

Public Hearing for Comprehensive Plan Text Amendment (CPAT) (H-2025-0045) by City of Meridian Planning Division, located City Wide

- A. Request: Comprehensive Plan Text Amendment (CPAT) to Adopt by reference the Ada County Emergency Medical Service Capital Improvement Plan and Development Impact Fee Study (May 24, 2024) and the Ada County Jail Capital Improvement Plan and Development Impact Fee Study (May 24, 2024), Adopt by reference the City of Meridian Development Impact Fees Study (September 16, 2022) and Amended Capital Improvements Plan as incorporated therein, Amend the "List of Adopted Plans and Studies by Reference" including minor cleanup and ensure the most current adopted plans and studies are referenced and Amend "Appendix A. Glossary of Terms" to add//modify language.

Lorcher: All right. We have one more item on the agenda tonight, which is H-2025- 0045. It's a Comprehensive Plan text amendment from the City Planning Division and as soon as Carl is ready we will begin.

Anderson: All right. Good evening, Madam Chair --

Lorcher: Good evening.

Anderson: -- Members of the Commission. My name is Carl Anderson. I'm a long range associate planner here at the City of Meridian. Tonight before you I have a -- I'm presenting a city-initiated text amendment to the city's Comprehensive Plan and I will briefly cover the four items that are contained within this request. So, the first item before you is an adoption -- the city is recommending to adopt Ada county's capital improvement plan and development impact fee studies from 2024 for EMS and jail services. The city has been working with Ada county as they are going through their process to conduct their capital improvement plan development impact fee studies. This is an item that was presented before City Council on June 17th by city staff outlining what that process would look like. This is, essentially, that step to be -- that's outlined in the memo that's attached to your staff report with an attachment B1. So, this is the public hearing that would be required to adopt these capital impact fees and development impact fees into the City of Meridian's Comprehensive Plan, so that the city can collect development impact fees on behalf of Ada county for these services as identified. Idaho Code requires that if we are going to be collecting impact fees that these documents be included within the Comprehensive Plan. I will back up really quick. So, this table here does show what some of those impact fees would be. This does not -- this would not be the final step in the city's process to collect those impact fees. An ordinance would need to be adopted by the city and once that is -- that stuff's complete, then, the authorizing authority would be there to collect those impact fees. The second item here is to adopt by reference the City of Meridian's development impact fees and capital improvement plan. Similarly under Idaho State Code for entities that conduct comprehensive planning under Idaho State Code, they need to incorporate these documents within the city's Comprehensive Plan in

order to collect development impact fees. Should this item and the previous item just discussed be recommended for approval they would be included in the city's list of adopted plans or incorporated plans and studies by the City of Meridian and within the table which I will cover here next. So, the third item that the city is recommending amendment to -- some of this is grants, some of these are items that were presented to the Commission earlier this year when we are amending the city's area of city impact and I will go over those. Some new ones are -- the first here is to amend the title from adopted to incorporated. It's a little bit of semantics, but this is, in essence, not for those plans or studies that may not be necessarily adopted, but are referenced herein and are incorporated and necessary for the city's planning efforts, but still included. On the city's side we are looking at potentially updating some city's websites to track those resolution numbers for when those items are adopted and tracking them in that manner. Additionally we are recommending adding a note to city lead planning efforts to ensure most recent version plan or study is what has been included in the city's Comprehensive Plan, so that we are not necessarily having to conduct a Comprehensive Plan text amendment for every single one of those items once a new plan is amended. That note is added to those city led documents and so it's referring to the most recent version as adopted, which would be by resolution and so the way that would work is that -- as we are doing now when we have kind of a list of them we bring them all forward to clean that up in the future. Additionally -- so, this is similar to what we talked about earlier this year, but adopt -- update the reference -- excuse me -- update the reference, the most current plans or studies, within that table. So, we are referring to the most recent plans. There are several items that are underlying and strike through in your attachments showing what the most current version of those items are. We are adding four new ones for you. First one here being Wastewater Resource Recovery Facility, City of Meridian planning document here led by the Public Works Department from 2018. Again, City of Meridian's development impact fee study would be included, as well as Ada County EMS and jail capital improvement plans and development impact fee studies. Future additions that the Commission may see are the addition and update to the eastern Treasure Valley election plan. The plan still makes reference to the prior version. There is a more recent version. Part of the reason that this has not been recommended to be brought forward at this time is this is something that the staff's understanding is that Council has not yet had their eyes on and staff's recommendation that once the Council has had an opportunity to review those changes, then, it be brought forward before being brought into the plan. Similarly, Meridian City Council is working with Meridian Development Corporation, MDC, on the update to their development Destination Downtown plan. It's possible that when that effort is complete that we would, then, come back and update the plan as well. But the version that we are still referencing is the prior version of the destination downtown plan. Also you will notice that one of those is being deleted -- there were duplicates of this item, so we are deleting the duplicate. And, finally, as again some housekeeping here, but amending the glossary as attached to the Comprehensive Plan. The first item here is adding a clarification to the capital improvement program. So, the capital improvement program the language program I do believe is some of vestigial prior efforts towards capital improvement planning referred to this as program and I believe this is a carry forward from higher comprehensive plans. You will notice in the staff report that while it was not noticed this way, the Commission may wish to amend the language program to

