

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



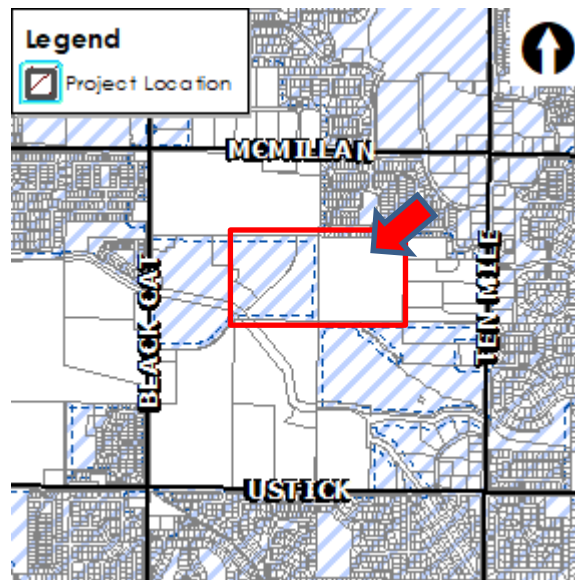
HEARING DATE: August 17, 2021

TO: Mayor & City Council

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

SUBJECT: H-2021-0041
Wastewater Resource Recovery Facility (WRRF) – Comprehensive Plan Map Amendment (CPAM)

LOCATION: The site is located approximately ¼ mile south of W. McMillan Rd., midway between N. Black Cat Rd. and N. Ten Mile Rd., in the north ½ of Section 34, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

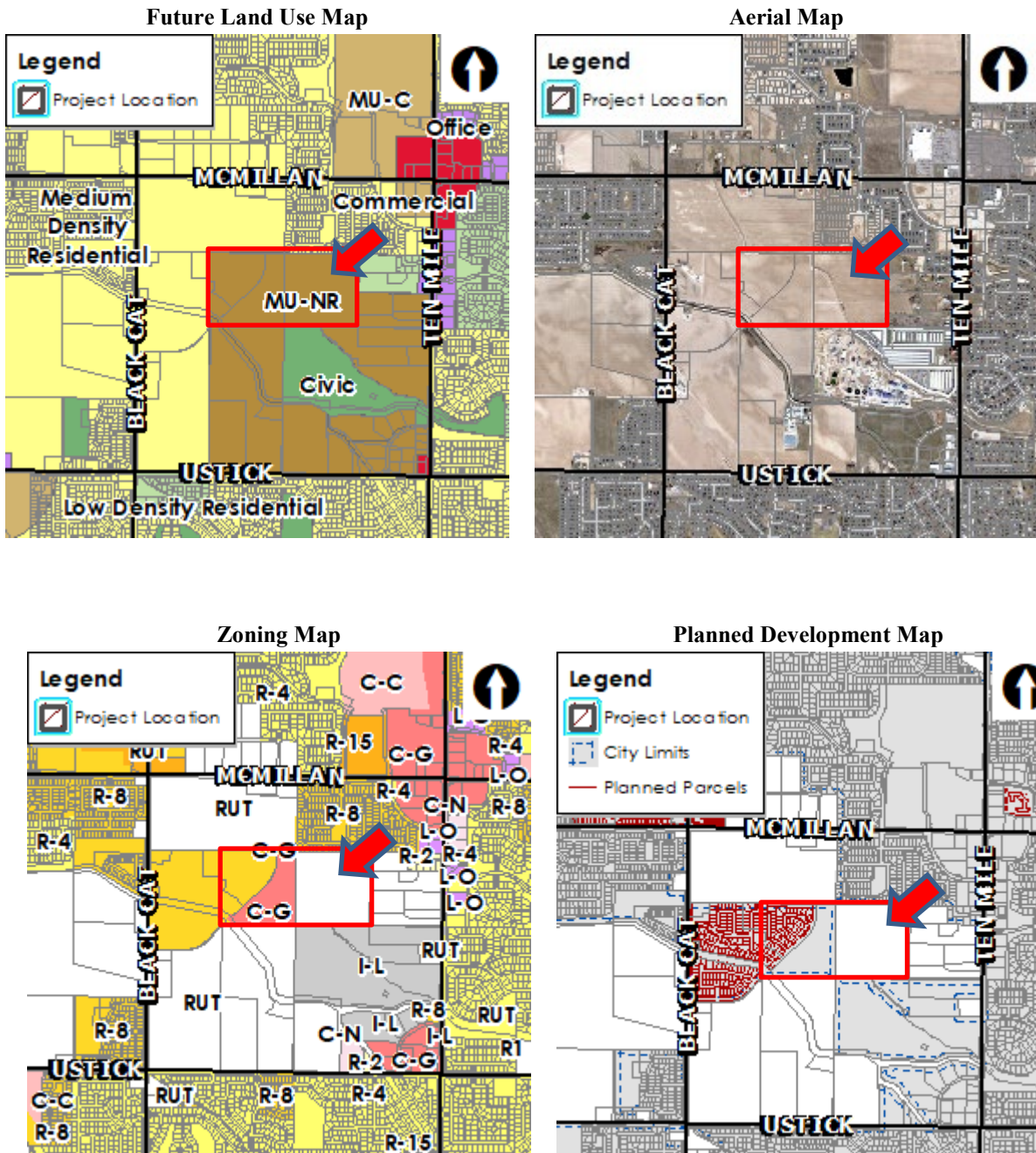
Amendment to the Comprehensive Plan Future Land Use Map to change the designation on a total of 80.7-acres of land from Mixed Use Non-Residential on 40.9-acres of land to Medium Density Residential and 39.8-acres to Industrial, based on the results of the most recent Odor Study conducted by the City of Meridian.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	80.7-acres	
Future Land Use Designation	Mixed Use Non-Residential	
Existing Land Use	Vacant/undeveloped land	
Proposed Land Use(s)	No land uses/development are/is proposed with this application	
Current Zoning	R-8, C-G and RUT	
Neighborhood meeting date; # of attendees:	6/30/21; 13 attendees	

