

A Joint Meeting of the Meridian City Council and the Ada County Commissioners was called to order at 2:00 p.m., Thursday, December 3, 2020, by Chairman Diana Lachiondo.

Meridian City Council Members Present: Robert Simison, Joe Borton, Luke Cavener, Treg Bernt, Jessica Perreault, Brad Hoaglun and Liz Strader.

Ada County Commissioners Present: Diana Lachiondo, Patrick Malloy and Kendra Kenyon.

ROLL-CALL ATTENDANCE

MERIDIAN

<input checked="" type="checkbox"/> Liz Strader	<input checked="" type="checkbox"/> Joe Borton
<input checked="" type="checkbox"/> Brad Hoaglun	<input checked="" type="checkbox"/> Treg Bernt
<input checked="" type="checkbox"/> Jessica Perreault	<input checked="" type="checkbox"/> Luke Cavener
<input checked="" type="checkbox"/> Mayor Robert E. Simison	

ADA COUNTY

Diana Lachiondo Patrick Malloy Kendra Kenyon

I. OPEN SESSION

Area of Impact Renegotiation Discussion

Lachiondo: We are on the record. Okay. Well, good afternoon, everyone. Today is -- I don't actually know. December 3rd. Is that correct? Today is Thursday, December 3rd, at 2:00 p.m. and the Board of County Commissioners is in session to meet with our friends in Meridian and we are excited to have this conversation. I know I'm especially excited to have a non-COVID conversation this week. So, thank you all. We have Commissioner Malloy with me from the board. I will name who we have in the room and, then, I will name who we have on. We have Mark Perfect. We have Jason Boal. Richard Beck here from our Development Services team and if I can just name off everybody. I will go -- oh, Commissioner Kenyon joined us. It looks like we have Mayor Simison. We have -- looking for -- we have Council Member Strader. Council Member Bernt. Council Member Borton. And, then, Council Member Perreault. And, then, we also have on Bridge with us we have Brent Moore, Steve Rutherford, Bill Nary, David Corcoran, Brian McClure, David Miles, Chris Johnson. Oh, we also have Council Member Hoaglun. Hi, Council Member. And Caleb Hood. Did I miss anybody? No.

Simison: No. I think you're good. And for -- Mr. Nary, Mr. Clerk, is that for -- calling our meeting to order with our roll call attendance?

Nary: Yes.

Simison: Okay. So, we are good to go.

Lachiondo: Okay. Well, with that who -- Richard, who is kicking us off today?

Beck: Madam Chair, I will kick us off, if that's okay.

Lachiondo: Okay. Great.

Beck: So, Madam Chair, Mr. Mayor, Members of the Board and Council, thank you so much for tuning in today for this joint meeting this afternoon. Appreciate your patience as we leverage technology to keep this effort moving forward. For those who don't know me, my name is Richard Beck, I'm the -- the new director of Ada County Development Services and I guess our primary purpose today is to continue what a state code I guess would call renegotiation of the city's request to update the area of impact boundary and the applicable ordinances and plans and standards within the City of Meridian area of city impact. And for the benefit of the Council just real quick, I would like to introduce the county project team if that's okay. Our primary planner who will be walking your requests through the necessary process with our Planning and Zoning Commission, as well as our Board of County Commissioners, will be Brent Moore. We will hear from Brent a little bit more very soon. We also have David Corcoran, who is our transportation guru, he has been assisting Brent with some of the analysis on the comp plan and will continue to do so. We also have Mark Perfect, who has been introduced. He's our Planning and Zoning administrator. Mark is currently overseeing our effort to update the Ada county zoning ordinance and he will be prepared to answer any questions that may -- may come up with -- with that effort and the potential to add specific standards that are Meridian specific into our zoning ordinance. And, then, we also have Jason Boal, the Deputy Director of Development Services, and Jason is currently overseeing our investigation into the potential to adopt development impact fees for the Ada county jail, Ada County Coroner, and Ada County EMS Services. And also Jason, I'm sure, could give us an update on that effort as well. So, again, our -- our goal is to provide both -- both governing bodies an opportunity to discuss the -- the request update. The city staff did have the opportunity to meet several times in advance and we are prepared to -- to kick things off with a brief overview of these requests provided by city planning staff, followed by a -- just a brief analysis of the request by planning -- county planning staff and, then, beyond that just a really open format for -- for discussion. So, if that sounds acceptable, we could proceed in that manner.

