

MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT



April 25, 2023

TO: Mayor Robert Simison
City Council Members

CC: City Clerk
Bruce Freckleton, Community Development Director
Caleb Hood, Planning Division Manager

FROM: Brian McClure, Comprehensive Associate Planner

RE: Comprehensive Plan Policy Updates

It was June of 2020 when the last text amendment to the policies of the Comprehensive Plan were made. The last update prioritized all of the policies and assigned lead Departments for each policy; neither of which were included in the original 2019 Comprehensive Plan. The prioritization used the hierarchy below:

- Very High = Currently/Immediately;
- High = 1 to 3 years;
- Medium = 3 to 5 years;
- Low = 5 to 10 years; and
- Ongoing = regular duties or at every opportunity.

Because many of the previously prioritized policies have now passed the original Very High and High timelines, Staff believe it's a good time to update City Council on efforts, and also to provide an opportunity for additional discussion. Twenty-two policies carry a Very High prioritization rank, and 31 High. These policies were sent to the applicable departments to review and provide status updates. All City Departments were engaged and provided an opportunity to share their updates or questions for City Council on these 53 policies. Following are three attachments. These include:

1. Policies with updates from staff on High and Very High priorities (53 in total).
2. Policies with recommended minor revisions (42 in total). These changes are to the priority, assigned group, or several cases exceptionally minor text revisions
3. Policies staff would like to discuss with Council (5 in total).

All three attachments show staff proposed revisions to be made in the Comprehensive Plan in ~~strike-through~~ (remove) and underline (addition) format. Please note that the "Section" column does not exist in the Comprehensive Plan; it's included here since the policies are separated with Chapters in the adopted Plan. A separate Comprehensive Plan Text Amendment will follow this update which will be reviewed by both the Planning & Zoning Commission and City Council, as well as be made available to the public. The complete list of policies including all Goals,

Objectives, and Action items can be found at: <https://meridiancity.org/compplan>, in the Implementation section (or download the full PDF, from the link on this same page).

Staff is recommending that the City move forward with a “minor” Comprehensive Plan Text Amendment to “clean-up” the policies highlighted in this memo. During the work session, Staff will also be touching on some related Comprehensive Plan work, including future text and Map amendments. **Please feel free to reach out to staff if you have any questions regarding the adopted Comprehensive Plan.**

Attachments:

- [Policies with updates from staff on High and Very High Priorities.](#)
- [Policies with recommended minor revisions.](#)
- [Policies staff would like to discuss with Council during the work session.](#)

Notes:

The following keys may be helpful when reviewing attachments on the following pages.

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.

Departments: All = All City Departments, AO = Attorney’s Office, CD = Com. Dev., CO = Clerk’s Office, FD = Fire Dept., ED = Economic Development, FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor’s Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

Policies with updates from staff on High and Vey High Priorities.

ID	Policy	Section	Priority	Lead	Support	Comments
2.01.01A	Align City Code with the policies of the Comprehensive Plan to reflect the community's desires for various types, sizes, and designs of residential neighborhoods.	Housing	Very High <u>On-going</u>	CD	AO	<p>CD: Concerted efforts were made after adoption of the Comprehensive Plan. However, this should probably be an on-going policy.</p> <p>AO: Assisted CD with changes to the UDC concerning vertically integrated residential projects, live/work residential projects, and secondary dwelling units.</p>
2.01.02C	Explore ways to encourage diversity of housing tenure and price points.	Housing	High	CD		<p>CD: In process. Staff has had conversations with Council about approach as it relates to code, processes and policies. A Housing Committee will be meeting in 2023 to discuss and make recommendations for change. Further, Staff are part of teams at COMPASS and BSU which are analyzing data and reporting.</p> <p>MO: Council and staff continues to evaluate housing policies and codes, including BSU graduate review of items.</p>
2.02.01B	Evaluate open space and amenity requirement and criteria for consistency with community needs and values.	Housing	Very High <u>On-going</u>	CD	PR, PD	<p>CD: In 2020/21 the City hired a consultant to evaluate open space and amenity requirements. These standards are now adopted. The genesis for this action item is complete, however Staff recommends the Priority should be changed to Ongoing as Staff evaluates compliance with each project.</p> <p>PR: Community Development is taking the lead on evaluating existing open space and amenity ordinance requirements. Parks & Recreation will assist as needed to suggest landscaping requirements, tree selection, and amenities.</p>
2.02.01H	Evaluate and improve the current grading and stormwater drainage requirements for subdivisions to	Housing	Very High	PW	CD, AO	<p>PW: Public works has started an effort to develop drainage and grading standards for hillside development. We have done some research into</p>

