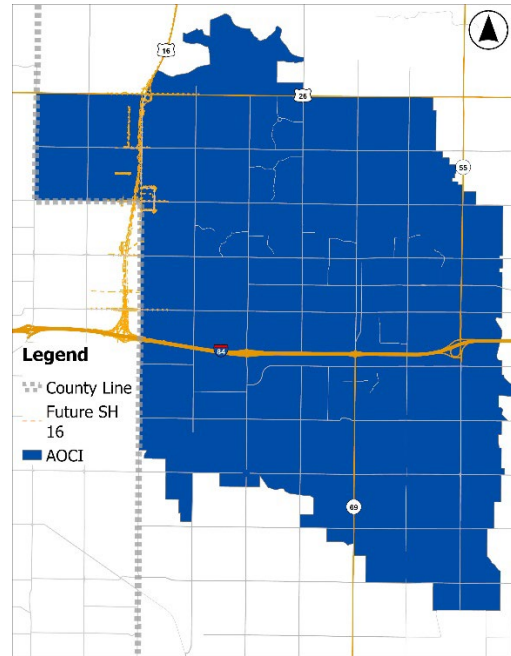


COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 9/3/2026

TO: Planning & Zoning Commission
 FROM: Carl Anderson,
 Long-Range Associate Planner
 208-884-5533
 canderson@meridiancity.org
 APPLICANT: City of Meridian
 Planning Division
 SUBJECT: H-2026-0038
 Comprehensive Plan Text
 Amendment - 2026
 LOCATION: Citywide



I. SUMMARY

A. Summary

B. The City of Meridian Planning Division is applying for a Comprehensive Plan Text Amendment (“CPAT”) to modify the Comprehensive Plan adding new text to align with two new sections to Idaho State Code Section 67-65 Local Land Use Planning Act, specific to: Starter Home Subdivisions (67-6542) & Accessory Dwelling Units (67-6541). The proposed CPAT also includes a minor amendment to the “List of Adopted Plans and Studies by Reference” updating the reference to the City’s recently adopted 2026 Historic Preservation Plan.

C. Issues/Waivers

None

D. Recommendation

Staff recommends approval of the proposed Comprehensive Plan Text Amendment.

D. Table of Contents

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II. COMMUNITY METRICS

Table 1: Process & Notification Details

Description	Details	Planning & Zoning Posting Date	City Council Posting Date
Preapplication Meeting date	6/2/2026		
Neighborhood Meeting	N/A	N/A	
Site Posting date	N/A	N/A	
Agency Notice		07/31/2026	
Notification Published in Newspaper		8/18/2026	
Nextdoor PSA		08/13/2026	

III. STAFF ANALYSIS

A. Project Overview & Request

The City of Meridian Planning Division is applying for a Comprehensive Plan Text Amendment (CPAT) to modify the City's Comprehensive Plan (Plan), adding new text aligning with two new sections to Idaho State Code Section 67-65 Local Land Use Planning Act, specific to: Starter Home Subdivisions (67-6542) & Accessory Dwelling Units (67-6541). The associated Senate Bills may be found in Exhibits B2 and B3. The proposed CPAT will also update the "List of Adopted Plans and Studies by Reference" updating the reference to the City's recently adopted Historic Preservation Plan. Each of the proposed amendments are further described in sections IIIA.1–IIIA.3.

A.1 Amend the text of the Plan to align with new Idaho State Code Section 67-6542 Starter Home Subdivisions as amended by Idaho Senate Bill 1352.

The 2026 State of Idaho Legislative Session brought forward Senate Bill No.1352, which enacted a new section to the Local Land Use Planning Act (LLUPA) of Idaho. The new section is "67-6542 Starter Home Subdivisions". The legislation requires cities with a population of 10,000 or more to amend their comprehensive plan and land use regulations, by February 1, 2027, to allow starter home subdivisions in residential zoning districts. This specific update to the Meridian Comprehensive Plan is intended to align with the new state statute. A concurrent City initiated amendment (ZOA-2026-0001) to the Unified Development Code (UDC) has been submitted to align the remaining elements of the subject legislation.

Proposed addition to Chapter 2 Premier Community:

2.01.00 Support a balance and integration of diverse housing and neighborhood types.

2.01.01 Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.

NEW – Policy: "[2.01.01O Support starter home subdivisions in all residential areas of the City.](#)" (pg. 2-4 of the Plan)

Proposed addition to Chapter 3 Evolving Community:

NEW – Text "[Starter Home Subdivisions, as defined by Idaho Code 67-6541, are allowed in all residential zoning districts. The intention of starter home subdivisions is to reduce barriers of entry to home ownership.](#)" (pg. 3-11 of the Plan)

A.2 Amend the text of the Plan to align with new Idaho State Code Section 67-6541 Accessory Dwelling Units as amended by Idaho Senate Bill 1354.

The 2026 State of Idaho Legislative Session brought forward Senate Bill No.1354, which enacted a new section to the Local Land Use Planning Act (LLUPA) of Idaho. The new section is "67-6541 Accessory Dwelling Units". The legislation requires cities with a population of 10,000 or more to amend their comprehensive plan and land use regulations, by February 1, 2027, to allow

accessory dwelling units in any residential zoning area. This specific update to the Meridian Comprehensive Plan is intended to align with the new State statute. A concurrent City initiated amendment (ZOA-2026-0001) to the UDC has been submitted to align the remaining elements of the subject legislation.

