

McCarvel: It has been moved and seconded to approve file H-2021-0040. All those in favor say aye. Opposed? Motion carries. Congratulations.

MOTION CARRIED: SIX AYES. ONE ABSENT.

7. Public Hearing for WRRF Map Amendment (H-2021-0041) by City of Meridian, Located Approximately ¼ Mile South of W. McMillan Rd., Midway Between N. Black Cat Rd. and N. Ten Mile Rd.

- A. Request: Amendment to the Comprehensive Plan Future Land Use Map to change the designation 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.

McCarvel: Next we have H-2021-0041, the WRRF Map Amendment and we will -- boy, do we have staff here tonight. Boy. We will start with the staff report.

Hood: Thank you, Madam Chair, Members of the Commission. It has been a while, so it's my pleasure to be back before you presenting on WRRF, our Wastewater Resource Recovery Facility out near Ten Mile and Ustick, as you can see on the first slide. Before I get into the presentation too much I do want to thank Bill Parsons, Sonya Allen, who is out right now, but they helped draft the staff report and work with us, but I have been working with Public Works over the past couple of months on this application, but they have done a lot of the heavy lifting to get the items you see in your packet. So, thank you to staff for that help. As I mentioned in my opening remarks, this is near our wastewater treatment plant is yet another way -- it's -- it has several names that we refer to it as, but it's where our wastewater is treated out near, again, the northwest corner of Ten Mile and Ustick. This -- earlier this year the city did purchase an additional 40 acres, just north and I don't know if you can see my cursor or not -- just north of the existing facility and that prompted Public Works to, again, start talking with Planning staff about a change to the future land use map. What you see on the top of this exhibit is the current designation on our Comprehensive Plan future land use map. The designation of that 40 acres and several of the properties, actually, around the wastewater treatment plant is designated mixed use nonresidential. So, as you would anticipate in the name, it doesn't allow anyone to live in those areas and I will let Laurelei McVey, who is in Public Works, speak to you a little bit about this more. She has a couple slide presentation. But they recently completed an odor study and based on that study Planning staff is recommending some changes to our future land use map that would allow some of that area to be opened up to residential uses in the future, again, because the odor, the nuisance, essentially, isn't there or it's there very very minimally throughout the year and, again, I will let her get into some of those statistics. In the application what Public Works applied for -- and it is partially my fault I feel. I think, eventually, a lot of what the city owns will be zoned industrial, their application was actually to change it from mixed use nonresidential to industrial. After we talked about it a little bit more internally what staff recommends you approve this evening -- or recommend to Council approval is actually a civic designation. That matches and it is truly the intent of our Public Works Department is to keep this civic

in city hands for what is green, at least the lower two-thirds of the 40 acres that Public Works owns. We have collaborated with Brighton, who is working on a project called Quartet just to the west and they wanted to come alongside or we asked them if they were interested in coming alongside this application to also help us protect some of that area that they currently own and, then, open up some of what they could develop further with residential kind of shown in the yellow. So, medium density residential for the northern roughly a third of the -- of the properties and, then, civic on the southern part. There is another request to this application. I think I'm going to pause, though, before I get into some of the administrative or cleanup things that we were asking you to recommend approval to the City Council of tonight and let Laurelei do her presentation on the odor study and maybe answer any other questions you have regarding this part before I jump into that.