	ensure they reflect the community's values.					what other municipalities have done to address areas with hilly terrain, and we have visited with some of the development community about the topic. We have started a rough draft of some language, but we still have a lot of work to do before it is ready to come before Council. Meridian has a relatively small amount of land in this category and much of it is already developed. Public Works will continue to work on this and bring something to the Council in the future. AO: Provided background information regarding drainage-related ordinances utilized by other jurisdictions.
2.02.02B	Consider incentives such as density bonuses, reduced open space requirements, and reduced fees for infill development in key areas near existing services.	Housing	Very High	CD	FI, AO, PW, <u>ED</u>	CD: This is being discussed by the Housing Committee. Anticipated report and recommendation later in 2023. AO: Provided background information to the Mayor's Office and CD concerning the City's ability to eliminate or reduce development impact fees for attainable housing projects.
2.02.02F	Ensure that new development within existing residential neighborhoods is cohesive and complementary in design and construction.	Housing	Very High <u>On-going</u>	CD		CD: Infill development is reviewed on a case-by-case basis for cohesion. As this action item is more operational, day-to-day, recommend the Priority be changed from Very High to Ongoing.
2.06.01B	Establish methods to support the business community by drafting an Economic Development Plan in partnership with the Meridian Chamber of Commerce and Meridian Development Corporation.	Economic Excellence	High	CD <u>ED</u>	MO <u>CD</u>	MO: EDA is developing / updating ED plan which will include strategies
2.06.01E	Focus on developing industries that tend <u>to</u> exceed the living wage, such as technology, healthcare and other similar industries.	Economic Excellence	High	CD <u>ED</u>	MO <u>CD</u>	CD: This is always a staff goal, but remains difficult given the demand for other uses of land.
2.07.02A	Streamline the approval process for development proposals that are	Economic Excellence	Very High	CD	<u>MO</u>	CD: Staff is always looking for ways to improve process and streamline, especially for "premier" projects that comply with established vision and

	consistent with the vision and values of the community.					values. However, we are already, typically pretty efficient and are unsure what further streamlining could entail, or where we could cut processing times. Will discuss with ED and the UDC Focus Group where we might gain some efficiencies in process and for what development types/locations. Does Council have any thoughts or feedback?
2.07.02D	Review development regulations to ensure an efficient process and remove unnecessarily burdensome costs and delays.	Economic Excellence	High On-going	CD	MO	CD: Several rounds of UDC text amendments have occurred since Comp Plan adoption. Some changes benefit the public at large (eg - noticing requirements and review times) while others benefit developers (eg - the City has moved to an electronic submittal and plan review format making the process more efficient) and some changes benefit the outcome (eg - open space and amenity standards.)
2.08.01A	Develop and maintain marketing materials to share with targeted industries.	Economic Excellence	High	ED MO		ED will be developing as part of ED plan.
2.09.01A	Pursue public-private partnerships to develop parking facilities.	Economic Excellence	High	CD	CD, FI, MO	MO: Efforts continue specifically with MDC and Downtown Destination update efforts
2.09.01B	Establish incentives to develop gathering spaces and civic facilities within Downtown.	Economic Excellence	High	ED MO	CD, FI, PR	CD: No progress made. Not sure what incentives might be available or attractive to developers. Maybe we can vett through MDC's process of updating the Destination Downtown Plan? PR: Parks Department supports the development of East 2nd Street into a festival street. Union 93 has proposed a new public plaza as part of their development. Parks & Recreation is developing plans for a new Community Center that includes a downtown option. Community Development will lead the efforts to develop incentives for new gathering spaces. Parks currently maintains two downtown special use parks, such as Generations Plaza and City Hall Plaza. MO: ED will be developing as part of ED plan.