Lachiondo: Okay. So, with that, if you are not speaking if you wouldn't mind putting yourself on mute, just so we don't get that feedback, because we have a lot of -- a lot of folks on and, thank you, Richard, and it sounds like we are looking to our friends in Meridian to kick us off. So, who will be taking us away? Is that you, Caleb?

Hood: Yes. Thank you, Madam Chair, Members of the Commission, Mayor, Council. This is Caleb Hood, I'm the Planning Division Manager for the City of Meridian. I was part

of the team that worked together to -- to put together the -- the Comprehensive Plan and the changes to our area of impact that we have requested through the letter that was sent to you earlier this year. Brian McClure, Cameron Arial, had a huge role in this, as did your staff. I think David Corcoran was on the -- on the call as well. But we have been working with your staff pretty closely throughout this project and we would appreciate you recognizing the Comprehensive Plan, including, again, some of the changes to the area of city impact that are part of that. I'm just going to walk you through -- I'm not going to read this slide. Late last year the -- the city did adopt a new Comprehensive Plan. This effort was community based, as you can see in the first bullets there. We had quite a bit of participation from members of our community. We are pretty proud of that effort and the outcome. It is the document that's before you today. There are two documents and I won't get into this too much, but the Comprehensive Plan itself, which is the meat and potatoes of -- of the document, it includes the text and policies and, then, again, that future land use map with some changes to our city impact boundary, as well as some of the policies within our urban growth boundary as well and, then, we have an existing conditions report that really is a little bit more about who we are today. So, that kind of is -- is looking at today and backwards and, then, our comprehensive plan is a visionary document that -- that looks forward more. This really shouldn't be a surprise to most of the commissioners. Commissioner Malloy, I recognize your weren't part of the joint meeting last year, but we did have a joint meeting with -- with the county commissioners prior to adoption, just to make sure we were generally on the same page with you all. So, I appreciate your time in that and, again, your staff's time and effort as we developed our Comprehensive Plan and even as we are petitioning to amend our Title 9 agreement with you. So, thanks to --

Malloy: And just so you know, given that Meridian is my hometown, I'm not unfamiliar with the plan as well.

Hood: Thank you, Commissioner. But thanks again to -- yeah. Just the support from the commission and staff. Brent, Richard, Jason, Mark, David have all been great to work with thus far and looking forward. It really has been a team effort and we look forward to working with you all kind of through this -- this project. Brent, if you wouldn't mind going to the next -- to the next slide, please. So, I won't dwell on this too much, but I just -- this just kind of proves the point that it was a -- a quite involved -- a long long effort. You know, we talked to our community about what -- what they valued, what their values were and what their vision was and -- and through that -- we -- we came out with a document that, again, I think really reflects where our community wants to grow into the future. Not everybody wants to grow, but it's -- it's happening and so what can we do to mitigate some of those concerns I think is -- concern is contained in this document and will help our decision makers and our appointed officials make solid decisions going forward on -- on change in our community over the next couple of decades. That's really the lifespan of this. We are hoping to get, you know, at least several years out of it before we have to update anyone. We will touch it from time to time. We are an ever evolving community. But we have spent a lot of effort on this to really reach out to our citizens, our business community, other stakeholders to just make sure we are on the right path with what the vision for our community should be. So, I don't -- again, I won't dwell on this too much.