Proposed addition to Chapter 2 Premier Community:

2.01.00 Support a balance and integration of diverse housing and neighborhood Types.

2.01.01 Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.

NEW – Policy: “[2.01.01P Support accessory dwelling units in all residential areas of the City.](#)” (pg.2-4 of the Plan)

A.3 Amend Plan “List of Adopted Plans and Studies by Reference” to reference the recently adopted Historic Preservation Plan, Resolution No.26-2582 (Exhibit B5).

On April 14, 2026, the Meridian City Council moved to approve a resolution adopting a new Meridian Historic Preservation Plan, which will serve as the official guiding document for the City’s historic preservation efforts (Exhibit B4). The subject plan as adopted includes objective 4.1 to, “Adopt and implement the 2026 Historic Preservation Plan”. The aforementioned objective is supported by the strategy to, “Present the HPP to the City Council and coordinate adoption of the Historic Preservation Plan with the Comprehensive Plan (4.1.a)”. The subject amendment fulfills this strategy by adopting the subject plan within the Comprehensive Plan. This being the case, the “List of Adopted Plans and Studies” of the Plan is proposed to be updated to reflect the adoption of the current Historic Preservation Plan. This amendment is considered minor and is proposed to maintain accuracy of the Plan. The link listed in the subject table will be updated and the text in the subject table will be amended as follows:

“Historic Preservation Plan (~~2014~~ [2026](#))” (List of Adopted Plans By Reference, Pg. D of the Plan)

B. Comprehensive Plan Analysis

B.1 Future Land Use Map Designation

(<https://meridiancity.org/community-development/planning/comprehensive-plan/future-land-use-map/>)

Staff Review: This application does not include any modifications to the future land use map. As such, no specific analysis is provided for the proposed changes.

B.2 Policies (<https://meridiancity.org/implementationtable.aspx>)

Staff Review: The following Comprehensive Plan policies are found to be relevant to the proposed amendment:

2.01.00 Support a balance and integration of diverse housing and neighborhood types.

2.01.01 Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.

2.01.01D Regularly monitor local codes and ordinances to ensure compliance with state and federal laws such as the Fair Housing Act.

Staff Review: *The proposed amendment supports the proposed amendments to the UDC pertaining to starter home subdivisions and accessory dwelling units, promoting compliance with recently adopted Idaho state code.*

2.01.01K Remove regulatory barriers and develop design criteria that support the construction of accessory dwelling units and micro homes where appropriate.

Staff Review: *Meridian UDC Section 11-4-3-12 “Dwelling, secondary” regulate new accessory dwelling units within the City of Meridian. Accessory dwelling units are also*

listed as an accessory use in all residential zoning districts. The proposed text amendment to the plan affirms that accessory dwelling units are supported in all residential areas of the City.

2.01.01L Ensure the Unified Development Code provides opportunities for diverse and innovative housing options.

Staff Review: *The Meridian UDC continues to provide opportunities for diverse and innovative housing options. The proposed CPAT further affirms the City's support for a diversity of housing types in all residential areas.*

3.01.00 Recognize that Meridian's population will continue to grow and positively foster Meridian's continued growth.

3.01.01 Provide facilities and services that maintain a premier level of service commensurate with growth.

3.01.01B Update the Comprehensive Plan and Unified Development Code as needed to accommodate the community's needs and growth trends.

Staff Review: *The update to the text of the Plan, and aforementioned concurrent amendment to the UDC, will serve to further accommodate the community's needs and growth trends.*

3.04.00 Shape the future of the City through implementation and coordination of long range planning efforts.

3.04.01 Advance, support, and promote development of City planning tools, including the Comprehensive Plan, City ordinances, plans, and other guiding documents that execute the City's vision.

3.04.01F Review the policies within the adopted Comprehensive Plan on a regular basis and update as needed to ensure that they reflect, support, and advance the City's vision.

Staff Review: *The update to the Plan as proposed serves to maintain and update the text of the Plan, thereby further implementing the policies of the Comprehensive Plan. See additional related policies highlighted within this report.*

5.02.00 Celebrate Meridian's historical, cultural, and agricultural heritage.

5.02.02 Preserve and enhance historic and cultural resources.

5.02.02E Support the efforts of the Historic Preservation Commission to foster preservation and conservation.

Staff Review: *The proposed amendment to the List of Adopted Plans and Studies by Reference of the Plan, ensuring that the Plan remains current and provides clarity on the most recently adopted Historic Preservation Plan, as adopted by the City.*

C. Unified Development Code (UDC) Analysis

Comprehensive plan amendments - Title 11 Chapter 5B Section 7.

Staff Review: *The following contains a review of Meridian City Code, Title 11, Chapter 5B Section 7 which requires all Comprehensive Plan Amendments to be processed as detailed below. The following are not exhaustive of the aforementioned standards and contain only those standards found to be relevant to this request.*

UDC 11-5B-7

11-5B-7. C. Process.

1. Comprehensive plan amendment initiated by the city. The Planning and Zoning Commission may propose to amend the comprehensive plan following notice and public hearing procedures in article A, "general provisions", of this chapter and the hearing procedures in Idaho Code § 67-6509.