2.09.01C	Work towards mitigating and removing floodplain issues around Downtown.	Economic Excellence	High	PW	CD	PW: The City applied for a FEMA HMGP grant to fund 90% of the \$4.2 million Ninemile Creek project cost. The application was recommended for funding by the State of Idaho and is currently under review by FEMA Region 10. We expect an RFI from FEMA the first half of 2023. Funds will be awarded after RFI response and conditions are met.
2.09.01E	Explore incentives for targeted projects that meet economic development goals.	Economic Excellence	High	ED <u>MO</u>	MO <u>CD</u>	ED will be developing as part of ED plan.
2.09.02A	Actively implement action items in the Destination Downtown Plan.	Economic Excellence	High	MO	CD	MO: Efforts continue in partnership with MDC and updates to Downtown Destination Plan
2.09.03A	Establish distinct, engaging identities within commercial and mixed use centers through design standards.	Economic Excellence	High	CD	<u>MO</u>	CD: No progress made. This sounds like a good action to take, but should probably be done on a case-by-case basis and not through design standards.
2.09.03D	Develop a collaborative economic development strategy to recruit new businesses.	Economic Excellence	High	ED <u>MO</u>		MO: ED will be developing as part of ED plan.
3.01.01D	Evaluate development proposals based on consistency with the vision as well as physical, social, economic, environmental, and aesthetic criteria.	Growth and Population	High <u>On-going</u>	CD		CD: This is more operational than a one-time task.
3.02.01G	Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks.	Growth and Population	High	MO	All	MO: Staff effort working with Departments to implement relevant LOS efforts.
3.03.01C	Consider developing new subarea plans as appropriate for areas with unique characteristics, public/private partnerships in place, and that are compatible with Comprehensive Plan policies in order to provide additional guidance on future land uses, design, infrastructure, and amenities.	Growth and Population	Very High	CD	All	CD: The Fields Area was developed and adopted recently and Staff plans to do a similar exercise near ICOM in FY24.
3.03.01E	Encourage infill development.	Growth and Population	High <u>On-going</u>	CD		CD: Staff regularly encourages in-fill and discourages greenfield development outside of growth areas.

						This is more of an operational action item and recommends it be changed from a "High" priority to "Ongoing".
3.03.02A	Engage with service providers, City leadership, and community members to identify priority growth areas.	Growth and Population	Very High	CD	All	CD: Staff would like to discuss Growth Areas, or Priority Growth Areas further with Council prior to fully engaging with non-City service providers.
3.03.02D	As part of establishing and implementing strategic growth areas, consider including targeted redevelopment/opportunity areas within the Area of City Impact, areas within the City limits and within a specified distance of major utility connections, and unincorporated county enclaves suitable for annexation.	Growth and Population	Very High	CD	All	CD: Staff would like to discuss with Council.
3.03.02E	Develop incentives for appropriate investment in strategic growth areas; discourage development outside of established growth areas.	Growth and Population	Very High	CD	All	CD: Staff would like to discuss with Council.
3.03.04C	Consider the establishment of improvement districts, extra-ordinary impact fee areas, and other funding mechanisms to provide the necessary urban infrastructure and services for existing county enclaves.	Growth and Population	High	ED ED	AO, <u>CD</u> , PW	<p>MO: ED is reviewing and advancing discussions on strategies here.</p> <p>CD: Staff needs Council needs to identify areas where these tools should be considered and implemented and to better understand the rationale behind establishing such.</p> <p>AO: Provided background information to the Mayor's Office and CD concerning Community Infrastructure Districts (CIDs).</p>
3.04.02D	Improve the neighborhood meeting and public notice process.	Growth and Population	Very High <u>On-going</u>	CD	AO, CO	CD: In 2020, the standards for where and when neighborhood meetings could be held as well as the public noticing process were amended. Still need to update website with FAQ, and we will continue to evaluate and look for ways to make even better, but this is essentially complete.