Brent, if you can go the next one that would be great. And this is my last one and this really just summarizes the letter that was sent to you. What we are asking of you today and even into the future -- again time permitting and it sounds like Jason might -- might go into some of those other changes that are forthcoming, but the tip of the spear right now, the current request really is to amend those couple of sections in Title 9 of Ada county code, which has to do with our area of city impact, as Richard just mentioned, and some changes to -- well, it's the ordinance that would, then, recognize our current Comprehensive Plan and, then, I think we might talk a little bit about the other Title 9 changes in 9-4-4-C1 and expanding the role of the city's jurisdiction when properties are contiguous and eligible for annexation and having the city be a lead agency on that and not just a commenting agency on some of those projects. So, there really is just at a high level what our -- what our immediate request is and, then, working with you as time goes on to a Title 8 change even and maybe even Title 10 in the Ada county code for just stronger accommodations for future urban services in our planning area. So, with that pretty high level I will let the letter essentially speak for itself, but just an outline of our request and with that I will turn the mic -- I believe Mr. Moore is going to speak next.

Moore: So, I will just comment just from the county side. I just first of all wanted to touch on the area of city impact boundary adjustment that was proposed. Just say it is probably uncommon for a city to request to shrink their area of city impact. I just wanted to say we really appreciate Meridian working with their neighboring cities to -- to come up with some agreeable boundary lines, you are negotiating with your neighboring city, so I would just -- we appreciate that. And just regarding the Comprehensive Plan update, we do know a lot of time and public outreach, a lot of work went into this -- this update. We did review it, found that it contained all the necessary components of state statute for a comprehensive plan. I think a fairly well done plan. And you can see in a lot of ways it kind of builds on that -- that previous plan we have adopted. The land use plan states fairly -- fairly consistent from the last plan we have adopted and, then, here are the proposed Title 9 amendments. So, in addition to adopting the area of city impact boundary, the comprehensive plan and land use map, we are proposing to adopt Meridian City Master plans for wastewater, water, pathways, and parks and recreation and this is just to help ensure any future development we have in the county isn't going to interfere with your -- your long term plans when it comes to wastewater, water, pathways, parks and rec. And, then, as -- as Caleb mentioned, currently applications for rezones, subdivisions, and planned unit developments that are contiguous to Meridian city are required to request annexation into Meridian. So, I'm -- in working with staff we are proposing to add several more applications to that list. You can read them here. Conditional uses, master site plans and also site plan modifications, one time divisions, private roads and expansions or extensions of nonconforming uses is just to help ensure new development contiguous to your city limits is compatible with -- with your plan. And, then, lastly we would like to include an agreement for Meridian to collect Ada county's development impact fees for jail, coroner, and EMS. We are currently developing our impact fees. We are in the process of creating that ordinance, but, hopefully, that will be done within the next several months. And, lastly, here is the timeline for -- for the adoption. There is general agreement today. We can meet again with Meridian staff to finalize the language. The application submitted in December to go to the planning and zoning

commission in February and, then, potentially onto the board for final approval in April and so with that we stand for any questions or open it up for discussion.

Kenyon: Madam Chair?

Lachiondo: Yes, go ahead.

Kenyon: This is Kendra. So, Caleb referred to some language that moves the city into the -- called the lead agency. So, can you just kind of walk us through what that actually looks like in day-to-day operations?

Moore: Would you like to take that one, Caleb?

Hood: Well, I -- I can. Commissioner, I think that was probably more directed at Ada county staff, but I don't know that. I mean a property owner or a potential developer contacts either one, the city or the county, I think it's just getting on the same page with -- if they come to the county that they refer them, then, to the city to say this isn't a county project, this will be a city project, go talk to city planning and development services.

Moore: Yeah. That's -- yeah, that's correct. So, yeah, a property owner with one of those applications made to the county, we would, of course, refer them to Meridian, if they need to go through Meridian, unless Meridian declines to process it, then, we could process it. We are also -- for properties that aren't contiguous, we have been inviting Meridian to our pre-application meetings, so that Meridian has an opportunity to weigh in as well on developments that may not touch their boundaries, but they would like to come on.

Kenyon: Thank you.

Lachiondo: But -- sorry go, ahead commissioner.

Kenyon: Oh. But I just wanted to just thank everyone for the great teamwork and tremendous time and effort that's gone into this. We have started this, like you said, over a year ago and have been meeting all along the way and walking hand in hand through the process and really also appreciate the work and effort on your community engagement in outreach. You know, that's a tremendous amount of people that you have come in contact with and listen to and I know that takes a lot of -- a lot of effort and patience. So, just wanted to thank you and your team on both sides.

