COPY

Christopher H. Meyer [ISB No. 4461]
Michael P. Lawrence [ISB No. 7288]
Jack W. Relf [ISB No. 9762]
GIVENS PURSLEY LLP
601 West Bannock Street
P.O. Box 2720
Boise, Idaho 83701-2720
Office: (208) 388-1200
Fax: (208) 388-1300
www.givenspursley.com

Attorneys for Applicant SUEZ Water Idaho Inc.

RECEIVED
APR 04 2018
DEPARTMENT OF
WATER RESOURCES

BEFORE THE IDAHO DEPARTMENT OF WATER RESOURCES

IN THE MATTER OF INTEGRATED MUNICIPAL APPLICATION PACKAGE ("IMAP") OF SUEZ WATER IDAHO INC., BEING A COLLECTION OF INDIVIDUAL APPLICATIONS FOR TRANSFERS OF WATER RIGHTS AND APPLICATIONS FOR AMENDMENT OF PERMITS.	**FOURTH AFFIDAVIT OF JACK W. RELF (MERIDIAN COMP PLAN)**

State of Idaho)
) ss.
County of Ada)

JACK W. RELF, being first duly sworn upon oath, deposes and states:

1. I am an associate attorney with the above-captioned firm, Givens Pursley LLP. I am one of the attorneys representing SUEZ Water Idaho Inc. in the above-entitled action and am duly licensed to practice law in the state of Idaho.

2. I make this affidavit based upon my personal knowledge of the facts set forth in this affidavit and to the best of my information and belief.

3. A true and accurate copy of the City of Meridian – Comprehensive Plan (adopted April 19, 2011), as obtained from the City of Meridian official website, is attached hereto as Exhibit A.

4. This document can be downloaded at http://meridiancity.org/planning.aspx?id=232.

DATED this 4th day of April, 2018.

GIVENS PURSLEY LLP

By _____
Jack W. Relf

Subscribed and sworn to before me this 4th day April, 2018.

_____
Notary Public for Idaho
Residing at: Boise Idaho
My Commission Expires: 3-22-2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of April, 2018, the foregoing was filed, served, and copied as shown below. Service by email is authorized by the Hearing Officer's Order of September 11, 2017 at page 3. Due to the size of the exhibit, a courtesy copy of the foregoing without the exhibit attached was emailed to all parties noted below, and a physical copy of the same with the exhibit has been placed on a disk and mailed as indicated below.

DOCUMENT FILED:

IDAHO DEPARTMENT OF WATER RESOURCES P.O. Box 83720 Boise, ID 83720-0098 Hand delivery or overnight mail: 322 East Front Street Boise, ID 83702	☐ ☒ ☐ ☐ ☐	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail

SERVICE COPIES TO PROTESTANTS, INTERVENORS, AND INTERESTED PARTIES:

Stephan L. Burgos Director Public Works Department CITY OF BOISE PO Box 500 Boise, ID 83701-0500 Facsimile: 208-433-5650 sburgos@cityofboise.org Hand delivery or overnight mail: 150 N Capitol Blvd, City Hall #1 Boise, ID 83702 *(For the City of Boise, intervenor in support)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Abigale R. Germaine, Esq. Assistant City Attorney City Attorney's Office CITY OF BOISE PO Box 500 Boise, ID 83701-0500 Facsimile: 208-384-4454 agermaine@cityofboise.org Hand delivery or overnight mail: 150 N Capitol Blvd Boise, ID 83702 *(For the City of Boise, intervenor in support)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail

Chris M. Bromley, Esq. McHugh Bromley PLLC 380 S 4th St, Ste 103 Boise, ID 83702 Facsimile: 208-287-0864 cbromley@mchughbromley.com (*For the City of Boise, intervenor in support*)	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
John Roldan, P.E. Strategic Water Resources Manager Public Works Department CITY OF BOISE PO Box 500 Boise, ID 83701-0500 Facsimile: 208-433-5650 jroldan@cityofboise.org Hand delivery or overnight mail: 150 N Capitol Blvd Boise, ID 83702 *(For the City of Boise, intervenor in support)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Warren Stewart, P.E. City Engineer Public Works Department CITY OF MERIDIAN 33 E Broadway Ave, Ste 200 Meridian, ID 83642 Facsimile: 208-898-9551 wstewart@meridiancity.org *(For the City of Meridian, intervenor in support)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Dale Bolthouse Director Public Works Department CITY OF MERIDIAN 33 E Broadway Ave, Ste 200 Meridian, ID 83642 Facsimile: 208-898-9551 dbolthouse@meridiancity.org *(For the City of Meridian, intervenor in support)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail

Warren Stewart Engineering Manager Public Works Department CITY OF MERIDIAN 33 E Broadway Ave, Ste 200 Meridian, ID 83642 Facsimile: 208-898-9551 dbolthouse@meridiancity.org *(For the City of Meridian, intervenor in support)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Kyle Radek, P.E. Assistant City Engineer, Engineering Division Public Works Department CITY OF MERIDIAN 33 E Broadway Ave, Ste 200 Meridian, ID 83642 Facsimile: 208-898-9551 kradek@meridiancity.org *(For the City of Meridian, intervenor in support)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Garrick Nelson Staff Engineer II Public Works Department CITY OF MERIDIAN 33 E Broadway Ave, Ste 200 Meridian, ID 83642 Facsimile: 208-898-9551 gnelson@meridiancity.org *(For the City of Meridian, intervenor in support)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Charles L. Honsinger, Esq. HONSINGER LAW, PLLC PO Box 517 Boise, ID 83701 Facsimile: 208-908-8065 honsingerlaw@gmail.com *(For the City of Meridian, intervenor in support)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Brent Orton, P.E., MSC Public Works Director, City Engineer CITY OF CALDWELL 621 East Cleveland Blvd. Caldwell, ID 83605 Facsimile: 208-455-3012 borton@cityofcaldwell.org *(For the City of Caldwell, intervenor in support)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail

Christopher E. Yorgason, Esq. Middleton City Attorney YORGASON LAW OFFICES, PLLC 6200 N Meeker Pl Boise, ID 83713 Facsimile: 208-375-3271 chris@yorgasonlaw.com *(For the City of Middleton, protestant)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Cherese D. McLain, Esq. MOORE, SMITH, BUXTON & TURCKE, CHARTERED 950 W Bannock St, Ste 520 Boise, ID 83702 Facsimile: 208-331-1202 cdm@msbtlaw.com *(For the Star Sewer & Water District, intervenor in support, and for the City of Eagle, interested party)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
S. Bryce Farris, Esq. Andrew J. Waldera, Esq. SAWTOOTH LAW OFFICES, PLLC PO Box 7985 Boise ID 83707 Facsimile: 208-629-7559 bryce@sawtoothlaw.com andy@sawtoothlaw.com Hand delivery or overnight mail: 1101 W River St, Ste 110 Boise ID 83702 *(For Nampa & Meridian Irrigation District and Settlers Irrigation District, protestants)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail

Albert P. Barker, Esq. Shelley M. Davis, Esq. BARKER, ROSHOLT & SIMPSON, LLP PO Box 2139 Boise, ID 83701-2139 Facsimile: 208-344-6034 apb@idahowaters.com smd@idahowaters.com Hand delivery or overnight mail: 1010 W Jefferson, Ste 102 Boise, ID 83702 *(For Boise Project Board of Control, Big Bend Irrigation District, Boise-Kuna Irrigation District, and Wilder Irrigation District, protestants)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Richard T. Roats, Esq. City Attorney CITY OF KUNA PO Box 13 Kuna, ID 83634 Facsimile: 208-922-5989 rroats@kunaID.gov kunaattorney@icloud.com *(For the City of Kuna, interested party)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Bob Bachman Public Works Director CITY OF KUNA PO Box 13 Kuna, ID 83634 Facsimile: None bbachman@kunaID.gov Hand delivery or overnight mail: 6950 S Ten Mile Rd Meridian, ID 83634 *(For the City of Kuna, interested party)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail

COURTESY COPIES TO IDWR AND OTHER NON-PARTIES:

James Cefalo Hearing Officer Eastern Regional Office Idaho Department of Water Resources 900 North Skyline Dr., Ste. A Idaho Falls ID 83402-6105 Facsimile: 208-525-7177 james.cefalo@idwr.idaho.gov	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Sharla Cox Administrative Assistant Eastern Regional Office Idaho Department of Water Resources 900 North Skyline Dr., Ste. A Idaho Falls ID 83402-6105 Facsimile: 208-525-7177 sharla.cox@idwr.idaho.gov	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Kimi White Paralegal IDAHO DEPARTMENT OF WATER RESOURCES PO Box 83720 Boise, ID 83720-0098 Facsimile: 208-287-6700 kimi.white@idwr.idaho.gov Hand delivery or overnight mail: 322 E Front St Boise, ID 83702	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Garrick L. Baxter, Esq. Deputy Attorney General IDAHO DEPARTMENT OF WATER RESOURCES PO Box 83720 Boise, ID 83720-0098 Facsimile: 208-287-6700 garrick.baxter@idwr.idaho.gov Hand delivery or overnight mail: 322 E Front St Boise, ID 83702	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail

Emmi Blades, Esq. Deputy Attorney General IDAHO DEPARTMENT OF WATER RESOURCES PO Box 83720 Boise, ID 83720-0098 Facsimile: 208-287-6700 emmi.blades@idwr.idaho.gov Hand delivery or overnight mail: 322 E Front St Boise, ID 83702	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Nick Miller, P.E. Manager Western Regional Office IDAHO DEPARTMENT OF WATER RESOURCES 2735 Airport Way Boise, ID 83705-5082 Facsimile: 208-334-2348 nick.miller@idwr.idaho.gov	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Sarah A. Klahn, Esq. White & Jankowski, LLP 511 Sixteenth St, Ste 500 Denver, CO 80202-4224 sarahk@white-jankowski.com Facsimile: (303) 825-5632 *(For the City of Pocatello, withdrawn)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Kathleen Marion Carr, Esq. Office of the Field Solicitor U.S. DEPARTMENT OF THE INTERIOR 960 Broadway Ave, Ste 400 Boise, ID 83706 Facsimile: 208-334-1918 kathleenmarion.carr@sol.doi.gov *(For the U.S. Bureau of Reclamation, withdrawn)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail

E. Gail McGarry Program Manager, Water Rights & Acquisitions U.S. BUREAU OF RECLAMATION Pacific Northwest Regional Office 1150 N Curtis Rd Boise, ID 83706-1234 Facsimile: 208-378-5305 emcgarry@ usbr.gov *(For the U.S. Bureau of Reclamation, withdrawn)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Matt J. Howard, Esq. Water Rights Analyst U.S. BUREAU OF RECLAMATION Pacific Northwest Regional Office 1150 N Curtis Rd Boise, ID 83706-1234 Facsimile: 208-378-5305 mhoward@ usbr.gov *(For the U.S. Bureau of Reclamation, withdrawn)*	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail
Paul L. Arrington, Esq. Director Idaho Water Users Association 1010 W Jefferson St, Ste 101 Boise, ID 83702 Facsimile: 208-344-2744 paul@iwua.org	☒ ☐ ☐ ☐ ☒	U. S. Mail Hand Delivered Overnight Mail Facsimile E-mail

Jack W. Relf

Exhibit A **MERIDIAN COMPREHENSIVE PLAN**

City of Meridian Comprehensive Plan

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City of Meridian Comprehensive Plan

Adopted April 19, 2011
Resolution No. 11-784

Amended
November 19, 2013 – Resolution No. 13-963
September 9, 2014 – Resolution No. 14-1011 and 14-1012
October 11, 2016 – Resolution No. 16-1173
February 20, 2018 – Resolution No. 18-2060

Prepared by:

City of Meridian
Planning Division
33 E Broadway Suite 102
Meridian, Idaho 83642

Phone 208.884.5533
Fax 209.888.6854

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Acknowledgements

Mayor and City Council

Tammy de Weerd, Mayor

Brad Hoaglun
Charlie Rountree
David Zaremba
Keith Bird

Planning and Zoning Commission

Tom O'Brien
Joe Marshall
Steven Yearsley
Scott Freeman
Michael Rohm

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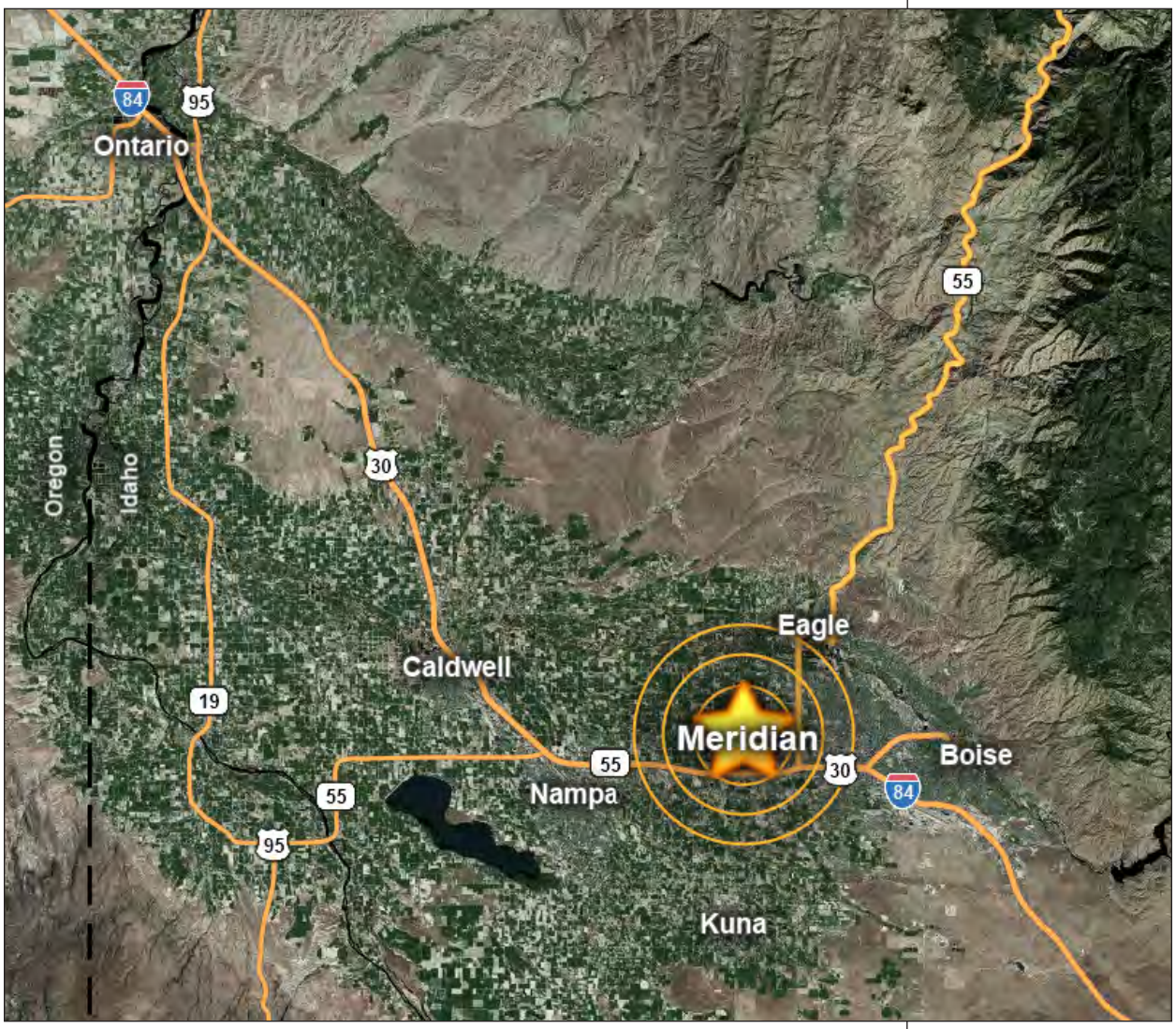
Chapter 1 – Introduction

Meridian, Idaho is located in the southwestern part of the state, just west of the State's capitol city, Boise (Figure 1-1). Meridian is one of six cities in Ada County, Idaho. City limits encompass approximately 33 square miles, and the Area of City Impact contains 60 square miles. There are over 70,000 residents in Meridian, making it the third largest city in Idaho. To preserve some of the small town character and charm, while looking to progress as a community, the City enacts this Comprehensive Plan.

