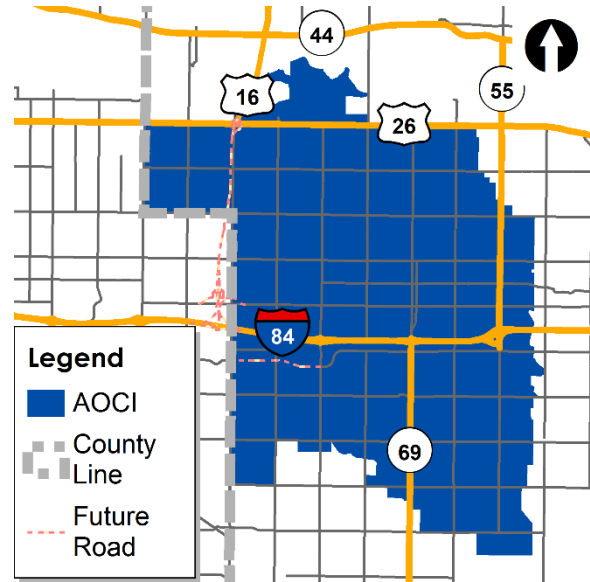


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 6/1/2021  
TO: Mayor & City Council  
FROM: Bill Parsons, Current Planning Supervisor  
208-884-5533  
SUBJECT: ZOA-2021-0002  
2021 UDC Text Amendment  
LOCATION: City wide



**I. PROJECT DESCRIPTION**

The Meridian Planning Division has applied for a Unified Development Code (UDC) text amendment to update certain sections of the City's code as follows:

- Landscape Requirements and Common Open Space and Site Amenity Requirements in Chapter 3;
- Multi-family Common Open Space Design Requirements in Chapter 4; and
- Various other Amendments in Chapters 1-5 and 7.

**II. APPLICANT INFORMATION**

A. Applicant:  
City of Meridian Planning Division  
33 E. Broadway Ave, Suite #102  
Meridian, ID 83642

**III. NOTICING**

	<b>Planning &amp; Zoning Posting Date</b>	<b>City Council Posting Date</b>
Notification published in newspaper	4/16/2021	5/14/2021
Public Service Announcement	4/13/2021	5/12/2021
Nextdoor posting	4/13/2021	5/12/2021

**IV. COMPREHENSIVE PLAN ANALYSIS ([Comprehensive Plan](#))**

A. Comprehensive Plan Text (<https://www.meridiancity.org/compplan>):

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

*Many of the requested code changes associated with this text amendment reflect the desire of the Community and maintain the integrity of the plan.*

3.04.01B – Maintain and update the Unified Development Code and Future Land Use Map to implement the provisions of the Comprehensive Plan.

*City staff keeps a running database of code revisions throughout the year. The Department’s goal is to amend the UDC twice a year to keep the code current. This round of changes has been a result of a culmination of multiple revisions based largely on citizen input during the Comprehensive Plan update which has resulted in a major revamp of the UDC’s open space, amenity and landscape requirements. Staff believes the proposed changes encompass the vision of the plan and is largely supported by those who participated in the process.*

**V. UNIFIED DEVELOPMENT CODE ANALYSIS ([UDC](#))**

In accord with Meridian City Code 11-5, the Planning Division of the Meridian Community Development respectfully submits a UDC text amendment application.

The proposed update is meant to modify certain sections of the Unified Development Code (UDC) and overhaul the landscape and common open space and site amenities standards for residential and multi-family developments. Many of the changes coincide with the policies and feedback received during the update and adoption of the Comprehensive Plan. Last minute changes were added at the request of Code Enforcement to assist in their effort to enforce the code.

The proposed text amendment includes a broad range of changes to the sections as follows:

1. UDC 11-3B – Landscape Requirements
2. UDC 11-3G – Common Open Space and Site Amenity Standards
3. UDC 11-4-3-27 – Multi-family Development: Updating the common open space standards to align with some of the changes being proposed with the Common Open Space and Site Amenities
4. Miscellaneous changes to code sections in Chapters 1-5 and Chapter 7.

All the proposed changes to the UDC including the support documents are included as part of the public record. Staff has purposely not attached all of the changes to the document to minimize the size of the staff report. Further, staff anticipates further refinement to these documents as the project traverses through the hearing process. Except for the Code Enforcement changes, all of the proposed changes went through an extensive and collaborative review process over several months between City staff, the UDC

Focus Group and the Open Space Committee. An informative meeting with the BCA was held on April 13<sup>th</sup>.

In summary, City Staff believes the proposed changes will make the implementation and use of the UDC more understandable and enforceable.

## VI. DECISION

### A. Staff:

Staff recommends approval of the proposed text amendment to the UDC based on the analysis provided in Section IV and V, modifications presented in Exhibits 1-5 and the Findings of Fact and Conclusions of Law in Section VII.

### B. The Meridian Planning and Zoning Commission heard this item on May 6, 2021. At the public hearing, the Commission voted to recommend approval of the subject ZOA request.

#### 1. Summary of Commission public hearing:

- a. In favor: Planning Division
- b. In opposition: None
- c. Commenting: Kent Brown
- d. Written testimony: BCA
- e. Staff presenting application: Bill Parsons and Lacy Ooi
- f. Other Staff commenting on application: None

#### 2. Key issue(s) of public testimony:

- a. None

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

- a. Proposed changes to the RV parking standards.
- b. City assuming the responsibility for public hearing postings.
- c. New parking standards for multi-family developments.
- d. Flex space standards as they pertain to the placement of the roll-up doors adjacent to public streets.
- f. Tree mitigation fee and whether or not this is the appropriate mechanism to allow trees to planted off-site to mitigate the loss.
- g. Proposed changes to the open space and amenity standards.
- h. Adding more amenity options to the multi-family standards.

#### 4. Commission change(s) to Staff recommendation:

- a. Added the City Arborist preferred tree species list to Exhibit 3.

#### 5. Outstanding issue(s) for City Council:

- a. None

### C. City Council:

Enter Summary of City Council Decision.

**D. FINDINGS**

**1. UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS: (UDC 11-5B-3E)**

**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 a text amendment to the Unified Development Code, the Council shall make the following findings:**

**A. The text amendment complies with the applicable provisions of the comprehensive plan;**

The Commission finds that the proposed UDC text amendment complies with the applicable provisions of the Comprehensive Plan. Please see Comprehensive Plan Policies and Goals, Section IV, of the Staff Report for more information.

**B. The text amendment shall not be materially detrimental to the public health, safety, and welfare; and**

The Commission finds that the proposed zoning ordinance amendment will not be detrimental to the public health, safety or welfare if the changes to the text of the UDC are approved as submitted. It is the intent of the text amendment to further the health, safety and welfare of the public.

**C. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the City including, but not limited to, school districts.**

The Commission finds that the proposed zoning ordinance amendment does not propose any significant changes to how public utilities and services are provided to developments. All City departments, public agencies and service providers that currently review applications will continue to do so. Please refer to any written or oral testimony provided by any public service provider(s) when making this finding.