Staff Review: *A request to amend the text of the Meridian Comprehensive Plan has been submitted and is subject to the notice and public hearing procedures outlined in Article A*

“general provisions” of the required chapter and the hearing procedures of Idaho Code § 67-6509. Note: A Neighborhood meeting is not required and has not been held on this request, due to the request being Citywide and related to the text of the Plan.

4. Amendments to the text component of the Plan may be submitted at any time. Amendments to the text of the comprehensive plan may be recommended by the Commission consistent with section 11-5A-6 of this chapter.

Staff Review: *The subject amendment is an amendment to the text of the Comprehensive Plan and is subject to section 11-5A-6 “Public Hearing Process” of the Meridian UDC.*

5. The commission, prior to recommending the adoption, amendment, or repeal of the comprehensive plan to the Council, shall conduct at least one (1) public hearing in accordance with article A, "General Provisions", of this chapter and in accordance with the procedures in Idaho Code § 67-6509.

Staff Review: *As part of their review and prior to recommending an amendment to the Plan, a public hearing has been noticed for the September 3, 2026, Planning & Zoning Commission meeting.*

11-5B-7. D. Required Findings.

Staff Review: *The required findings may be found in Section V “Findings” of this staff report.*

IV. CITY/AGENCY COMMENTS & CONDITIONS

Comments from outside agencies and City of Meridian Departments associated with this application and received by August 21, 2026, are summarized below and may be found within Exhibit C. Any additional agency comments received after August 21, 2026, may also be found on Laserfiche at the link below:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430055&dbid=0&repo=MeridianCity>

A. IT – GIS Review

- No GIS comments.

B. Meridian Public Works

- Summary of Comments received from Laurelei McVey, Public Works Director on August 6, 2026:
“For the water side, we model all development to not only ensure capacity but also flows and pressures. For the sewer side, we check all development that comes in for the ability to serve capacity by confirming that they match our master planning assumptions (for ERU/density). We model the development in additional detail if it varies from our master plan assumptions to evaluate capacity impacts and limitations. So I don’t think we would actually have to change anything in our practice for a starter sub. Because it would likely not match our master plan assumptions, we would model it on both the water and sewer sides.”
- Wastewater Modeling Review: No changes in public sewer infrastructure shown in record. Any changes must be approved by Public Works.
- Water Modeling Review: No changes to public water infrastructure shown in record. Any changes must be approved by Public Works. This includes hydrants or the abandonment of water mains.
- Public Works Department Memo: See Exhibit C.1 for conditions of approval.

C. Idaho Department of Environmental Quality (DEQ)

- The Boise Regional DEQ Administration has no comments at this time.

V. FINDINGS

A. Comprehensive Plan (UDC 11-5B-7D)

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.

Staff Finding: *Staff finds that the proposed amendments are consistent with the other elements of the 2019 Comprehensive Plan and which contribute to all eighteen (18) elements required by Idaho State Statute. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0038. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*

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

Staff Finding: *Staff finds that the proposed amendment as described herein provides an improved guide to the future growth and development of the City by ensuring the Plan remains current with Idaho State Code, and the Historic Preservation Commission's planning efforts. Evidence includes this application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0038. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*

3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Finding: *Staff finds the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive Plan. Maintenance of the Plan is directed by policy within the Plan and the State of Idaho. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0038. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*

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

Staff Finding: *Staff finds the proposed amendment is consistent with the Unified Development Code. The subject request promotes the alignment of the Meridian UDC, as well as the Plan, with recently adopted Idaho State Code. The proposed amendments are consistent with the requirements of the UDC. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0038. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans.*

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

Staff Finding: *Staff finds the proposed amendment is compatible with existing and planned surrounding land uses, as the amendment modifies the text of the Plan. The amendment does not include any site-specific development proposals that would have an impact on existing or planned surrounding land uses. In the future, as Starter Home Subdivisions or Accessory Dwelling Units are proposed, they must be in compliance with all applicable local and state regulations in place at that time. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0038. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*

6. The proposed amendment will not burden existing and planned service capabilities.
Staff Finding: *Staff finds that the proposed amendment to the text of the Plan will not burden existing and planned service capabilities. Both Idaho State Code 67-6542 and 67-6541 include language indicating that the regulations shall not supersede state or local laws that protect public health, safety, and welfare. As Starter Home Subdivisions or Accessory Dwelling Units are proposed, they must be in compliance with all applicable local and state regulations in place at that time. Evidence includes the application, supporting materials submitted and the staff report with all exhibits for case file H-2026-0038 and plans as proposed to be updated.*
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.
Staff Finding: *A map amendment is not proposed as part of this Comprehensive Plan Text Amendment.*
8. The proposed amendment is in the best interest of the City of Meridian.
Staff Finding: *The proposed amendment is in the best interest of the City as it ensures that the text of the Plan remains relevant and up-to-date, and in compliance with Idaho State Statute. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0038. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*

VI. ACTION

A. Staff:

Staff recommends approval of the proposed Comprehensive Plan Text Amendment.