FIGURE 1-1. MERIDIAN VICINITY MAP



Plan Purpose and Scope

The purpose of the City of Meridian's Comprehensive Plan is to integrate the concerns and expressions of the community into a document that guides the City on how to grow and develop. The plan uses maps, tables and narrative to

describe the City, provide a vision of a desired future, and recommend specific measures to reach that future.

The required components of a comprehensive plan specified in the Idaho Code include private property rights; population; economic development; land use; natural resources; hazardous areas; public services, facilities, and utilities; transportation; recreation; special areas or sites; housing; community design; implementation; national interest electric transmission corridors, and any other component which may be necessary.

One of the primary uses of the Comprehensive Plan is to provide direction for land use regulations, including zoning, as well as other implementation actions. Idaho Code § 67-6511 requires that:

> "The zoning districts shall be in accordance with the adopted plans."

All legislative requirements, specifically the Idaho Local Land Use Planning Act, are addressed in the plan. Idaho Code § 67-6508 (the Local Land Use Planning Act) provides for a planning process as follows:

> "Prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components unless the plan specifies reasons why a particular component is unneeded."

"...integrate the concerns and expressions of the community into a document that guides the City on how to grow and develop."

The plan is intended to work in concert with the City's ordinances and specific area plans. It is based not only on the concerns and expressions of the community, but upon the Existing Conditions Report that is adopted concurrently as an addendum to this plan. The Existing Conditions Report includes background information and analysis about the built and natural environment in Meridian today (2010), trends, and a strategic plan for the future. Together, the Existing Conditions Report and the Comprehensive Plan address all of the elements required in the Local Land Use Planning Act of Idaho.

This plan applies to all geographic areas within Meridian's jurisdiction, including its surrounding Area of City Impact. Plan goals, objectives, and action items are designed to address a 10- to 15-year period, although some of the elements and action items address a longer timeframe.

Nature of the Plan

The Meridian Comprehensive Plan is an official policy guide for decisions concerning the physical development of the community. The Plan establishes goals, objectives and action items to implement the City's policies regarding growth. The Plan works in concert with City Code and other planning-related documents like the City's Strategic Plan, the City's Sewer and Water Master Plans, the Parks and Recreation Master Plan, and Capital Improvement Plans. It is also used in

conjunction with each City department's strategic plan and action plan. The Plan is not a set of standards or a means to enforce City Code. Instead, it indicates, in a general way, how the community should develop.

Citizens, developers, the Planning and Zoning Commission, as well as the City Council and other groups, are all involved in shaping community development and have a primary responsibility to coordinate and direct the overall pattern of development activities within the community. The City Council, with recommendation from the Planning and Zoning Commission, make development decisions concerning annexation, rezoning, and subdivision developments at public hearings, as well as conditional use permits, variances, and planned unit developments. Due to their responsibilities, it is necessary for the City to implement technical guidelines and adopt policies which will provide the framework for resolving questions relating to appropriateness of proposed physical development and whether they add to the quality of life to Meridian citizens and are in the best interest of the City. The City also needs to establish long-range implementation items for coordinated, unified development of public improvement projects.

Plan History and Preparation

"A man who does not think and plan long ahead will find trouble right at his door." -Confucius"

Meridian's first Comprehensive Plan was adopted in 1978. That first plan was developed to meet the requirements of the newly enacted1975 Land Use Planning Act of the State of Idaho, Title 67, Chapter 65. During the summer of 1993, citizens representing neighborhood groups, developers, real estate professionals, and public agencies participated in a Comprehensive Plan update process; a modernized City of Meridian Comprehensive Plan was adopted on December 21, 1993. In August 1998, the Meridian City Council adopted the Meridian Vision Statement. By June 1999, the process of developing Meridian's 2002 Comprehensive Plan had begun, with eventual adoption by the City Council on August 6, 2002.

A significant amount of time has elapsed and growth occurred, since the 2002 version of the Comprehensive Plan. To ensure that the document remains relevant and to make it more useable, today's City leaders recognize that a significant overhaul is needed. Many goals, objectives, and actions outlined in the 2002 plan remain. However, some changes to the plan are in order as some of the items have already been performed, objectives met, or are no longer desired. Additionally, new initiatives like sustainability and a City Arts Commission have commenced since 2002 and need to be addressed in the Comprehensive Plan.

Throughout the comprehensive planning process, citizens affirmed that the goals, objectives, and action items contained in this plan are based on seven key community values:

1. Manage growth to achieve high-quality development.
2. Enhance Meridian's quality of life for all current and future residents.
3. New growth should finance public service expansion.
4. Prevent school overcrowding and enhance education services.

5. Expand commercial and industrial development.
6. Improve transportation.
7. Protect Meridian's self-identity.

These important community values were expressed originally in the 1993 Comprehensive Plan and again reaffirmed during the 2002 planning process. These values continue to drive the policies contained in this 2010 update to the Meridian Comprehensive Plan.

City staff used survey information, workshops, steering committees, town hall meetings, and social media sites as public involvement tools to help steer the 2010 update to the City's Comprehensive Plan. Community input solicited throughout the planning process helps ensure community support for the updated goals, objectives and action items that are created or updated as part of that involvement. For the 2010 version of the Comprehensive Plan, appropriate carry-over goals, objectives and action items were included from the 1993 and 2002 versions of the Plan, and new policy statements were composed from various stakeholders, sub-committees and general public input.

The goal is to make the Comprehensive Plan a better resource that the general public, developers and decision makers can all help implement making Meridian a premier place to live, work and raise a family.

Plan Vision

"Don't judge each day by the harvest you reap but by the seeds that you plant."
- Robert Louis Stevenson

The Plan establishes a future vision and course of action based on the issues and concerns of the community. The vision adopted by the leaders of our premier city is to promote a safe and vibrant community by implementing the principles and policies of the Comprehensive Plan. The Mayor and Council provide effective and responsible leadership, positive staff development, maximize available resources, and improve connectivity to our community. As a caring City we are committed to fiscal responsibility, public involvement, strategic partnerships and economic vitality. To that end, the City has established five City-wide strategic focus areas where City departments work together to guide growth, create jobs and a sustainable economic base, provide services, and be good stewards of the public trust, with trained staff that are committed to the City's core values.

Plan Structure

The Comprehensive Plan is structured around the community's vision as well as the City's Focus Areas and Initiatives. A brief explanation about each topic then follows, explaining the underlying need addressing each element. At the end of each chapter is a list of the goals, objectives and action items best represented in the chapter. Included in the table listing the goals, objectives and specific action items is a column that assigns a responsible lead (e.g. City department) to each action item (element). Finally, Glossary Terms, Acronyms and Abbreviations, a Regulatory Takings Checklist, and the Future Land Use Map are included as appendices to this Plan.

Using this Document

There are several groups of people that will use this document in different ways: citizens, applicants for development, and City staff, Commissioners and elected officials.

Citizens are encouraged to use this document to better understand the City's vision for their neighborhood, their business, and the City as a whole. The Plan is formatted so goals, objectives, and action items that may be of interest are easy to find.

Applicants for development can also use this document to better understand the City's vision. The intent is to provide clear expectations on the obligations and permissions generally described within the Comprehensive Plan; our hope is to provide a greater certainty in creating a successful project that matches the City's vision, addresses the concerns of neighboring properties, and provides the flexibility to accomplish a developer's vision as well.

Finally, this document will be frequently used by City staff, City commissions and task forces, and elected officials. It will not only be used by the Planning Department in reviewing development applications, but also by other departments in crafting their annual strategic plans and in developing and implementing their capital improvement and master plans.

Implementation of the Plan will take hard work and dedication from the entire community. Hopefully, everyone finds the organization of this document to be user friendly and the goals, objectives and action items representative of the community's vision.

REFERENCE LINKS

City of Meridian
» http://www.meridiancity.org

Existing Conditions Report
» http://www.meridiancity.org/compplan/

Ten Mile Interchange Specific Area Plan
» http://www.meridiancity.org/tmisap/

Unified Development Code (UDC)
» http://www.sterlingcodifiers.com/codebook/index.php?book_id=306

City of Meridian Architectural Standards Manual
» http://www.meridiancity.org/design/

Meridian Pathways Master Plan
» http://meridiancity.org/pathways

Meridian Development Corp (MDC)
» http://www.meridiandevelopmentcorp.com/

Destination Downtown
» http://meridiancity.org/downtown/

Ada County Highway District (ACHD)
» http://www.achdidaho.org/

Idaho Transportation Department (ITD)
» http://itd.idaho.gov/

COMPASS
» http://www.compassidaho.org/

Valley Regional Transit (VRT)
» http://www.valleyregionaltransit.org/

Sites listed without a www.meridiancity.org domain are not maintained or operated by the City. Meridian's online City code is maintained by Sterling Codifiers.

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Chapter 2 – Community Character

Meridian, has transformed from a sagebrush-filled mail drop located on the Oregon Trail in the 1880s, into one of the fastest growing cities in the state of Idaho and the western United States. Its charming history tells the story of a small town tied to its agricultural roots, while its future will depend on growing industry, spurring small business development and thriving neighborhoods.

Community Design

The City continues to upgrade community design standards for landscaping, site design and signs through the adoption of updated ordinance criteria that ensure development occurs in a compatible, attractive manner. The City adopted a Design Manual by Resolution Number 09-647 on January 27th, 2009 as an addendum to the City's Comprehensive Plan. On February 16th, 2016, the City replaced the Design Manual with an Architectural Standards Manual (ASM)[1]. The ASM includes standards that are part of the citywide design review process that encourages the aesthetic development of the physical and built environment and results in an attractive, livable community. For their parts in the design review process, the ASM focuses on building design and the Unified Development Code on site design.

Community design goals and objectives focus on protecting and improving the unique elements of the natural and built environment that contribute value Meridian's quality of place. The inherent goal of community design is to improve on the livability and quality of life for not only current, but also future generations of Meridian residents. For the purpose of this document, community design includes analysis primarily on design review. However, community design ties back in with sustainability, livability, healthy initiatives, as well as other elements of this plan.

Quality of Life and Livability

Quality of life can be used to express the overall well-being of individuals within a community. Elements such as health, safety, land use, transportation, sewer and water service, parks and recreation, housing are all

1 Go to http://www.meridiancity.org/design

GUIDE TO COMMUNITY CHARACTER

The following material helps to identify key design characteristics and benefits of different development densities. For additional information, see the City of Meridian Design Manual.

Keys to Rural Character

- Wide-open landscapes with no sense of enclosure, and views to the horizon mostly unbroken by buildings
- Structures are in the background or invisible entirely as they blend into the landscape
- Very high open-space ratios and very low building coverage
- Great building separation, providing privacy and detachment from neighboring dwellings

Keys to Sub-Urban Character

- More horizontal development than the rural class with broader spacing than the urban class
- Space enclosure, if any, is provided by trees and vegetation rather than buildings
- Large building setbacks from streets with more "green" and open space versus on-lot driveways and on-lot parking surfaces
- More building setbacks from streets with more "green" and open space versus on-lot driveways and on-lot parking surfaces
- More building separation, through larger setbacks and, in some cases, larger lot
- Much lower lot coverage and a correspondingly higher open spaces ration on lots
- More extensive vegetation and landscaping

Keys to Urban Character

- Streets and other public spaces are framed by buildings
- Housing types range from small, narrower single-family lots dominated by driveways and front-loaded garages (auto-urban) to attached residential (e.g., brownstones, town houses) and multi-family dwellings with alley access or rear garages (urban). Yard and landscaped areas are reduced
- Smaller front and side setbacks with a tighter building spacing
- Most conductive for pedestrian activity and interaction
- Higher densities allow for additional amenities otherwise not cost effective in lower densities

Schwab, Jim, (2010, Dec). Defining and Measuring Community Character. ZoningPractice, Vol.27, No.12, 6-7

critical to daily life and are typically addressed in a comprehensive plan. Other elements like education opportunities, arts and entertainment opportunities, a sound job market, and sustainability are also factors which can help gauge whether a community is creating a thriving environment for its citizens. This Plan addresses all of these elements (and more). Some of the elements addressed in this Plan are more difficult than others to describe and measure. At its heart though, everything set in this document seeks to improve the health, safety, well-being, and quality of life for existing and future residents of Meridian.

Quality of life generally represents the social well-being of individuals in a community. Livability is another term used to express the overall relationship between community members and the satisfaction residents derive from their surroundings. These livability and quality of life factors can be both public service related and derived from the quality of the built environment, the quality of place. Generally, elements such as security, environmental beautification, public cleanliness, social and cultural opportunities, travel, career opportunities, and natural resources contribute to the overall livability of an area. Livability is largely affected by conditions in the public realm, and elements share interconnected relationships where they hold more value than their sum total, as an increased or declining value in one element can have dramatic impacts on the actual and perceived values of others.

Benchmarks for measuring livability and quality of life are difficult to describe. Often places that are livable have the "it" factor. They are neighborhoods where everyone wants to be at and seen in. One could argue that Meridian's popularity indicates that many of the livability factors are present in most areas of Meridian; that most Meridian residents perceive their community as a safe, accessible, and attractive place to live. Other anecdotal evidence of success could be 2010 awards from publications such as CNN/Money Magazine, which placed Meridian at 62 in their "100 Best Places to Live", or Family Circle Magazine which included Meridian in their "Ten Best Towns for Families" list. That being stated, there is still room to grow towards making Meridian even more livable. Below are excellent examples of programs intent on improving overall quality of life in Meridian.

Streets, Pathways and Sidewalks: A healthy community is one that has good connectivity between residential areas and community gathering places as well as streets that serve multiple users.