Lachiondo: Brent, would you mind flipping back to the timeline.

Moore: Yeah.

Lachiondo: Okay. Great. So, I -- if I may just start out with some -- some kudos and comments. I would just echo Commissioner Kenyon and -- and, you know, as I'm recalling last year when we, you know, kind of did a roadshow with all -- all six cities in Ada county back when that was a thing, we -- I was just so impressed by the level of understanding

that your staff has and in terms of being able to direct growth to places where it was going to make the most fiscal sense for the city and it became very apparent to us as we went through the cities -- really through -- through no fault of any city, just more from a lifecycle standpoint in terms of where they were in their development, that that level of sophistication wasn't there. So, I first want to thank you for really having that understanding. But it also spurred for us this real need for that fiscal impact analysis that I think is going to be a great tool for some of our smaller cities. So, as I look at this project timeline one of the key things for me is that, you know, simultaneous to your process COMPASS has done their own surveying of the whole Treasure Valley about what people would like to see and as I have shared with my fellow commissioners, you know, one of the things that I think the public gets frustrated about is when they are surveyed on things and, then, they don't see the results or how it impacts things. So, we have asked that with all of the area of impact agreements that come through that COMPASS takes the results of that survey, takes the results of CIM 2050 and really kind of runs it through that lens as well. I think it's going to do well, but -- but I think it's going to be really important for us collectively to share out to the community that we are taking that feedback into account as well, if that makes sense. Are there any other comments and questions from either Ada county or from our -- from our Meridian Council?

Malloy: Yeah. Madam Chair, Commissioner Malloy.

Lachiondo: Go ahead.

Malloy: I -- I definitely agree with your last comment. I guess the one additional comment I would make is to make sure that we are careful as well that COMPASS looking at the entire Treasure Valley doesn't overarch the fact that each of these individual city communities might be looking for their own flavor of growth in things as well. I don't want, you know, what the people in Star are desiring to affect what the people in Boise desire and, then, what the people in Eagle are desiring. So, I definitely agree that we need an overarching look, but I also don't want to squelch the -- you know, they had a very large amount of employees in the study. I don't want to squelch what they are looking to do by having too much of the total, you know, valley vision by those participants affecting it.

Lachiondo: Yeah. And that's the balance. So, I think we will wait and see what it looks like and how we -- how we collectively review that.

Malloy: Yes. And, then, I just -- I'm sure Meridian is aware, you know, looking at the final approval timelines and things, two of us will no longer be holding the seats when you guys come back before the board for final approval, so I'm sure you -- you are aware of that, you have considered that, but I just, you know, want to reiterate that, that what is -- what is go ahead and go forward today I hope we will get that to go ahead and go forward that that will continue to be the case with the two new onboarding commissioners.

Lachiondo: And I believe Mr. Beck here has already had some onboarding conversations with our two new commissioners and as anybody who has sat on a land use board knows, it's -- when something works it's challenging and fraught -- things we all get to partake in.

So, any other comments or questions from -- from the board or from our Meridian friends?

Strader: Madam Chair?

Lachiondo: Yes.

Strader: I was just curious what your timing is for the transition to collecting those additional impact fees.

Lachiondo: Jason, do you want to talk through that?

Boal: Sure. Thank you, Madam Chairman, Commissioners. So, as you may be aware -- hopefully are aware, Ada county is working through the process of developing impact fees and a development impact fee program. We have hired a consultant back in August and we have been working with the consultant, we have identified and created a development impact fee advisory committee and we are hoping within the next two weeks to have a draft of an impact fee study and capital improvement plan as our consultant has been working with the different departments, divisions, in Ada county to create those things and so we will be starting our review staff and the impact fee advisory committee, with hopefully making recommendations to the board, which -- next month and, then, working through that process of a comprehensive plan amendment. At the same time of coming to the cities and presenting the findings to the cities and seeking that support and approval from the cities as well. So, quite honestly, we anticipate the approval of this agreement and the -- hopefully the approval of the agreement for the development impact fees really running in parallel and wrapping up hopefully around -- in May -- late March or April.