						<p>AO: Assisted CD with interpreting the noticing and posting requirements under LLUPA and the UDC.</p> <p>CO: Clerk's can contribute by maintaining accurate public hearing notices on our website, providing information via NextDoor to inform the public, and responding to resident questions and concerns regarding active land use applications. We utilize an educational approach to give residents the tools they need to understand processes, review application materials, and engage with elected officials.</p>
3.06.01B	Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City.	Future Land use	High On-going	CD	MO	CD: Staff regularly monitors the mix of land uses (see the Land Use Report) and proposes changes to the Future Land Use Map as necessary.
3.06.02E	Discourage residential land uses in close proximity to the Wastewater Resource Recovery Facility, the Intermountain Gas Facility on Can-Ada Road, and other incompatible land uses.	Future Land use	High On-going	CD	PW	CD: FLUM amendments were made in 2021 to portray the ideal mix and location of land uses near the WWRF and in the vicinity of the Intermountain Gas facility in 2019. This action item should be changed in Priority from High to Ongoing as we implement.
3.07.01D	Preserve the industrial base within designated industrial land use areas by discouraging non-industrial uses and focusing on light manufacturing, distribution, flex-space, and base-employment.	Future Land use	High	CD	MO	CD: Staff would like to discuss with Council. The City continues to lose existing and even brand new industrial buildings to non-industrial land uses, typically through the CUP process. Need to understand if our community is really interested in prohibiting uses like gyms and churches in existing and planned industrial areas.
3.08.02B	Coordinate with developers, irrigation districts, and drainage entities to implement the proposed pathway network along canals, ditches, creeks, laterals and sloughs.	Utilities & Infrastructure	Very High	PR	CD	PR: Parks & Recreation coordinates regularly with developers, irrigation districts, etc. as part of the development review process.
4.01.01B	Identify desired sports facilities or complexes and establish partnerships that foster their development.	Parks and Pathways	High	PR	FI, MO	PR: We are constructing the new sports complex at Discovery Park. We improved the existing soccer complex at Heroes Park with expanded parking. We have recently taken over the Meridian Pool and

						Lakeview Golf Course. Pickleball has been expanded at Kleiner Park. A cornhole amenity has been added at Settlers Park.
4.03.01A	Explore opportunities for additional indoor recreation space through partnerships, agreements, and the construction of a new Community Center.	Parks and Pathways	Very High	PR	CD, AO, MO	PR: The site selection process is underway with ZGA Architects for a new Community Center. Decision matrix will be brought to City Council soon to weigh the pros and cons of location options for a decision to move this forward.AO: Limited involvement to date.
4.03.02A	Explore opportunities to add destination playground and natural play areas with climbing features and multi-sensory play.	Parks and Pathways	High	PR	FI, MO	PR: We have added a destination playground with climbing features, sand/water play, playground art panels, etc. for multisensory play in Discovery Park.
4.03.02B	Foster development of discovery-oriented parks that uniquely blend arts, entertainment, and culture.	Parks and Pathways	High	PR	FI, MO	PR: We opened phase 1 of Discovery Park in 2019 and are currently working to develop phase 2 of Discovery Park.
4.04.01A	Ensure that new development and subdivisions connect to the pathway system.	Parks and Pathways	Very High	PR	CD	PR: Our Pathways Project Manager reviews all development proposals for required connections to the pathway system.
4.04.01B	Provide options for passive recreational opportunities not typically supplied by parks and facilities, such as jogging, walking, and bicycling.	Parks and Pathways	Very High	PR	CD	PR: We coordinate with external event coordinators to provide a variety of walks, runs, and similar events. We also coordinate the pathway system to provide opportunities for jogging, walking, and bicycling.
4.04.01C	Establish and enhance regional pathway connections to the adjacent communities of Eagle, Nampa, Boise, Caldwell, and Kuna.	Parks and Pathways	Very High	PR	CD	PR: Parks & Recreation Commission has met with representatives from Eagle, Nampa, Boise, and Kuna to discuss regional connectivity of pathways. We are widening Linder Road and Locust Grove sidewalks near Chinden to improve pathway connectivity north to Eagle.
4.04.02A	Identify opportunities for new paths that connect residential neighborhoods and community facilities, such as the library and city hall, parks, schools, athletic facilities, swimming pools, historic districts, the Downtown, as well as other	Parks and Pathways	Very High	PR	CD	PR: We worked with the Urban Land Institute (ULI) to identify a plan for pathway connectivity, including future connections to downtown. We provided input on the Fields District Pathways Plan to ensure they connected to future schools, parks, retail areas, etc.

	commercial and retail activity centers in Meridian.					
4.04.02B	Preserve existing public rights-of-way and other easements for future pathways and accessways, particularly along powerline and utility corridors, railway corridors, and waterway or irrigation corridors.	Parks and Pathways	Very High	PR	CD	PR: Parks & Recreation is updating the Pathways Master Plan Map in order to identify updated corridors for pathway construction.
4.04.03A	Through coordination with Pathway Plan updates, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local access to the pathway system and reduce duplication of supporting improvements.	Parks and Pathways	High	PR	CD	PR: We opened our first pathway trailhead in conjunction with an ACHD storm drain facility at Ten Mile Road near Ustick.
4.04.03B	Furnish pathway systems with trailhead improvements that include interpretive and directional signage systems, benches, drinking fountains, restrooms, parking and staging areas, and other services for all ages and abilities.	Parks and Pathways	High	PR	MO	PR: We are currently improving the Ten Mile Trailhead with signage, art, and a future restroom.
4.04.03C	Develop pathway design and development standards that are easy to maintain and access by maintenance, security, and emergency vehicles.	Parks and Pathways	High		FD, PD	PR: We are following CPTED principles in our design and development of new pathway connections.
4.05.03B	Slow the outward progression of the City's limits by discouraging fringe area development; encourage development of vacant or underutilized parcels currently within City limits.	Stewardship	High <u>On-going</u>	MO	CD, <u>ED</u>	MO: Economic development incentives need to be in place to help equalize or incentivize the costs to develop in infill areas rather than green fields.
4.05.03D	Consider public support for funding to preserve open space as part of permanent land trust.	Stewardship	Very High	CD	MO	CD: This was an action item that the previous Director was leading. There was some support shown in past citywide surveys, but the momentum seems lost. Is this something CD (the City) should pursue further at this point? If so, the Mayor's Office (Parks?) should probably lead.