B. Commission:

Pending

C. City Council:

Pending

VII. EXHIBITS:

A. Application Packet & Supporting Materials

A.1 Application

A.2 Memorandum-Amended: June 11, 2026

B. Supplemental Documents

B.1 Pre-Application Meeting: June 2, 2026

B.2 Idaho Senate Bill No. 1352, As Amended

B.3 Idaho Senate Bill No. 1354, As Amended

B.4 Memo to City Council: April 14, 2026

B.5 City of Meridian Resolution No. 26-2582

C. Agency/Department Comments Received by: August 21, 2026

C1. Meridian GIS Review: June 26, 2026

C.2 Meridian Public Works Department: June 29, July 1 & July 31, 2026
C3 Department of Environmental Quality (DEQ): August 10, 2026

Exhibit A

Application Packet & Supporting Materials

P&Z Hearing: September 3, 2026



Planning Division
HEARING APPLICATION

Type of Review Requested

Hearing

File number: H-2026-0038Assigned Planner: Carl Anderson

Related Files: _____

Applicant Information
Applicant name: CARL ANDERSON, CITY OF MERIDIAN

Phone: _____

Applicant address: 33 E. BROADWAY AVE., MERIDIAN, ID 83642Email: canderson@meridiacity.org

Owner name: _____

Phone: _____

Fax: _____

Owner address: _____

Email: _____

Agent name (e.g. architect, engineer, developer, representative): _____

CARL ANDERSONFirm name: CITY OF MERIDIAN

Phone: _____

Fax: _____

Address: 33 E. BROADWAY AVE.Email: canderson@meridiacity.orgContact name: CARL ANDERSON

Phone: _____

Fax: _____

Contact address: 33 E. BROADWAY AVE.Email: canderson@meridiacity.org
Subject Property Information

Location/street address: _____

Assessor's parcel number(s): R5672000010

Township, range, section: _____

Project Description
Project/Application Name: 2026 Comprehensive Plan Text Amendment - CPAT

Description of Work: The City of Meridian Planning Division is applying for a Comprehensive Plan Text Amendment (CPAT) to address multiple elements of the adopted 2019 Plan. A narrative will be uploaded detailing the request.

Application Information

APPLICATION TYPES	
Is this application exempt from fees?:	Yes
Comprehensive Plan Text Amendment - CPAT:	CHECKED
Is this City Initiated?:	Yes
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2026-0521
PROPERTY INFORMATION	
General Location:	City wide
Traffic Study Required per ACHD:	No
Has a traffic study been accepted by ACHD:	No
PROJECT INFORMATION	
What was the date of your pre-application meeting?:	06/02/2026
Pre-Application Permit Number (ex PREAPP-2021-0001):	Preapp-2026-0088
PUBLIC WORKS INFRASTRUCTURE	
Does this project require the extension of public infrastructure?:	No
Have you applied for a separate Land Development Subdivision permit?:	No
I understand I have to apply for a separate Land Development Subdivision permit:	CHECKED
Land Dev Subdivision permit will be applied for after Public Works Comments have been addressed:	CHECKED
I understand to address all Public Works Comments prior to avoid repeat corrections needed:	CHECKED
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
PLAN REVIEW	
Verified submittal standards and checklist items:	CHECKED
Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:	CHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Carl Anderson
MISC	
Is new record:	No

MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT



June 11, 2026

TO: Mayor & Council
 CC: Dave Miles; Community Development Director
 Caleb Hood, Deputy Director
 Brian McClure, Long Range Planning Supervisor
 FROM: Carl Anderson, Long Range Associate Planner
 RE: 2026 – Comprehensive Plan Text Amendment (CPAT)

The City of Meridian Planning Division is applying for a Comprehensive Plan Text Amendment (CPAT) to address multiple elements of the adopted 2019 Plan. Each proposed amendment is outlined below:

1. The 2026 State of Idaho Legislative Session brought forward Senate Bill No.1352, which enacted a new section to the Local Land Use Planning Act (LLUPA) of Idaho. The new section is “67-6541 Starter Home Subdivisions”. The legislation requires cities of 10,000 population or more to amend their comprehensive plan and land use regulations, by February 1, 2027, to allow starter home subdivisions in residential zoning districts. This specific update to the Meridian Comprehensive Plan is intended to align with the new state statute. A companion City initiated amendment to the Unified Development Code (UDC) will be submitted to align the remaining elements of the subject legislation.

Proposed addition to Chapter 2 Premier Community:

2.01.00 Support a balance and integration of diverse housing and neighborhood Types.

2.01.01 Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.

NEW – Policy: “[2.01.01O Support starter home subdivisions in all residential areas of the City.](#)” (pg.2-4 of the Plan)

Proposed addition to Chapter 3 Evolving Community:

NEW – Text “[Starter Home Subdivision, as defined by Idaho State Code 67-6541, are allowed in all residential zoning districts. The intention of starter home subdivisions is to reduce barriers of entry to home ownership.](#)” (pg. 3-11 of the Plan)

2. The 2026 State of Idaho Legislative Session brought forward Senate Bill No.1354, which enacted a new section to the Local Land Use Planning Act (LLUPA) of Idaho. The new section is “67-6541 Accessory Dwelling Units”. The legislation requires cities of 10,000 population or more to amend their comprehensive plan and land use regulations, by February 1, 2027, to allow accessory dwelling units in any residential zoning area. This specific update to the Meridian Comprehensive Plan is intended to align with the new state statute. A companion City initiated amendment to the

Unified Development Code (UDC) will be submitted to align the remaining elements of the subject legislation.

Proposed addition to Chapter 2 Premier Community:

2.01.00 Support a balance and integration of diverse housing and neighborhood Types.

2.01.01 Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.