B. Project Maps



III. APPLICANT INFORMATION

A. Applicant:

Wastewater Resource Recovery Facility (WRRF), City of Meridian – 3401 N. Ten Mile Rd., Meridian, ID 83642

B. Owner:

Same as Applicant

C. Representative:

Laurelei McVey – WRRF, City of Meridian – 3401 N. Ten Mile Rd., Meridian, ID 83642

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	6/25/2021	07/30/2021
Public Service Announcement	6/22/2021	07/27/2021
Nextdoor posting	6/22/2021	07/27/2021

V. COMPREHENSIVE PLAN ANALYSIS

CURRENT FUTURE LAND USE MAP DESIGNATION: The subject property is currently designated as Mixed Use – Non-Residential (MU-NR) on the Future Land Use Map (FLUM) contained in the Comprehensive Plan. The purpose of this designation is to designate areas where new residential dwellings will not be permitted, as residential uses are not compatible with the planned and/or existing uses in these areas. For example, MU-NR areas are used near the City’s WRRF and where there are heavy industrial or other hazardous operations that need to be buffered from residential. Developments are encouraged to be designed similar to the conceptual MU-NR plan depicted in Figure 3E in the Comprehensive Plan. *See exhibit map in Section VII.A.*

PROPOSED FUTURE LAND USE MAP DESIGNATIONS: An amendment to the FLUM is proposed to change the designation from MU-NR on 40.9-acres of land to Medium Density Residential (MDR) and 39.8-acres to Industrial (IND), based on the results of the most recent [odor study](#) for the WRRF (April 2021). The proposed IND area borders the existing wastewater facility; the proposed MDR areas are to the north and west of the proposed IND areas, which will be compatible with existing adjacent MDR designated areas.