4.09.01B	Develop a source water protection plan.	Stewardship	High	PW	CD	PW: City is working with assistance from Idaho Rural Water Association to update the Source Water Protection Plan in conjunction with the Water Master Plan Update. Estimated completion is spring 2024.
4.10.01A	Plan for and allow land uses surrounding the Wastewater Resource Recovery Facility that reduce human exposure to odors.	Public Safety	Very High	PW	CD	<p>PW: The Public Works Department purchased 40 acres of land north of the existing WRRF site. We intend to complete a land swap with the northern portion of that land to obtain an approximately 900-foot buffer from the existing WRRF facilities. The land swap has been held up due to a land owner and developer contract issue affecting the land we are interested in. When the issue is resolved, PW will reengage and try and complete the land swap. This will provide a 900-foot buffer to the north and part of the western boundary. At some point in the future we need to purchase an additional 15-acre parcel to the west of the WRRF to complete our buffer to the surrounding area. The owner of the 15-acre parcel is open to working with they City on this, but is not ready to sell at this time.</p> <p>The Public Works Department is also working on the design and construction of odor control projects that will help mitigate odors coming from the smelliest parts of the WRRF.</p> <p>CD: This is lead by PW, but the FLUM planning near the WRRF is in place. Implementation will be through future entitlements.</p>
4.10.01H	Develop lot grading, dust, and drainage standards for residential development to mitigate slope erosion and protect property.	Public Safety	Very High	PW CD	CD , AO, PW	PW: I believe this item was intended to address drainage and grading issues that occur on between building lots as homes are constructed in new subdivisions. Poor lot grading can result in water in crawl spaces and ponding in neighbors' yards. These are issues that must be handled during the building construction process and therefore must be addressed in the building codes. This is outside of

						Public Works area of expertise and should probably be addressed by Community Development. AO: Provided background information regarding drainage-related ordinances utilized by other jurisdictions. CD: In response to PW comments, CD can take over this policy focused on lot grading and not large subdivisions.
5.01.02A	Maintain and implement community design ordinances, quality design criteria, and complete street policies to set quality standards citywide.	Character, Design, and Identity	High	CD		CD: The UDC set standards for new development in the City that all proposals must be reviewed against. In September 2022, a provision for multiuse pathways to be constructed in accordance with the comprehensive and pathways plan was added. These pathways are intended to enhance the system and lower the traffic stress levels for pedestrians and cyclists. The City also requires new development to get buy in from the local road authority ACHD to ensure their Complete Streets policies are met. The City reviews safety concerns through several channels including: Transportation Commission, Code Enforcement, 2023 Intersection and Pedestrian Safety Taskforce, and coordination with partner agencies.
5.01.02F	Explore development and implementation of architectural and/or landscape standards for geographic areas of the City.	Character, Design, and Identity	High	CD		CD: The first geographical area this may be done would be in conjunction with the Destination Downtown planning effort and post. Other areas of the City may follow, including South Meridian and the Fields with neighborhood support.
6.01.01A	Work with the Union Pacific Railroad, Watco Companies and other interested stakeholders to preserve and protect the existing Boise Cut-off rail corridor as a multi-use corridor, including freight.	Transportation and Streets	High On-going	CD	MO, PW	CD: Staff is not actively working with railroad companies. However, the region is discussing preservation and protection through land use approvals. Move priority from High to Ongoing?
6.01.01D	Pursue construction of the City's pathways network.	Transportation and Streets	Very High On-going	PR	FI, MO	PR: We are widening the sidewalk on Linder Road in two locations to improve connectivity north to Eagle. We are widening the sidewalk on Locust Grove Road to improve connectivity north to Eagle. We are currently bidding the pathway between Ten

					<p>Mile Road and Black Cat Road to fill a missing segment along Five Mile Creek. We are pursuing the right-of-way regarding the Rail-With-Trail project.</p>
6.01.01G	<p>Develop criteria for plan review in determining whether a development proposal is safe, accessible, and comfortable for pedestrians and cyclists.</p>	<p>Transportation and Streets</p>	<p>High</p>	<p>CD</p>	<p>CD: In addition to standards set for new development the City coordinates updates to streetscapes in conjunction with Public Works and ACHD street projects. Each street project includes design review at every step to advise the road authority of the City's needs for all street users within the appropriate street context.</p>

Policies with recommended minor revisions.