- Safe Routes to School: The Meridian School District is currently working on a master Safe Routes map that designates pedestrian routes to and from schools. The City and the School District annually partner to

compile a list of high priority pedestrian projects for ACHD's Community Programs. As part of the development review process, the City regularly requires developers to install sidewalk, micro-pathways and multi-use pathways that connect to school sites.

- Complete Streets: The City and transportation agencies in the region are committed to ensuring that streets, bridges and transit stops are designed, constructed, operated and maintained so that pedestrians, bicyclists, transit riders, motorists and people of all ages and abilities can travel safely and independently. The City strives to balance the needs of all users while creating attractive corridors.

- Mobility Management: COMPASS has developed a Mobility Management Implementation Guidebook which highlights design guidelines for creating communities that promote a multi-modal transportation approach appropriate for seniors, youth, and other non-drivers. City staff uses the Mobility Management Implementation Guidebook when reviewing development.

Child Care: Accessible, affordable and quality before- and after-school child care is another necessary component of creating a healthy and livable community. A robust local system of child care and early education programs has social, economic and environmental benefits for children, families and the community as a whole. The American Planning Association (APA) advocates including child care policies within local planning. Creating policies, identifying local resources and working with developers and community partners, the City hopes to have a more proactive and positive influence on the child care programs being provided in the future.

Youth Programs: The City recognizes that our youth are approximately one-third of our population but 100% of our future.

"To accomplish great things, we must not only act, but also dream; not only plan, but also believe."
- Anatole France

- Boys & Girls Club: As part of its commitment to its youth, the City encourages, supports, and partners with groups like the Boys & Girls Club. The City works with the Boys & Girls Club by providing monetary assistance to offset the transportation costs associated with getting kids to and from the club. Funding, provided through the City's Community Development Block Grant (CDBG) allows the club to provide this service to primarily children of low- to moderate income families.

- Mayor's Anti-Drug Coalition: The Meridian Mayor's Anti-Drug Coalition (MADC) is a grass-roots volunteer organization initiated by the executive order of Mayor Tammy de Weerd in January 2004 in response to her concern about the rising rates of drug use in the Treasure Valley. Educating adults and youth about the harmful and costly direct and indirect effects of drug abuse has been a longstanding goal of the coalition. In addition, the MADC is confronting a complex set of factors that contribute to our youth abusing substances.

"Keeping our seniors active with easy access to a variety if groups, clubs, and activities is vital to retaining the wealth of wisdom, knowledge, and guidance they can provide our community."

- The Mayor's Youth Advisory is a group of students dedicated to serving their community. More than a community service organization MYAC instills leadership skills that participants will use their entire life. MYAC members work alongside local and national service organizations on very diverse projects. Participants are in grades 9 – 12 and attend one of Meridian's high schools or are home-schooled.

Senior Programs: Providing accessible and suitable housing options that are easily accessible to community destinations are key to allowing older adults to remain independent, active and engaged with the community. Housing for seniors that is integrated into the fabric of the community is becoming increasing important as the Baby Boom Generation enters retirement. Keeping our seniors active with easy access to a variety if groups, clubs, and activities is vital to retaining the wealth of wisdom, knowledge, and guidance they can provide our community.

Healthy Initiatives

For the purposes of defining health and implementing healthy initiatives, the City looks to the Partnership for Sustainable Communities, an interagency agreement between Housing and Urban Development (HUD), U.S. Department of Transportation (DOT), and the U.S. Environmental Protection Agency (EPA), to help define what a healthy community looks like. These initiatives are a combination of the social services and the physical built aspects of the community. The six principles for a healthy community include:

- Provide more transportation choices: Develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.

- Promote equitable, affordable housing: Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.

- Enhance economic competitiveness: Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.

- Support existing communities: Target federal funding toward existing communities through such strategies as transit-oriented, mixed-use development and land recycling to increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes.

- Coordinate policies and leverage investment: Align federal policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.

Value communities and neighborhoods: Enhance the unique characteristics of all communities by investing in healthy, safe and walkable neighborhoods – rural, urban or suburban.

Many of these principles align with values Meridian residents have expressed as important, and goals the City seeks to improve to make Meridian more livable, healthy and improve overall quality of life.

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Chapter 2 – Goals, Objectives, & Action Items

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
2.01.00	**Sustain, enhance, promote and protect elements that contribute to the livability and a high quality of life for all Meridian residents.**			
2.01.01	**Encourage health and well-being of community.**			
2.01.01A	Provide a walkable community through good design.		On-going	Community Development
2.01.01B	Provide opportunities for physical activities.		On-going	Parks
2.01.01C	Plan for and encourage services like health care, daycare, grocery stores and recreational areas to be built within walking and biking distance of residential dwellings.		On-going	Community Development
2.01.01D	Encourage community support and volunteer work.		On-going	Mayor's Office
2.01.01E	Help educate and curtail the rate of obesity, drug, alcohol, tobacco and other substance use.		Highest	Police
2.01.01F	Work with Health and Welfare, Central District Health, and community partners to develop healthy initiatives.		High	Parks / Fire
2.01.01G	Develop programs, in partnership with allied agency responders, which focus on preventative emergency medical services risk reduction.		High	Fire
2.01.02	**Support beautiful development.**			
2.01.02A	Implement community design ordinances, and complete streets policies.		On-going	Community Development
2.01.02B	Implement design criteria to set quality standards City-wide.		On-going	Community Development
2.01.02C	Coordinate with appropriate agencies on interstate and gateway beautification (landscaping, signage).		On-going	Community Development
2.01.02D	Use the Comprehensive Plan, the Unified Development Code, and the Architectural Standards Manual to discourage strip development.		On-going	Community Development
2.01.02E	Require landscape street buffers for new development along all entryway corridors.		On-going	Community Development
2.01.02F	When possible, and financially feasible, underground utility lines.		On-going	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
2.01.03	**Strengthen community pride and identity.**			
2.01.03A	Control the spread of noxious weeds by administering an efficient, quick-response weed removal ordinance with progressive notices and penalties, in conjunction with Ada County Weed Control and Code Enforcement.		On-going	Police
2.01.03B	Require all commercial and industrial businesses to install and maintain landscaping.		On-going	Community Development
2.01.03C	Continue supporting community-betterment activities such as "Old Town Community Cleanup" and "Rake Up Meridian."		On-going	Police
2.01.03D	Support and encourage involvement of community youth in the Mayor's Youth Advisory Council (MYAC) and other youth activities, groups and volunteer opportunities.		On-going	Mayor's Office
2.01.03E	Work with residents to use homeowners associations to help maintain common areas and landscaping along public rights of way and other areas visible from public streets.		On-going	Police
2.01.03F	Implement the Welcome to Meridian signage plan.		On-going	Community Development
2.01.03G	Require new development to construct monument signs, consistent with the Welcome to Meridian signage plan.		On-going	Community Development
2.01.03H	Budget for the construction of Welcome signs throughout the City.		Medium	Community Development
2.01.03I	Promote the entryway corridors into Meridian from the I-84 interchanges and from the North, South, East, and West of City limits that will clearly identify the community.		On-going	Community Development
2.01.03J	Provide landscaping, pedestrian friendly areas, and appropriate signage at gateways, and new development sites throughout town as appropriate, with upscale attractive construction.		On-going	Community Development
2.01.04	**Realize strong, viable and recognizable identities for all neighborhoods.**			
2.01.04A	Ensure long-term maintenance of greenbelts along waterways either directly by the City Parks and Recreation Department or through partnerships with neighboring associations, homeowners associations, and other community groups.		On-going	Parks
2.01.04B	Require all new and reconstructed parking lots to provide landscaping in internal islands and along streets, and to positively influence the physical and visual environment through screening, paving materials, and other landscape techniques.		On-going	Community Development
2.01.04C	Continue to support the Meridian senior citizens' organization as an important social program in the community.		On-going	Mayor's Office / City Council
2.01.04D	Support acquisition and development of new park land to meet the growing open space and recreational needs of the community.		On-going	Parks

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
2.01.04E	[Removed]		NA	NA
2.01.04F	Continue property maintenance programs through code enforcement to remove junk vehicles, weed nuisances, and trash, etc.	✚ ★	On-going	Police
2.01.04G	Promote area beautification and community identity through building and site design, signs, and landscaping.	▲	On-going	Community Development
2.01.04H	Enhance and preserve aesthetic resources.	▲ ♻	On-going	Community Development
2.01.04I	Encourage new development to enhance the visual quality of its surroundings.	▲	On-going	Community Development
2.02.00	**Encourage the development of a continuum of services to meet the health care needs of the citizens of Meridian.**			
2.02.01	**Ensure that high-quality emergency care, primary, outpatient, home, and long-term care and other types of health care are provided in the community.**	✚ ★		
2.02.01A	Identify and encourage medical service related industry which are currently lacking.	✚ ★	Highest	Economic Development
2.02.01B	Promote medical service related industries.	✚	Medium	Economic Development

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Chapter 3 – Strategic Growth

Since 1990, Meridian experienced exponential growth that has changed both its character and appearance. From 1990 to 2007, Meridian's population grew from approximately 10,000 to over 65,000. Despite some recent slowdowns in housing starts and job creation, the population of Meridian continues to increase with an estimated population of 75,290 in 2009 according to the Community Planning Association of Southwest Idaho (COMPASS). A population growth forecast performed by COMPASS, and analyzed in the Existing Condition Report, forecasts that the population of Meridian will increase to 138,564 by 2035, an increase of over 70% from the 2009 estimated population.

Over the last 20 years, property in and around Meridian has changed from primarily agricultural to a more diverse mix of residential, commercial, and industrial uses. That trend is likely to continue as land traditionally used for agriculture, continues to be developed to support the needs of an ever-growing community. Today, the City of Meridian has over 17,000 acres within its municipal boundaries and—at full build out—is anticipated to incorporate approximately 39,000 acres within its Area of City Impact.

TABLE 3-1. COMMUNITY CHOICES FORECASTS						
Jurisdiction/ Demographic Area	2009 Estimate		2035 Forecast		% Change, 2008 - 2035	
	Population	HH	Population	HH	Population	HH
Meridian	75,290	27,282	138,564	46,697	71.62%	71.16%
Boise	215,630	99,748	346,704	135,180	35.71%	35.52%
Eagle	21,370	7,347	29,917	10,066	37.42%	37.01%
Kuna	15,900	5,183	43,162	13,590	166.88%	162.20%
Nampa	82,830	32,156	132,040	45,484	41.72%	41.45%
Ada County	408,190	150,968	685,628	251,138	69.02%	66.35%
Canyon County	190,920	66,057	361,021	124,402	87.44%	88.33%
Regional Total	599,110	217,025	1,046,649	375,540	74.95%	73.04%

Source: COMPASS, 2000-2009 Population estimates by City Limit Boundaries.

Area of City Impact

In accord with § 67-6526 of Idaho Code, an Area of City Impact (AOCI) has been established for Meridian. The City's AOCI is the future planning area for the City, where annexation and development within the future municipal boundary of Meridian is anticipated. Although these areas are not yet incorporated, planning responsibilities for these lands rest with the City of Meridian while zoning and land use authority is maintained by Ada County.

There is an agreement between Ada County and Meridian for the Area of City Impact. This agreement states that the current Meridian Comprehensive Plan will apply within the City's established AOCI. Within the AOCI, the county has generally applied a Rural Urban Transition (RUT) zone which permits five-acre-lot, single-family residential development, as well as agricultural-related uses and a range of conditional uses. County development applications within the Area of City Impact are reviewed by the City of Meridian for compliance with the comprehensive plan and applicable City policies.

The City of Meridian desires all development within its Area of City Impact to be served with urban services from the City of Meridian. Such services primarily include sanitary sewer, water, reclaimed water, fire, police, and parks. Secondarily, the City will consider the availability and capacity of the school system, transportation facilities, libraries, and storm water facilities in any review of development within the Area of City Impact. All requests for annexation into the City limits will require that the owner extend City-owned services at the time of development.

However, the City recognizes that some development may precede the ability of the City, on its own, to extend services for such development. Upon formal requests to the City for development that is on property not immediately serviceable with urban services, the City Council may consider said applications

at a noticed meeting to determine if the proposed level of development is appropriate and in the best interests of the City.

The City recognizes that some development may precede our ability to annex the property. Developments within the AOCI but outside City limits will only be considered if the following standards and conditions are agreed to by the developer(s):

- The development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.
- An irrevocable consent to annexation is a condition of hook-up to City sanitary sewer or water, is made a deed restriction on all buildable lots, and is placed as a note on all final plats.
- All City sewer and water inspection and plan review fees (for the main lines) in effect at the time of development are paid to the City of Meridian.
- Development is consistent with the Future Land Use Map designation for the property.

The City of Meridian is committed to fulfilling the terms of its Area of City Impact Agreement with Ada County as well as similar agreements with neighboring cities including Eagle, Kuna, Star, and Boise. We also note the City's intent to continue working with the County and surrounding cities on Area of City Impact boundaries and development policies.

TABLE 3-2. FUTURE LAND USES WITHIN THE CITY OF MERIDIAN AREA OF CITY IMPACT

Future Land Uses	FLUM Total		FLUM Undeveloped	
	Acres	%	Acres	%
Residential	23,618.27	60.15	13,044.07	58.75
Commercial	1,495.99	3.81	134.60	0.61
Office	417.34	1.06	68.74	0.31
Industrial	597.31	1.52	10.61	0.05
Old Town	336.42	0.86	0.12	0.00
Mixed Use	4,165.87	10.61	2,027.91	9.13
Civic	1,395.34	3.55	390.29	1.76
Ten Mile Interchange Specific	2,374.50	6.05	1,676.57	7.55
Future Planning/Referral	4,863.85	12.39	4,851.27	21.85
TOTAL	39,264.88	100	22,204.18	100

Source: City of Meridian Planning Department, 2010.

The Future Land Use Map

Land Use is a key component of the Comprehensive Plan, as is mapping future land uses so that development occurs in the direction and manner most desired by Meridian's citizens and elected officials. The Future Land Use Map (FLUM), see Appendix D, identifies the vision for a mix of land uses to implement the City's many diverse goals and objectives, and works in conjunction with the text of the Comprehensive Plan, City code and the various policies of the City. However, the FLUM is not a zoning map and differs in that the FLUM describes the character and type of use that is desired in the future and not necessarily what is currently in place. The FLUM also depicts schools, parks, fire stations and other existing civic uses. The FLUM depicts a built-out Meridian that is very diverse in residential densities, commercial and industrial land uses as well as civic/public opportunities.

"Greatness, it turns out, is largely a matter of conscious choice."
-Jim Collins

Land use recommendations as set forth in this plan emphasize the importance of thoughtful and responsible land use planning, cooperation and collaboration among the various jurisdictions and agencies in the area, and preservation and enhancements of the high quality of life that currently exists in Meridian. The next several pages that follow include descriptions of the various future land use designations that appear on the FLUM.

Residential

The purpose of this designation is to provide a variety of housing types. Uses will include a range of densities varying from large estate lots to multi-family homes. Residential designations are as follows:

- Rural / Estate: to allow for agricultural uses and the ancillary development of single-family homes on large parcels where city services (e.g. – sewer and water) may or may not be provided. Uses may include both small and larger-scale agricultural related activities and single-family homes at densities less than or equal to one unit per five acres. New development should recognize existing agricultural uses and practices, respect view sheds and open space, and maintain or improve the overall health and production of agricultural lands and resources in the area.

