light violations	11.7%	9.1%	10.8%	8.9%	6.7%	17.0%	5.5%	7.2%	4.3%	6.0%	12.9%
Q27-4. Tailgating	7.8%	5.8%	9.5%	11.0%	8.5%	19.3%	7.3%	7.8%	5.0%	5.3%	13.0%
Q27-5. Speeding on arterial roads	9.4%	7.3%	13.5%	14.0%	7.1%	15.3%	5.9%	6.4%	3.9%	5.0%	12.1%
Q27-6. Excessive motor vehicle sound	7.1%	5.6%	11.9%	10.3%	7.7%	16.9%	5.6%	7.1%	6.1%	5.8%	15.9%

Q28. Do you feel the level of police presence in your neighborhood is sufficient, ensuring that Meridian communities remain a safe place for citizens?

Q28. What do you feel the level of police presence in your neighborhood	Number	Percent
Yes	290	57.5 %
No	121	24.0 %
Not sure	93	18.5 %
Total	504	100.0 %

WITHOUT "NOT SURE"

Q28. Do you feel the level of police presence in your neighborhood is sufficient, ensuring that Meridian communities remain a safe place for citizens? (without "not provided")

Q28. What do you feel the level of police presence in your neighborhood	Number	Percent
Yes	290	70.6 %
No	121	29.4 %
Total	411	100.0 %

Q30. Your gender?

Q30. Your gender	Number	Percent
Male	246	48.8 %
Female	252	50.0 %
Not provided	6	1.2 %
Total	504	100.0 %

WITHOUT "NOT PROVIDED"

Q30. Your gender? (without "not provided")

Q30. Your gender	Number	Percent
Male	246	49.4 %
Female	252	50.6 %
Total	498	100.0 %

Q31. What is your age?

Q31. Your age	Number	Percent
18 to 34	95	18.8 %
35 to 44	96	19.0 %
45 to 54	97	19.2 %
55 to 64	95	18.8 %
65+	96	19.0 %
Not provided	25	5.0 %
Total	504	100.0 %

WITHOUT "NOT PROVIDED"**Q31. What is your age? (without "not provided")**

Q31. Your age	Number	Percent
18 to 34	95	19.8 %
35 to 44	96	20.0 %
45 to 54	97	20.3 %
55 to 64	95	19.8 %
65+	96	20.0 %
Total	479	100.0 %

Q32. Which of the following best describes the home in which you live?

Q32. Which following best describes the home in which you live	Number	Percent
A manufactured trailer or mobile home	1	0.2 %
An apartment	14	2.8 %
Townhouse or duplex	12	2.4 %
A detached single-family house	465	92.3 %
Other	1	0.2 %
Not provided	11	2.2 %
Total	504	100.0 %

WITHOUT "NOT PROVIDED"**Q32. Which of the following best describes the home in which you live? (without "not provided")**

Q32. Which following best describes the home in which you live	Number	Percent
A manufactured trailer or mobile home	1	0.2 %
An apartment	14	2.8 %
Townhouse or duplex	12	2.4 %
A detached single-family house	465	94.3 %
Other	1	0.2 %
Total	493	100.0 %

Q32-6. Other

Q32-6. Other	Number	Percent
Generation home with daughter	1	100.0 %
Total	1	100.0 %

Q33. Do you own or rent your home?

Q33. Do you own or rent your home	Number	Percent
Own	420	83.3 %
Rent	80	15.9 %
Other	2	0.4 %
Don't know	2	0.4 %
Total	504	100.0 %

WITHOUT "DON'T KNOW"**Q33. Do you own or rent your home? (without "don't know")**

Q33. Do you own or rent your home	Number	Percent
Own	420	83.7 %
Rent	80	15.9 %
Other	2	0.4 %
Total	502	100.0 %

Q33-3. Other

Q33-3. Other	Number	Percent
Reside with family	1	50.0 %
Live with parents because I can't afford anything	1	50.0 %
Total	2	100.0 %

Q34. How many years have you lived in Meridian?

Q34. How many years have you lived in Meridian	Number	Percent
0-5	134	26.6 %
6-10	109	21.6 %
11-15	69	13.7 %
16-20	74	14.7 %
21-30	81	16.1 %
31+	30	6.0 %
Not provided	7	1.4 %
Total	504	100.0 %

WITHOUT "NOT PROVIDED"**Q34. How many years have you lived in Meridian? (without "not provided")**

Q34. How many years have you lived in Meridian	Number	Percent
0-5	134	27.0 %
6-10	109	21.9 %
11-15	69	13.9 %
16-20	74	14.9 %
21-30	81	16.3 %
31+	30	6.0 %
Total	497	100.0 %

Q34. How many months have you lived in Meridian?