Lachiondo: Thank you. So, I think -- if I may, I think that, you know, all of us are critically aware of this, but I think sometimes the public maybe less so. People hear impact fees and sometimes assume that it's going to cover the full cost of whatever item needs to be developed. In our case, you know, we have got over a -- over a 40 million dollar jail pod expansion that is being maybe relooked at and I don't think we would be able to collect more than what -- about a million four a year countywide in -- in jail impact fees. So, I guess I would just -- as you are having conversations -- I know you all do with your constituents -- you know, keep in mind that it is one additional pool of funds that would help offset the cost to taxpayers, but it would not be able to, you know, mitigate -- fully mitigate that cost and -- and certainly when we are -- as Mayor Simison knows, because I sent him the -- the jail capacity numbers, we are kind of facing a real challenge over here with our jail capacity issues.

Kenyon: Madam Chair?

Lachiondo: Yes.

Kenyon: This is Kendra again. I just have kind of a general question around economic development and this would really be directed to Meridian staff. I'm really interested in

hearing what types of conversations, if any, that you are having or have had with your neighboring cities around like industrial hubs, what economic areas, you know, make sense, what type of industry collaboratively you may be looking at. I know transportation is, you know, the number one challenge, you know, for everyone and on -- on everyone's mind and as -- as we continue to get more strategic about this, you know, how do we -- how do we collectively collaboratively set up these -- these hubs, if you will, so it's not just each city having to do it individually, because certainly we don't need everyone driving -- having to drive into Boise all the time. So, I would just really like to hear your thoughts on that.

Hood: Yeah. Madam Chair, Commissioner Kenyon, maybe I will kick it off. Cameron, I'm going to kind of put you on the spot to maybe follow up, if you don't mind, a little bit on this, but at a high level, even as we developed our comprehensive plan, we worked with other cities -- Nampa in particular, just because there is so much more of an opportunity in Canyon county to kind of grow together. Our boundary with Boise is pretty set. There is not a whole lot of opportunities to establish those business parks and some of those opportunities. But even the common -- common thread throughout our comprehensive plan is -- well, I will use the analogy that the rising tide floats all boats. We really don't look at this as -- as such a competitive market to, oh, we need that corporation or that business to come to our community. It's let's get these businesses to come to the Treasure Valley and really work together on that front. So, we don't have any master planned projects that way, but we certainly do coordinate through BVEP and some of our other partnerships with all the other various cities and their economic development partners. Kuna, for example -- well, one of Kuna's economic development is one of our planning and zoning commissioners. So, there is -- there is this collaborative effort going on between the various cities and even amongst the counties to coordinate. You mentioned transportation. That's a biggie. But the rail corridor, the interstate, even those impacts on arterials and local roads are coordinated particularly at the boundaries and Meridian being in the middle of a lot of that and touching a lot of these other cities, there is a lot of effort going on and I don't know how much time you really want to spend on that and, again, I'm putting Cameron on the spot, but maybe a little bit finer touch on some of the things we are doing. I'm not as involved and our economic development coordinator isn't here, but if -- if you want a little bit more on that Cameron Arial can probably get a little more detail anyways.

Lachiondo: I would love to put Cameron on the spot.

Arial: Madam Chairman and Commissioner Kenyon, thank you for the opportunity. Cameron Arial, Community Development Director for the City of Meridian. Really good to be on with you and really appreciated Caleb's response. I think that that's -- that's very accurate. We really do strive to be valleywide and, as you all know, we have great partnership organization via, you know, BVEP and the -- the coordinated efforts there. As far as it goes as it pertains to land use and coordination of land use, I think there is a common thread there. We do work extensively with our neighbors as we develop the plan. We do want to be a good neighbor and make sure we are coordinating efforts to the extent we can, but as far as, you know, coordinating hubs and things of that nature,

we did not take it to that extent. That's certainly something that, you know, could have a future partnership with the county and I think that that could be some logical synergy and collaboration there. But, you know, overarching we definitely, you know, look at this -- our economic development efforts more on a regional valleywide effort.