The previous odor assessment conducted in 2004 identified an area around the wastewater facility that was *not* appropriate for residential uses. Thus, this area was designated on the FLUM as MU-NR for the development of commercial/industrial uses. Staff is supportive of the requested change for several reasons. With recent and planned upgrades at the WRRF, the areas previously required to be preserved for non-residential developments may now also be appropriate for residential uses. Offsite odor impacts have been reduced, should be further improved in the future, and the change should not create a nuisance for City operations or residents. Further, the areas of MU-NR proposed for MDR are behind existing and entitled residential uses. Allowing non-residential uses behind residential neighborhoods without appropriate access could otherwise lead to additional nuisances and private property impacts. The least of these may otherwise be commercial traffic driving through residential neighborhoods. Additional residential in the proposed MDR areas would be more seamless and present fewer conflicts.

Since the proposed IND areas are owned by the City and reserved for City operations, and the City is working to proactively mitigate for offsite impacts, the proposed FLUM seems appropriate. Other areas of MU-NR remaining around the WRRF are existing or retain opportunities to access from Utick or Ten Mile, and without taking access from residential neighborhoods. The MU-NR designated areas may still provide

services and jobs that are beneficial for the City, and staff does not anticipate further reduction in the MU-NR area through subsequent comprehensive plan map amendments to allow more residential near the WRRF.

The proposed MDR designation allows for dwelling units at gross densities of 3 to 8 dwelling units per acre.

The proposed IND designation allows a range of uses that support industrial and commercial activities. Industrial uses may include warehouses, storage units, light manufacturing, flex, and incidental retail and office uses. In some cases uses may include processing, manufacturing, warehouses, storage units, and industrial support activities.

STAFF RECOMMENDED FUTURE LAND USE MAP DESIGNATIONS: To coincide with the existing designation of the WRRF, which is Civic, Staff recommends the area proposed as Industrial be changed to Civic as shown on the proposed land use map in Section VII.A. This area borders the existing wastewater facility.

The purpose of the Civic designation is to preserve and protect existing and planned municipal, state and federal lands for area residents and visitors. This category includes public lands, law enforcement facilities, post offices, fire stations, cemeteries, public utility sites, public parks, public schools, and other government owned sites within the Area of City Impact. Because this is the City's wastewater facility, this designation seems more appropriate than Industrial. *See exhibit map in Section VII.A.*

Additionally, Staff recommends certain changes to the symbols on the FLUM pertaining to Park, Emergency Services and School designations as shown on the FLUM in Section VII.B; the symbols and land use designations with a pink border indicate proposed revisions to the FLUM. None of these changes have any bearing or impact on other land use designation decisions or property rights. All recommended revisions are to reflect current decisions and actions relating to the construction of new facilities, previous acquisition of land, or other previous but related decisions by City Council. These changes will allow the FLUM to be as accurate as possible and reduce the need for Staff to maintain additional datasets with the actual location of facilities.

The designations for four (4) park sites are proposed to change from "future" to "existing"; the designations for two (2) fire stations and two (2) police substations are now location specific as opposed to general locations as property has been acquired by the City; and a new school designation was added to reflect a school that is opening this Fall.

Finally, Staff proposes a text change to the notes section of the FLUM as shown in Section VII.B; the proposed additions are underlined. This revision will allow Staff to keep the map symbols up to date when activities such as construction or land acquisitions by the City or partner agencies are made. This is similar to the way parcels, roads, and other map features on the FLUM are automatically updated as changes occur. Underlying FLUM designation changes, if appropriate, would still require City Council approval as proposed.

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- "Maintain and update the Unified Development Code and Future Land Use Map to implement the provisions of this Comprehensive Plan." (3.04.01B)

The proposed amendment to the FLUM will implement the provisions of the Comprehensive Plan.

- "Require all development to be consistent with Future Land Use Map designations for the property." (3.03.03D).

