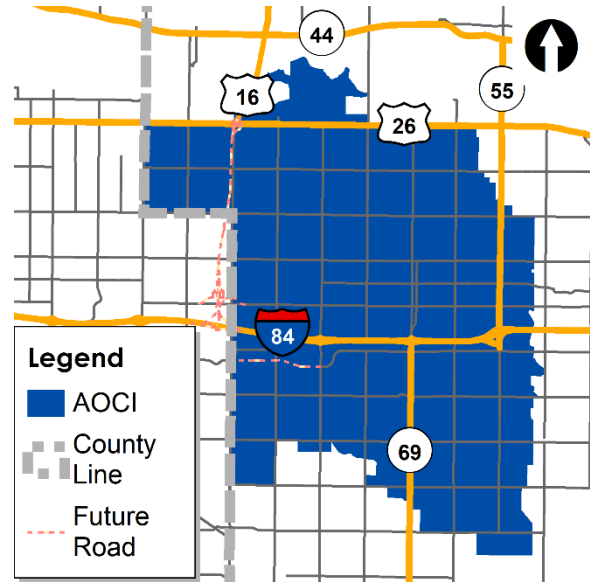


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 8/8/2023
 TO: Mayor & City Council
 FROM: Bill Parsons, Current Planning Supervisor
 208-884-5533
 SUBJECT: ZOA-2023-0001
 2023 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 standards throughout Chapters 2-5, 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	6/21/2023	7/23/2023
Public Service Announcement	6/20/2023	7/20/2023
Nextdoor posting	6/20/2023	7/20/2023

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 text amendment provides a broad range of changes and additions to multiple code sections. This is the first one in a series of others to follow in the upcoming year.

This phase of text changes includes several modifications throughout Chapters 2-5 of the Unified Development Code (UDC) and are clean-up items that have been tracked since the last code update. The most notable text changes are as follows:

1. Table 11-2A-2 – Allowed use table in the residential districts: Proposes to allow family daycares in the R-2 zone;
2. UDC 11-2B-3A.3 – Commercial standards: Proposes to allow a maximum height of 100 feet in some of the commercial districts when it is within a certain distance of the I-84 corridor.
3. UDC 11-4-3-2 Arts, entertainment or recreational facility, indoor or outdoor specific use standards: Proposes to require conditional use permit for outdoor lighting if compliance with the lighting standards isn't feasible.
4. UDC 11-4-3-10 Drinking establishment specific use standards: Proposes to remove the prohibition of this use when it is within three hundred feet of a church or education institution.

All the proposed changes to the UDC are included as part of the public record. Staff has purposely not attached the table of changes in the staff report to minimize the size of the report and improve the review quality of the document for the public, Commission, and Council. Commentary associated with proposed changes are also part of the table that explains the reason for the modification or addition to the code.

All of the proposed changes went through an extensive and collaborative review process over several months between City staff and the UDC Focus Group.

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

VI. DECISION

A. Staff:

Staff recommends approval of the proposed text amendment to the UDC based on the analysis provided in Section IV and V, modifications presented in Exhibit A and the Findings of Fact and Conclusions of Law in Section VIII.

B. The Meridian Planning and Zoning Commission heard this item on July 6, 2023. At the public hearing, the Commission voted to recommend approval of the subject ZOA request.

1. Summary of Commission public hearing:
 - a. In favor: Planning Division
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Bill Parsons
 - f. Other Staff commenting on application: Kurt Starman
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by Commission:
 - a. Commission discussed with Legal if the proposed code changes to the sign ordinance infringed on any first amendment rights.
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 Table of Text Changes – [Click here to review the changes](#)

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 as submitted. It is the intent of the text amendment to further the health, safety and welfare of the public.

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

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