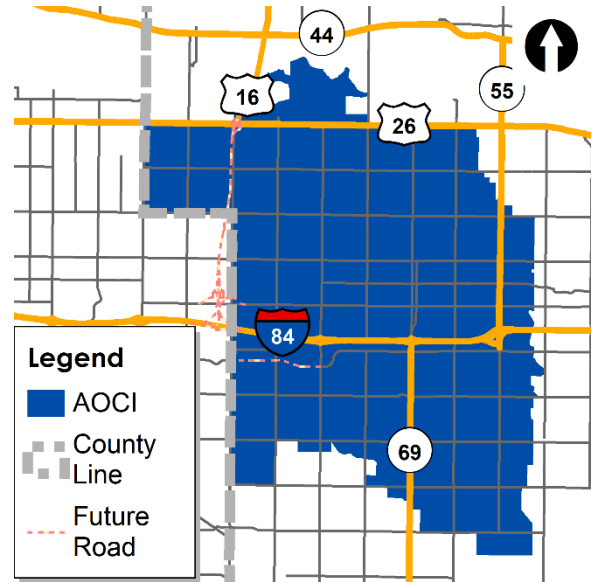


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 8/12/2025
TO: Mayor & City Council
FROM: Bill Parsons, Current Planning Supervisor
208-884-5533
SUBJECT: ZOA-2025-0001
2025 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 code sections AND add new definitions, uses, figures, and specific use standards throughout Chapters 1-5, Title 11 of Meridian City Code.

II. APPLICANT INFORMATION

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

III. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Notification published in newspaper	6/6/2025	07/26/2025
Public Service Announcement	6/5/2025	07/23/2025
Nextdoor posting	6/5/2025	07/24/2025

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 are meant to serve community needs, support current growth trends 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 is tasked with keeping the code current and relevant. 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*](#))

The proposed updates include a variety of modifications, additions, and clarifications to Chapters 1 through 5 of the Unified Development Code (UDC). Additionally, some are clean-up items that have been identified since the last code amendment cycle. Key proposed changes include:

1. UDC 11-1A-1: Definitions – Introduction of new definitions and revisions to existing ones for improved clarity and consistency.
2. UDC Table 11-2A-4: Dimensional Standards for the R-2 District – Clarification of the interior side setback requirements in the R-2 zoning district.
3. UDC 11-3A-7: Fences – Repeal and replace the existing fence code.
4. UDC 11-3F: Private Streets - Revisions to allow private streets for single-family and townhome developments, regardless of whether they are gated or new community.
5. Chapter 4: Specific Use Standards – Updates to various specific use standards, including those for drive-throughs, secondary dwellings, flex space, and home occupations.

These changes have been reviewed collaboratively through the UDC Focus Group to ensure alignment with City goals and stakeholder input.

All proposed text changes to the UDC and supporting documents are included in the public record. To reduce the overall size of the report and enhance its readability for the public, Commission, and Council, the exhibits were intentionally excluded from the report. However, all related materials can be accessed by following the link provided in the Exhibits section below. Commentary explaining the purpose of each proposed modification or addition to the code is included in the corresponding table. *NOTE: Additional changes are anticipated as this application moves through the public hearing process. Staff is updating the fencing graphics and making minor edits to the private street standards, which should be ready prior to the Commission hearing.*

These changes have been reviewed collaboratively through the UDC Focus Group to ensure alignment with City goals and stakeholder input.

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 and the Findings of Fact and Conclusions of Law in Section VIII.

B. The Meridian Planning & Zoning Commission heard this item on June 26, 2025. At the public hearing, the Commission voted to recommend approval of the subject ZOA request.

1. Summary of Commission public hearing:

- a. In favor: Mike Wardle
- b. In opposition: None
- c. Commenting: Will Goede and Tom LeClaire
- d. Written testimony: Will Goede, Tyler Martin, Corey Barton, and Mark Bottles
- e. Staff presenting application: Bill Parsons and Caleb Hood
- f. Other Staff commenting on application: Ali Breshears and Lacy Ooi

2. Key issue(s) of public testimony:

- a. The ratio between the office and warehouse per the proposed flex space standards.
- b. Queuing analysis requirements and when will it be determined if one is required.

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

- a. Flex space standards, specifically the ratio between office and warehouse in certain zoning districts and discussing alternatives to allow flexibility to those ratios.
- b. The purpose of one of the units being owner-occupied for 6 months out of the year.
- c. The intent of allowing outdoor swim lessons as a home occupation, as opposed to other outdoor activities.

4. Commission change(s) to Staff recommendation:

- a. None

5. Outstanding issue(s) for City Council:

- a. None

B. City Council:

Enter Summary of City Council Decision.

VII. EXHIBIT

A. Proposed Code Changes – [UDC Text Amendment ZOA-2025-0001](#) *(Insert this link into your preferred browser and click on the project drawings folder.)*

VIII. 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. 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.