Q34. How many months have you lived in Meridian	Number	Percent
0	261	51.8 %
1	27	5.4 %
2	37	7.3 %
3	26	5.2 %
4	16	3.2 %
5	11	2.2 %
6	38	7.5 %
7	20	4.0 %
8	15	3.0 %
9	18	3.6 %
10+	28	5.6 %
Not provided	7	1.4 %
Total	504	100.0 %

WITHOUT "NOT PROVIDED"**Q34. How many months have you lived in Meridian? (without "not provided")**

Q34. How many months have you lived in Meridian	Number	Percent
0	261	52.5 %
1	27	5.4 %
2	37	7.4 %
3	26	5.2 %
4	16	3.2 %
5	11	2.2 %
6	38	7.6 %
7	20	4.0 %
8	15	3.0 %
9	18	3.6 %
10+	28	5.6 %
Total	497	100.0 %

Q35. Including yourself, how many people in your household are...

	Mean	Sum
number	2.8	1272
Under age 5	0.2	77
Ages 5-9	0.2	91
Ages 10-14	0.2	103
Ages 15-17	0.2	79
Ages 18+	2.0	922

Q36. Does your household have a dog?

<u>Q36. Does your household have a dog</u>	<u>Number</u>	<u>Percent</u>
Yes	259	51.4 %
No	240	47.6 %
Not provided	5	1.0 %
Total	504	100.0 %

WITHOUT "NOT PROVIDED"**Q36. Does your household have a dog? (without "not provided")**

<u>Q36. Does your household have a dog</u>	<u>Number</u>	<u>Percent</u>
Yes	259	51.9 %
No	240	48.1 %
Total	499	100.0 %

Q36a. How many dogs do you have in your household?

<u>Q36a. How many dogs do you have in your household</u>	<u>Number</u>	<u>Percent</u>
One	163	62.9 %
Two	83	32.0 %
Three	12	4.6 %
Four or more	1	0.4 %
Total	259	100.0 %

Q36b. Do you know that Meridian requires dogs to be licensed annually?

<u>Q36b. Do you know that Meridian requires dogs to be licensed annually</u>	<u>Number</u>	<u>Percent</u>
Yes	178	68.7 %
No	79	30.5 %
Not provided	2	0.8 %
Total	259	100.0 %

WITHOUT "NOT PROVIDED"**Q36b. Do you know that Meridian requires dogs to be licensed annually? (without "not provided")**

<u>Q36b. Do you know that Meridian requires dogs to be licensed annually</u>	<u>Number</u>	<u>Percent</u>
Yes	178	69.3 %
No	79	30.7 %
Total	257	100.0 %

Q37. Which ONE of the following best describes your current employment status?

Q37. Which following best describes your current
employment status

	Number	Percent
Employed full time	263	52.2 %
Employed part time	41	8.1 %
Self-employed	39	7.7 %
Not employed outside home, a homemaker	21	4.2 %
Retired	116	23.0 %
A full-time student, not working	3	0.6 %
A student working full time	2	0.4 %
A student working part time	2	0.4 %
Not employed due to a disability	7	1.4 %
Not employed, but seeking work	2	0.4 %
Not employed, but not seeking work	3	0.6 %
Other	2	0.4 %
Not provided	3	0.6 %
Total	504	100.0 %

WITHOUT "NOT PROVIDED"**Q37. Which ONE of the following best describes your current employment status? (without "not provided")**

Q37. Which following best describes your current
employment status

	Number	Percent
Employed full time	263	52.5 %
Employed part time	41	8.2 %
Self-employed	39	7.8 %
Not employed outside home, a homemaker	21	4.2 %
Retired	116	23.2 %
A full-time student, not working	3	0.6 %
A student working full time	2	0.4 %
A student working part time	2	0.4 %
Not employed due to a disability	7	1.4 %
Not employed, but seeking work	2	0.4 %
Not employed, but not seeking work	3	0.6 %
Other	2	0.4 %
Total	501	100.0 %

Q37-12. Other

Q37-12. Other	Number	Percent
On SSI	1	50.0 %
Stay at home mom	1	50.0 %
Total	2	100.0 %

Q38. What is the approximate total annual family income of all members of your household?Q38. Approximate total annual family income of all members
of your household

	Number	Percent
Less than \$20K	23	4.6 %
\$20K-\$34,999	29	5.8 %
\$35K-\$49,999	35	6.9 %
\$50K-\$74,999	85	16.9 %
\$75K-\$99,999	89	17.7 %
\$100K-\$149,999	91	18.1 %
\$150K-\$199,999	56	11.1 %
\$200K+	27	5.4 %
Not sure	69	13.7 %
Total	504	100.0 %

WITHOUT "NOT SURE"**Q38. What is the approximate total annual family income of all members of your household? (without "not provided")**Q38. Approximate total annual family income of all members
of your household

	Number	Percent
Less than \$20K	23	5.3 %
\$20K-\$34,999	29	6.7 %
\$35K-\$49,999	35	8.0 %
\$50K-\$74,999	85	19.5 %
\$75K-\$99,999	89	20.5 %
\$100K-\$149,999	91	20.9 %
\$150K-\$199,999	56	12.9 %
\$200K+	27	6.2 %
Total	435	100.0 %

Q39. How do you make and receive phones calls?

