



Mayor Robert E. Simison

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Treg Bernt
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TRANSMITTAL MEMO FOR PZ-04, PZ-05, PZ-06

TO: Meridian Planning & Zoning Commission

DATE: October 7, 2021

FROM: Ted Baird, Deputy City Attorney
Kurt Starman, Deputy City Attorney

RE: Resolutions for October 7, 2021 Agenda

On your agenda there are three resolutions for your consideration. The task before the commission is to consider whether the proposed Urban Renewal Projects are consistent with Meridian's Comprehensive Plan.

AGENDA Items 3 & 4:

The first two Resolutions (PZ-21-04 and PZ-21-05) both relate to the Northern Gateway District Urban Renewal Project. The only difference is that Option A includes a large 17-acre parcel north and west of the corner of Meridian Road and Cherry Lane (the "McFadden Property"). Option B does not include the McFadden Property. The analysis is similar for both Options A & B – in fact the Memorandum attached as Exhibit A to each of these two Resolutions is identical, and the differences between the Options A & B are discussed in the Memorandum.

By the time this matter gets to the City Council for consideration, one of the options will become the clear choice for moving forward, but in order to comply with Idaho Code Section 50-2008(b) and to move this matter forward, the Planning and Zoning Commission will review both Option A and Option B for conformity with the Comprehensive Plan tonight.

Staff is recommending that the Commission move to approve the Resolutions associated with BOTH Options A and B, identifying the proposed Gateway Plans as conforming to the City of Meridian's Comprehensive Plan.

AGENDA item #5

Resolution PZ-21-06 pertains to the proposed annexation of 1.46 acres to the existing Union District Urban Renewal Project. Staff recommends that the Commission move to approve the associated Resolution identifying the proposed First Amendment to the Union District Urban Renewal Project as conforming to the City of Meridian's Comprehensive Plan.

For additional information and analysis, please refer to the September 30, 2021 Planning Division Memoranda, which are identified as exhibits to the Resolutions.