ID	Policy	Priority	Lead	Support
2.01.01A	Align City Code with the policies of the Comprehensive Plan to reflect the community's desires for various types, sizes, and designs of residential neighborhoods.	Very High <u>On-going</u>	CD	AO
2.02.00	Plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.		CD	FD, FI, AO, PR, PD, <u>ED</u>
2.02.01B	Evaluate open space and amenity requirement and criteria for consistency with community needs and values.	Very High <u>On-going</u>	CD	PR, PD
2.02.02	Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.		CD	CD, FI, AO, PW, <u>ED</u>
2.02.02B	Consider incentives such as density bonuses, reduced open space requirements, and reduced fees for infill development in key areas near existing services.	Very High	CD	FI, AO, PW, <u>ED</u>
2.02.02F	Ensure that new development within existing residential neighborhoods is cohesive and complementary in design and construction.	Very High <u>On-going</u>	CD	
2.06.01B	Establish methods to support the business community by drafting an Economic Development Plan in partnership with the Meridian Chamber of Commerce and Meridian Development Corporation.	High	CD <u>ED</u>	MO <u>CD</u>
2.06.01E	Focus on developing industries that tend to exceed the living wage, such as technology, healthcare and other similar industries.	High	CD <u>ED</u>	MO <u>CD</u>
2.06.02	Support economic opportunities for a community with diverse income levels.	On-going	CD, ED	<u>CD</u> , <u>ED</u> MO
2.06.02B	Pursue public-private partnerships and economic development grants that bring additional job opportunities to the community.	On-going	CD <u>ED</u>	MO <u>CD</u>
2.07.02A	Streamline the approval process for development proposals that are consistent with the vision and values of the community.	Very High	CD	<u>MO</u>
2.07.02D	Review development regulations to ensure an efficient process and remove unnecessarily burdensome costs and delays.	High <u>On-going</u>	CD	<u>MO</u>
2.08.01A	Develop and maintain marketing materials to share with targeted industries.	High	CD <u>MO</u>	
2.09.01	Support redevelopment and infill opportunities Downtown.		<u>MO</u> , CD, PW	CD, FI, MO, PR
2.09.01A	Pursue public-private partnerships to develop parking facilities.	High	CD	CD, FI, MO
2.09.01B	Establish incentives to develop gathering spaces and civic facilities within Downtown.	High	CD <u>MO</u>	<u>CD</u> , FI, PR
2.09.01E	Explore incentives for targeted projects that meet economic development goals.	High	CD <u>MO</u>	MO <u>CD</u>

2.09.03	Cultivate unique and diverse destination-type activities within Meridian's centers.		CD, PR, <u>MO</u>	MO, CD
2.09.03A	Establish distinct, engaging identities within commercial and mixed use centers through design standards.	High	CD	<u>MO</u>
2.09.03D	Develop a collaborative economic development strategy to recruit new businesses.	High	CD <u>MO</u>	
3.01.01D	Evaluate development proposals based on consistency with the vision as well as physical, social, economic, environmental, and aesthetic criteria.	High <u>On-going</u>	CD	
3.02.01G	Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks.	High	MO	All
3.03.00	Direct and prioritize development in strategic areas and in accordance with corridor and special area plans.		CD, PW, MO	All, CD, AO, PW, <u>MO</u>
3.03.01E	Encourage infill development.	High <u>On-going</u>	CD	
3.03.02	Prioritize growth and development where it furthers the City's vision and allows for the efficient provision of services.		CD, PW	All, <u>MO</u> , CD
3.03.02F	Require proposed development within areas further away from urban services, existing utilities or requiring significant City utility upgrades, to demonstrate fiscal benefits, strategic fit with the Comprehensive Plan, contiguity with existing development, and appropriate mitigation for any impacts to existing City service users.	On-going	<u>MO</u> CD	<u>MO</u>
3.03.04	Plan for transportation connectivity and the provision of adequate urban utilities and services for county enclaves.		CD, <u>MO</u>	PW, AO, <u>CD</u>
3.04.00	Shape the future of the City through implementation and coordination of long range planning efforts.		CD, IT, MO	All, CD, PW, AO, <u>CO</u>
3.04.02	Engage and inform the public about land use planning processes.		CD, MO	CD, AO, CO
3.04.02D	Improve the neighborhood meeting and public notice process.	Very High <u>On-going</u>	CD	AO, CO
3.06.01B	Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City.	High <u>On-going</u>	CD	<u>MO</u>
3.06.02E	Discourage residential land uses in close proximity to the Wastewater Resource Recovery Facility, the Intermountain Gas Facility on Can-Ada Road, and other incompatible land uses.	High <u>On-going</u>	CD	PW
3.07.00	Encourage compatible uses and site design to minimize conflicts and maximize use of land.		CD	<u>MO</u> , PR
3.07.01	Proactively address potential conflicts between incompatible uses.		CD	<u>MO</u>