- Low Density: to allow for the development of single-family homes on large lots where urban services are provided. Uses may include single-family homes at gross densities of three dwelling units or less per acre. Density bonuses may be considered with the provision of public amenities such as open space, pathways, or land dedicated for public services.

- Medium Density: to allow smaller lots for residential purposes within City limits. Uses may include single-family homes at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of public amenities such as open space, pathways, or land dedicated for public services.

- Medium High Density: to allow for the development of a mix of relatively dense residential housing types including townhouses, condominiums and apartments. Residential gross densities should range from eight to fifteen dwelling units per acre, with a target density of twelve units per acre. These are relatively compact areas within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments need to incorporate high quality architectural design and materials and thoughtful site design to ensure quality of place and should also incorporate connectivity with adjacent uses and area pathways, attractive landscaping and individual project identity.

- High Density: to allow for the development of multi-family homes in areas where urban services are provided. Residential gross densities should exceed fifteen dwelling units per acre. Development might include duplexes, apartment buildings, townhouses, and other multi-unit structures. A desirable project would consider the placement of parking areas, fences, berms, and other landscaping features to serve as buffers between neighboring uses. Developments need to incorporate high quality architectural design and materials and thoughtful site design to ensure quality of place and should also incorporate high quality architectural design and materials and thoughtful site design that incorporate connectivity with adjacent uses and area pathways, attractive landscaping and individual project identity.

Within residential areas the following policies shall apply:

- At the discretion of City Council, areas with a Residential Comprehensive Plan designation may request an office use if the property only has frontage on an arterial street or section line road and is three acres or less in size. In this instance, no ancillary commercial uses shall be permitted.

- In residential areas, other residential densities will be considered without requiring a Comprehensive Plan Amendment. However, the density can only be changed one "step" (i.e., from low to medium, not low to high, etc.). This provision does not apply to 1) the area bounded by Can-Ada, Chinden, McDermott, and Ustick Roads or 2) within the Ten Mile Interchange Specific Area Plan , or 3) within the North and South Rims as depicted in Appendix E where no "step up" is allowed.

- Residential uses north of Chinden Boulevard and within ¼ mile or less from the North Rim should have lot sizes ranging from one-half to one acre, ensuring compatibility with SpurWing Country Club to the east. Use of transitional lot sizes and clustering of smaller lots adjacent to the non-residential and rim property are encouraged.

"What is a city, but the people; true the people are the city."
-Coriolanus III

Commercial

This designation will provide a full range of commercial and retail to serve area residents and visitors. Uses may include retail, wholesale, service and office uses, multi-family residential, as well as appropriate public uses such as government offices. Within this land use category, specific zones may be created to focus commercial activities unique to their locations. These zones may include neighborhood commercial uses focusing on specialized service for residential areas adjacent to that zone.

Office

This designation will provide opportunities for low-impact business areas. These would include offices, technology and resource centers; ancillary commercial uses may be considered (particularly within research and development centers or technological parks).

"It takes as much energy to wish as it does to plan."
-Eleanor Roosevelt

Industrial

This designation allows a range of industrial uses to support industrial and commercial activities and to develop areas with sufficient urban services. Light industrial uses may include warehouses, storage units, light manufacturing, and incidental retail and offices uses. Heavy industrial uses may include processing, manufacturing, warehouses, storage units, and industrial support activities. In all cases, screening, landscaping, and adequate access should be provided.

Old Town

This designation includes the historic downtown and the true community center. The boundary of the Old Town district predominantly follows Meridian's historic plat boundaries. In several areas, both sides of a street were incorporated into the boundary to encourage similar uses and complimentary design of the facing houses and buildings. Sample uses include offices, retail and lodging, theatres, restaurants, and service retail for surrounding residents and visitors. A variety of residential uses are also envisioned and could include reuse of existing buildings, new construction of multi-family residential over ground floor retail or office uses. The City has developed specific architectural standards for Old Town and other traditional neighborhood areas. Pedestrian amenities are emphasized in Old Town via streetscape standards. Public investment that ensures that Old Town becomes a centralized activity center, with public, cultural, and recreational structures are encouraged, and the City's decision to build City Hall in Old Town is testament to its commitment to the area. Future planning in Old Town will be reviewed in accordance with *Destination Downtown*, a visioning document for redevelopment in downtown Meridian. Please see the Economic Excellence chapter for more information on *Destination Downtown*.

Mixed Use Designations

In general, the purpose of this designation is to provide for a combination of compatible land uses within a close geographic area that allows for easily accessible services for residents and the workers. The uses can be mixed vertically, such as a building with retail on the ground floor and offices above, or horizontally, such as a healthcare center with a mix of doctor offices, pharmacy, beauty salon, assisted care facilities, and apartments. Mixed use areas tend to have higher floor area ratios (less area devoted to parking), open space, and interconnected vehicular and pedestrian networks. A Mixed Use designation is typically used to identify a key area within the City which is either infill in nature or situated in a highly visible or transitioning area where innovative and flexible designs are encouraged. The intent of this designation is to promote developments that offer functional and physical integration of land uses while allowing developers a greater degree of design and use flexibility. Mixed Use areas are typically developed under a master or conceptual plan; during an annexation or rezone request, a development agreement will typically be required for developments with a Mixed Use designation.

"Setting a goal is not the main thing. It is deciding how you will go about achieving it and staying with that plan."
-Tom Landry

There are five sub-categories of the Mixed Use designation that are used throughout the City: Neighborhood, Community, Regional, Interchange, and Non-Residential. This section further describes the purpose, intent and development standards for these sub-categories. In addition, there are three sub-categories of the Mixed Use designation that are solely used in the Ten Mile Interchange Specific Area: Commercial, Residential and Lifestyle Center. The land use designations within the Ten Mile Interchange Specific Area are shown on the city-wide Future Land Use Map. However, the Mixed Use designations in the Ten Mile Interchange Specific Area are different than those throughout the rest of the City and as described in this document. Mixed Use land use designations in the Ten Mile Interchange Specific Area are not subject to this section. For detailed descriptions of the land use designations in the Ten Mile area, go directly to the Ten Mile Interchange Specific Area Plan[1].

For the purposes of the Mixed Use section, the City identifies five different land use types: 1) commercial [includes retail, restaurants, etc.]; 2) office; 3) residential; 4) civic [includes public open space, parks, entertainment venues, etc.]; and, 5) industrial. All development in Mixed Use areas fall within one of these five categories. Industrial uses are typically discouraged in residential mixed use areas. However, if the developer can demonstrate that industrial uses are compatible and appropriate in Mixed Use – Regional (MU-R), Mixed Use Non Residential (MU-NR) and Mixed Use Interchange (MU-I) areas, the City will consider industrial uses, when proposed as part of a Mixed Use development.

In reviewing development applications, the following items will be considered in all Mixed Use areas:

- Residential densities should be a minimum of six dwellings/acre.

1 Go to http://www.meridiancity.org/TMISAP/

- Where feasible, higher density and/or multi-family residential development will be encouraged, especially for projects with the potential to serve as employment destination centers and when the project is adjacent to US 20/26, SH-55, SH-16 or SH-69.

- A conceptual site plan for the entire mixed use area should be included in the application.

- In developments where multiple commercial and/or office buildings are proposed (not residential), the buildings should be arranged to create some form of common, usable area, such as a plaza or green space.

- The site plan should depict a transitional use and/or landscaped buffering between commercial and existing low- or medium-density residential development.

- A mixed use project should include at least three types of land uses. Exceptions may be granted for smaller sites on a case-by-case basis.

- Community-serving facilities such as hospitals, churches, schools, parks, daycares, civic buildings, or public safety facilities are expected in larger mixed use developments.

- Supportive and proportional public and/or quasi-public spaces and places including but not limited to parks, plazas, outdoor gathering areas, open space, libraries, and schools are expected; outdoor seating areas at restaurants do not count.

- All mixed use projects should be directly accessible to neighborhoods within the section by both vehicles and pedestrians.

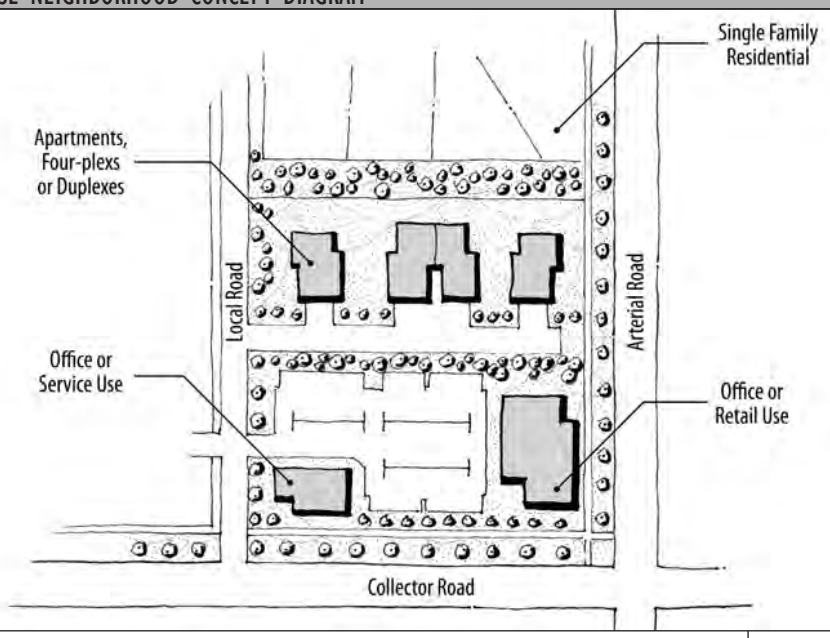
- Street sections consistent with the Ada County Highway District Master Street Map are required within the Unified Development Code.

- Because of the existing small lots within Old Town, development is not subject to the Mixed Use standards listed herein.

"Planning is bringing the future into the present so that you can do something about it now"
- Alan Lakein

Mixed Use Neighborhood (MU-N). The purpose of this designation is to assign areas where neighborhood-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to avoid predominantly single-use developments by incorporating a variety of uses. Land uses in these areas should be primarily residential with supporting non-residential services. Non-residential uses in these areas tend to be smaller scale and provide a good or service that people typically do not travel far for (approximately one mile) and need regularly. Employment opportunities for those living in the neighborhood are encouraged. Connectivity and access between the non-residential and residential land uses is particularly critical in MU-N areas. Tree-lined, narrow streets are encouraged. Developments are also encouraged to be designed according to the conceptual MU-N plan depicted in Figure 3-1.

FIGURE 3-1. MIXED USE NEIGHBORHOOD CONCEPT DIAGRAM



In reviewing development applications, the following items will be considered in MU-N areas:

- Development should comply with the items listed for development in all Mixed Use areas.
- Residential uses should comprise a minimum of 40% of the development area at densities ranging from six to 12 units/acre.
- Non-residential buildings should be proportional to and blend in with residential buildings.
- Unless a structure contains a mix of both residential and office, or residential and commercial land uses, maximum building size should be limited to a 20,000 square-foot building footprint. For the development of public school sites, the maximum building size does not apply.
- Supportive and proportional public and/or quasi-public spaces and places such as parks, plazas, outdoor gathering areas, open space, libraries, and schools should comprise a minimum of 10% of the development area. Outdoor seating areas at restaurants do not count towards this requirement.
- Where the development proposes public and quasi-public uses to support the development above the minimum 10%, the developer may be eligible for additional residential densities and/or an increase to the maximum building footprint.

Sample uses appropriate in MU-N areas would include: townhouses, multi-family developments, neighborhood grocer, drug stores, coffee/sandwich/ice-cream

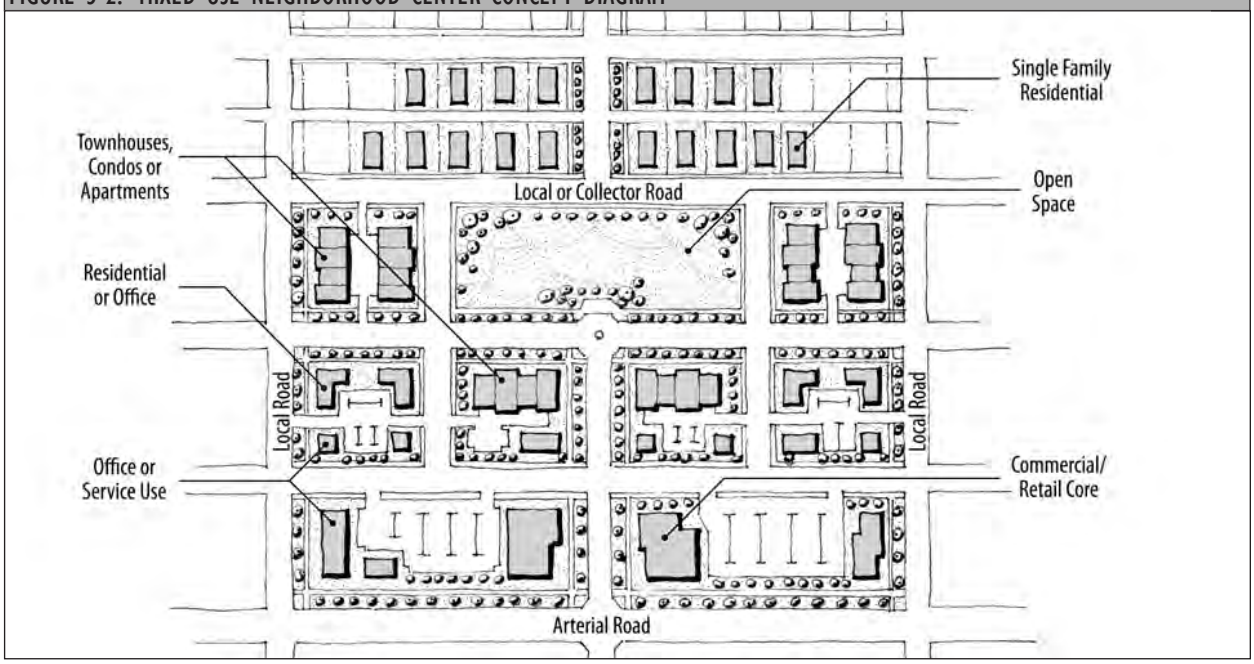
shops, vertically integrated buildings, live-work spaces, dry cleaner/laundromat, salons/spas, daycares, neighborhood-scale professional offices, medical/dental clinics, gift shops, schools, parks, churches, clubhouses, public uses, and other appropriate neighborhood-scale uses. Appropriate zoning districts include: TN-R, TN-C, L-O, C-N and R-15.