Q39. How do you make & receive phones calls

	Number	Percent
Landline	8	1.6 %
Cell phone	439	87.1 %
Both	50	9.9 %
Not provided	7	1.4 %
Total	504	100.0 %

WITHOUT "NOT PROVIDED"**Q39. How do you make and receive phones calls? (without "not provided")**

Q39. How do you make & receive phones calls

	Number	Percent
Landline	8	1.6 %
Cell phone	439	88.3 %
Both	50	10.1 %
Total	497	100.0 %

Q39a. Do you primarily use your cell phone, landline or both to make and receive calls?

<u>Q39a. Do you primarily use your cell phone, landline or both</u>	<u>Number</u>	<u>Percent</u>
Primarily use cell phone	17	34.0 %
Primarily use landline	12	24.0 %
Both	21	42.0 %
Total	50	100.0 %

Q39b. Who is your cell phone service provider?

<u>Q39b. Who is your cell phone service provider</u>	<u>Number</u>	<u>Percent</u>
Verizon	241	49.3 %
AT&T	73	14.9 %
Sprint	7	1.4 %
T-Mobile	116	23.7 %
Other	42	8.6 %
Not provided	10	2.0 %
Total	489	100.0 %

WITHOUT "NOT PROVIDED"**Q39b. Who is your cell phone service provider? (without "not provided")**

<u>Q39b. Who is your cell phone service provider</u>	<u>Number</u>	<u>Percent</u>
Verizon	241	50.3 %
AT&T	73	15.2 %
Sprint	7	1.5 %
T-Mobile	116	24.2 %
Other	42	8.8 %
Total	479	100.0 %

Q39b-5. Other

<u>Q39b-5. Other</u>	<u>Number</u>	<u>Percent</u>
Consumer Cellular	13	35.1 %
Cricket	4	10.8 %
Tracfone	4	10.8 %
Straight Talk	4	10.8 %
Google Fi	3	8.1 %
Mint Mobile	2	5.4 %
Boost Mobile	2	5.4 %
A service off Verizon platform	1	2.7 %
X Finity Mobile	1	2.7 %
Project Fi	1	2.7 %
Assurance Wireless	1	2.7 %
Walmart	1	2.7 %
Total	37	100.0 %



Survey Instrument



Mayor Robert E. Simison

City Council Members:

Treg Bernt
Joe Borton
Luke Cavener

Brad Hoaglund
Jessica Perreault
Liz Strader

April 19, 2022

Dear Meridian Resident,

What do you think? Meridian is issuing this 2022 Citizen Survey to understand the community's perspective on services offered in Meridian. The survey questions focus on the quality of services that are provided both by Meridian directly, and by our service partners. Whether considering public safety needs, our parks and pathways, an emerging downtown, or road and transportation needs, our goal is to understand how you view the quality of these services.

As part of this process, you have been randomly selected to participate in this year's survey. We ask that you take the time to help us understand your customer satisfaction with your community so we can improve the quality of services offered in Meridian.

The survey is being conducted by ETC Institute, a national market research firm that specializes in conducting surveys for local governments. The survey is entirely voluntary and should take only 10 to 15 minutes of your time. We ask that you complete it as soon as possible. You can either complete the written survey and return it in the mail using the postage paid envelope, or complete the survey online at www.meridiansurvey.org. Please know that regardless of how you complete the survey, your responses will be completely confidential and combined with the responses of other Meridian residents.

Thank you in advance for your participation and feedback. The information we obtain from this survey is critical to understanding the needs of Meridian residents. If you have questions about the survey, please contact the City of Meridian Mayor's Office at 208-489-0529. Otherwise, you can look for the survey results to be posted on the City of Meridian's website (www.meridiancity.org) by early fall.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob E. Simison", is written over the printed name and title.

Robert E. Simison
Mayor



2022 City of Meridian Citizen Survey

Please take a few minutes to complete this survey. Your input is an important part of the City's on-going effort to improve the quality of services provided in the City. You may also complete this survey on-line by going to meridiansurvey.org. If you have questions, please call the Mayor's Office at (208) 489-0529. Thank you!