McVey: So, good evening, Madam Chair and Members of the Commission. My name is Laurelei McVey and I'm the deputy director for the City of Meridian Public Works Department. Our address is 3401 North Ten Mile Road. I wanted to give you a brief update on the city's recent odor study and answer any questions that you might have about that and the proposed land use designations. So, as Caleb mentioned, we are looking to change a portion of the proposed area from mixed use nonresident residential to civic and a portion to medium density residential. As Caleb mentioned, we have also been working with Brighton and they are in support of this for the non-city-owned parcels that are impacted by this. So, the proposed land changes will allow the city to continue to have adequate nonresidential buffer zone around the wastewater facility, but it doesn't over restrict future land use where it's not warranted based on the study -- the odor study results. We did hold a neighborhood meeting on July 30 and 13 attendees attended that, as well as one property owner contacted me by phone. Most property owners were okay with the changes. A couple of the things they wanted to ensure, though, was whatever future development occurred at the WRRF that their properties were buffered from any of our activities and, then, the other concern that they shared was ensuring that high density housing or apartments were not considered for the residential areas, due to access and traffic through the surrounding neighborhoods. We made sure to let them know that this change was only the future land use designation and that any development, annexation, or rezoning of these parcels would be noticed and their participation would be solicited in that. So, as far as our odor study, so what an odor study is -- it is a scientifically based study that uses several variables, including odor sampling at the facility and, then, it also looks at local wind and temperature data. So, when those are combined in an EPA approved model, they predict worst case odor conditions. It's important to remember that this predicts total odor, not just good or bad odor and as you can imagine odor is very subjective, but what this study will do is will show you where the highest total odor is, where that odor is expected to go and how frequently that odor is expected to go there. So, a couple of things are important to note. The last odor study was completed in 2004, but what's also important is that that odor study didn't set the land use designations around the WRRF. Those were set in 2002 prior to that study. A couple of other additional important things is the original 2004 odor study only used best known industry values. For this odor study, we took 43 actual samples in the field and at the wastewater plant to give us the best data possible and, then, since 2004 the city has also installed significant

odor control upgrades at the facility, which has greatly reduced odors and one of the really cool things for us was at the neighborhood meeting, the neighbors echoed that odors have significantly reduced over the years and how rarely they actually see odors anymore. So, that was exciting for us to see that our odor control investments have made an impact and are doing what we expect them to do. So, when looking at an odor study values are shown as the number of hours in a year that an odor could be detected above background conditions. So, we converted those into percentages, because it's a little bit easier to visualize and as we look at this it's important to note that this is total odor, not bad odor, and it's worst case conditions, but two percent is equivalent to about eight days per year that an odor could potentially be detected. So, today we generally allow residential development in the two to three percent zone with very little complaints. As evidence, the wastewater plant has only received four potential odor complaints in the last five years in total. So, the city is also -- sorry. The city is also currently installing several more odor control upgrades in the next few years, which will pull our odor profile in by another 67 percent. So, this is what our odor map will look like once those upgrades are complete. One thing we also did, though, is we wanted to model full -- conditions at full plant build out, so that we didn't make decisions today that could potentially have negative long term impacts. So, at full facility build out, which is estimated to occur in 2074, and with additional planned odor controls at the facility, we can pull those odor rings in even further and have really little impact on any of the surrounding areas outside of the wastewater plant property, which is really what our ultimate goal is. So, in summary, based on the findings from our recent odor study, we feel the proposed land changes will still retain enough future buffer space for the wastewater plant, but not over restrict additional development in the area in the future. So, with that, I appreciate your consideration and stand for any questions.

McCarvel: Have any questions for staff or staff?

Cassinelli: Madam Chair?

McCarvel: Commissioner Cassinelli.

Cassinelli: What are potential plans for this civic? Is that going to be park space or -- I guess to the north of the -- of the treatment plant.

McVey: Great question. So, we don't currently have any plans, but what we intend is that that area would be used for either future wastewater process equipment. So, two things kind of change why we need to expand the wastewater plant. Growth. So, the volume of wastewater received -- we receive and, then, also regulations. So, if EPA or DEQ came with future regulations that required more equipment, we would potentially use that land for future plant equipment, but primarily our goal right now is just to retain that open buffer space, knowing that we don't want anything too close to our facility.

Cassinelli: Another question if I may on the odor. You said it was subjective that odor is bad. Can you find me somebody that thinks that wastewater would be a good odor?

McVey: That's another good question. I do have a -- kind of a good example for that. So, in our wastewater process at the very beginning of our plant it's a very raw sulfur type odor and most people tend to find that the most offensive. One of the things we did is we covered our headworks building, which is where all of that very raw wastewater comes in and that has been the most significant reduction. As you go further into the process other people have described it as earthy smell, which is generally less offensive. So, you know, kind of interesting for sure when you talk about perception, but, generally, the worst of our odors is in the very beginning, which is now all covered.

Cassinelli: That's all under cover?

McVey: Yeah.

McCarvel: Okay. Any other questions?

Seal: I was just -- Madam Chair, I was just going to add that I live directly southwest of this and -- and have been there for about a decade and I can tell you that it -- we rarely, if ever, get any smell in that area. Obviously, it's one of the areas that was low in those rings, but we tend to smell the sugar beet factory at least once a month, so -- so far so good.

