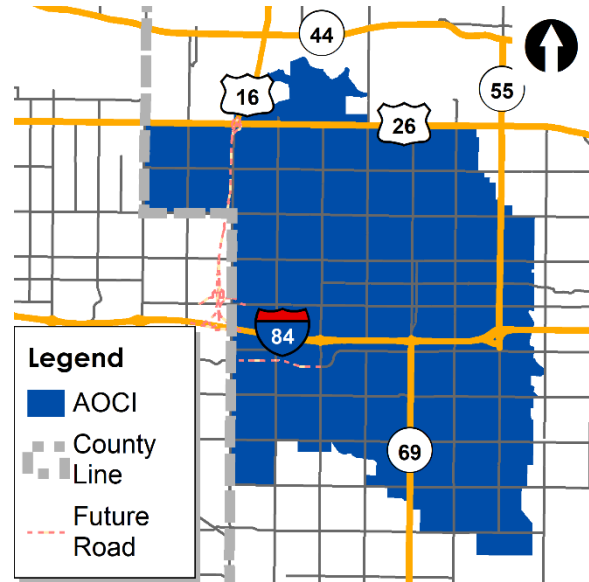


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 8/18/2022
TO: Planning & Zoning Commission
FROM: Brian McClure, Comprehensive Associate Planner
208-884-5533
SUBJECT: H-2022-0049
Comprehensive Plan Text Amendment for the Existing Conditions Report 2022
LOCATION: Citywide



I. PROJECT DESCRIPTION

The City of Meridian Planning Division has applied for a Comprehensive Plan Text Amendment (CPAT). The purpose of this amendment is to adopt by reference the Existing Conditions Report 2022, as an addendum to the 2019 Comprehensive Plan (the Plan). The Existing Conditions Report (ECR) is necessary to fully comply with section 67-6508 of Idaho Code, otherwise known as the Local Land Use Planning Act (LLUPA). The 2017 version of the ECR was adopted under the City’s previous Comprehensive Plan and would be replaced with the 2022 version.

II. PROJECT OVERVIEW

The Existing Conditions Report is one part of two that make up the Comprehensive Plan. The “Main” plan, or “Volume I”, is the Comprehensive Plan itself which is forward focused and includes all of the guiding policies. The ECR which is an addendum, or “Volume II”, seeks to define who we are and where we’ve come from in order to help inform the text and policy of the Comprehensive Plan (the Plan) in future activities and decisions.

As described in the Plan, the ECR is needed to address a number of State required components of the LLUPA. Of the 17 required components, only Implementation and Property Rights are not addressed in some fashion within the ECR (these two are addressed in the main Plan only). The proposed CPAT modifies two areas of the Comprehensive Plan; the List of Adopted Plans and Studies by Reference table (Page C), and the Plan Purpose and Scope section (page 1-3). Other references for the ECR are either described generically without a year, or as a citation for related context. Other references not specifically described remain relevant but are not proposed for modification.

In total there are twenty references to the Existing Conditions Report in the Plan. These occur in every chapter of the Plan, but only two in the intro are being amended to specifically reference the 2022 version. A source reference to the 2017 version of the Plan on page 1-7, Planning Successes, is not proposed to be updated since the information is context for the 2019 Comprehensive Plan process.

A. Specific Changes in ~~strike-through~~ and underline format

1. Page C, Existing Conditions Report ~~(2017)~~ (2022)
2. Page 1-3, The Existing Conditions report includes background information and analysis about the built and natural environment in Meridian today (as of ~~2017~~ 2022), trends, and a strategic plan for the future.

Note: The above revisions will also be reflected in the online Comprehensive Plan, but there are no page numbers in the online version.

III. APPLICANT INFORMATION

A. Applicant:

City of Meridian Planning Division, 33 E Broadway Ave, Suite 102, Meridian, Idaho 83642

B. Owner:

Not applicable

C. Representative:

Not applicable

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Notification published in newspaper	8/3/2022	
Notification mailed to property owners within 300'	N/A	
Applicant posted public hearing notice sign on site	N/A	
Nextdoor posting	7/29/2022	

V. COMPREHENSIVE PLAN ANALYSIS (Comprehensive Plan)

As referenced in the Plan, the LLUPA states “Prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component.” Since the Plan itself is generally forward looking, the ECR is essential to address existing conditions, and also to understand trends or changes over time. It is expected that understanding who we are today, and where came from, may help to inform future decisions.

Specifically, the Comprehensive Plan provides the following text in reference to the Existing Conditions Report:

The Plan is intended to work in concert with the City's ordinances and specific area plans. It is based not only on the concerns and expressions of the community, but upon the analysis in the Existing Conditions Report that is adopted concurrently as Volume II of this Plan. The Existing Conditions Report includes background information and analysis about the built and natural environment in Meridian today (as of 2017), trends, and a strategic plan for the future. Together, the Existing Conditions Report and the Comprehensive Plan together address all of the elements required in the Local Land Use Planning Act of Idaho.

There are no other specific policies addressing the ECR in the Plan, only references to the ECR when it may provide additional context for other topics and decision making.

VI. DECISION

A. Staff:

Staff finds that approval of the proposed CPAT application is in the best interest of the City and recommends the P&Z Commission recommend to Council adoption.

B. Commission:

Enter Summary of Commission Decision.

C. City Council:

Enter Summary of City Council Decision.

VII. CITY/AGENCY COMMENTS & CONDITIONS

As of August 8th, there were no additional comments for the public draft either by internal City Departments, or submitted only by other agencies or the public.

VIII. FINDINGS

A. Required Findings from the Unified Development Code

1. The proposed amendment is consistent with the other elements of the comprehensive plan.
Staff finds the amendment maintains consistency by updating relevant information critical to the State required elements contained in Idaho Code § 67-6509.
2. The proposed amendment provides an improved guide to future growth and development of the city.
By maintaining and keeping the Comprehensive Plan relevant, Staff finds that the proposed Plan provides an improved and more relevant guide to future growth and development with the City.
3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan.
Staff finds the proposed amendment is consistent with the goals of the Comprehensive Plan as the intent is to “ensure that the Plan remains relevant and represents current stakeholders, reflects market and demographic trends...” (page 1-5 of the Plan).
4. The proposed amendment is consistent with this Unified Development Code.
Staff finds the proposed amendment is consistent with the Unified Development Code, as no policies in the Comprehensive Plan are modified, and no development proposed.
5. The amendment will be compatible with existing and planned surrounding land uses.
Staff finds the proposed amendment will be compatible with existing and planned surrounding land uses as no changes are proposed to the policies within the Plan, or to the Future Land Use Map.
6. The proposed amendment will not burden existing and planned service capabilities.
Staff finds that the proposed Plan will not burden existing and planned service capabilities as no changes are proposed to the policies within the Plan, or to the Future Land Use Map.
7. The proposed map amendment (as applicable) provides a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated impact associated with the development of the area.
This finding is not applicable as no amendment is proposed to the future land use map.
8. The proposed amendment is in the best interest of the City of Meridian.
Staff finds the proposed amendment is in the best interest of the City as it provides updated existing conditions and trends to provide more accurate context which may then better inform future decisions.