In certain MU-N areas there is a Neighborhood Center (N.C.) overlay designation. In these areas the City seeks to create a centralized, pedestrian-oriented, identifiable and day-to-day, service-oriented focal point for neighborhood scale development. Like other designations, the N.C. areas shown on the Future Land Use Map are conceptual only and intended to identify a maximum walking distance from the core of the neighborhood center of 1/4 mile. Neighborhood Centers that straddle or are centered on one or more principal or minor arterials should adhere to a similar design and recognize access control measures as established by the Ada County Highway District and City Code. Neighborhood Centers should serve as public transit locations for future park-and-ride lots, bus stops, shuttle bus stops and/or other alternative modes of transportation. Neighborhood Center developments are encouraged to be designed according to the conceptual neighborhood center plan depicted in Figure 3-2. The grid street pattern within the neighborhood allows traffic to disperse, eases congestion, slows traffic, and is safer for residents.

In addition to the items listed for the MU-N designation, the following items will be considered in all MU-N areas with an N.C. overlay:

- Four specific design elements should be incorporated into a Neighborhood Center development: a) street connectivity, b) open space, c) pathways, and d) residential density that is eight dwelling units per acre or more.

FIGURE 3-2. MIXED USE NEIGHBORHOOD CENTER CONCEPT DIAGRAM



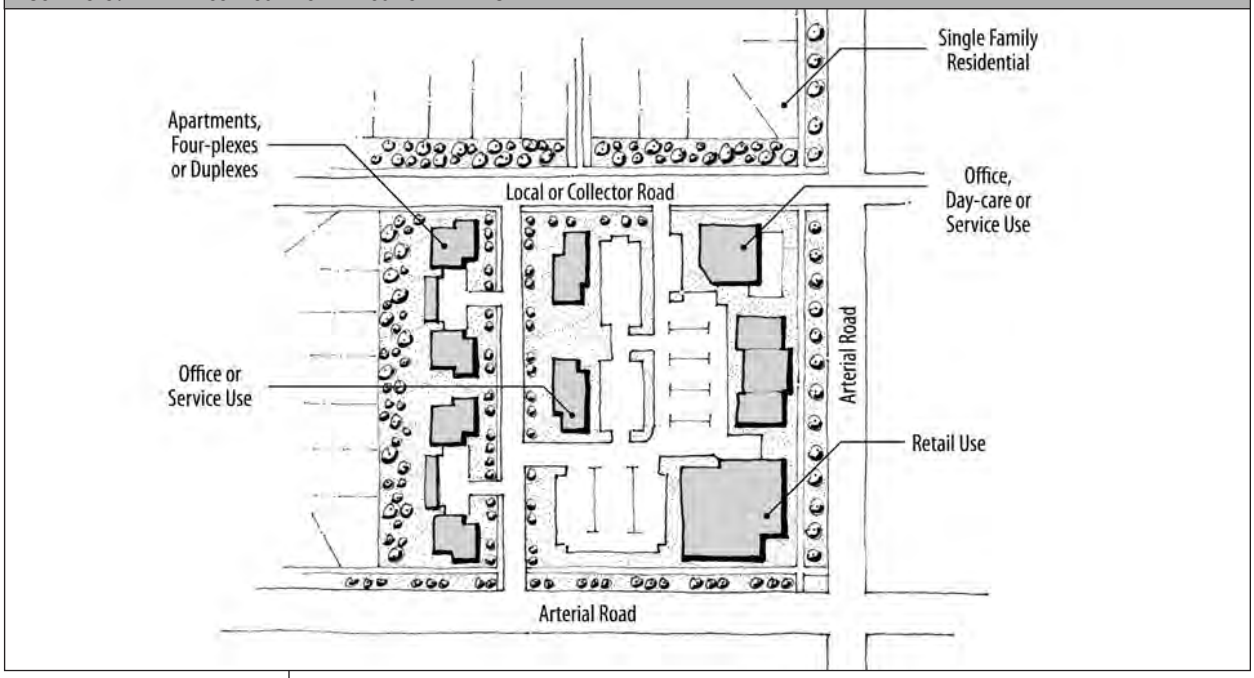
- Most blocks should be no more than 500' to 600', similar to Old Town or Heritage Commons; larger blocks are allowed along arterial streets.
- Reduced travel lane widths are encouraged.
- The design should provide an interconnected circulation pattern that is convenient for automobiles, pedestrians, and transit.
- The centers should offer an internal circulation system that connects with adjacent neighborhoods and regional pathways, connecting to and integrated with the larger street and pathway system.
- Developments should provide neighborhood accessible commercial services that do not force residents onto arterial streets.
- Developments should provide a variety of housing choices and types.
- Housing within developments should be arranged in a radiating pattern of lessening densities from the core.
- Alleys and roadways should be used to transition from dissimilar land uses, and between residential densities and housing types.

Mixed Use Community (MU-C). The purpose of this designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to integrate a variety of uses, including residential, and to avoid mainly single-use and strip commercial type buildings. Non-residential buildings in these areas have a tendency to be larger than in Mixed Use—Neighborhood areas, but not as large as in Mixed Use – Regional areas. Goods and services in these areas tend to be of the variety that people will mainly travel by car to, but also walk or bike to (up to three or four miles). Employment opportunities for those living in and around the neighborhood are encouraged. Developments are encouraged to be designed according to the conceptual MU-C plan depicted in Figure 3-3.

In reviewing development applications, the following items will be considered in MU-C areas:

- Development should comply with the general guidelines for development in all Mixed Use areas.
- All developments should have a mix of at least three land use types.
- Residential uses should comprise a minimum of 20% of the development area at densities ranging from 6 to 15 units/acre.
- Non-residential buildings should be proportional to and blend in with adjacent residential buildings.
- Vertically integrated structures are encouraged.

FIGURE 3-3. MIXED USE COMMUNITY CONCEPT DIAGRAM



- Unless a structure contains a mix of both residential and office, or residential and commercial land uses, maximum building size should be limited to a 30,000 square-foot building footprint. For community grocery stores, the maximum building size should be limited to a 60,000 square-foot building footprint. For the development of public school sites, the maximum building size does not apply.

- Supportive and proportional public and/or quasi-public spaces and places including but not limited to parks, plazas, outdoor gathering areas, open space, libraries, and schools that comprise a minimum of 5% of the development area are required. Outdoor seating areas at restaurants do not count towards this requirement.

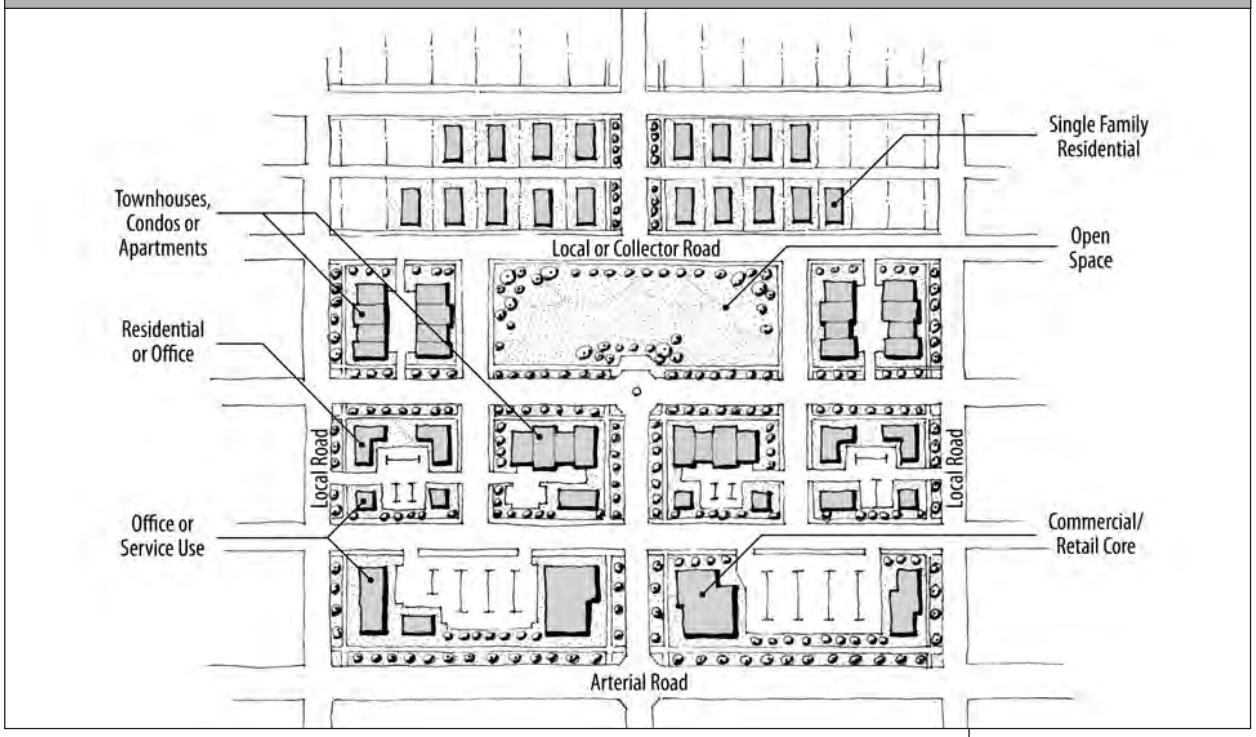
- Where the development proposes public and quasi-public uses to support the development above the minimum 5%, the developer may be eligible for additional residential densities and/or an increase to the maximum building footprint.

"Without leaps of imagination, or dreaming, we lose the excitement of possibilities. Dreaming, after all, is a form of planning."
- Gloria Steinem

Sample uses appropriate in MU-C areas would include: All MU-N categories, community grocer, clothing stores, garden centers, hardware stores, restaurants, banks, drive-thru facilities, auto service station, and retail shops, and other appropriate community-serving uses. Appropriate zoning districts in the MU-C include: TN-R, TN-C, C-C, L-O, R-15 and R-40.

In certain MU-C areas there is a Neighborhood Center (N.C.) overlay designated. In these areas the City seeks a centralized, pedestrian-oriented, identifiable and day-to-day, service-oriented focal point for neighborhood scale development. Like other designations, the N.C. areas shown on the Future Land Use Map are conceptual only and intended to identify a maximum walking distance from the

FIGURE 3-4. MIXED USE NEIGHBORHOOD CENTER CONCEPT DIAGRAM



core of the neighborhood center of 1/4 mile. Neighborhood Centers that straddle or are centered on one or more principal or minor arterials should adhere to a similar design and recognize access control measures as established by the Ada County Highway District and City Code. Neighborhood Centers should serve as public transit locations for future park-and-ride lots, bus stops, shuttle bus stops or other alternative modes of transportation. Neighborhood Center developments are encouraged to be designed according to the conceptual neighborhood center plan depicted in Figure 3-4. The grid street pattern within the neighborhood allows traffic to disperse, eases congestion, slows traffic, and is safer for residents.

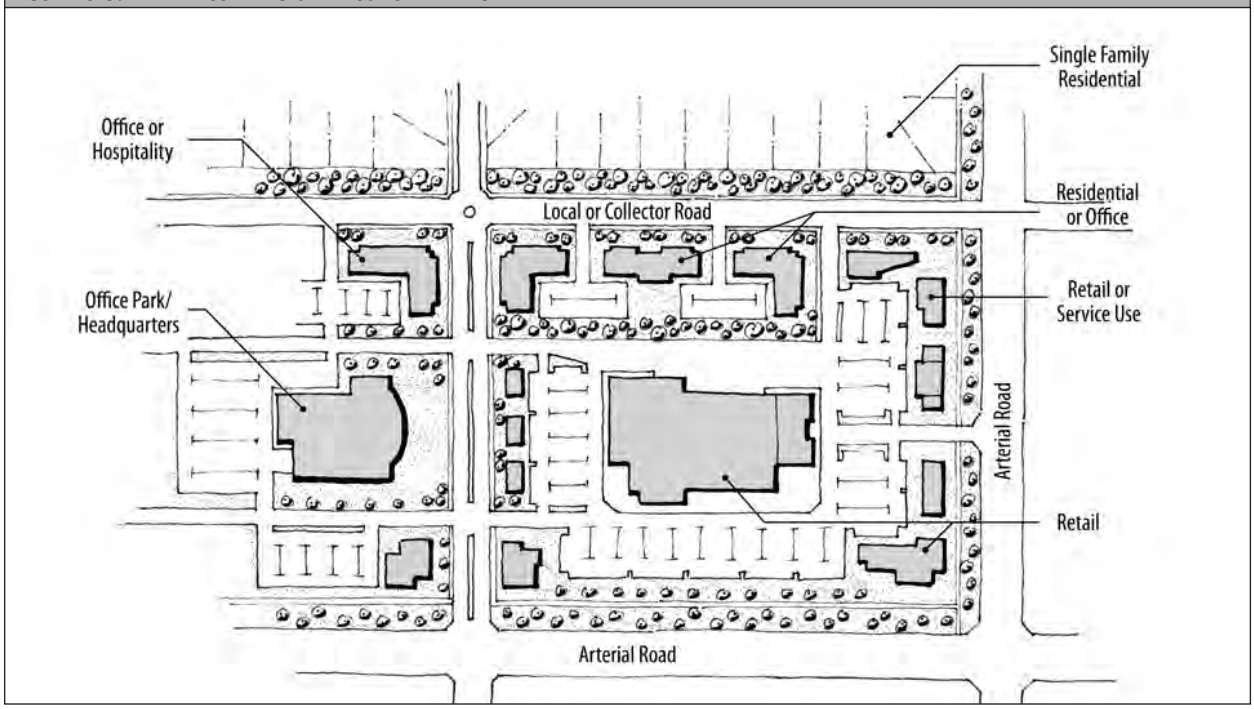
In addition to the items listed for the MU-C designation, the following items will be used in reviewing development applications in all MU-C areas with an N.C. overlay:

- Four specific design elements should be incorporated into a Neighborhood Center development: a) street connectivity, b) open space, c) pathways, and d) residential density that is eight dwelling units per acre or more.
- Most blocks should be no more than 500' to 600', similar to Old Town and Heritage Commons; larger blocks are allowed along arterial streets.
- Reduced travel lane widths are encouraged.
- The design should provide an interconnected circulation pattern that is convenient for automobiles, pedestrians, and transit.

- The centers should offer an internal circulation system that connects with adjacent neighborhoods and regional pathways, connecting to and integrated with the larger street and pathway system.
- Developments should provide neighborhood accessible commercial services that do not force residents onto arterial streets.
- Developments should provide a variety of housing choices and types.
- Housing within developments should be arranged in a radiating pattern of lessening densities from the core.
- Alleys and roadways should be used to transition from dissimilar land uses, or residential densities.

Mixed Use Regional (MU-R). The purpose of this designation is to provide a mix of employment, retail, and residential dwellings and public uses near major arterial intersections. The intent is to integrate a variety of uses together, including residential, and to avoid predominantly single use developments such as a regional retail center with only restaurants and other commercial uses. Developments should be anchored by uses that have a regional draw with the appropriate supporting uses. For example, an employment center should have support retail uses; a retail center should have supporting residential uses as well as supportive neighborhood and community services. The standards for the MU-R designation provide an incentive for larger public and quasi-public uses where they provide a meaningful and appropriate mix to the development. The developments are encouraged to be designed according to the conceptual MU-R plan depicted in Figure 3-5.