Lachiondo: Thank you, Cameron. And I just wanted to point out -- I had a conversation with Clark Krause a couple weeks ago and he identified a real gap that he saw in the county and that is with zoning for industrial and industrial hubs. So, we have gotten back in touch with -- with Clark, I presume. I think I turned that over to Richard Beck. But those are the sorts of conversations that I would love for us to be having collaboratively. So, we can look at where is the -- you know, the best spot to put some of these industrial spots and how does that change zoning, et cetera, especially as we are going through our rewrite -- rewrite on our zoning code. I think these conversations are really critical.

Arial: Yeah. Madam Chair, as Commissioner Kenyon agreed, I think that that's something we would love to -- to partner on and, you know, again, as Caleb noted just kind of as the -- the realistic center of things Meridian would -- would love to partner on that. We are short in industrial zoning. That was something that was evident in our plan and through the discussion. So, you know, if -- if there is -- we would -- we would love to engage in that.

Hood: And, Madam Chair, if I can just piggyback real quick on that.

Lachiondo: Go ahead.

Hood: And Council Woman Perreault can attest to this a little bit as well. It's in her neighborhood. But we did look for opportunities through this current plan to up our industrial portfolio for the future and, quite frankly, we have got some pushback from the people that live there or were farming that ground and -- and we listened to those concerns and -- for the most part and we -- and we had to scale back some of that, even though it would have made more sense if you are looking at things in 2D on a flat piece of paper to make them more industrial along the rail corridor and along the county line where Nampa has all these industrial uses, people were living there on five acres and they -- and they were concerned about the future land use being industrial and so we did scale that back, but we are aware and will look for those future partnerships and -- and continue to collaborate with those property owners, other cities, to look for more of that. But we did put forth an effort and we did have some success. We did -- some people were agreeable to that, but we didn't get maybe as much as we were -- as the market showed we -- we needed, but, again, we -- we -- to Council's benefit they listened to that testimony and thought this isn't in our best interest at this time to make those changes.

Kenyon: Thank you, Caleb. And I certainly understand that. Meridian really has, you know, nice prime agricultural farm land. Where I think where you can help and all of the cities can help is for us as a county to maybe identify some of the best spots for some of these hubs within the county that may be more, appropriate that are maybe out towards Micron, close to the freeway, you know, so we are not crowding out, you know, good

farmland and -- and open spaces that, you know, should remain that way. So, any input that you can help and give us in our process of rewriting the code would be really helpful. Thank you.

Lachiondo: Okay. Well, I have a couple other items I would love to speak to and, you know, not being a planner myself I'm not going to use the correct code, so Mr. Perfect will correct me over here, but, you know, as I look at our maps across our cities, you know, one thing that really strikes me looking at Meridian is just the number of unincorporated islands within the City of Meridian and there is a lot of history there and now there is some -- some state code that also makes it difficult, but, you know, one of the things I'm really appreciative of and grateful for is that this does kind of put the emphasis on annexing into the city. One of the things that this board has really tried to emphasize is that we are not a city, we have other responsibilities. We -- you know, we -- as you well know we have a landfill and we have courts, we have a jail, and we really need our cities to be taking on that role of -- of managing those communities. So, I'm appreciative of where this is going with the AOC, but I'm also sort of interested in, you know, what your thoughts are around how to address some of those islands, some of them may be particularly thorny, but, you know, certainly citizens, while they may not always appreciate it in the moment, they will get better service ultimately by being, you know, within that contiguous area. So, is that something you can speak to, Caleb?