Future development should be consistent with the FLUM designations proposed for the subject property.

- "Maintain the Future Land Use Map to reflect existing facilities." (3.06.01A)

The additional changes to the FLUM proposed by Staff will reflect existing facilities.

- “Keep the Future Land Use Map current by defining appropriate locations for industrial, commercial, and office businesses.” (2.08.03A)

Although the proposed changes are not for industrial, commercial or office uses, the changes will assist in keeping the FLUM current by identifying appropriate locations for MDR and Civic uses.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed amendment to the Future Land Use Map as recommended by Staff in accord with the Findings in Section VIII.

B. The Meridian Planning & Zoning Commission heard this item on July 15, 2021. At the public hearing, the Commission voted to recommend approval of the subject CPAM request.

1. Summary of Commission public hearing:

- In favor: City of Meridian Planning Division
- In opposition: None
- Commenting: None
- Written testimony: Jon Wardle
- Staff presenting application: Caleb Hood
- Other Staff commenting on application: Laurelei McVey

2. Key issue(s) of public testimony:

- None

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

- Future plans associated with the expansion of the Civic FLUM designation
- Mitigation of odors associated with the WRRF to support the request FLUM change

4. Commission change(s) to Staff recommendation:

- None

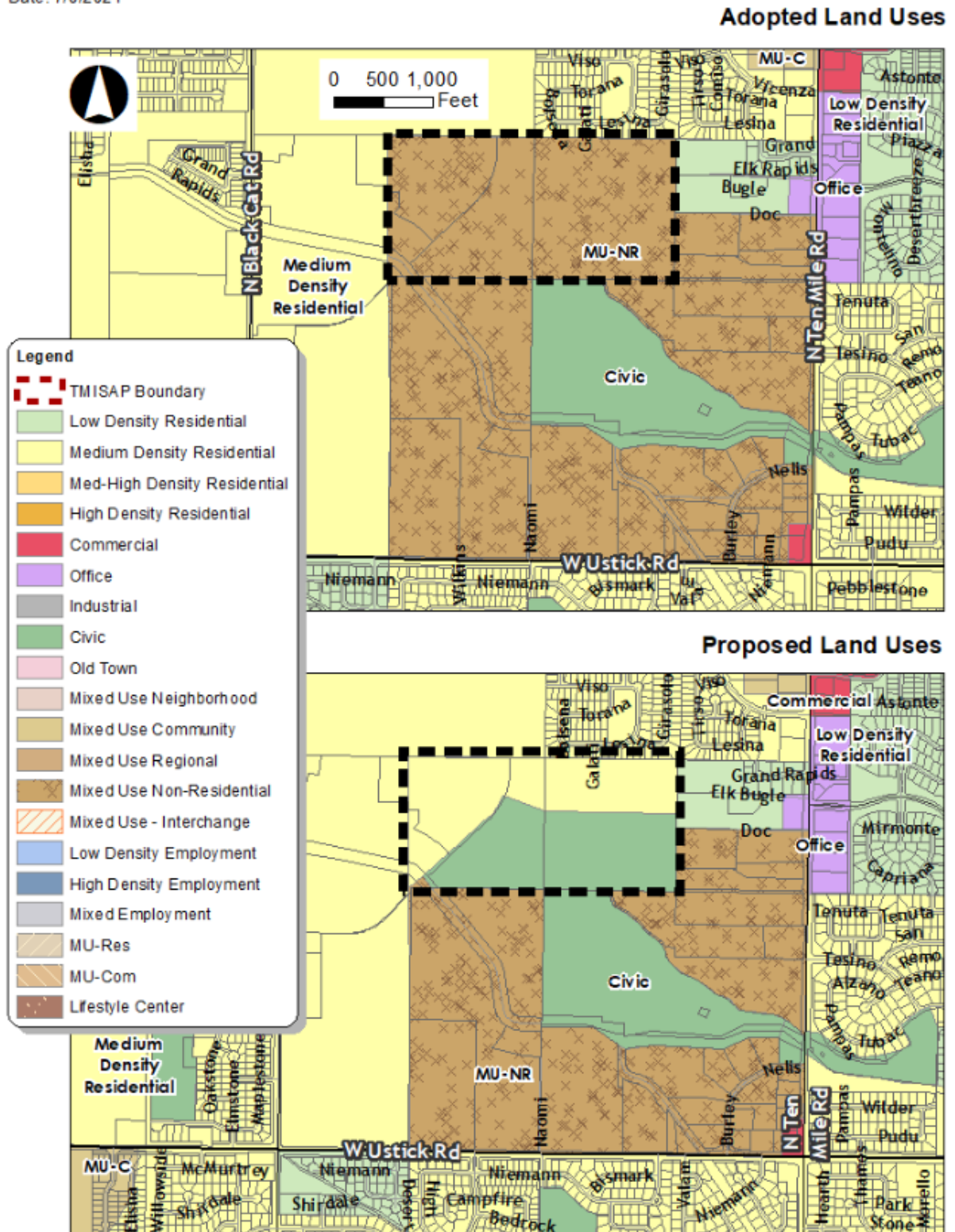
5. Outstanding issue(s) for City Council:

- None

VII. EXHIBITS

A. Future Land Use Map – Adopted & Proposed Land Uses

Date: 7/8/2021



B. Staff Recommended Changes to FLUM

MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT



July 6, 2021

TO: Sonya Allen, Associate City Planner
CC: Caleb Hood, Planning Division Manager
Bill Parsons, Current Planning Supervisor
FROM: Brian McClure, Comprehensive Associate Planner
RE: H-2021-0041, Additional Recommended Revisions

Updating the adopted Future Land Use Map (FLUM) requires City Council action and public noticing. Comprehensive Planning staff are proposing several simple revisions along with the application for the Public Works Department, Wastewater Resource Recovery Facility (WRRF) amendment. These other requested changes are not affected by the WRRF land use change, but all are similarly facility planning. The additional recommended changes relate exclusively to the map symbols. **None of these staff recommended symbol revisions have any bearing or impact on other land use designation decisions or property rights.**

The proposed symbol revisions are either Park, Emergency Services, or School related. All recommend revisions are to reflect current decisions and actions relating to the construction of new facilities, previous acquisition of land, or other previous but related decisions by City Council. These changes would allow the FLUM to be as accurate as possible, and reduce the need for staff to maintain additional datasets with the actual locations of facilities. Planning staff have received multiple requests to update these symbols from other Department staff, but the time and expense of processing a public hearing application and the requirement for Council approval were limiting.

Additionally, Planning staff are proposing a text change to the notes section of the FLUM. See "FLUM Note Revision" section below, with additions in underline. This revision would allow Meridian staff to keep the map symbols up to date when activities such as construction or land acquisitions by the City or partner agencies are made. This is similar to the way that parcels, roads, and other map features on the FLUM are automatically updated as changes occur. Underlying future land use designation changes, if appropriate, would still require City Council approval as proposed.

None of these suggested revisions are essential, but would help to ensure the map is more accurate and relevant to City staff, and improve transparency for the public viewing the map. What other see on the FLUM, is what we're actually planning for.

Description of Recommended Revisions

Symbol Changes:

Name	Facility Type	Change Description
Reta Huskey	Park	Changed existing symbol from future to existing
Discovery	Park	Changed existing symbol from future to existing
Hillsdale	Park	Changed existing symbol from future to existing
Keith Bird Legacy	Park	Changed existing symbol from future to existing
Fire Station #7	Emergency	Relocated existing symbol to purchased property adjacent to Discovery Park
Fire Station #8	Emergency	Relocated existing symbol to identified property north of Oywhew H.S.
Police Substation #1	Emergency	Relocated existing symbol to purchased property adjacent to Discovery Park
Police Substation #2	Emergency	Relocated existing symbol to identified property north of Oywhew H.S.
Idaho Fine Arts Academy	School	Added new symbol to location on Central Drive (opens in Fall 2021)

FLUM Note Revision:

Symbols with halos indicate general future facility locations. These symbols are not parcel specific and may float to nearby areas. The final location and status (halo) of symbols may be revised periodically to reflect existing facility locations.