McCarvel: Okay.

Grove: Madam Chair?

McCarvel: Commissioner Grove.

Grove: Not really a question, but just wanted to congratulate you on the work you have done out there. I was lucky enough to get a tour with Leadership Meridian earlier this year and that -- that first step, like -- you are like, oh, okay, that's a little rough. But outside of that, like, I don't know, 50 foot radius, it's really not that bad anywhere, like further into the site and they have done an amazing job at really reducing some of those odors and -- and making some major advances in how they have done things and it's -- if you haven't been out there it's rather impressive. They have like a hundred structures out there and so it's quite intense in what they do and how they do it. So, appreciate the work that you have done.

Cassinelli: Madam Chair, I have got -- there is storage units just to the -- I guess to the east here and I have a storage area in there and I have never -- I have never smelled it. Not the earthy smell or the sulfur.

McCarvel: Okay. Thank you. Madam Clerk, I'm guessing we don't have anybody signed up to testify on this application?

Weatherly: Madam Chair, that's correct.

McCarvel: And just on the outside chance is there anyone in the room who would like to testify on this application? Great.

Hood: Madam Chair?

McCarvel: Oh. Okay. Oh. Caleb.

Hood: I don't know if Mr. Wardle wants to -- wants to testify. You do have a letter from Brighton in the packet as we both alluded to in our presentation supporting the sub -- subject application. I did just have -- like I said, it's kind of a two part application. That's the big one that we just went through. There are a couple of administrative changes that I just wanted to call their attention --

McCarvel: Oh. Sorry.

Hood: -- real quick before you move any further. And, again, these are pretty much administrative changes. There are seven or eight of them. For example, is Keith Bird Legacy Park today still has a halo around that park. That park exists. So, it's not a future park, it's an existing park. We have a couple of those. Discovery Park exists. So, some clean-ups like that where schools have come online in the past couple of years and we just want it to be accurate on our future land use map that those aren't planned, that they actually are on the ground. So, again, pretty -- you know, very administrative or clean-up in nature. No substantive changes there. But there are a handful of those changes to the map itself, too, that we saw the opportunity to piggyback on what Public Works was doing and make some additional changes and, then, the one other on the face of the future land use map, that note that is slightly tweaked with the addition of that one line in green that you see in the middle of the screen here. That just basically says that those -- you know, the halos are general locations and they may need to be changed periodically. So, we thought that might help clarify for the public. So, with that I would stand for any questions you have on either of the administrative changes or, again, back to the Wastewater Resource Recovery Facility map amendment.

McCarvel: Any further questions? Okay. Thank you. Can I get a motion to close the public hearing on H-2021-0041?

Seal: So moved.

Cassinelli: Second.

McCarvel: It's been moved and seconded to close the public hearing on H-2021-0041. All those in favor say aye. Opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

McCarvel: I'm not seeing any real issues with this and it's great that -- yeah, cleaning up some of the land use options that are available now that maybe weren't even ten years ago.

Lorcher: Madam Chair?

Cassinelli: Madam Chair? Go ahead.

McCarvel: Commissioner Lorcher.

Lorcher: I think the only strange thing that was going to happen -- and it may not happen in our lifetime -- but, you know, as the community needs to grow, especially with Brighton -- I think has plans from Ustick to McMillan all the way up and down Black Cat, the community is going to wonder why did we put a wastewater treatment in the middle of subdivisions. You know what I mean? I mean it's -- it's going to be in the middle of town. Whereas when they started it was in the middle of nowhere. So, that's just an observation.

McCarvel: It's there and we can't move it.

Cassinelli: Madam Chair?

McCarvel: Commissioner Cassinelli.

Cassinelli: I'm going to make a motion if --

McCarvel: Absolutely.

Cassinelli: Okay. After considering all staff, applicant, and public testimony, I move to recommend approval of file H-2021-0041 as presented in the staff report for the hearing date of July 15th, 2021.

Seal: Second.

McCarvel: It has been moved and seconded to -- are we recommending or -- sorry. Move approval of WRRF Map Amendment, H-2021-0041. All those in favor say aye. Opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Seal: Madam Chair?

McCarvel: Commissioner Seal.

Seal: I move we adjourn.

Yearsley: Second.