

6. Public Hearing for Existing Conditions Report 2022 CPAT (H-2022-0049) by City of Meridian.

A. Request: Comprehensive Plan Amendment to amend the 2019 Comprehensive plan to adopt the Existing Conditions Report 2022, as an addendum to the Comprehensive Plan (Comp Plan). The Existing Conditions Report addresses some requirements for a Comp Plan under the Local Land Use Planning Act, Title 67, Chapter 65, Idaho Code. The Report includes descriptions, maps and analysis for a variety of demographic indicators, services and land coverage information. The purpose of the Report is to serve as a community resource and to document and set a baseline for existing conditions that ideally help to inform future decisions.

Seal: Good job. Okay. All right. Now, we will open File No. H-2022-0049 for the Existing Conditions Report 2022 CPAT and the floor is yours.

McClure: Thank you, Commission. I'm here tonight to discuss with you the Existing Conditions Report 2022. I have a couple of procedural slides for you and some quick information highlights. I did give you all a handout. The PowerPoint also has the same graphics though. So, the Existing Conditions Report or ECR is one part of two that makes up the Comprehensive Plan. The ECR is an addendum and required to address all 17 of the state required elements in the Comprehensive Plan. The ECR touches on 15 of the 17 elements. The policy element is contained in the Comprehensive Plan, as are discussions of property rights. The ECR is referenced throughout the 2019 Comprehensive Plan mostly generically, i.e., without dates, since city updates it every few years. Briefly here is the timeline. The 2017 Existing Conditions Report was adopted on February 20th, 2018. Most of the data here was 2016 and older. In December of 2019 the new Comprehensive Plan was adopted and tonight I'm here with a -- with you for replacement of the 2017 ECR with the 2022 version. This is the last of the procedural slides. The Comprehensive Plan text amendment is technically just two minor changes striking out and replacing the 2017 with 2022 in two sections. There is actually 20 references to the existing conditions report in the Comprehensive Plan, but most are generic without a year or enforcing date specific context that should remain. The first page, page C, which is a list of plans and studies by reference, has one of these changes and the second is page 1-3, which references the ECR as being important to understand trends. That's all we are changing tonight. The -- the document itself is -- is fairly substantial in size, but in terms of the actual text amendment that's it. So, what's changed and what's new in the ECR? It has updated data, reduced text, reorganized sections, more focus on change, particularly in the demographic and economic sections. The rest of this presentation is largely quick slides. Most of these you have in your handout and all of them are from the -- from the Existing Conditions Report itself. I'm going to go through these quickly, but feel free to stop me if you have any questions. So, this slide here isn't anything new, but you can see what's changed in just the last two years. The census population for Meridian in 2020 was 117,635. Two years later the COMPASS estimate, which is our regional metropolitan planning organization, estimated that as 133,470. So, just in two years you can see that there has been quite a bit of change. The

-- the gender information is on there. It's not really -- it's -- it's pretty normal. This is what population change looks like a few ways. The decade between 2010 and 2020 was our fastest growth by total population ever. Roughly 36 percent of the 2020 population arrived after the 2010 census count. As a preface here, all population groups are increasing by total population. However, some groups are changing as a percent of the whole more quickly. The zero to nine age groups have been getting increasingly smaller as a percent of the whole, while the 50 to 64 and 65 and older groups are increasing. This is reflected in other data as well, such as school attendance and employment data. This slide shows some education change. Generally Meridian is seeing slow increases towards more education. Females have the most pronounced increase from 2019 to 2014 and from 2016 to 2020, American Community Survey data, particularly in the associate's and bachelor's degrees. Some employment and labor force data is here. Total job increases in ten years are about one for every two people and family wage jobs are closer to one for every 3.6 people. You can see the chart on the right again. Another indicator of an aging population. We have fewer labor force -- Meridian residents that are employed in the 30 to 54 age group and more in the 55 and older age group.

Wheeler: Mr. Chair?

Seal: Go right ahead.

Wheeler: Staff, can you go ahead and repeat that again, what you said about the -- repeat what you just said again from the beginning. There was something that kind of just jogged my mind here for a second. So, a thought.

McClure: So, total job increases over a ten year period is one for every two people, approximately, and the family wage job increases are closer to one for every 3.6 people and, then, the chart on the right you can sort of see that going back to the previous slide the changing demographics. So, we have fewer labor force Meridian workers in the age group from 30 to 54 and more in the 55 and older.

Wheeler: So, what's considered a family wage job?

McClure: That's a good question. So, all of this data is from American Community Survey data and the range from a few years ago was -- this is -- so, this is specific to American Community Survey and it's a national sort of trend, but it's -- I believe it's 1,333 -- actually -- you know what, I don't want to misspeak. Let me see if I can find that real quick for you.

Wheeler: Sorry about the extra leg work here, but I was just kind of curious what they would classify as a family wage job.

McClure: So, that's -- I'm glad I corrected myself. So, that's 3,333 per month.

Wheeler: Okay. Thank you.