1. **The vision for Meridian is: "By 2035, Meridian will be the West's premier community in which to live, work and raise a family." Several items that may influence your perception of Meridian as a community are listed below. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the City of Meridian in the following areas.**

		Excellent										Poor	Don't Know
01.	As a place to live	10	9	8	7	6	5	4	3	2	1	0	99
02.	As a place to work	10	9	8	7	6	5	4	3	2	1	0	99
03.	As a place to raise a family	10	9	8	7	6	5	4	3	2	1	0	99
04.	As a place to start/do business	10	9	8	7	6	5	4	3	2	1	0	99
05.	As a city that is building a strong sense of community	10	9	8	7	6	5	4	3	2	1	0	99
06.	As a city that is developing a strong local economy	10	9	8	7	6	5	4	3	2	1	0	99
07.	As a city that is developing a strong local workforce that can compete in today's economic climate	10	9	8	7	6	5	4	3	2	1	0	99
08.	As a city that is planning for future growth and development	10	9	8	7	6	5	4	3	2	1	0	99
09.	As a city that is developing a sustainable and conscious environment	10	9	8	7	6	5	4	3	2	1	0	99
10.	How well the City is protecting the quality of the air and water	10	9	8	7	6	5	4	3	2	1	0	99
11.	How well the City is maintaining high quality neighborhoods	10	9	8	7	6	5	4	3	2	1	0	99
12.	How well the City is providing options for mobility other than driving	10	9	8	7	6	5	4	3	2	1	0	99
13.	How well the City is ensuring public safety	10	9	8	7	6	5	4	3	2	1	0	99
14.	How well the City is communicating with the community	10	9	8	7	6	5	4	3	2	1	0	99

2. **While the City is not the sole contributor to your quality of life, it is important to understand the perceptions residents have of the quality of life in Meridian. Using a scale of 0 to 10, where 10 means "Greatly Exceeds My Expectations" and 0 means "Does Not Meet My Expectations at All," please rate the City and its partners in the following areas.**

		Greatly Exceeds My Expectations										Does Not Meet My Expectations at All	Don't Know
1.	Overall quality of life in the City	10	9	8	7	6	5	4	3	2	1	0	99
2.	Overall quality of city services provided	10	9	8	7	6	5	4	3	2	1	0	99
3.	Overall quality of customer service you receive from city employees	10	9	8	7	6	5	4	3	2	1	0	99
4.	Your view of an ideal place to live	10	9	8	7	6	5	4	3	2	1	0	99

3. **Using a scale of 0 to 10, where 10 means "Strongly Agree" and 0 means "Strongly Disagree," please rate your level of agreement with the following.**

		Strongly Agree										Strongly Disagree	Don't Know
1.	Quality housing and a variety of options exist in Meridian	10	9	8	7	6	5	4	3	2	1	0	99
2.	Development in the City enhances the quality of life	10	9	8	7	6	5	4	3	2	1	0	99
3.	There are a variety of employment opportunities in Meridian	10	9	8	7	6	5	4	3	2	1	0	99
4.	Access to quality shopping and entertainment exist in Meridian	10	9	8	7	6	5	4	3	2	1	0	99
5.	The City is managing growth wisely	10	9	8	7	6	5	4	3	2	1	0	99
6.	Meridian has a sense of community	10	9	8	7	6	5	4	3	2	1	0	99
7.	The City continuously improves services	10	9	8	7	6	5	4	3	2	1	0	99
8.	The City uses your tax dollars wisely	10	9	8	7	6	5	4	3	2	1	0	99
9.	The City is headed in the right direction	10	9	8	7	6	5	4	3	2	1	0	99

4. If you own a home in Meridian, approximately 34% of your total property tax bill goes to the City of Meridian to fund the City's operating budget for services such as police, fire and parks services. Relating to services and facilities in the City of Meridian, using a scale of 0 to 10, where 10 means "Definitely Getting My Money's Worth" and 0 means "Definitely Not Getting My Money's Worth," please rate the value you feel you are getting for City tax dollars and fees.

1.	Value received for city tax dollars and fees	Definitely Getting My Money's Worth									Definitely Not Getting My Money's Worth		Don't Know
		10	9	8	7	6	5	4	3	2	1	0	99

5. What is your biggest concern as it pertains to residential property taxes? *[Choose only one answer.]*

- ☐ (1) No concern, I pay the right amount
☐ (2) Unpredictability of tax due to the values of homes increasing/decreasing
☐ (3) Additional bonds & levies for schools and other taxing districts adding to the overall tax burden
☐ (4) Disparity between the rates of residential property tax growth compared to commercial properties
☐ (5) Local budget increases allowed under state law.
☐ (6) Current dollar limits of homeowner's exemptions and circuit breaker relief.
☐ (7) Other: _____

6. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the quality of the following services provided by the City of Meridian.

		Excellent										Poor	Don't Know
01.	Fire/Rescue services	10	9	8	7	6	5	4	3	2	1	0	99
02.	Fire prevention and public education	10	9	8	7	6	5	4	3	2	1	0	99
03.	Police department/law enforcement	10	9	8	7	6	5	4	3	2	1	0	99
04.	Code enforcement	10	9	8	7	6	5	4	3	2	1	0	99
05.	Traffic enforcement	10	9	8	7	6	5	4	3	2	1	0	99
06.	Planning & zoning services	10	9	8	7	6	5	4	3	2	1	0	99
07.	Building permit services	10	9	8	7	6	5	4	3	2	1	0	99
08.	Utility billing services	10	9	8	7	6	5	4	3	2	1	0	99
09.	Sewer services	10	9	8	7	6	5	4	3	2	1	0	99
10.	Water services	10	9	8	7	6	5	4	3	2	1	0	99
11.	Garbage/trash pick-up services	10	9	8	7	6	5	4	3	2	1	0	99
12.	Recycling services	10	9	8	7	6	5	4	3	2	1	0	99
13.	City parks	10	9	8	7	6	5	4	3	2	1	0	99
14.	Recreation programs	10	9	8	7	6	5	4	3	2	1	0	99
15.	Programs for youth	10	9	8	7	6	5	4	3	2	1	0	99
16.	Communications	10	9	8	7	6	5	4	3	2	1	0	99
17.	Passport Acceptance Agency	10	9	8	7	6	5	4	3	2	1	0	99

7. Which THREE of the City Services listed above do you think should receive the MOST EMPHASIS from city leaders over the next TWO years? *[Write in your answers below using the list from Question 6.]*

1st: _____ 2nd: _____ 3rd: _____

8. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following services provided by other agency partners.

		Excellent										Poor	Don't Know
01.	Public transportation services contracted with Valley Regional Transit	10	9	8	7	6	5	4	3	2	1	0	99
02.	Animal control contracted with Idaho Humane Society	10	9	8	7	6	5	4	3	2	1	0	99
03.	Programs for seniors at the Meridian Senior Center	10	9	8	7	6	5	4	3	2	1	0	99
04.	K-12 education by West Ada School District	10	9	8	7	6	5	4	3	2	1	0	99
05.	Library services by the Meridian Library District	10	9	8	7	6	5	4	3	2	1	0	99
06.	Swimming Pool by Western Ada Recreation District	10	9	8	7	6	5	4	3	2	1	0	99
07.	State Highways operated by Idaho Transportation Department (Eagle Road, Meridian Road, and Chinden Boulevard)	10	9	8	7	6	5	4	3	2	1	0	99
08.	All city roads operated by Ada County Highway District	10	9	8	7	6	5	4	3	2	1	0	99
09.	Elections by Ada County Clerk	10	9	8	7	6	5	4	3	2	1	0	99
10.	Cemetery services by Meridian Cemetery Maintenance District	10	9	8	7	6	5	4	3	2	1	0	99
11.	Cell/mobile/data service by provider in Meridian area	10	9	8	7	6	5	4	3	2	1	0	99
12.	Internet service by telecommunications provider in Meridian	10	9	8	7	6	5	4	3	2	1	0	99

9. Considering education, the West Ada School District currently utilizes bond and levy funding as one of its major sources of revenue. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate the following possible school-related financing methods that should be used to fund education facilities in our community.

		High Priority										No Priority	Don't Know
1.	Increased State funding of education programs	10	9	8	7	6	5	4	3	2	1	0	99
2.	Through bond and levy approvals by voters	10	9	8	7	6	5	4	3	2	1	0	99
3.	Allow impact fees to be charged to development	10	9	8	7	6	5	4	3	2	1	0	99

10. There are a variety of transportation infrastructure improvements needed along roads in Meridian. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate the following road-related aspects of our community you would like to see.

		High Priority										No Priority	Don't Know
1.	Roadway widening (from single to multiple lanes)	10	9	8	7	6	5	4	3	2	1	0	99
2.	Intersection improvements	10	9	8	7	6	5	4	3	2	1	0	99
3.	Pathways/sidewalk connections on local streets	10	9	8	7	6	5	4	3	2	1	0	99
4.	Sidewalks on arterial (major) roadways	10	9	8	7	6	5	4	3	2	1	0	99
5.	Street lights	10	9	8	7	6	5	4	3	2	1	0	99
6.	Shared bike and pedestrian facilities (similar to Boise Greenbelt) detached from roadway	10	9	8	7	6	5	4	3	2	1	0	99
7.	Beautification/landscaping	10	9	8	7	6	5	4	3	2	1	0	99

11. Which THREE of the transportation improvements listed above do you think should receive the MOST EMPHASIS from city leaders in working with partner agencies over the next THREE years?
[Write in your answers below using the list from Question 10.]

1st: _____ 2nd: _____ 3rd: _____

12. Meridian prioritizes roadway and intersection projects that the Ada County Highway District does not currently have in their budget. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate your priority of the following future roadway construction projects in our community.

		High Priority										No Priority	Don't Know
1.	Widen Locust Grove Rd. from Fairview to Ustick Rd.	10	9	8	7	6	5	4	3	2	1	0	99
2.	Widen Victory Rd. from Locust Grove Rd. to Eagle Rd.	10	9	8	7	6	5	4	3	2	1	0	99
3.	Widen Ustick Rd. from Ten Mile Rd. to Linder Rd.	10	9	8	7	6	5	4	3	2	1	0	99
4.	Widen Linder Rd. from Cherry Ln. to Ustick Rd.	10	9	8	7	6	5	4	3	2	1	0	99

13. If a levy were placed on the ballot requesting funding for one or all of the projects listed in Question 12 over two to five years, how much additional would you be willing to pay each year for a property tax levy to fund one or all of these projects?

____(1) \$0, not in favor ____ (3) \$25-\$50 ____ (5) \$75-\$100
 ____ (2) \$10-\$25 ____ (4) \$50-\$75 ____ (6) \$100-\$200

14. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following parks and recreation services.

		Excellent										Poor	Don't Know
01.	Number of city parks	10	9	8	7	6	5	4	3	2	1	0	99
02.	Quality, appearance and maintenance of city parks	10	9	8	7	6	5	4	3	2	1	0	99
03.	Quality of athletic fields	10	9	8	7	6	5	4	3	2	1	0	99
04.	Number of special events and festivals	10	9	8	7	6	5	4	3	2	1	0	99
05.	Quality and variety of special events and festivals	10	9	8	7	6	5	4	3	2	1	0	99
06.	Number of pathways for walking and biking	10	9	8	7	6	5	4	3	2	1	0	99
07.	Quality of pathways for walking and biking	10	9	8	7	6	5	4	3	2	1	0	99
08.	Availability of information about recreation programs and classes through social media, activity guides, email updates, website, etc.	10	9	8	7	6	5	4	3	2	1	0	99
09.	Availability of community center and gym facilities	10	9	8	7	6	5	4	3	2	1	0	99
10.	Number of recreation programs and classes	10	9	8	7	6	5	4	3	2	1	0	99
11.	Quality and variety of recreation programs and classes	10	9	8	7	6	5	4	3	2	1	0	99
12.	Number of adult sports programs and sporting events	10	9	8	7	6	5	4	3	2	1	0	99
13.	Quality of the adult sports programs and sporting events	10	9	8	7	6	5	4	3	2	1	0	99
14.	Availability of youth sports programs through partners, such as the Police Activities League (PAL), Meridian Youth Baseball (MYB), and others	10	9	8	7	6	5	4	3	2	1	0	99
15.	Quality of youth sports programs through partners, such as the Police Activities League (PAL), Meridian Youth Baseball (MYB), and others	10	9	8	7	6	5	4	3	2	1	0	99
16.	Availability and quality of course and amenities at Lakeview Golf Course	10	9	8	7	6	5	4	3	2	1	0	99

15. In the past 12 months, have you or anyone in your household visited a City of Meridian park?

____(1) Yes, I have personally visited a city park in the last year
 ____ (2) Yes, a household member has visited a city park in the last year
 ____ (3) No

16. Public safety has prioritized public outreach using social media, public presentations, citizen academies, and volunteer opportunities like citizen park patrols. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following public safety services.

		Excellent										Poor	Don't Know
01.	Overall feeling of safety in the City	10	9	8	7	6	5	4	3	2	1	0	99
02.	Quality of local police protection	10	9	8	7	6	5	4	3	2	1	0	99
03.	How quickly police respond to 911 emergencies	10	9	8	7	6	5	4	3	2	1	0	99
04.	The visibility of police in neighborhoods	10	9	8	7	6	5	4	3	2	1	0	99
05.	Safety in city parks	10	9	8	7	6	5	4	3	2	1	0	99
06.	Police safety education programs	10	9	8	7	6	5	4	3	2	1	0	99
07.	Professionalism of employees responding to emergencies	10	9	8	7	6	5	4	3	2	1	0	99
08.	Overall quality of the fire department	10	9	8	7	6	5	4	3	2	1	0	99
09.	How quickly fire department responds to 911 emergencies	10	9	8	7	6	5	4	3	2	1	0	99
10.	Quality of Emergency Medical Services (EMS)	10	9	8	7	6	5	4	3	2	1	0	99
11.	Fire safety education programs	10	9	8	7	6	5	4	3	2	1	0	99
12.	Current location of fire stations	10	9	8	7	6	5	4	3	2	1	0	99
13.	Fire department public outreach	10	9	8	7	6	5	4	3	2	1	0	99

17. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the City's efforts in the enforcement of the following codes and ordinances.

Excellent												Poor	Don't Know
1.	Weed abatement	10	9	8	7	6	5	4	3	2	1	0	99
2.	Removal of graffiti	10	9	8	7	6	5	4	3	2	1	0	99
3.	Abandoned/junk automobile removal	10	9	8	7	6	5	4	3	2	1	0	99
4.	Clean-up of litter and debris on private property	10	9	8	7	6	5	4	3	2	1	0	99
5.	Dilapidated houses or buildings	10	9	8	7	6	5	4	3	2	1	0	99
6.	Illegal dumping	10	9	8	7	6	5	4	3	2	1	0	99

18. Do you have a working smoke detector in your home?

____(1) Yes ____ (2) No ____ (9) Don't know

19. The City uses a variety of methods to communicate with the public, including its website, social media such as Nextdoor, Facebook and Twitter, traditional media such as newspapers, radio, and television, and a bi-weekly newsletter. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the following communication services.

Excellent												Poor	Don't Know
1.	Effectiveness of city communications with the public	10	9	8	7	6	5	4	3	2	1	0	99
2.	Opportunities for public involvement in local decision-making	10	9	8	7	6	5	4	3	2	1	0	99
3.	Quality of www.meridiancity.org	10	9	8	7	6	5	4	3	2	1	0	99
4.	The usefulness of the online services available on the City of Meridian's website (bill pay/class registration)	10	9	8	7	6	5	4	3	2	1	0	99
5.	Quality of information about city programs and services	10	9	8	7	6	5	4	3	2	1	0	99

20. Where do you currently get information about Meridian's services and programs? [Check all that apply.]

____(01) City website ____ (07) Radio
 ____ (02) Social Media (Nextdoor, Facebook, Twitter, Instagram) ____ (08) Emails from the City
 ____ (03) Television/news ____ (09) Events such as Coffee with the Mayor, Town Halls
 ____ (04) Flyers in utility bills
 ____ (05) Information booklets/city publications ____ (10) Other Source: _____
 ____ (06) Newspaper

21. Did you visit downtown Meridian at least once during the past year for a purpose other than work?

____ (1) Yes [Skip to Q22.] ____ (2) No [Answer Q21a.] ____ (3) Don't remember

- 21a. When you think about downtown, why didn't you visit in the last year?

____ (1) Lack of parking ____ (3) Not enough variety of shopping ____ (5) Lack of walkability
 ____ (2) Lack of open space ____ (4) Not enough variety of restaurants

22. In general, would you favor or oppose allowing residents of a city the ability to vote on a temporary sales tax (local option tax) increase to provide funding for identified infrastructure improvements in the community?

____ (1) Favor ____ (2) Oppose ____ (3) Not sure

23. Meridian continues to grow, and there has been an indication that preserving farmland is important to the community. One way to preserve vacant open land would be by voter initiative to enact a property tax levy to purchase farmland over two to five years in order to preserve it for agricultural purposes. If a levy were placed on the ballot requesting funding to preserve land, how much additional would you be willing to pay each year for a property tax levy for the purchase of existing agricultural land?

____ (1) \$0, not in favor ____ (3) \$25-\$50 ____ (5) \$75-\$100
 ____ (2) \$10-\$25 ____ (4) \$50-\$75 ____ (6) \$100-\$200

- 24. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate the importance of the following community issues.**

High Priority												No Priority	Don't Know
01.	Roads/Traffic/Transportation	10	9	8	7	6	5	4	3	2	1	0	99
02.	Growth/Development	10	9	8	7	6	5	4	3	2	1	0	99
03.	Education/Schools	10	9	8	7	6	5	4	3	2	1	0	99
04.	Homelessness/Social Services	10	9	8	7	6	5	4	3	2	1	0	99
05.	Affordable housing	10	9	8	7	6	5	4	3	2	1	0	99
06.	Jobs/Economic development	10	9	8	7	6	5	4	3	2	1	0	99
07.	Public transportation	10	9	8	7	6	5	4	3	2	1	0	99
08.	Downtown redevelopment	10	9	8	7	6	5	4	3	2	1	0	99
09.	Pathway/sidewalk connections	10	9	8	7	6	5	4	3	2	1	0	99
10.	City tax burden	10	9	8	7	6	5	4	3	2	1	0	99
11.	Telecommunications (cell phone/internet service)	10	9	8	7	6	5	4	3	2	1	0	99
12.	Access to mental health services	10	9	8	7	6	5	4	3	2	1	0	99

- 25. Which THREE of the priorities listed above do you think should receive the MOST EMPHASIS from city leaders over the next THREE years? [Write in your answers below using the list from Question 24.]**

1st: _____ 2nd: _____ 3rd: _____

- 26. Using a scale of 0 to 10, where 10 means "High Priority" and 0 means "No Priority," please rate the importance of the City Council addressing the following housing affordability issues.**

High Priority												No Priority	Don't Know
1.	Develop incentives to encourage developers to provide more housing options	10	9	8	7	6	5	4	3	2	1	0	99
2.	Require certain quantity of units in development projects to have affordable housing elements	10	9	8	7	6	5	4	3	2	1	0	99
3.	Provide reduced development standards for projects containing affordable housing elements	10	9	8	7	6	5	4	3	2	1	0	99
4.	Increase development densities via duplexes, apartments, townhomes, and other multi-family designs	10	9	8	7	6	5	4	3	2	1	0	99

- 27. Using a scale of 0 to 10, where 10 means "Excellent" and 0 means "Poor," please rate the City's level of effort in the enforcement of the following public safety and traffic areas.**

Excellent												Poor	Don't Know
1.	Handheld use of cell phones and texting while driving	10	9	8	7	6	5	4	3	2	1	0	99
2.	Speeding in neighborhoods	10	9	8	7	6	5	4	3	2	1	0	99
3.	Red light violations	10	9	8	7	6	5	4	3	2	1	0	99
4.	Tailgating	10	9	8	7	6	5	4	3	2	1	0	99
5.	Speeding on arterial roads	10	9	8	7	6	5	4	3	2	1	0	99
6.	Excessive motor vehicle sound	10	9	8	7	6	5	4	3	2	1	0	99

- 28. Do you feel the level of police presence in your neighborhood is sufficient, ensuring that Meridian communities remain a safe place for citizens?**

____(1) Yes ____ (2) No ____ (3) Not sure

- 29. Use the space below to address any additional comments you wish to share with the City of Meridian.**

DEMOGRAPHICS

30. **Your gender?** ___(1) Male ___(2) Female ___(3) Prefer not to answer
31. **What is your age?** ___ years
32. **Which of the following best describes the home in which you live?**
___(1) A manufactured trailer or mobile home ___(4) Townhouse or duplex
___(2) An apartment ___(5) A detached single-family house
___(3) A condominium ___(6) Other: _____
33. **Do you own or rent your home?**
___(1) Own ___(2) Rent ___(3) Other: _____ ___(9) Don't know
34. **How many years and months have you lived in Meridian?** ___ years ___ months
35. **Including yourself, how many people in your household are...**
Under Age 5: ___ Ages 5-9: ___ Ages 10-14: ___ Ages 15-17: ___ Ages 18 and over: ___
36. **Does your household have a dog?** ___(1) Yes [Answer Q36a-b.] ___(2) No [Skip to Q37.]
- 36a. **How many dogs do you have in your household?**
___(1) One ___(2) Two ___(3) Three ___(4) Four or more
- 36b. **Do you know that Meridian requires dogs to be licensed annually?** ___(1) Yes ___(2) No
37. **Which ONE of the following best describes your current employment status?**
___(01) Employed full time ___(07) A student working full time
___(02) Employed part time ___(08) A student working part time
___(03) Self-employed ___(09) Not employed due to a disability
___(04) Not employed outside the home; a homemaker ___(10) Not employed, but seeking work
___(05) Retired ___(11) Not employed, but NOT seeking work
___(06) A full-time student, not working ___(12) Other: _____
38. **What is the approximate total annual family income of all members of your household?**
___(01) Less than \$20,000 ___(04) \$50,000-\$74,999 ___(07) 150,000-\$199,999
___(02) \$20,000-\$34,999 ___(05) \$75,000-\$99,999 ___(08) \$200,000 or more
___(03) \$35,000-\$49,999 ___(06) \$100,000-\$149,999 ___(09) Not sure
39. **How do you make and receive phones calls?**
___(1) Landline ___(2) Cell phone [Answer Q39b.] ___(3) Both [Answer Q39a-b.]
- 39a. **Do you primarily use your cell phone, landline or both to make and receive calls?**
___(1) Primarily use cell phone ___(2) Primarily use landline ___(3) Both
- 39b. **Who is your cell phone service provider?**
___(1) Verizon ___(3) Sprint ___(5) Other: _____
___(2) AT&T ___(4) T-Mobile
40. **Would you be willing to participate in future surveys sponsored by the City of Meridian?**
___(1) Yes [Please answer Q40a.] ___(2) No
- 40a. **Please provide your contact information.**
Mobile Phone Number: _____ Email Address: _____

This concludes the survey. Thank you for your time!

Please return your completed survey in the enclosed postage paid envelope addressed to:
ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain completely confidential. The information printed to the right will ONLY be used to help identify which areas of the City are having problems with city services. If your address is not correct, please provide the correct information. Thank you.