NEW – Policy: “[2.01.01P Support accessory dwelling units in all residential areas of the City](#).” (pg.2-4 of the Plan)

3. Amend the “List of Adopted Plans and Studies by Reference” to reference the recently adopted Historic Preservation Plan, Resolution No. 26-2582. The link listed in the table will be updated and the text in the subject table will be amended as follows:

“Historic Preservation Plan (~~2014~~ [2026](#))” (List of Adopted Plans By Reference, Pg. D)

Comprehensive Plan Policy Alignment

The proposed amendments to the text of the plan are found to be in alignment with the following policies of the adopted Plan:

2.01.01D Regularly monitor local codes and ordinances to ensure compliance with state and federal laws such as the Fair Housing Act.

2.01.01K Remove regulatory barriers and develop design criteria that support the construction of accessory dwelling units and micro homes where appropriate.

2.01.01L Ensure the Unified Development Code provides opportunities for diverse and innovative housing options.

3.01.01B Update the Comprehensive Plan and Unified Development Code as needed to accommodate the community’s needs and growth trends.

3.04.01F Review the policies within the adopted Comprehensive Plan on a regular basis and update as needed to ensure that they reflect, support, and advance the City’s vision.

5.02.02E Support the efforts of the Historic Preservation Commission to foster preservation and conservation.

Carl Anderson | Long-Range Associate Planner
City of Meridian | Community Development Department
Phone: 208.489.0328
canderson@meridiancity.org

Exhibit B

Supplemental Documents

P&Z Hearing: September 3, 2026



Planning Division

PREAPPLICATION MEETING

Type of Review Requested

Pre-Application Request

File number: PREAPP-2026-0088

Assigned Planner: _____

Scheduled Date: 06/02/2026

Scheduled Time: 10:00 AM

Applicant Information

Name: BRIAN MCCLURE, CITY OF MERIDIAN**Address:** 33 E BROADWAY AVE, SUITE 102 23646**Phone:** 2088845533 **Email:** bmcclure@meridaincity.org

Additional Attendee(s)

Subject Property Information

Location/street address: 33 E BROADWAY AVE

Assessor's parcel number (s): R5672000010

Township, range, section: _____

Project Description

Project/Application Name: CPAT Spring Cleaning

Description of Work: 2026 – Comprehensive Plan Text Amendment (CPAT)

Application Information

APPLICATION TYPES

Comprehensive Plan Text Amendment - CPAT: CHECKED

Is this City Initiated?: Yes

MEETING TYPE

Do you plan to attend this preapplication meeting in person or virtually via Microsoft Teams?: No

PROPERTY INFORMATION

Current Land Use: N/A

Total Acreage: N/A

TYPE OF USE PROPOSED

Other Type of Use Proposed: N/A

Review Type	Reviewer	Review Notes
Planning Review Notes	Nick Napoli	· Recommendations to add time of enactment to PDD. · Decision to PDD element and hold until any potential UDC amendment moves forward. No additional comment related to starter home subdivision policies.

LEGISLATURE OF THE STATE OF IDAHO
Sixty-eighth Legislature Second Regular Session - 2026

IN THE SENATE

SENATE BILL NO. 1352, As Amended

BY STATE AFFAIRS COMMITTEE

AN ACT

RELATING TO HOUSING; AMENDING CHAPTER 65, TITLE 67, IDAHO CODE, BY THE ADDITION OF A NEW SECTION 67-6541, IDAHO CODE, TO ESTABLISH PROVISIONS REGARDING STARTER HOME SUBDIVISIONS AND TO PROVIDE A DEFINITION; PROVIDING SEVERABILITY; AND DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Chapter 65, Title 67, Idaho Code, be, and the same is hereby amended by the addition thereto of a NEW SECTION, to be known and designated as Section 67-6541, Idaho Code, and to read as follows:

67-6541. STARTER HOME SUBDIVISIONS. (1) No city shall enact or enforce any ordinance within its jurisdiction that bans starter home subdivisions in any residential zoning area. "Starter home subdivision" means a residential subdivision on at least four (4) acres of land that is designed to provide attainable homeownership opportunities with single-family detached dwellings on smaller lots that are no greater than one thousand five hundred (1,500) square feet per lot, have compact home sizes, and have efficient site design that reduces development costs while maintaining compatibility with surrounding neighborhoods.

(2) By February 1, 2027, by resolution or ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided in section 67-6509, Idaho Code, each city governing board shall amend its comprehensive plan and land use regulations to allow starter home subdivisions in residential zoning districts, except for lands falling within an area defined as a historic district in section 67-4607, Idaho Code, or designated as a historic property pursuant to section 67-4614, Idaho Code. For starter home subdivisions, a city's comprehensive plan and land use regulations shall be amended to:

(a) Prohibit requiring minimum lot sizes exceeding one thousand five hundred (1,500) square feet for lots located in starter home subdivisions unless infrastructure limitations, lot configuration, or environmental constraints make it unfeasible;

(b) Prohibit requiring front or rear setbacks exceeding fifteen (15) feet or side setbacks exceeding five (5) feet for a primary residential structure on a lot, provided, however, that setbacks along the perimeter of a project may be required to match setbacks of abutting zoning districts;

(c) Prohibit requiring lot front widths exceeding thirty (30) feet for narrow lots;

(d) Prohibit requiring lot depths exceeding seventy (70) feet, unless overall lot shape, topography, or environmental or infrastructure constraints require it; and

1 (e) Prohibit imposing permit fees, development impact fees, or util-
2 ity connection fees for starter home subdivisions exceeding those that
3 would be imposed on other single-family home subdivisions. A local
4 government may provide incentives to builders through fee reductions or
5 waivers for compliance with smaller lot and setback options.

6 (3) The provisions of this section shall not supersede state or local
7 laws that protect public health, safety, and welfare, including:

8 (a) Building codes, fire safety standards, and flood plain regula-
9 tions;

10 (b) Laws regarding water, sewer, storm drainage, road access, roadway
11 classifications or conditions, infrastructure capacity constraints,
12 and utility services necessary to support the required density;

13 (c) Laws regarding environmental hazards, aquifer recharge zones,
14 steep slopes, or critical habitat protections; and

15 (d) Laws and regulations regarding setback requirements for rights-of-
16 way and easements.

17 (4) The provisions of this section shall apply only to cities with a
18 population greater than ten thousand (10,000).

19 (5) Cities may condition or deny approval of a starter home subdivision
20 where the city determines that existing or planned infrastructure is inade-
21 quate to support the subdivision, to the same extent and under the same stan-
22 dards the city applies to other residential subdivisions.

23 (6) Nothing in this section shall prohibit a city from enacting regula-
24 tions, standards, or conditions that are less restrictive than the require-
25 ments provided in this section.

26 SECTION 2. SEVERABILITY. The provisions of this act are hereby declared
27 to be severable and if any provision of this act or the application of such
28 provision to any person or circumstance is declared invalid for any reason,
29 such declaration shall not affect the validity of the remaining portions of
30 this act.

31 SECTION 3. An emergency existing therefor, which emergency is hereby
32 declared to exist, this act shall be in full force and effect on and after
33 July 1, 2026.

LEGISLATURE OF THE STATE OF IDAHO
Sixty-eighth Legislature Second Regular Session - 2026

IN THE SENATE

SENATE BILL NO. 1354, As Amended

BY STATE AFFAIRS COMMITTEE

AN ACT

RELATING TO ACCESSORY DWELLING UNITS; AMENDING SECTION 55-3212, IDAHO CODE, TO REVISE PROVISIONS REGARDING ACCESSORY DWELLING UNITS AND TO REMOVE A DEFINITION; AMENDING CHAPTER 65, TITLE 67, IDAHO CODE, BY THE ADDITION OF A NEW SECTION 67-6541, IDAHO CODE, TO ESTABLISH PROVISIONS REGARDING ACCESSORY DWELLING UNITS AND TO PROVIDE A DEFINITION; PROVIDING SEVERABILITY; AND DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Section 55-3212, Idaho Code, be, and the same is hereby amended to read as follows:

55-3212. INTERNAL PROHIBITED CONDUCT -- RESTRICTIONS ON ACCESSORY DWELLING UNITS. (1) ~~No covenant, condition, or restriction may be added, amended, or enforced by a homeowner's association or any other parties in such a way that strictly prohibits internal accessory dwelling units, as defined in subsection (3) of this section. The provisions of this section shall not be construed to protect more than one (1) internal accessory dwelling unit per homestead. No homeowner's association shall add, amend, or enforce any covenant, condition, or restriction in such a way that limits or prohibits accessory dwelling units, as defined in section 67-6541, Idaho Code, on any property, land, or structure thereon within the jurisdiction of a homeowner's association, unless the owner of the affected property expressly agrees in writing to such addition or amendment of a covenant, condition, or restriction. Nothing in this section shall be construed to prevent the enforcement of valid covenants, conditions, or restrictions limiting or prohibiting a property owner's right to transfer an interest in land or the structures thereon where such covenant, condition, or restriction existed and applied to the property at the time the property owner acquired an interest in the property.~~

(2) Notwithstanding the prohibitions provided in subsection (1) of this section, a homeowner's association may adopt reasonable rules governing the use of ~~internal~~ accessory dwelling units otherwise allowed by law, including but not limited to architectural design consistent with the primary dwelling, size limits, height limits, setback requirements, open space requirements, parking controls, and bedroom requirements.

~~(3) (a) An "internal accessory dwelling unit" means a self-contained living unit that:~~

~~(i) Includes its own cooking, sleeping, and sanitation facilities;~~

~~(ii) Is located within a detached, owner-occupied homestead, as defined in section 63-701, Idaho Code, or such homestead's attached or detached garage; and~~

~~(iii) Is used for the purpose of housing relatives of the owner of the homestead or for the purpose of renting to a residential tenant for a period exceeding thirty (30) days.~~

~~(b) An internal accessory dwelling unit does not include an alternative detached structure, motor home, camper, recreational vehicle, tiny home on wheels, or other such similar dwellings on wheels.~~

~~(4)~~ (3) Nothing in this section shall be construed to restrict a homeowner's association from adopting a less restrictive definition of accessory dwelling units.

~~(5)~~ (4) The provisions of this section do not apply to any rentals defined in section 63-1803(4), Idaho Code.

SECTION 2. That Chapter 65, Title 67, Idaho Code, be, and the same is hereby amended by the addition thereto of a NEW SECTION, to be known and designated as Section 67-6541, Idaho Code, and to read as follows:

67-6541. ACCESSORY DWELLING UNITS. (1) No city shall enact or enforce any ordinance, rule, regulation, or policy that bans accessory dwelling units in any residential zoning area within its jurisdiction. An accessory dwelling unit shall be classified as a residential land use for zoning purposes subject to all applicable zoning requirements. "Accessory dwelling unit" means a self-contained living unit that includes its own cooking, sleeping, and sanitation facilities and that is located on the same lot as a single-family primary dwelling. An accessory dwelling unit may be internal, attached, or detached but does not include a motorhome, camper, recreational vehicle, tiny home on wheels, or other such similar dwellings on wheels.

(2) By February 1, 2027, by resolution or ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided under section 67-6509, Idaho Code, each city governing board shall amend its comprehensive plan and land use regulations for all land zoned for single-family residential uses, except for lands falling within an area defined as a historic district under section 67-4607, Idaho Code, or designated as a historic property pursuant to section 67-4614, Idaho Code, to:

(a) Allow for either one (1) internal accessory dwelling unit within the single-family dwelling or one (1) detached accessory dwelling unit per lot in the rear yard or subject to setbacks required of the primary dwelling;

(b) Prohibit requiring any off-street parking or guest parking for any accessory dwelling unit unless the principal dwelling unit does not have off-street parking or the street is not paved and designed or constructed for on-street parking or unless the principal dwelling unit is within one-fourth (1/4) mile of transit, an employment area, or commercial services;

(c) Prohibit imposing impact fees or utility connection fees on accessory dwelling units that are greater than those imposed on other single-family dwellings;

(d) Prohibit limiting the size of an accessory dwelling unit to less than one thousand (1000) square feet or seventy-five percent (75%) of the size of the primary dwelling;

(e) Prohibit an owner-occupancy requirement for the primary dwelling or for the accessory dwelling unit;

1 (f) Prohibit imposing a limit on building height that is less than the
2 height of an existing single-family primary dwelling on a lot; and

3 (g) Prohibit restrictions for accessory dwelling units that are more
4 restrictive than restrictions for single-family dwellings within the
5 same zoning district with regard to setbacks, lot size, or coverage or
6 building frontage.

7 (3) Accessory dwelling unit projects that meet the jurisdiction's es-
8 tablished land use requirements shall be approved administratively and as a
9 matter of right, without the need for discretionary approval.

10 (4) Any approval standards, special conditions, and procedures for ap-
11 proval adopted by a local government shall be clear and objective and shall
12 not have the effect, either singularly or cumulatively, of discouraging the
13 development of accessory dwelling units through unreasonable cost or delay.

14 (5) Nothing in this section shall prohibit a city from enacting a reg-
15 ulation, standard, or condition that is less restrictive than the require-
16 ments of this section.

17 (6) The provisions of this section shall apply only to cities with a
18 population greater than ten thousand (10,000).

19 (7) The provisions of this section shall not supersede state or local
20 laws that protect public health, safety, and welfare, including:

21 (a) Building codes, fire safety standards, and flood plain regula-
22 tions;

23 (b) Laws regarding water, sewer, storm drainage, road access, and util-
24 ity services necessary to support the required density;

25 (c) Laws regarding environmental hazards, aquifer recharge zones,
26 steep slopes, and critical habitat protections; and

27 (d) Laws and regulations regarding setback requirements for rights-of-
28 way and easements.

29 SECTION 3. SEVERABILITY. The provisions of this act are hereby declared
30 to be severable and if any provision of this act or the application of such
31 provision to any person or circumstance is declared invalid for any reason,
32 such declaration shall not affect the validity of the remaining portions of
33 this act.

34 SECTION 4. An emergency existing therefor, which emergency is hereby
35 declared to exist, this act shall be in full force and effect on and after
36 July 1, 2026.



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From:	Cassandra Schiffler, Arts & Culture Coordinator	Meeting Date:	April 14, 2026
Presenter:	N/A	Estimated Time:	N/A
Topic:	Historic Preservation Plan Adoption		

Recommended Council Action:

Move to approve the Resolution adopting the Meridian Historic Preservation Plan as the official guiding document for the City's historic preservation efforts.

Background:

The City's previous preservation plan was adopted in 2014. To remain in compliance with State Historic Preservation Office (SHPO) recommendations and to reflect the significant growth Meridian has experienced over the last decade, the Historic Preservation Commission (HPC) initiated a comprehensive plan update in early 2025, funded through a grant from SHPO.

Following a robust public engagement process, which included a community-wide survey, stakeholder interviews, and public outreach events, the HPC unanimously recommended the adoption of this plan on December 12, 2025.

Analysis:

The Historic Preservation Plan establishes a framework for the efforts of the Meridian Historic Preservation Commission. In direct response to Council's preference for a balanced approach to historic preservation, the plan focuses on the following key goals and high-priority strategies:

- **Identify and Evaluate Meridian's Historic Resources:** This goal prioritizes professional surveys to document properties eligible for the National Register of Historic Places (NRHP). A primary 2026 objective is the nomination of the Meridian Water Tower, followed by the 2027 objective of nominating two small districts in the downtown area.
- **Preserve and Protect Meridian's Historic Resources:** The plan explores voluntary tools for preservation, including National Register listings or a potential local landmark program. It emphasizes collaborating with the Planning Department and MDC to align preservation with the "Destination Downtown Plan" and city design standards. Notably, a key objective regarding the development of an SOP with Planning for development application reviews has already been addressed.
- **Increase Public Awareness and Outreach:** Focuses on community education through collaborations with regional preservation and history groups. Implementation includes the

promotion of Preservation Month in May and the continued development of workshops, walking tours, and expanded digital resources.