plan to be consistent with both state code and the language that we are proposing here today as well. That would need -- if the Commission is desirous of doing -- so, you would need to include that within your motion. But the text that's being added is the City of Meridian refers to capital improvement plan as the comprehensive financial plan. That's a practice that is reflected in the -- excuse me -- in the attachment for the city's development impact fees and amended capital impact fees and, finally, we are adding a reference for impact fees. This was pulled from the city's development back fee study to be consistent with those planning documents and also to provide reference for what impact fees are and what they do. All noticing requirements for tonight's application have been met. Staff has not received any public comment, either written or phone call, and the agency comments that have been received were from Public Works Department and they are not opposed to this request. With that I'm happy to stand for questions that the Commission may have. Staff is recommending approval of the proposed Comprehensive Plan text amendment and --

Lorcher: Commissioners, do we have any questions or -- questions or comments for Carl?

Perreault: Madam Chair?

Lorcher: Commissioner Perreault.

Perreault: Could you go back to the last slide and am I reading correctly -- oh, sorry. The next one. Am I reading correctly that the CFP is the vehicle being used to identify the capital improvement program -- essentially CFP is the vehicle that's being used, right, to -- to make those determinations. I mean I understand what the CFP is, but am I understanding this correctly that there isn't another document called the capital improvement program and that it would just be the CFP that would be linked to this and how does that work, because the CFP is constantly changing, so is it -- is it being adopted? I mean typically we don't adopt the CFP as an -- as an actual financial tool at budget time. So, how is that going to work?

Anderson: Yes. Thank you, Madam Chair, Commissioner Perreault. So, this is staff's understanding -- and my institutional knowledge is somewhat, but when reviewing the documents that was adopted by ordinance for the development impact fee study and capital improvement plan amendments for the city, it does make reference to the practice that the City of Meridian does operate under, which is our capital financial plan also serves as the capital improvement plan. I don't know -- and this is where Caleb may jump in here as well to provide some clarification. But the document that would be adopted within the comprehensive plan is the attachment, not the necessarily regularly, as you mentioned, amended CFP.

Hood: Madam Chair, Commissioner Perreault -- and, Commissioner Perreault, I would almost put it the other way. It's just hard. It's just -- yeah, I said it, just do stuff. I would almost state it the other way. So, our CFP has more than the CIP for the impact fees; right? But we put the CIP in our CFP, but it has things that change on a yearly basis

based on department needs and whatnot. So, the CFP is larger than the CIP. The CIP, though, is incorporated as part of the CFP is how I would phrase that I guess.

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: I apologize if this is -- I just -- my blood sugar's low or something. But the terminology capital improvement program to plan, could you -- could you just kind of clarify. Is it -- has it been the improvement program and you were asking if we want to change that plan to conform with the other language?

Anderson: Thank you, Madam Chair, Commissioner Smith. So, in order to be consistent with all the other terminology, because there are several running around, vetting it again we would have changed program to plan. We missed it and it was not noticed that way. We would recommend changing it -- program to plan in order to be consistent with the practice and also with state code. Program I do believe is from prior practice.

Lorcher: Okay. Commissioners, any other questions?

Perreault: Madam Chair?

Lorcher: Commissioner Perreault.

Perreault: Is there -- is this done at regular intervals? Is there -- is there planned intervals at which these are -- that we are updating the CFP or the -- comp plan and adding these? Is it because we are like, you know, 2025 and we did it five years ago and we have five more years, is that kind of the timing of this? But there is, obviously, some documents that have a couple years age. So, I'm just curious the timing.

Hood: Madam Chair, Commissioner Perreault, no, there isn't a true -- timing is just sort of as needed. In fact, Carl's working on the next one now, so you will probably see something here in the next -- next year sometime anyways. You know, the county's requests kind of -- some of these are a little more administrative kind of cleanup things that probably wouldn't have risen to the level of a separate standalone application, but it's like, well, while we are at it let's just go ahead and sort of add these other scrivener type of cleanup things to the Comprehensive Plan. We do look at and have a program, though, internally with all departments to send the applicable policies in the Comprehensive Plan annually. Here are the policies in the comp plan. Is this still what you are doing, what we should be doing? Do we need to look at updating any of them? So, there is a calendar to this, but we don't have a set schedule of when we do comp plan text amendments.

Lorcher: All right. To move forward. Carl, you are the applicant in this particular scenario; correct?

Anderson: Yes, Madam Chair, that's correct.

Lorcher: So, we are in public testimony. Madam Clerk, is there anybody else that are in Chambers that wish to testify?

Lomeli: Thank you, Madam Chair.

Lorcher: Or on Zoom?

Lomeli: No one has signed up.

Lorcher: Okay. So, were there any follow-up thoughts that you wanted to provide before we close the public hearing?

Anderson: No, Madam Chair. Thank you.

Lorcher: All right. May I get a motion to close the public hearing, please?

Garrett: So moved.

Smith: Second.

Lorcher: It's been moved and seconded to close the hearing for the Comprehensive Plan text amendment --

Hood: Madam Chair, sorry to interrupt. I don't know if they want to say anything, but --

Lorcher: I looked at them and they didn't --

Hood: They would nod -- they shook their head? Okay. Sorry to interrupt.

Lorcher: Is it good? Okay. It's been moved and seconded to close the public hearing for the Comprehensive Plan text amendment. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lorcher: I think this is an administrative tool to be able to comply with things as they change in our city and impact fees and programs and plans and to keep the language all together. I'm -- you know, you said this is the first step. It goes to City Council after this to -- to go forward. I don't see any challenges in here that were obvious that would make me not want to approve this amendment.

Garrett: I concur.

Lorcher: So, with that did you want to say anything?

Smith: You are good.

Lorcher: Okay. So, after considering all staff, applicant and public testimony I move to recommend File No. H-2025-0045 as presented during the hearing of October 16th with no changes.

Stoll: Second.

Lorcher: It's been moved and seconded to --

Smith: Madam Chair? I think there was the request to change program to plan for language conformity.

Lorcher: It was in the -- wasn't it in the --

Smith: Sorry to interrupt the motion, I just wanted to make sure we -- again, sorry, maybe I'm --

Lorcher: It was in the report, wasn't it?

Smith: It was in, but we were asked to because it wasn't noticed of --

Lorcher: Okay. Considering all staff, applicant and public testimony I move to recommend File No. H-2025-0045 as presented during the hearing of October 16th, with the request to change plan -- program to plan to conform to other documents published.

Stoll: Second.

Lorcher: It's been moved and seconded to approve the text amendment. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lorcher: I will take one more motion.

Stoll: Move to adjourn.

Smith: Second.

Lorcher: It's been moved and seconded to adjourn. All those in favor say aye. Any opposed? Motion carries. Thank you very much, everyone.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

MEETING ADJOURNED AT 8:00 P.M.