

**Public Hearing Continued from April 21, 2022 for Future Land Use Map
Ada County Area of City Impact Cleanup (H-2021-0098) by City of
Meridian Planning Division, Located Citywide**

- A. Request: Comprehensive Plan Map Amendment to clean up the map to better align with the adopted Ada County Area of City Impact (AOCI) boundary AND removing Civic designations and areas that will be serviced by other jurisdictions (Boise).

Grove: All right. Last agenda item for the night and we have Brian joining us to discuss public hearing for Future Land Use Map Ada County Area City Impact Cleanup, which is file H-2021-0098, and we will pass it over to Brian.

McClure: Sorry. I'm finding the PowerPoint. Oops. Good evening, Commission. I'm here tonight to discuss a Comprehensive Plan future land use map amendment. This application has no associated entitlements, no annexations, no anything else with it. Briefly some background. The genesis of this application goes back to December of 2019, like some other things tonight, and it's focused on the area of city impact boundary. After the new Comprehensive Plan was submitted Ada county staff led some coordination efforts to work with the other cities and Ada county and as part of that ultimately the Board of County Commissioners adopted our Comprehensive Plan with some minor tweaks to the area of city impact. This amendment aligns with those changes. There is also an additional AOCl, Area of City Impact, change to -- at the request of ACHD. They are developing a project on Franklin Road east of Eagle. That project falls in both Meridian and Boise boundaries and they are moving forward in Boise. Both Ada county and the city of Boise have coordinated with us on that application. As stated, a key element of this amendment is the continued coordination with other agencies. It's also intended to better reflect our service planning efforts, to improve transparency, to reduce efforts -- errors and to maintain a plan that is a living document. Broadly, the changes before you tonight can be categorized into two areas. One is map changes. Those include both area of city impact revisions and also future land use map designation revisions. The other one are graphic changes. These are generally other things on the map and include the legend. The graphic changes includes a new special area designation. Previously that was just for the Ten Mile Area Plan. That now includes The Fields Sub Area Plan, which was previously approved, but is not shown on the map. I will briefly walk through some of these changes. But on the right you can sort of see the areas where the land use designations and area of city impact boundary revisions are taking place. For area one here on the left, the only change is to remove a section of the -- of the area of city impact from our future land use map. That's on the northwest corner of US 20-26 and Highway 16. That area is no longer being planned for services in the City of Meridian. You have no access to it from the City of Meridian and Star has already taken that into their -- their area of city impact and the county has already approved that. The change on the right is an exceptionally minor change. It would be a scrivener's error, except I wanted to just sort of daylight why it's there. Generally when we make land use map changes we like them to be consistent with other -- with other boundaries, so follow a center line, follow a parcel line, whatever that one is. This one just sort of floated by itself and didn't follow what other map designations were doing and so in the future when you

have a map amendment that's kind of what I would like to see happen. So, no significance there, other than just looking for some consistency. For area three on the left here, this is -- as previously -- previously mentioned is just removing the ACHD property from our area of city impact. They do own several parcels -- more area, actually, in the city of Boise. Area four on the right looks complicated. It's not. There are no impacts in Meridian. All the properties in Meridian have already had entitlements handled. They have already had zoning done. This is just sort of modifying the future land use designation to align with our city limits. The other properties being removed are either already annexed into the city of Boise or are planned to be serviced by the city of Boise. Area five here on the left is another removal from the area of city impact. You are probably familiar with this site. It's the old barn on Fairview east of Kleiner Park. That area has been annexed into the city of Boise and so we are just removing it from our boundary. Area six here includes some -- what I consider to be cleanup changes. Those are actual future land use designate -- future land use designation changes that aren't associated with some of the other things I have mentioned previously. Both of these have civic designations currently and neither one of these properties are owned by a public agency or quasi-public agency. The one on the right along Meridian Road is what's happening across the street. That used to be old city hall, is now in private hands, and the proposal here is to change the designation to Old Town to match the Old Town zoning and what's already around it. The one on the left further down Pine is actually a bit of a mystery. It has had a civic designation for decades. I'm not -- I haven't been able to figure out why, but it is an R-4 property with a residential use on it and so the proposal here is just to clean that up and make it R-4, the rest of it. Area seven. These changes are a little less clean up. The one on Franklin is currently medium high density residential. That actually covers nothing but commercial uses, though. That includes a commercial development within the City of Meridian. It's been building out for a while and, then, it also includes a commercial use in the county. It's right by the cemetery and it's surrounded by industrial uses. You probably notice the old ranch style home there being operated as a business, is basically what that area is. And, then, also the office park next door. And, then, the last one down at the bottom is -- used to be commercial, we are proposing it to go to civic, because West Ada and ISU own that property. It is an ISU parking lot and fields that are currently used by both the school and the city. Next up are some of the graphic changes. This is the new symbology for the future land use map. You have probably actually seen this in some of the staff reports if you didn't notice. We have been using these for a while on our internal and unofficial maps. This was an effort to really just sort of improve the visibility of some of these. A lot of the colors, particularly the yellows and the browns, bled together. We added some hatching to some of them to differentiate the -- the extremes. We could add hatching to all of them, but it makes your eyes bleed and we don't want it to be too busy. So, we -- we try to take a minor touch to that. We did -- I have talked with some staff that have some color deficiencies and they seem to like this a lot more. So, hopefully, you find some benefit, but we are always willing to take feedback. Here you can just see the new special sub area planning boundary and you can just see that it's both the Ten Mile and The Fields area now it's really just renaming the legend item. We will note that all the interactive maps when you click anywhere in here, it not only pulls up the -- the land use designation, but it will also give you a link to the relevant sub area plan. On March 4th staff did send out letters to all property owners

falling within -- under these areas of changes. I did receive several phone calls from people who were interested, but no one seemed concerned and as of this afternoon I did not see any written public testimony. With that staff is recommending the changes as proposed and I'm happy to take questions.

Grove: All right. Do we have questions?

Yearsley: Mr. Chair? So, are we making a motion to approve or recommending approval to City Council?

McClure: Recommend approval to the City Council.

Yearsley: I don't see any problem with it. It just seems pretty -- pretty clear.

Grove: All right. So, it is a public hearing. So, do we have anybody signed up to testify on this application?

Johnson: Mr. Chair, we have nobody signed up and nobody online or in the room.

Grove: All right. Well, that makes it easy. So, can we get a motion to close the public hearing for file number H-2021-0098 for the Future Land Use Map Ada County Area of City Impact Cleanup.

Lorcher: So moved.

Wheeler: Second.

Grove: All right. We have a motion and a second to close public hearing. All in favor say aye. All right. All opposed nay? All right.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Wheeler: Any comment or -- or I will -- I will let you make the motion. Go for it. Want to do it? You haven't done one yet. Do you want to do it? No, not yet? Okay. All right. All right. This is a pretty easy one, so that's why I was like, hey, I will give you a little softball pitch if you want to make a run at it. No public and -- you want to make a run at it? She's thinking.

Yearsley: The only problem is there is nothing to read, so that's --

Wheeler: Okay. Okay. All righty. So -- so, Mr. Chair, after considering all staff, applicant and public testimony, I move that we recommend approval to the City Council on file number H-2021-0098 as presented in the staff report for the hearing date of April 28th, 2022, with no modifications.

Stoddard: Second.

Grove: All right. It's been moved and seconded. All those in favor say aye. All those opposed to say nay. The ayes have it.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Grove: Thank you, Brian, for presenting that and good job on all the clean up. The -- the Eagle Road one, that was a fun one to look through. It -- you say it's not confusing, but it was. It looks confusing with all the colors. There is a lot of colors going on. So, thank you for making it better.

Yearsley: Mr. Chair, I recommend we adjourn.

Lorcher: Second.

Grove: Motion and second to adjourn. All those in agreement say aye. All those opposed? All right. Thanks, everybody.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

MEETING ADJOURNED AT 10:00 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS.)

APPROVED

NICK GROVE - VICE-CHAIRMAN

_____|_____|_____
DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK