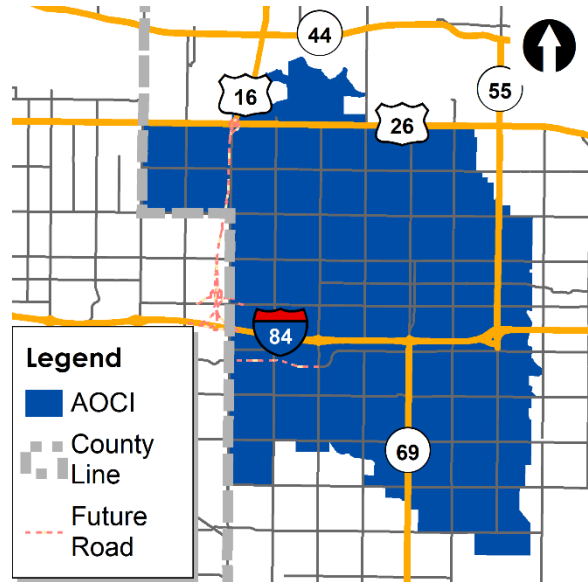


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 8/13/2024
 TO: Mayor & City Council
 FROM: Bill Parsons, Current Planning Supervisor
 208-884-5533
 SUBJECT: ZOA-2024-0001
 2024 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	6/4/2024	7/28/2024
Public Service Announcement	5/30/2024	7/24/2024
Nextdoor posting	5/30/2024	7/24/2024

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 changes include several modifications and new definitions, uses, figures, and specific use standards throughout Chapters 1-5 of the Unified Development Code (UDC). The most notable text changes are as follows:

1. UDC 11-1A-1: Definitions – Proposing to add new definitions for a food truck court and food truck.
2. UDC Tables 11-2A-4 and 11-2A-5: Dimensional Standards for the R-2 and R-4 Districts – Proposing to remove the minimum living area requirements from both residential districts.
3. UDC Tables 11-2B-2; 11-2C-2; 11-2D-2 - Proposing to add food truck court and food truck as permitted and accessory uses in the commercial, industrial, and traditional neighborhood districts.
4. UDC 11-4-3-11: Drive-through Establishments specific use standards: Proposing to modify the standards to improve the code for the purpose of eliminating the need for a CUP.
5. UDC 11-4-3-51 and 11-4-3-52: Food Truck Court and Food Truck – Proposing to add two (2) new specific use standards to align with the changes added to Chapters 1 and 2.

All of the proposed text changes to the UDC and support documents are included as part of the public record. To minimize the size of the report and improve the review quality of the document for the public, Commission, and Council, the table of changes was intentionally left out of the report. Commentary associated with proposed changes are also part of the table that explains the reason for the modification or the addition to code.

After the transmittal of the application, City staff developed figures to correlate with the text changes proposed to the development standards along federal and state highways in Chapter 4. A placeholder was created in the table and these figures will be shared with the Commission with a recommendation from Staff to include them as part of the changes.

To ensure transparency in the process, all of the proposed text changes went through an extensive and collaborative review process over several months by 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. Commission:

The Meridian Planning & Zoning Commission heard this item on June 20, 2024. 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: None
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by Commission:
 - a. Noise mitigation measures throughout the City.
 - b. Differences between operating a food truck under a temporary use permit versus as an accessory use.
 - c. Alternative compliance to require less parking for food courts if there is shared parking or located in the O-T zone.
4. Commission change(s) to Staff recommendation:
 - a. Inspirational graphics were added to UDC 11-3H-4D to demonstrate alternative methods of compliance to address air quality and noise mitigation.
5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

Enter Summary of City Council Decision.

VII. EXHIBIT

A. Proposed Table of Text Changes – [Click here to view the proposed 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;

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

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.

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.