FIGURE 3-5. MIXED USE REGIONAL CONCEPT DIAGRAM



In reviewing development applications, the following items will be considered in MU-R areas:

- Development should generally comply with the general guidelines for development in all Mixed Use areas.
- Residential uses should comprise a minimum of 10% of the development area at densities ranging from six to 40 units/acre.
- Retail commercial uses should comprise a maximum of 50% of the development area.
- There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, clean industry, or entertainment uses.

Where the development proposes public and quasi-public uses to support the development, the developer may be eligible for additional area for retail development (beyond the allowed 50%), based on the ratios below:

- For land that is designated for a public use, such as a library or school, the developer is eligible for a 2:1 bonus. That is to say, if there is a five-acre library site, the project would be eligible for ten additional acres of retail development.
- For active open space or passive recreation areas, such as a park, tot-lot or playfield, the developer is eligible for a 2:1 bonus. That is to say, if the park is 10 acres in area, the site would be eligible for 20 additional acres of retail development.

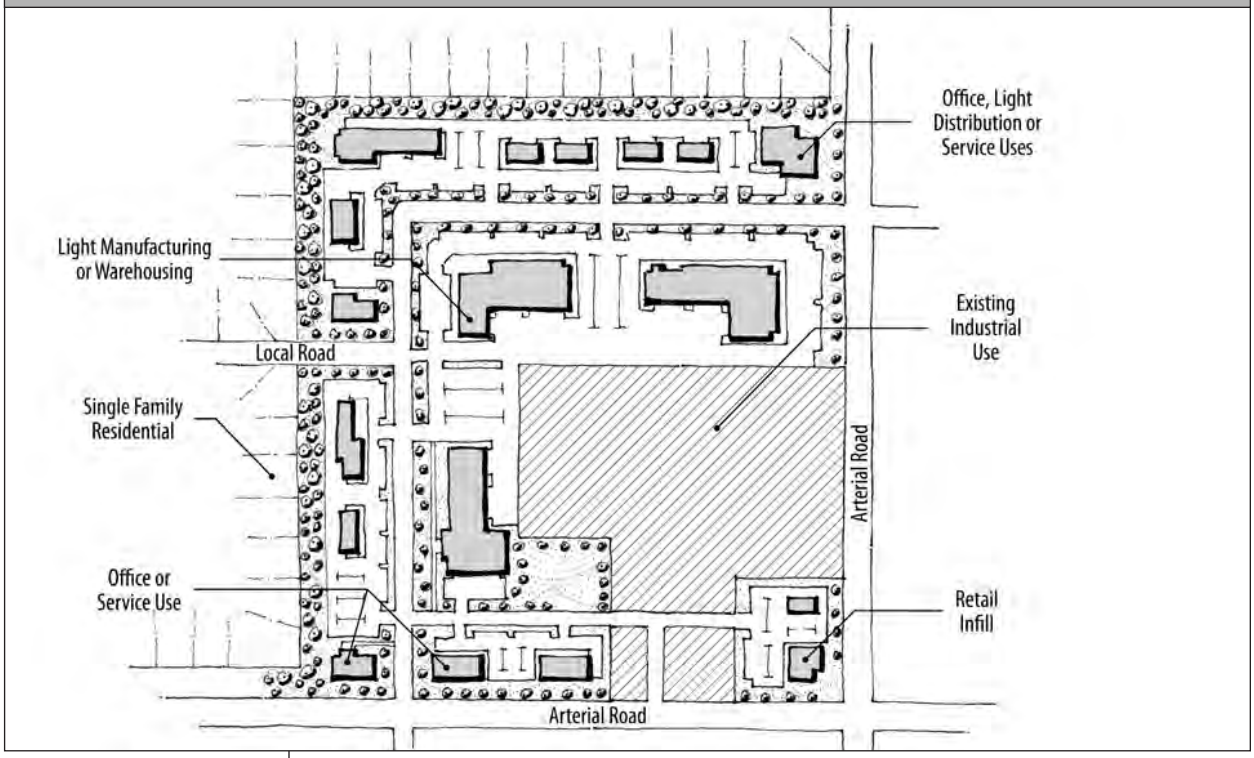
"All the flowers of all the tomorrows are in the seeds of today"
- Indian Proverb

For plazas that are integrated into a retail project, the developer should be eligible for a 6:1 bonus. Such plazas should provide a focal point (such as a fountain, statue, and water feature), seating areas, and some weather protection. That would mean that by providing a half-acre plaza, the developer would be eligible for three additional acres of retail development.

Sample uses, appropriate in MU-R areas would include: All MU-N and MU-C categories, entertainment uses, major employment centers, clean industry, and other appropriate regional-serving uses. Appropriate zoning districts include: TN-C, C-G, R-15 and R-40.

Mixed Use Non-Residential (MU-NR). The purpose of this designation is to set-aside areas where new residential dwellings will not be permitted, as residential uses are not compatible with the planned and/or existing uses in these areas. For example, MU-NR areas are used near the City's Wastewater Resource Recovery Facility and where there are mining, heavy industrial or other hazardous operations. The City envisions a wide variety of non-residential land uses may occur in MU-NR areas. Employment opportunities, professional offices, warehousing, flex buildings, and storage uses as well as retail uses are envisioned. Developments are encouraged to be designed similar to the conceptual MU-NR plan depicted in Figure 3-6.

FIGURE 3-6. MIXED USE NON-RESIDENTIAL CONCEPT DIAGRAM



In reviewing development applications, the following items will be considered in MU-NR areas:

- No new residential uses will be permitted (existing residential will be allowed to remain and expand accessory structures).
- Development is not required to comply with the items listed for development in all Mixed Use areas.
- All developments should have a mix of at least two types of land uses.
- Where mixed use developments are phased, a conceptual site plan for the entire mixed use area is encouraged.
- In developments where multiple commercial and/or office buildings are proposed, the buildings should be arranged to create some form of common, usable area, such as a plaza or green space.
- A transitional use is encouraged on the perimeter of the MU-NR areas between any existing or planned residential development.
- Community facilities such as a hospital, school, park, daycare, civic building or public safety facilities are encouraged in larger developments.

- All retail and service commercial components of projects should be directly accessible to neighborhoods within the section by both vehicles and pedestrians.

- Street sections consistent with the Ada County Highway District Master Street Map are required within the Unified Development Code.

- There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, food service/restaurants, industry or warehouse uses.

Sample uses, appropriate in MU-NR areas would include: employment centers, professional offices, flex buildings, warehousing, industry, storage facilities and retail, and other appropriate non-residential uses. Appropriate zoning districts include: C-G, C-C, L-O, I-L and I-H.

Mixed Use Interchange (MU-I). The purpose of this designation is to call-out areas where construction of future SH-16 interchanges is likely to occur, and to acknowledge that this land will have a high degree of visibility. These areas will be served by highway interchange ramps and restricted local access. There are two interchange areas, one located at US 20-26 and one at Ustick Road, that differ from the other Mixed Use categories in that a much stronger emphasis will be placed upon gateway elements and traffic flow/trip generation factors when reviewing new land use applications. Uses in these areas will need to be compatible with the impacts of a freeway interchange. However, these areas are not intended for high volume retail or uses that are better suited in neighborhood centers or commercial areas. The intention is to protect the immediate vicinity of the interchange from traffic conflicts and shift the high traffic-generating uses away from the immediate vicinity of the interchange.

"Plans are only good intentions unless they immediately degenerate into hard work."
- Peter F. Drucker

In reviewing development applications, the following items will be considered in MU-I areas:

- Land uses within the MU-I areas and adjacent to the SH-16 corridor should be carefully examined for their potential impacts on existing and designated neighborhood centers and commercial activity areas.

- A traffic impact study may be required for larger developments in these areas.

- Vehicular access points should be prohibited near interchange ramps. Future uses should be planned to integrate with a frontage/backage road type circulation system.

- Any new development at or near MU-I areas should promote a nodal development pattern where buildings are clustered, off-street parking is screened in the rear of the parcel and, where practical, development is inter-connected with adjoining parcels.

- The SH-16/US 20-26 interchange will be one of only two regional gateways to the City of Meridian for travelers coming from north of the Boise River (the other being Linder Road). As such, buildings, landscaping, and other design features at this interchange need to reflect Meridian's heritage, quality, and character.

- Design of the SH-16/US 20-26 interchange and the adjoining land uses must give special consideration to the more scenic and environmentally sensitive area on the north side of US 20-26. The more intensive land uses should be sited on the south side of US 20-26.

- Regional ridesharing, park-and-ride and transit transfer facilities are strongly encouraged within the SH-16/US 20-26 MU-I area.

- The MU-I area at Ustick Road, west of SH-16, should minimize retail and auto-oriented services and transition rapidly from the interchange to the more rural, low density character intended along the county line. Examples of uses include middle or high schools, post office or library branches, office uses, row house/patio home developments, athletic clubs, etc.

"No matter how carefully you plan your goals, they will never be more than pipe dreams unless you pursue them with gusto."
- W. Clement Stone

The following types of appropriate uses and themes are envisioned at the two interchange locations along SH-16:

- US 20-26: Commuter Services, Technology/Research, Business Park

- Ustick Road: Educational, Civic, Light Retail, Residential

Ten Mile Interchange Specific Area

The City developed a specific plan for approximately 2,800 acres bordered (roughly) by Linder Road to the east; McDermott Road to the west: the Union Pacific Railroad line to the north and ½ mile south of Overland Road on the south. The specific area plan is an addendum to this Comprehensive Plan and places an emphasis on a mix of uses, both residential and commercial; new employment areas; higher density residential; a planned collector road network and design guidelines.

It is important to note that the Ten Mile Interchange Specific Area Plan uses different land use designations than the rest of the FLUM. While there is some similarities in land use designations, for example Low Density Residential, there are also new designations which do not exist outside of this Ten Mile area. The TMISAP was adopted as an addendum to the City of Meridian Comprehensive Plan on June 19th, 2007 by Resolutions Numbers 07-563 (Map) and 07-564 (Text). Development in the Ten Mile Interchange area will be reviewed using the TMISAP. See the Economic Development chapter and the Ten Mile Interchange Specific Area Plan for more details of this area.

Civic

The purpose of this designation is to preserve and protect existing and planned municipal, state, and federal lands for area residents and visitors. This category includes public lands, law enforcement facilities, post offices, fire stations, cemeteries, public utility sites (excluding ACHD), public parks, public schools, and other government owned sites within the Area of City Impact.

Parks

The purpose of this designation is to preserve and protect existing municipal, county, state, and federal land for area residents and visitors and to designate future park locations. These areas include existing and future public neighborhood, community, and urban parks. The park locations designated on the Future Land Use Map are the most current and should be used for planning purposes. These areas are further described in the Services Chapter.

Schools

The purpose of this designation is to provide areas throughout the Area of City Impact which provide educational opportunities, community gathering places, and green space. These areas are further described in the Services Chapter.

Fire Stations

The purpose of this designation is to preserve and protect existing and planned fire station locations throughout the Area of City Impact which provide efficient emergency response.

Entryway Corridors

The City feels it is important to identify roadways that introduce and welcome both visitors and residents to the City of Meridian. These roadways are noted as entryway corridors on the FLUM and are subject to additional standards within the Unified Development Code.

Future Planning and Referral Area

This designation is used to preserve areas where additional study and planning needs to occur before future land uses are designated and City services provided. These areas are within Meridian's Area of City Impact and are subject to the Area of City Impact Agreement with Ada County.

Transit Stations and Transit Friendly Development

The Transit Station designation is used for areas where transit supported uses are envisioned along the railroad corridor. The City seeks projects that incorporate features which enhance alternative transportation and are transit friendly in

"Make no little plans; they have no magic to stir men's blood and probably will themselves not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will not die."
- Daniel H. Burnham

these and other locations in the City. Said developments are envisioned within designated neighborhood centers and/or within commercial activity centers and should incorporate the following development and design principles:

- A mix of land uses
- Building orientation that provides the maximum level of services to pedestrians, bicyclists and transit users
- Alternative transit features such as a bus shelter (where approved by Valley Regional Transit), bicycle locker facilities, park and ride lots or similar facilities
- Residential densities that are at least 8 dwelling units per acre and designed to comply with the Traditional Neighborhood design standards in the Unified Development Code
- Park and ride lots and other transit-supportive facilities are encouraged at interchanges throughout the City. Valley Regional Transit and Ada County Highway District Commuteride should be partners in determining appropriate facilities at each interchange

Symbols

All "future" symbols shown on the Future Land Use Map, such as parks, schools, fire stations, transit stations, etc., represent generalized locations based on the best information the City has to date. All such symbols are to be considered conceptual and are allowed to "float" on the map. All "existing" symbols shown on the Future Land Use Map for parks, schools, fire stations, etc. represent precise locations based on the facilities in place at the time of printing.

"Good plans shape good decisions. That's why good planning helps to make elusive dreams come true."
- Lester Robert Bittel

Housing

"Opportunities for housing should be available for all income groups with a mix of housing including modular, ranchettes, townhouses, apartment housing, low-income housing, and mansions. A vibrant community needs a good cross-section of housing and therefore must guard against an abundance of subdivisions in like density and price range. High-density housing must be strategically located to public transportation, community services, and not negatively affect property values." This statement was first penned by the Mayor's Transition Team ad hoc committee on housing in 2002, but it philosophy still holds true.

At just under three units per gross acre, Meridian's population is distributed throughout the community primarily in suburban-style developments comprised of mostly single-family, detached housing units. Going forward, the City does not envision a drastic change in the housing stock. However, the City realizes that the baby boomer generation is aging and there is an increased demand in non single-family detached dwellings from the 55-plus age population group. This coupled

with the fact that more young adults are not having children and do not want large homes on large lots, necessitates providing more diversity in housing choices.

Transportation

The condition of an area's transportation system impacts that community's way of life and economic vitality. Realizing this, the City works closely with the transportation and planning agencies in the region to ensure our transportation network is the best it can be. Because Meridian does not have roadway authority of its own, however, the City coordinates with other agencies during the planning and design phases to ensure that projects meet the needs of its citizens.

Meridian's major challenge is to work with the transportation agencies in the region to meet the existing needs for adequate transportation service, while planning for and accommodating future growth as efficiently as possible. With additional growth, lack of funding options, and poor planning may not only lead to worsening traffic problems, but may also have negative impacts on the health and well being of citizens. Increased traffic congestion may deter potential employers from locating in Meridian. Therefore, the City works closely with ITD and the State's Transportation Improvement Plan and COMPASS' long-range transportation plan *Communities in Motion*, to make sure our resident's transportation needs are being met. In addition to planning for future transportation needs, much of the roadway infrastructure already developed will require funding for maintenance, rehabilitation, and expansion.