Hood: Certainly, Madam Chair, Members of Commission, Mayor and City Council. Yeah. I have got a spreadsheet of all those enclave properties. We look at them quite regularly. I'm not prepared today to go through that entire list, but we are aware of them and we understand the efficiencies of service. If -- you know, these -- these properties that basically have Meridian police going right by, as well as sheriff's office, that doesn't make a whole lot of sense. So, to kind of paraphrase that -- that spreadsheet, quite frankly, a lot of those properties are code enforcement type of properties that are nonconforming and to annex them in are to annex in a headache, just to put it kind of frankly. They are going to be almost -- and that's why they stay enclaves is because they are junkyards, they have multiple property -- you know, multiple dwellings on a single property. They have outstanding code violations. That's probably three-quarters of them. Some of the other ones service availability is difficult and for us to annex a property typically that comes along with hooking up to sewer and water service and sometimes those services aren't just readily available to those properties. So, we are -- we are aware, we track, we do it, you know, the best we can, but it -- but it is a team effort with our legal department, with our code enforcement police division, even working with your staff sometimes in particular code enforcement to see when it makes sense. So, again, we are not trying to, you know, have a dual service burden, if you will, on those properties. We do want it to be most efficient. We do look at that for, you know, the pros and cons there and -- and tackle those kind of on an individual basis and we do try to clean those up. To your point, though, I think -- to your first point, I think some of the changes to Title 9 that Brent went through I think will help this into the future. It doesn't help those ones that are kind of in our core now, but it should avoid the perpetuation of these into the future generations. So, if these nonconforming uses and rezones and all that come to the City of Meridian, we should avoid this for future generations. So, it's not perfect, may not be even the

answer you want to hear, we are aware and we try to clean those up. I don't have a silver bullet, though, and -- and to annex them in is -- it's just, again, quite simply difficult on our side.

Lachiondo: And we are well aware of that. I think that's why I am grateful we are trying to start to address the sins of the past, but to prevent them for the future and as we look at our development code, our zoning code as we move forward, this is one of the questions that I keep asking of our staff as we are just at the beginning of this process. I think you guys are well aware that we have the RUT zoning code, the rural urban transition code that is the -- are those five acre lots that can make it really difficult when -- when you get to a place where you guys need to be able to put in services. So, I -- I would just like us to be a lot more proactive and, again, I'm going to set sail here on my new journey, but -- but would prefer to -- you know, for the county to be a county and -- and to be thinking about those types of lots really need to be more -- more in a city situation.

Malloy: Madam Chair?

Lachiondo: Yes, sir.

Malloy: To that end, Caleb -- if I may, Caleb. I'm when a -- when a land -- when land that is like that that is a county property changes hands and development happens, does that typically get annexed in? And I will give you an example. There was -- I know the family that owned the properties south and west of Meridian Road and Ustick that is now multi -- it looks like multi-family dwelling, two story units in there. Has that area -- has that little island now been annexed in and is that typically what happens?

Hood: Correct. Yeah. Chairman and Commissioner Malloy, yeah, that is -- it's basically when -- when something comes in and requests annexation of the City of Meridian, there is typically a development agreement that runs concurrent with that application and, basically, all the county codes then -- and that the sins of the past, if you will, right, or approvals of the past even, are null and void and it's -- you are starting from scratch with the City of Meridian.

Malloy: Okay. So, it would often -- it would often take a -- the county getting hard nosed on code enforcement issues and violations to clean up those ones that are out there or it almost takes a generation sometimes when maybe the kids now own it and they want to liquidate it and have the money from that asset that it changes over. Okay.

Hood: And, essentially, that's kind of where we are at. We are waiting for those properties to be a higher and better use, come into the city because they need our sewer and water service or other services and annex and, basically, we say, well, then, you have got to clean your property up, you have got to -- you want to do that, you have got to change this.

Lachiondo: Yep. I just realize I may have referred to us as sinners and you guys as

saints, but I think -- I think you will be okay with that, so --

Beck: Yeah. Which -- which -- I'm sorry, Caleb. Which would make Commissioner Lachiondo's favorite phrase that the juice has to be worth the squeeze.

Lachiondo: Yes. Yes.

Strader: Madam Chair?

Lachiondo: Yes, ma'am.

Strader: You know, there is -- one thing that I am just recalling right around when I was running for election the first time and I actually took a picture of it. In our police department we have our police reporting districts and someone mentioned a comment -- I just wonder if there is an opportunity for us to have discussions just down the road if there are county properties that -- that call and need assistance, you know, at some point do we want to talk about a synergy where, you know, Meridian police make more sense to respond to a county property if we are not already. I'm curious if there is an overlap of services. I would hate for both to be providing the same service in the same area, if that makes sense.