McClure: On the left here you can see the highest job sector employment increases. Those jobs in Meridian in the last ten years. So, these aren't where on -- the left isn't where Meridian residents work, it's the jobs in Meridian. The right shows the largest labor force sectors, so those jobs that Meridian residents work, but not necessarily in Meridian. The next two slides aren't in the handout, but they are from the ECR. It's just -- they are kind of fun. This map is just -- it shows broad patterns. What you are seeing is origin destination of employment in Meridian based on larger census tracts. So, these are the jobs in Meridian and where -- where workers travel from to get there. The wider the line the more workers are traveling from the same census tract origin to the same census tract as designation -- or destination. So, you can see where people are coming from and where into Meridian they are going to, by large census tracts. In sharp contrast, what you are seeing here is origin destination for residents in Meridian to their jobs, which aren't necessarily in Meridian. The Meridian workforce -- that's the Meridian workforce. Again, just broad patterns, not unexpected, but the largest outfall of the north Meridian workforce, for example, is to downtown Boise. Comparatively, a few south Meridian workers make that trek to downtown, instead, staying in Meridian or heading to the airport and Micron areas in the larger flows. I will note the graphics in the east have some considerable notes on there. No big changes in family or household sizes. Household sizes have increased -- have decreased by .04 and family size has increased by .05. A household can be a single person, roommates, basically anything, including a family and a family are just those by marriage, blood, adoption. Housing is a reflection of permitting activity. In the last ten years the city has permitted more than 20,000 new housing units. In the same period 33 percent of those were multi-family and, then, it shifted, the overall ratio of single family and multi-family homes by ten percent. The relationship is now 82 percent single family and 18 percent multi-family. Here is looking at housing expenditures. Thirty percent is a sort of average for maximum percent of income that a household should spend in housing. That varies by research group or even HUD. HUD used to recommend a flat 30 percent, but other groups have found the metrics lower or rise based off of debt and other factors, such as transportation costs. Nonetheless, as an average 43 percent of renters are spending 30 percent or more of their income on housing. For homeowners that is 22 percent.

Seal: That's very interesting.

McClure: In a ten year period the overall poverty rate has dropped ten percent. There is no comparable data that includes more recent housing changes and inflation, so we will have to see where that goes. However, the nice thing about a lot of this ACS based data is that it's a five year rolling average and so when you are comparing five year groups to five year groups you don't see a lot of the spikes. It's more of a true trend over time. Basically here you can see that as you get more education you are less likely to fall into poverty. That concludes staff's presentation. There is, obviously, a lot more in the Existing Conditions Report I'm happy to discuss if desired. Staff request is to approve as to -- as for Planning and Zoning Commission to recommend approval of this to the City Council. I'm, otherwise, happy to stand for questions or have that conversation.

Seal: All right. Thanks very much. Does anybody have any questions? Commissioner Grace, go right ahead.

Grace: Sorry, Mr. Chairman. Just a -- not substantively. That was great. Thank you. But I'm just -- is the Existing Conditions Report -- I'm thinking is probably required. It's -- it looks like an addendum to the Comprehensive Plan and that's required in the statute you quote -- you cited. I'm just trying to appreciate our authority. You are asking for us to approve it and it's -- and I'm just making sure I understand in my mind what -- what our authority is.

McClure: Commissioner Seal, Commissioner Grace -- so, yes, the existing conditions report is -- the request tonight is a Comprehensive Plan text amendment. So, you are modifying the Comprehensive Plan, which falls under -- under your purview. The -- the -- the addendum also isn't -- so, not all -- you might modify the Comprehensive Plan to adopt this, to essentially replace the old version of it, but this report itself addresses a number of the elements required under state law, which otherwise aren't addressed in the normal sort of four facing Comprehensive Plan that we usually deal with at public hearings. So, this is -- this is something that you have to act on to be approved and it's also important for us in our decision making to be consistent with state code.

Grace: Okay. Thank you. I just wanted clarification. I just wasn't sure what -- what our scope was there. So, I appreciate that. Thanks.

Seal: Good question.

Wheeler: Mr. Chair?

Seal: Go ahead.

Wheeler: Staff, I got another question here. I'm looking at the labor force and unemployment -- ten year unemployment trend that you showed where it had the percentages there, with the average. Had a low high and an average. Yes. Right there in the gray box. If I'm reading that right, does that mean that in an eight month time period we dropped unemployment by 9.1 percent?

McClure: No. I -- Commissioner, I apologize. That's a typo.

Wheeler: Okay.

McClure: The actual chart in the -- let me find it. Page --

Wheeler: I mean that would be awesome, but that's -- that's screaming.

McClure: So, figure 2A-E on page 228, that's from January 2012 to January 2022.

Wheeler: For which one?

McClure: For the gray box that's on page 228.

Wheeler: Okay. What were those dates again one more time, please?

McClure: January 2012 to January 2022. So, two typos there.

Wheeler: Okay. Thank you.

McClure: Thank you for pointing that out.

Lorcher: Mr. Chair?

Seal: Go right ahead.

Lorcher: Are you ready for a motion?

Seal: We have to have public hearing first.

Lorcher: Oh, public hearing.

Seal: If there is no -- if there is no further questions we can open it to public hearing. Is there anybody signed up to testify?

Hall: Mr. Chair, there is not anybody signed up online or in-house.

Seal: All right. Anybody in Chambers that would like to come up and testify? Seeing none -- do we close the public hearing? Nobody's here to testify, so we will go ahead and I will -- I will take a motion to close the public hearing on File No. H-2022-0049.

Grace: So moved, Mr. Chairman.

Wheeler: Second.

Seal: It's been moved and seconded to close the public hearing for file No. H-2022-0049. All those in favor say aye. No opposed. Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Seal: Anymore discussion or a motion?

Lorcher: Mr. Chair?

Seal: Go ahead, Commissioner Lorcher.

Lorcher: I motion to -- after considering all staff and -- and staff presentation I move to recommend approval to City Council File No. H-2022-0049 as presented in the staff report for the hearing date of August 18th, 2022, with no modifications.

Grace: Second.

Seal: It's been moved and seconded to approve File No. H-2022-0049 with no modifications. All those in favor say aye. No opposed. Motion carries. Thank you very much.

MOTION CARRIED: FIVE AYES. TWO ABSENT.