- **Operation and Administration:** Aims to streamline preservation processes through implementing the plan, collaborating with other departments and commissions, and the efficient use of available resources.

Financial Impact:

Adoption of this plan requires no budget allocation. It serves as a strategic roadmap to guide existing staff and commission work and ensures the City remains eligible for federal Certified Local Government (CLG) grants, which are essential for funding future survey and education projects.

Conclusion:

The Meridian Historic Preservation Plan offers a proactive, balanced strategy for protecting and celebrating the historic resources that make Meridian a unique place to live, work and raise a family. Staff recommends Council approve the resolution for adoption.

CITY OF MERIDIAN

RESOLUTION NO. 26-2582

BY THE CITY COUNCIL:

CAVENER, LITTLE ROBERTS,
OVERTON, STRADER, TAYLOR, WHITLOCK**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERIDIAN, ADOPTING THE CITY OF MERIDIAN HISTORIC PRESERVATION PLAN; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Meridian City Code section 2-1-3(B)(5) charges the Meridian Historic Preservation Commission with supporting, providing input, representing the public interest, and making recommendations to the Mayor and City Council on matters relevant to the commission's purpose in provisions of the City Comprehensive Plan; and

WHEREAS, on December 12, 2025, the Historic Preservation Commission reviewed and voted to recommend that Meridian City Council adopt the Historic Preservation Plan as set forth in *Exhibit A*; and

WHEREAS, the Mayor and City Council find that it is in the best interest of the health, safety, and welfare of the people of Meridian to adopt and implement the Historic Preservation Plan as set forth in *Exhibit A*;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN CITY, IDAHO:

Section 1. That the Historic Preservation Plan as set forth in *Exhibit A* is hereby adopted by the City Council of the City of Meridian.

Section 2. That the Meridian Parks and Recreation Department, with input from the Historic Preservation Commission, shall be authorized and directed to implement the goals, objectives, and strategies identified in the Historic Preservation Plan.

Section 3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the City Council of the City of Meridian, Idaho, this 14th day of April, 2026.

APPROVED by the Council President of the City of Meridian, Idaho, this 14th day of April, 2026.

APPROVED:**ATTEST:**


John Overton, Council President

 
Chris Johnson, City Clerk

Exhibit C

Agency/Department Comments Received by: August 21, 2026

P&Z Hearing: September 3, 2026

Project Name: H-2026-0038

Project Description: 2026 Comprehensive Plan Text Amendment - CPAT

Review Comments List Date: 8/21/2026

Legal Description Review, Hayden Smith, 6/26/26 6:51 AM

Comment: No GIS comments.

Project Name: H-2026-0038

Project Description: 2026 Comprehensive Plan Text Amendment - CPAT

Review Comments List Date: 8/21/2026

Wastewater Modeling Review, Vicki Ly, 7/1/26 4:56 PM

Comment: No changes in public sewer infrastructure shown in record. Any changes must be approved by public works

Water Modeling Review, Tyson Glock, 6/29/26 8:07 AM

Comment: No changes to public water infrastructure shown in record. Any changes must be approved by public works. This includes hydrants or the abandonment of water mains.

PUBLIC WORKS DEPARTMENT

Site Specific Conditions of Approval

1. No changes to public water infrastructure shown in H-2026-0038 record. Any changes must be approved by public works. This includes hydrants or the abandonment of water mains.

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). Sewer/water easement varies depending on sewer depth. Sewer 0-20 ft deep require a 30 ft easement, 20-25 ft a 40 ft easement, and 25-30 ft a 45 ft easement. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
5. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources (IDWR). The Developer, Owner, or project Engineer, shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.

8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
10. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
11. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
12. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
13. Developer shall coordinate mailbox locations with the Meridian Post Office.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
19. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
20. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

Charlene Way

From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Monday, August 17, 2026 9:08 AM
To: Clerks Comment
Subject: RE: Development Application Transmittals - 2026 Legislative UDC Text Amendment ZOA-2026-0001

External Sender - Please use caution with links or attachments.

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,



Carlene Oberg

Administrative Assistant I

Idaho Department of Environmental Quality
1445 North Orchard Street Boise, Idaho 83706
P: (208) 373-0550 | www.deq.idaho.gov

From: clerk@meridiancity.org <clerk@meridiancity.org>
Sent: Friday, August 7, 2026 4:22 PM
To: BRO Admin <BRO.Admin@deq.idaho.gov>
Subject: Development Application Transmittals - 2026 Legislative UDC Text Amendment ZOA-2026-0001

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Development Application Transmittal
Link to Project Application: 2026 Legislative UDC Text Amendment ZOA-2026-0001

Hearing Date: 9-3-2026
Assigned Planner: Caleb Hood
<i>To view the City of Meridian Public Records Repository, Click Here</i>

The above “Link to Project Application” will provide you with any further information on the project.

The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to comment@meridiancity.org.

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk’s Office
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208.888.4433|Email: cityclerk@meridiancity.org

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