3.07.01D	Preserve the industrial base within designated industrial land use areas by discouraging non-industrial uses and focusing on light manufacturing, distribution, flex-space, and base-employment.	High	CD	MO
4.05.03	Preserve prime farmland within the Area of City Impact to maintain rural character and provide opportunities for local produce and continued farming operations.		CD, MO	MO , CD
4.05.03B	Slow the outward progression of the City's limits by discouraging fringe area development; encourage development of vacant or underutilized parcels currently within City limits.	High On-going	MO	CD, ED
4.10.01H	Develop lot grading, dust, and drainage standards for residential development to mitigate slope erosion and protect property.	Very High	PW CD	CD , AO , PW
5.01.02A	Maintain and implement community design ordinances, quality design criteria, and complete street policies to set quality standards citywide.	High	CD	
5.03.00	Create opportunities for all Meridian residents and visitors to experience public art.		PR	CD, AO, MO, IT
5.03.01	Support art throughout the community.		PR	CD, AO, MO, IT
5.03.01D	Provide local artists with opportunities to showcase their work.	On-going	PR	MO, IT
6.01.01A	Work with the Union Pacific Railroad, Watco Companies and other interested stakeholders to preserve and protect the existing Boise Cut-off rail corridor as a multi-use corridor, including freight.	High On-going	CD	MO , PW

Policies staff would like to discuss with Council during the work session.

ID	Policy	Section	Priority	Lead	Support	Comments
3.03.02A	Engage with service providers, City leadership, and community members to identify priority growth areas.	Growth and Population	Very High	CD	All	CD: Staff would like to discuss Growth Areas, or Priority Growth Areas further with Council prior to fully engaging with non-City service providers.
3.03.02D	As part of establishing and implementing strategic growth areas, consider including targeted redevelopment/opportunity areas within the Area of City Impact, areas within the City limits and within a specified distance of major utility connections, and unincorporated county enclaves suitable for annexation.	Growth and Population	Very High	CD	All	CD: Staff would like to discuss with Council.
3.03.02E	Develop incentives for appropriate investment in strategic growth areas; discourage development outside of established growth areas.	Growth and Population	Very High	CD	All	CD: Staff would like to discuss with Council.
3.07.01D	Preserve the industrial base within designated industrial land use areas by discouraging non-industrial uses and focusing on light manufacturing, distribution, flex-space, and base-employment.	Future Land use	High	CD	MO	CD: Staff would like to discuss with Council. The City continues to lose existing and even brand new industrial buildings to non-industrial land uses, typically through the CUP process. Need to understand if our community is really interested in prohibiting uses like gyms and churches in existing and planned industrial areas.
4.05.03D	Consider public support for funding to preserve open space as part of permanent land trust.	Stewardship	Very High	CD	MO	CD: This was an action item that the previous Director was leading. There was some support shown in past citywide surveys, but the momentum seems lost. Is this something CD (the City) should pursue further at this point? If so, the Mayor's Office (Parks?) should probably lead.