NOTE: Symbols and land use designations with a pink border are for illustrative purposes only, and to indicate proposed revisions on the FLUM. The borders will not be shown on the final map.

City of Meridian Future Land Use Map

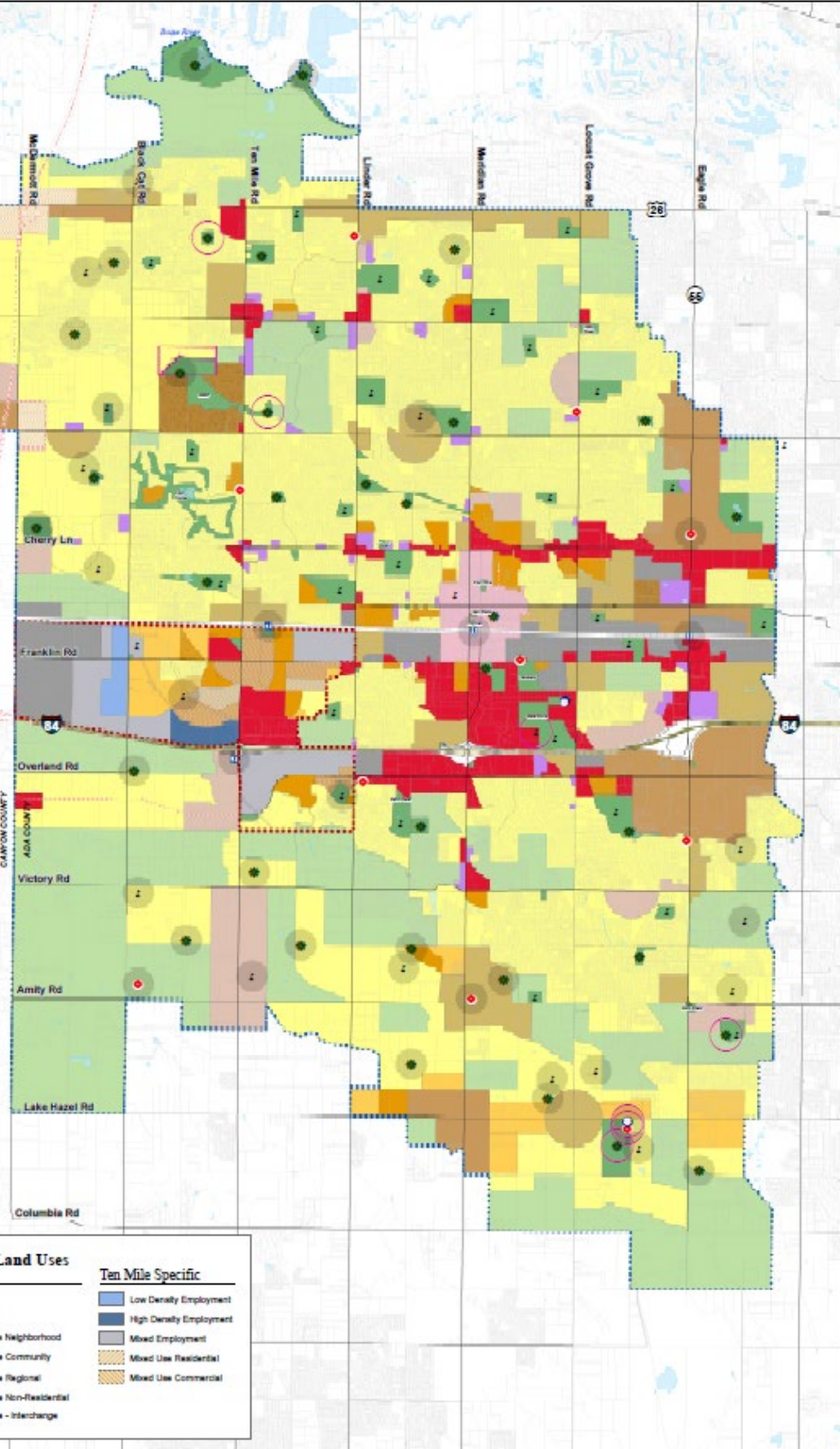
Legend

- Fire Station
- Police Station
- School
- Parks
- Transit Station
- Future Facilities
- Ten Mile Interchange Specific
- Future Roadway
- Future Overpass
- Entryway Corridor
- Existing Waterway
- Meridian AOC

Adopted Month Day, Year
 Prepared by Meridian Planning Division
 Print Date: July 08, 2021

Notes:
 Symbols with pink borders indicate general future facility locations. These symbols are not precise locations and may change in future years. The final location and status of facilities may be revised substantially to reflect existing facility locations.
 Land use designations in the Ten Mile Interchange Specific area are different from the rest of the City. Designations may change in future years. Designations for that area are located in the Ten Mile Interchange Specific area.
 The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the current, existing, or future accuracy, completeness, or reliability of any of the data provided, for any purpose, and assumes no legal responsibility for the information contained on this map.
 This map is intended to work in tandem with the policies of the Comprehensive Plan to serve as a guide for future land use patterns within Meridian AOC. Land use patterns depicted on the map are generalizations, recognizing that development proposals may contain a mixture of land uses and facility needs.

Citywide	Future Land Uses	Ten Mile Specific
Low Density Residential	Civic	Low Density Employment
Medium Density Residential	Old Town	High Density Employment
Med-High Density Residential	Mixed Use Neighborhood	Mixed Employment
High Density Residential	Mixed Use Community	Mixed Use Residential
Commercial	Mixed Use Regional	Mixed Use Commercial
Office	Mixed Use Non-Residential	
Industrial	Mixed Use - Interchange	



VIII. FINDINGS

A. Comprehensive Plan Map Amendment