Lachiondo: I -- you know, we don't have any of our police or sheriff's office here, but I -- you know, they do assist each other as it is. I think -- I think the bigger frustration, if I were sitting in your shoes, is that you have got these enclaves that are getting some of that assistance, but not paying city taxes and -- and that's an inequity for the rest of your taxpayers.

Strader: You know, I -- I think it's a good ploy and I -- I guess I -- I am curious if there is a willingness to figure out, short of annexing properties in, if there is a good way to provide more efficient service, if you will. It's probably a discussion for another day, but, you know, if you have multiple government agencies providing the same thing with the same place or the same area, that seems like an efficiency to me.

Lachiondo: Absolutely. Okay. Well, we are being -- speaking of efficiency, we are being very efficient with this conversation. So, are there other questions, comments, concerns from either my fellow commissioners or from our Meridian Council folks?

Kenyon: Madam Chair, this is Kendra.

Lachiondo: Yes. Go ahead.

Kenyon: Hi. Just going back to what Liz was saying, I think those are conversations that have been ongoing for quite some time, you know, trying to figure that piece out at least for a decade that I know of and we have a new director Shawn Rayne, our EMF director, and one of the things that -- what COVID has done is really forced I think all of our agencies to look at how to do things better together and create some efficiencies to

provide services that we didn't expect that maybe we would be providing and so I think the timing is really I think ripe for those conversations and I know on our end we are certainly open for those.

Lachiondo: Excellent point. I think there is going to be a really great spirit of collaboration between Shawn -- I know you guys I'm sure are sad to lose Chief Niemeyer, but I think it opens the door for even further collaboration across the valley to have him over at Boise, so I think that's exciting. Mayor Simison, any -- any words of wisdom?

Simison: No. In these situations I'm just a fly on the wall. Council has all the power and the vote, so I'm -- and you took my job of running the meeting, so I'm -- I'm really kind of just useless here, but --

Lachiondo: Never.

Simison: No. I -- I think I -- all I would like to say is that I -- we do appreciate your staff working so well with our staff to help move these things forward and these are issues that we have had out there for us in some cases a half dozen years in terms of things that we can -- think will provide for better overall development in the Treasure Valley by putting the onus where the conversation really should be occurring and so we appreciate that and we will continue to work with you all to move things forward.

Lachiondo: Great. All right. Are there any other thoughts or --

Cavener: Madam Chairman?

Lachiondo: Yes. Yes, sir.

Cavener: Thank you, Madam Chairman. First everyone, apologies for being a little bit tardy. I think we all know the challenges of being double booked on some of these days, so apologies for being late. As we wrap up I think we would all just be remiss if we didn't take a moment to thank two of our outgoing commissioners and I just -- I wanted to thank Commissioner Malloy. You were really thrust into public service and while we haven't always seen eye to eye on every issue, I have really been impressed with your pragmatic leadership across the county and really wanted to thank you for all you have done for Meridian residents and for county residents as a whole. And, then, boy, I would be remiss if I wasn't saying farewell to a good partner and friend in Commissioner Lachiondo. I think you have really done a great job of reminding everyone that Meridian residents are also county residents and I hope that theme of recognizing that continues with our new administration. So, just as a -- as a constituent and as a partner, as a friend, I want to thank you for your service to the county.

Lachiondo: Thank you very much.

Malloy: Yeah. I appreciate those kind words and I can say that this experience has definitely made me a better Meridian citizen and county citizen as well.

Lachiondo: And my dad was Luke's principal. We went to high school together. So, he just has to say nice things about me. All right. Well, I appreciate you all very much. I think, you know, we are embarking and we, the county, is embarking on really this process. You guys are first in line. So, good. But -- but with a number of our city's in Ada county who will be coming in for area of impact negotiations and I can't think of, frankly, a better city to kick it off, because I think there is such a great working relationship that our staffs have and, as I said, the really thought and attention and sophistication that is in your comprehensive plan I think is tremendous. So, thank you all so very much and I'm sure we will all see each other on some other Zoom call here in the future. And with that we will be adjourned.

MEETING ADJOURNED AT 2:48 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

MAYOR ROBERT SIMISON

_____/_____/_____
DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK