

Public Hearing for AOCI Comprehensive Plan Map Amendment (H-2025-0029) by City of Meridian, located citywide and at 12504 W. Amity Rd.

- A. Request: Comprehensive Plan Map Amendment (CPAM) to modify the boundaries of the Future Land Use Map (FLUM), along with a subsequent request to Ada County to re-establish the modified boundary of the Area of City Impact (AOCI), which includes the removal of 38 parcels totaling approximately 507.34 acres and adds one 5.06 acre parcel.

Lorcher: Okay. Thank you for your patience. Call the meeting back to order. The next item on the agenda is Item No. H-2025-0029 for a comprehensive plan map amendment to modify boundaries on the future land use map and we will begin with the staff report.

Anderson: All right. Good evening, Madam Chair, Members of the Commission. For the record and for those of you I haven't had the pleasure of meeting yet, my name is Carl Anderson. I'm a long range associate planner here with the City of Meridian. Tonight what you have before you is a request to modify the city's future -- Comprehensive Plan land use map amendment, modify the city's future land use map, along with the city's area of city impact. I will go through that request before you tonight. This request, after Council -- it's heard by Council will go to Ada county for the reestablishment of the city's area of impact. Thank you. That is better? Thank you. So, why this -- this request is before you tonight -- during the 2024 state legislative session Idaho Code 67-6526 was amended modifying the area of city impacts criteria. A few key highlights of that state code. Those amendments in there were -- the requirement for areas of city impact must be within two miles for municipal city limits. Also considerations for service planning. Some of those criteria evaluating those areas of city impact was included in there. Those are listed in the staff report on pages ten and 11 with review there as well. Additionally to clarify that areas of city impact fall under the jurisdiction of Ada county or the -- the counties that those cities or those municipalities lie within. It also establishes that cities may have planning activities, including comprehensive planning outside of the area of city impact. So, the change before you tonight -- the request includes the proposal to remove 38 parcels totaling 507.34 acres, not including right of way, and the addition of one parcel total in 5.06 acres. This request is located at 12504 West Amity Road. This was recently removed from the city of Boise area of city impact and that resolution is contained within the staff report. This parcel would be designated as medium density residential on the city's future land use map. Additionally the modifications would include entryway corridor modifications accordingly. So, for those areas being removed extending through the portions that are remaining within the area of city impact and along West Amity Road. All noticing requirements have been met. Courtesy notices were sent to all property owners for the parcels involved with the request. Staff did receive one phone call from a property owner whose parcel was being removed from the city's area of impact. Staff detailed the -- what -- what the request was involved in and answered questions. The property owner didn't indicate whether they -- whether they were in favor, neutral or opposed to the request. So, the map on the left is the area that's located in southwest Meridian area of

impact. This area includes 512.95 gross acres. The difference here being areas that are right of way that are inclusive therein. The map on the right is the area that's proposed to be added to the area of city impact. It's 507 gross acres. Again this is inclusive of right of way. This would have the designation as shown here as medium density residential as is consistent with the properties within Meridian city limits, which are medium density residential on the future land use map as well. Staff is recommending approval of H-2025-0029 to Meridian City Council is recommended. One point of clarification just to the staff report. A little bit of a scrivener's error in the first finding. Seventeen, it's consistent with all statutes of LUPA, all 17 statutes as written out, followed by the 18 in parentheses. As of today it's -- it's 17. We did evaluate all 18 in the staff report. I think it's pages 11 and 12 in the staff report. Well, it will be 18 as of July 1, 2025, due to a recent legislative change, which adds an additional criteria that we are required to find for in our comprehensive planning efforts. So, next steps. This will be followed, as I mentioned earlier, with a requested to City Council to hear -- hear the request. That would be followed by an application to Ada county to go through their formal process to re-establish the city's area of impact. I'm happy to stand for any questions that the Commission may have.

Lorcher: Okay. So, since the city is the applicant, we don't have an applicant to come forward. Is there anybody -- do the Commissioners have any questions for staff at this time? Do we have anybody signed up for public testimony?

Lomeli: Madam Chair, no one has signed up.

Lorcher: Okay. Anything else you would like to add before we close the public hearing?

Anderson: The only point I would like to add is the property owner of the 5.06 acres are proposed to be added to -- to the area of impact and future land use map is present. They may wish to speak or -- just as a point of order.

Lorcher: Would the homeowner like to speak? Which -- who is the homeowner? Jack Frans.

Lorcher: Mr. Frans, is that you? Would you like to speak at all about the -- okay. Thank you. And he is in agreement?

Anderson: Yes, Madam Chair.

Perreault: Madam Chair?

Lorcher: Commissioner Perreault.

Perreault: Question for staff. First let me say I can't describe how far my eyes rolled back in my head when I saw this, because I remember the many painstaking months of Kuna and Meridian determining where their line -- where their boundary lines -- their area of impact lines were going to be. So, my question is is -- so, now this goes back into Ada

county's comprehensive plan, into their future land use map is my understanding. It will be removed from ours and -- and put back into theirs. So, then, in the future it's possible that the line that was created for area of impact for Kuna and Meridian could shift again; is that correct? And, if so, what is -- how is Kuna approaching this?

Anderson: Yes. Thank you, Madam Chair, Commissioner Perreault. That is correct. I believe those parcels that are here -- at least the majority do appear to be within two miles from city of Kuna city limits. I don't know if all 38 of those in that area -- I don't know if all 38 of those in that area are included or all 38 of those parcels proposed to be removed from the city's area of impact are within two miles or not. I believe a good portion of them are. It's possible that the city of Kuna could look to include them as well. I don't have an answer as to where they are at with their process as it stands today. I would draw your attention back to -- it's not just the two miles. Those areas would need to be included as part of their capital improvement planning programs and so forth. They would need to plan for services in those areas.

Lorcher: Okay. Can I get a motion to close the public hearing, please?

Smith: So moved.

Garrett: Second.

Lorcher: It's been moved and seconded to close the public hearing for Item No. 2025-0029. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Lorcher: It seems very straightforward. It looks like legislature made some changes for the impact areas that we need to comply with. I know that the City of Meridian probably went to great lengths to incorporate it and now we are putting it back out and maybe that will come to us again at the future, but right now we need to comply with the legislature's request for impact areas. Any other comments about this application before we make a motion?

Perreault: Madam Chair?

Lorcher: Commissioner Perreault.

Perreault: I just have one more question. So, as our city limits expand southward how often is this two mile radius reassessed?

Anderson: Thank you, Madam Chair, Commissioner Perreault. State statute requires that we reevaluate the area of city impact every five years as has been amended. I do believe it can be amended more often. I'm going off memory. So, if there were a need to take a look at it within a few years with conditions changed significantly, it could be something that the city looks at in a more near time frame. And as previously stated, just

a point out on -- the city does anticipate continuing to plan for these areas outside of the impact and its other planning efforts, it's just not as shown on the future land use map.

Hood: Madam Chair, if I can almost reiterate what Carl said, but I think he covered it well. I think we will monitor that and I don't expect it to be five years. I -- you know, depending on what annexations occur over the next coming months we could look to renegotiate it with Ada county sooner than that is the hope. Like you said, we spent quite a bit of resources, including this area. I would like -- I'm hoping this is a temporary thing where we comply with state code, but we come back relatively in short order and reincorporated in our area of city impact.

Lorcher: After considering all staff, applicant and public testimony, I move to recommend File No. H-2025-0029 as presented during the hearing of June 26, 2025, with no modifications.

Smith: Second.

Lorcher: It's been moved and seconded to approve of the Comprehensive Plan map amended -- amendment. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Lorcher: Carl, thank you very much.

Anderson: Thank you.