Upon recommendation from the Commission, the Council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an amendment to the Comprehensive Plan, the Council shall make the following findings:

1. The proposed amendment is consistent with the other elements of the Comprehensive Plan.

The Commission finds the recommended map amendment to MDR and Civic is consistent with the existing Civic designation for the wastewater facility and the MDR designation will be compatible with abutting MDR designated property.

2. The proposed amendment provides an improved guide to future growth and development of the city.

The Commission finds that the proposal to change the FLUM designation from MU-NR to MDR and Civic will provide an improved guide to future growth and development of the City by allowing more residential uses in this area and allow for the expansion of the wastewater facility in the future.

3. The proposed amendment is internally consistent with the Goals, Objectives and Policies of the Comprehensive Plan.

The Commission finds that the proposed amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan as noted in Section V.

4. The proposed amendment is consistent with the Unified Development Code.

The Commission finds that the proposed amendment is consistent with the Unified Development Code.

5. The amendment will be compatible with existing and planned surrounding land uses.

The Commission finds the proposed amendment will be compatible with abutting existing residential uses and the existing wastewater facility.

6. The proposed amendment will not burden existing and planned service capabilities.

The Commission finds that the proposed amendment will not burden existing and planned service capabilities in this portion of the city.

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.

The Commission finds the proposed map amendment provides a logical juxtaposition of uses and sufficient area to mitigate any development impacts to adjacent properties.

8. The proposed amendment is in the best interest of the City of Meridian.

For the reasons stated in Section V and the subject findings above, the Commission finds that the proposed amendment is in the best interest of the City.