"The goal is to create a roadway network that balances the needs of all roadway users-motorists, pedestrians, cyclists, transit and people with disabilities, with streets that complement the built environment"

Beyond supporting traditional vehicle use, the City continues to maintain and promote alternative methods of transportation in Meridian as well. From pedestrian sidewalks and regional multi-modal pathways to public transportation efforts, the City recognizes that supporting diversity helps to not only promote a healthier, happier community, but reduces over-use of our roadways by single occupancy vehicles. Examples of public transportation, existing and future potential include; bus routes, paratransit, vanpool, and bus rapid transit systems, not just within Meridian, but the region as a whole. Through cooperation with regional partners, Meridian is planning for the future by supporting and promoting developments that provide transportation options for everyone.

Transportation and Land Use Integration

To better connect transportation planning and land use decisions, ACHD and the cities in Ada County have compiled the Transportation and Land Use Integration Plan[2] (TLIP). This plan envisions livable streets for tomorrow and depicts how streets should look and function in the future. The goal is to create a roadway network that balances the needs of all roadway users-motorists, pedestrians, cyclists, transit and people with disabilities, with streets that complement the built environment. Because a one-size-fits-all program for roadway construction does not respond to either the land use or transportation needs of the community, the City and ACHD have agreed to work more closely together to join together the

2 Go to http://www.achdidaho.org/Projects/proj_study_transporation-and-land-use-integration-plan.aspx

land use plans of the City with the transportation plans of the ACHD. There are four tools that ACHD and the City use to implement TLIP: the Complete Streets Policy, the Livable Streets Design Guide, a Cost Share Policy, and a Master Street Map. As part of the adoption of this plan, the City hereby incorporates ACHD's Complete Streets Policy, the Livable Streets Design Guide and the Master Street Map. These documents will all be used by the City when reviewing development applications and plans for new roadway projects.

Blueprint for Good Growth

TLIP was an outgrowth of Blueprint for Good Growth (BGG), which is aimed at addressing the best methods to manage growth for a sustainable future in Ada County. Through the Blueprint for Good Growth and Communities in Motion (CIM) long-range planning efforts, the public has stated a desire for better design of roadways and increased coordination with adjacent land uses. People have expressed preferences for roads that fit well and complement the built environment. In 2005 the Meridian City Council adopted Resolution Number 05-473 which recognizes that it is critical for the agencies in Ada County to work together to develop and create a sensible land use and transportation plan for the area.

Communities in Motion (CIM)

Communities in Motion (CIM) is the region's long-range transportation plan. But CIM is more than just a transportation plan. The intent of CIM is to integrate land use and transportation planning. As such, it is intended to provide for an effective multimodal outcome, with land use patterns that support and encourage transportation alternatives. The regional long-range transportation plan for Ada and Canyon Counties, Communities in Motion 2035, was adopted by the COMPASS Board in September 2010. As part of the adoption of this plan, the City hereby adopts the vision of Communities in Motion[3].

Alternative Transportation

The City works with transportation providers in the area to improve access to employment opportunities, medical appointments, recreational activities, and education. But improving transportation is not all about drivers. Local partnerships provide opportunities to create connections for non-drivers like youth, the elderly, and the disabled.

Valley Regional Transit (VRT) is the regional public transportation authority for Ada and Canyon counties. VRT is responsible for coordinating transit service and implementing a regional public transportation system. VRT operates the bus service in this area under the name ValleyRide. VRT works in close coordination with ITD, COMPASS and other regional partners to plan for preservation and enhancements to the public transportation system in the two-county area.

3 Go to http://www.compassidaho.org/prodserv/cim2040.htm

Pathways that encourage use by bicyclists and pedestrians can decrease road congestion and add to the community's quality of life. In 2007, Meridian City Council adopted the Meridian Pathways Master Plan. The plan proposes the development of a pathway network that identifies a core system of pathways based on the existing canal system within the City of Meridian. This core system of pathways is enhanced by the developer-implemented pathways that will provide connections to and through many residential areas while creating a larger Citywide loop. This system gives community members a wide variety of pathway options throughout the City and to other parts of the metropolitan region. The adopted network map is included as Figure 3-7. Please refer to the Meridian Pathways Master Plan[4] for specific alignments, pathway types, design specifications, detailed network descriptions, etc.

The ACHD has adopted a plan that seeks to create and connect bicycle lanes throughout Ada County. The over-arching goal of the Roadways to Bikeways Bicycle Master Plan is to create a bicycle network that provides a designated bicycle facility within a quarter-mile from 95 percent of the residents in the County. The City, as part of development review and ACHD roadway projects, will look to expand bicycle opportunities throughout the City.

COMPASS has developed a Mobility Management Guidebook[5] that includes best practices for incorporating transit access and mobility enhancements into subdivision, site, and roadway design. The Guidebook may be useful in identifying strategies for reducing reliance on the automobile.

On the statewide level, I-way is a service network that connects people in Idaho to a mix of transportation options. I-way provides people in Idaho the ability to choose from a variety of connected, convenient and cost-effective transportation options–including park and rides, car and van pools, bike and walking paths, shuttles, and improved public transportation options. I-way represents a shift in the design and management of mobility options in Idaho. To meet changing future needs, this new vision focuses on the needs of people, rather than transportation modes and reorganizes the way mobility strategies are developed. The City is an active participant in I-way[6].

"Through the use of roadways, pathways, sidewalks, bike lanes, busses and the rail corridor, the intent is to make getting to and through downtown easier."

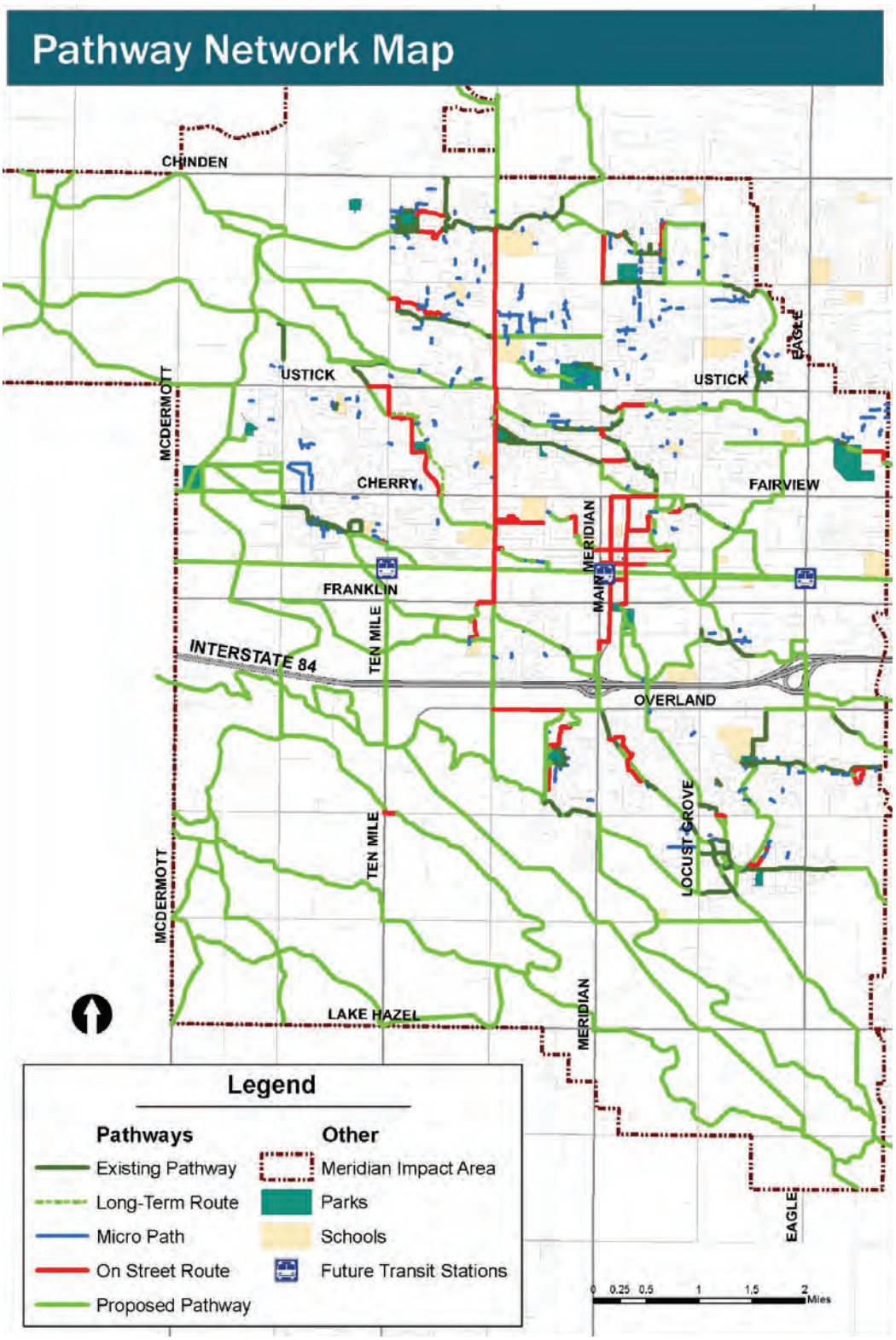
Downtown Transportation Network

The City envisions a multi-modal transportation network downtown. Through the use of roadways, pathways, sidewalks, bike lanes, busses and the rail corridor, the intent is to make it easier to get to and through downtown.

There are several plans and studies that evaluate where and how various opportunities for access to downtown can, and should be provided. The Downtown Meridian Transportation Management Plan was developed by ACHD with insight provided by the City to propose solutions to circulation-related challenges in downtown Meridian. The result of the jointly-initiated planning process was the emergence of a "Split Corridor Design" to facilitate movement

4 Go to http://www.meridiancity.org/parks_rec.aspx?id=2667
5 Go to http://www.compassidaho.org/prodserv/mobility.htm
6 Go to I-way.org

FIGURE 3-7. ADOPTED PATHWAY NETWORK MAP



Note: For current Pathway Network Map, please see the City of Meridian Parks and Recreation website: http://www.meridiancity.org/parks_rec.aspx?id=2667

throughout downtown. The "Split Corridor Design" will create a one-way traffic system between the I-84/Meridian Road interchange and (roughly) the railroad tracks. Main Street will allow northbound traffic only, and Meridian Road will allow southbound traffic only. North of the railroad the system will support two-way traffic movement. Phase I of the Split Corridor, from I-84 to Franklin Road, was completed in 2009. Phase II of the Split Corridor is currently planned for construction in 2013.

To increase connectivity and facilitate additional north-south traffic movement downtown, the City will work through development and redevelopment to preserve right-of-way and construct East 3rd from Franklin Road to Fairview Avenue per the alignment identified in the East 3rd Street Extension Alignment Study Report, dated May 2009. The May 2009 report identifies the alignment of the future roadway and presents conceptual cross-sections for use in roadway design.

"A day spent without the sight or sound of beauty, the contemplation of mystery, or the search of truth or perfection is a poverty-stricken day; and a succession of such days is fatal to human life."
-Lewis Mumford

Pine Avenue is currently the only east-west connection to downtown between Fairview Avenue and Franklin Road, west of Locust Grove. Additional east-west traffic connections within downtown are needed. Extending Broadway Avenue and/or Idaho Avenue to connect with E Commercial Drive will make it easier to get to and through downtown.

The City has also adopted the Downtown Meridian Street Cross-section Master Plan, which is intended to preserve for and work towards long-term connectivity and streetscape improvements.

State Facilities

The Idaho Transportation Department has very few planned highway expansion projects in the State. However, there is certainly a need to improve the State highway system. At the top of the City's highway improvement priority list is a rebuilt Meridian Road Interchange. The interchange is not sufficient to safely handle today's increased traffic and mobility demands. Reconstruction of the Meridian Road Interchange will improve mobility by providing pedestrian and bicycle facilities on the structure so that different modes of transportation can traverse across the Interstate. Reconstruction will also allow free movement of commerce through the Treasure Valley and provide the infrastructure which companies here and those looking to move here desire.

Two other highway improvements high on the City's priority list are U.S. 20/26 (Chinden Boulevard) and SH-55 (Eagle Road). The Eagle Road Arterial Road Study (ITD, 2006), and the U.S. 20/26 Corridor Preservation Study, (ITD and COMPASS, ongoing), identify preferred roadway configurations and recommend safety improvements to these high-volume and high-speed facilities. The City supports access management, congestion mitigation improvements and the beautification of these corridors called for in the studies.

The City of Meridian supports the construction of an overpass at the intersection of Linder Road and Interstate 84. This overpass will create a continuous, 34-mile arterial that will connect the Birds of Prey with the foothills and be one of the only roadways in the county to cross both the interstate and the Boise River. When

constructed, this overpass should include an on-street pathway route along the west side of the roadway as it allows for continuation of the on-street pathway north and south of the interstate, consistent with the City's Master Pathway Plan.

Land within the future SH-16 corridor will be protected from strip commercial zoning and development. The City does not intent to strip zone land adjacent to the future highway for non-residential uses. Such uses will be targeted to key intersections and where vacant or surplus commercial space is already available and zoned.

Supplemental Network Improvements

To establish a more direct route, and increase connectivity between the Nampa Airport/Garrity Boulevard and the Overland Road/Ten Mile Road intersection, the Airport - Overland Corridor Study was completed in 2011. This study was conducted in partnership with the City of Nampa, ACHD, Nampa Highway District #1, Ada County, and the City. The Study evaluated feasible alignment alternatives and associated environmental, transportation, land use and land owner issues of an extension. Ultimately, Alternative 2B was selected as the preferred alignment.

"...the City has constructed, on average, one new well per year, each funded by connection fees and charged to new development."

As no funding is currently available, this future roadway will be constructed as adjoining properties develop, and funding partners become available. Although the centerline location identified in the Study is the preferred location, the exact location of the roadway may adjust slightly dependent upon the nature and timing of development; the Study allows for flexibility on the specific route, as long as the primary objectives of the study are achieved. The City will work with property owners, developers and ACHD to ensure Overland Road is extended west of Ten Mile Road into Canyon County as an arterial.

Utilities and Infrastructure

The provision, location and efficiency of public facilities contribute to quality of life and to the ability to develop in the City. While the City owns and operates its own domestic water and sewer services, it relies on other entities for some of the other essential services. Therefore, coordination between the City and each service provider is vital in planning and prioritizing of expansion areas, and continued service to existing locations. Public facilities discussed in this section include domestic water service, sewer collection, sewage treatment, and other independently operated utilities (such as power, natural gas, and communications).

Water Service

The City owned and operated domestic water system is currently supported by a series of deep wells, booster pump stations, multiple reservoirs, and over 500 miles of pipe line. In order to keep up with water demand, the City has constructed, on average, one new well per year, each funded by connection fees and charged to new development. Water line extensions to new developments are generally paid for and constructed by developers. Although the City plans new wells and reservoirs, the specific locations to those facilities are largely

dictated by growth patterns, and will continue to be funded by new development. There is a portion of north Meridian where United Water, not the City, provides service. The rest of the City receives water from the City, via the Public Works Department.

Sewer Collection

The sewer (also known as wastewater) collection system in the City consists of over 400 miles of pipe and twelve lift (pump) stations. Sewage flows by gravity to the Wastewater Resource Recovery Facility located northwest of the Ten Mile/Ustick intersection. Generating a new Sewer Master Plan is in process. The Sewer Master Plan includes development of a computer model. The model helps Public Works staff identify priority areas for development in the City as well as segments of the existing sewage collection system that are approaching capacity. Future capital improvements will then be prioritized to upgrade the lines that are approaching capacity. The City will evaluate the need for additional expansion projects based on the Sewer Master Plan and model.

"Republic and the City are looking for additional ways to divert the amount of waste that goes to landfill."

Sewage Treatment

The present Wastewater Resource Recovery Facility (WRRF) began operation in 1979 with a rated capacity of 2.8 million gallons per day (mgd). The WRRF consists of primary, secondary, and tertiary treatment followed by disinfection. Treated effluent is discharged to Five Mile Creek. The City continues to upgrade the facility following its current Facility and 5 year Capital Improvement Plans. The estimated design capacity at the plant today is approximately 10.2 mgd, as approved by the Department of Environmental Quality. The City is in the process of completing a major upgrade to the WRRF which will increase the treatment capacity to 15 mgd, and is expected to be completed in 2019. The last update to the Wastewater Resource Recovery Facility Plan was completed in 2012, and the City is currently in the process of updating this document again. The results of the WRRF Plan will be used to develop the Capital Improvement Plan for the WRRF, and guide the future studies, improvements, and expansions for the next several years.

The City of Meridian received a National Pollutant Discharge Elimination System (NPDES) Wastewater discharge permit from the Environmental Protection Agency (EPA) in September of 1999, which expired in 2004, and was then administratively extended. The City received a reissued NPDES Wastewater discharge permit in June of 2017. This permit includes very low nutrient limits on phosphorus and ammonia which will precipitate significant capital investment into upgrades at the Wastewater Resource Recovery Facility. Numerous sampling and monitoring requirements for the effluent, Five Mile Creek, and the Boise River are also mandated. As the owner and operator of the stormwater drainage system, the Ada County Highway District (ACHD) is the regulated permittee for Phase 2 NPDES Stormwater permits for areas which encompass Meridian.

With a vision for sustainability, Meridian became the first city in Idaho to be issued a Citywide Class A Recycled Water Permit in 2009. Recycled water is a highly

treated water resource generated at the City's municipal wastewater resource recovery facility that meets standards for Class A reuse, as established by the Idaho Department of Environmental Quality. The City has been producing Class A recycled water since 2009 for uses such as irrigating landscaping at the Ten Mile Interchange, some City parks, and the treatment plant site, as well as toilet flushing, and at a commercial car wash.

This conserves ground water and reduces discharge flows into the Boise River. As Meridian is located in an arid climate, recycled water is a "drought-proof" water supply that reduces demand on municipal supply, frees up agricultural water for agricultural uses, and lowers effluent flow to the Boise River.

Garbage and Recycling

"Unless commitment is made, there are only promises and hopes; but no plans."
- Peter F. Drucker

Republic Services (Republic) is the solid waste and recycling collection contractor for the City of Meridian. Republic is dedicated to providing reliable and innovative recycling and waste reduction programs to the City. Every residential customer in Meridian has access to curbside recycling services as part of their basic collection services. In addition to refuse collection, recycling, and hazardous material disposal, Republic also provides fall leaf collection, spring clean-up collection, used oil collection and Christmas tree pick-up. These programs are intended to reduce the amount of organic material that would otherwise make its way to the landfill. Republic and the City are looking for additional ways to divert the amount of waste that goes to landfill.

In 2000, the City established a Solid Waste Advisory Committee (SWAC) to help set steer a curbside recycling program and to advise the City Council on other solid waste issues. The SWAC works in conjunction with Republic staff. The SWAC focuses its attention on growing the solid waste and recycling programs and making them as user friendly as possible.

Irrigation

Meridian irrigation water is supplied by a series of canals and laterals diverted from the Boise River. The New York canal is operated and serviced by the Boise Project Control Board, under the Bureau of Reclamation. The Ridenbaugh and Settler's Canal are both operated and maintained by the Nampa and Meridian Irrigation District (NMID). The NMID administers water rights for all three canals.

Power

Idaho Power Company provides electrical services throughout the City of Meridian and its Area of City Impact. Idaho Power is a public service company regulated by the Idaho Public Utility Commission (IPUC), the Federal Energy Regulatory Commission (FERC), and the state regulatory commissions of Idaho and Oregon.

Natural Gas

Intermountain Gas Company is the sole provider of natural gas in southern Idaho, including Meridian. Meridian is serviced by dual, high pressure natural gas pipelines that bisect the southwest part of the City's Area of City Impact.

Communications

CenturyLink, Inc. provides basic telephone service in the area and CableOne provides traditional T.V. and internet services. There are also a number of other wireless providers which also offer phone, television, and internet services.

Future Acquisitions Map

Idaho Code §67-6517 allows the City to designate lands on a Future Acquisitions Map (FAM) that are proposed for public acquisition and/or facilities over the next 20 years. Facilities and utilities that could be designated on this map include, but are not limited to: fire stations, parks, open space, and recreation areas, pathways, well sites, Wastewater Resource Recovery Facility expansion lands, utility facility corridors, streets, overpasses and highways, and some properties downtown where infrastructure is planned.

The City does not have or use a FAM. Instead, a future facilities map that consolidates all City expansion and construction plans is being composed. This map, once composed, will be used for general coordination and communication, and will not be included in this Plan. However, it is envisioned that the future facilities map and the policies in this Plan be consistent and work together to guide efficient infrastructure improvements.

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Chapter 3 – Goals, Objectives, & Action Items

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
3.01.00	**Recognize that Meridian's population will continue to grow and positively influence that growth.**			
3.01.01	**Provide facilities and services that keep up with growth.**			
3.01.01A	Work with COMPASS to analyze and monitor demographic characteristics and trends using the Development Monitoring Report.		On-going	Community Development
3.01.01B	Evaluate comprehensive impact of growth in all land use decisions (e.g., traffic impacts, school enrollment, parks, etc).		On-going	All
3.01.01C	Regularly calculate ultimate build-out population projections based on City's current Comprehensive Plan policies.		On-going	Community Development
3.01.01D	Update the Comprehensive Plan and Unified Development Code as needed to accommodate growth trends.		On-going	Community Development
3.01.01E	Develop incentives that encourage utilization of unimproved or underdeveloped land within City limits in order to maximize public investments, and curtail urban sprawl.		Medium	Community Development
3.01.01F	Permit new development only where urban services can be reasonably provided at the time of final approval and development is contiguous to the City.		On-going	Community Development
3.01.01G	Evaluate development proposals based on physical, social, economic, environmental, and aesthetic criteria.		On-going	Community Development
3.01.01H	Continuously provide essential services and utilities to all residents.		On-going	Council
3.01.01I	Consider City Master Plans and Strategic Plans in all land use decisions.		On-going	Council
3.01.01J	Work with transportation agencies and private property owners to preserve transportation corridors, future transit routes and infrastructure, road and highway extensions, and to facilitate access management planning.		On-going	Community Development
3.01.01K	Identify and communicate future and current fire station locations based on adopted response time standards.		High	Fire
3.01.01L	Communicate development impact regarding adopted Fire Department response time standards.		High	Fire
3.01.02	**Ensure that land use regulations support development opportunities within the Area of City Impact.**			
3.01.02A	Support applications that apply the neighborhood center concept.		On-going	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
3.01.02B	Establish incentives for new commercial development within under-utilized existing commercial areas.		Highest	Community Development
3.01.02C	Support and improve upon current development review process.		On-going	Community Development
3.01.02D	Coordinate with Ada County to amend City and County Area of City Impact agreements to require Meridian land use ordinances be adopted by Ada County for developments within the Area of City Impact but outside City limits.		High	Community Development
3.01.02E	[Removed]		NA	NA
3.02.00	**Improve long range City and school district planning.**			
3.02.01	**Jointly plan and site school and subdivision developments to ensure mutual benefits and neighborhood identity.**			
3.02.01A	Coordinate population and household projections keeping school sites in mind.		On-going	Community Development
3.02.01B	Support the location of school sites within every square mile.		On-going	Community Development
3.02.01C	Support construction of multi-use facilities that can be used by both schools and the community.		On-going	Community Development
3.02.01D	Develop programs that are more pro-active by providing more secure, safe, and fun places for children.		Medium	Parks
3.02.01E	Actively involve West Ada School District in subdivision site selection with developer before processing applications (pre-application meetings).		On-going	Community Development
3.02.01F	Work with West Ada School District so elementary schools are sited in locations that are safe for the children, easily accessible by automobile, transit, walking and bicycle. Elementary schools should not be "hidden" within subdivisions or otherwise made inaccessible to the public.		On-going	Community Development
3.02.01G	Look for ways to streamline the permitting and land use review process for approval of new school facilities.		On-going	Community Development
3.02.01H	Work with ACHD, ITD and West Ada School District to establish and map safe bicycle and pedestrian routes to schools.		On-going	Community Development
3.02.01I	Assist West Ada School District as needed in identifying future school sites, including by providing information about potential developments and future land uses.		On-going	Community Development
3.02.01J	Ensure compatibility of schools with neighborhoods and adjacent land uses.		On-going	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
3.03.00	**Facilitate the efficient movement of people and products to and from the Area of City Impact.**			
3.03.01	**Support multi-modal and complete street transportation improvements.**	▲		
3.03.01A	Work with UPRR on constructing a multiple-use pathway through downtown.	▲	On-going	Parks
3.03.01B	Support VRT's efforts to construct a multi-modal transit center downtown.		Medium	Community Development
3.03.01C	Improve ingress and egress (both pedestrian and vehicle) in Old Town.	▲	On-going	Community Development
3.03.01D	Pursue the extension of Idaho Ave and/or Broadway Ave to Commercial Drive.	▲	Medium	Community Development
3.03.01E	Pursue construction of the City's pathway network to and through downtown.	▲	On-going	Parks
3.03.01F	Pursue bicycle routes/lanes to and through downtown.	▲	On-going	Community Development
3.03.01G	Work with ACHD to implement projects from the 2012 Downtown Meridian Neighborhood Pedestrian and Bicycle Plan.	▲	On-going	Community Development
3.03.01H	Work with ACHD to increase awareness that pedestrians are part of the community and utilize criteria for plan review in determining whether a development proposal is pedestrian safe, accessible, and comfortable.	▲	On-going	Community Development
3.03.02	**Enhance existing transportation systems.**			
3.03.02A	Work with COMPASS, ACHD, ITD and other regional partners to develop and manage a well-planned, sustainable, multi-modal transportation system.	▲	On-going	Community Development
3.03.02B	Pursue the extension of East 3rd Street from Fairview to Pine and a future signal at East 3rd Street / Fairview.	▲	Medium	Community Development
3.03.02C	Pursue the extension of Overland Road, west of Ten Mile Road into Canyon County, consistent with the 2011 Airport-Overland Corridor Study.	▲	On-going	Community Development
3.03.02D	Pursue sidewalk construction for existing substandard streets.	▲	On-going	Community Development
3.03.02E	Develop continuous pedestrian walkways within the downtown area.		On-going	Community Development
3.03.02F	Consider ACHD's Complete Streets policy and Transportation and Land Use Integration Plan (TLIP) in all land-use decisions.	▲	On-going	Community Development
3.03.02G	Consider the adopted COMPASS regional long-range transportation plan in all land-use decisions.	▲	On-going	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
3.03.02H	Encourage and promote the development of an overpass at the intersection of Linder Road and I-84 by ITD and ACHD. The overpass should accommodate pedestrians.		Medium	Community Development
3.03.02I	Encourage and promote the development of an interchange at the intersection of McDermott Road / SH-16 Road extension and I-84 by ITD.		Medium	Community Development
3.03.02J	Encourage and promote construction of Eagle Road corridor improvements.		On-going	Community Development
3.03.02K	[Removed]		NA	NA
3.03.02L	Encourage and promote the preservation and expansion of Chinden Boulevard (US 20/26) by ITD.		Highest	Community Development
3.03.02M	[Removed]		NA	NA
3.03.02N	Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage / backage roads.		On-going	Community Development
3.03.02O	Review new development for appropriate opportunities to connect local roads and collectors to adjacent properties (stub streets).		On-going	Community Development
3.03.02P	Require the improving and maintaining of landscaping along public rights-of-way and landscaping of dedicated but unimproved rights-of-way strips.		On-going	Community Development
3.03.02Q	Consider needed sidewalk, pathway, landscaping, and lighting improvements with all land-use decisions along SH-55.		On-going	Community Development
3.03.02R	Improve coordination with ACHD, ITD, VRT, COMPASS and developers in addressing transportation issues and needs before public hearings.		Highest	Community Development
3.03.02S	Work with ACHD, neighborhoods, and the city's Transportation Commission to promote traffic calming and safety where problems exist.		On-going	Community Development
3.03.02T	Work with ACHD and COMPASS to establish and implement a system of performance measures to gauge whether transportation goals and objectives are being realized.		Medium	Community Development
3.03.02U	Work with ACHD to establish a "feedback loop" to further Meridian's planning objectives and interests.		High	Community Development
3.03.03	**Provide the most efficient transportation network possible.**			
3.03.03A	Work with transportation agencies to establish truck routes.		Lowest	Community Development
3.03.03B	Require pedestrian access connectors in all new development to link subdivisions together to promote neighborhood connectivity as part of a community pathway system.		On-going	Community Development
3.03.03C	Require street connections between subdivisions at regular intervals to enhance connectivity and better traffic flow.		On-going	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
3.03.03D	Develop alternative modes of transportation through pedestrian improvements, bicycle lanes, off-street pathways, and transit-oriented development as appropriate.		On-going	Community Development
3.03.03E	Except in North Meridian and the Ten Mile Specific Area, where a specific collector system is planned, realize continuous collectors at regular intervals around the north-south and east-west half-mile lines within the undeveloped sections of Meridian's Area of City Impact at the time of new development. Such collectors should be the primary designated bike lane routes in lieu of arterial streets, whenever possible.		On-going	Community Development
3.03.03F	Require the public street system to be continuous through each mile section. This does not preclude the use of traffic calming measures, nor does it imply the roadway have a straight alignment.		On-going	Community Development
3.03.03G	Participate in the development of the Regional Transportation Improvement Program (TIP).		On-going	Community Development
3.03.03H	Work with neighborhood groups to identify gaps in the sidewalk system that need to be filled in.		On-going	Community Development
3.03.04	**Encourage new and alternative transportation systems to accommodate growth.**			
3.03.04A	Support COMPASS efforts to study the Union Pacific Railroad (UPRR) corridor for multi-use pathway and mass transit.		High	Community Development
3.03.04B	Explore additional mobility options for people who do not drive; use COMPASS' Mobility Management Checklist.		Medium-High	Community Development
3.03.04C	Develop and implement agreements with NMID, other irrigation districts, and UPRR to allow use of easements for recreation, bike/pedestrian pathways by the City.		On-going	Parks
3.03.04D	In cooperation with COMPASS, VRT, and ACHD, continue to investigate the opportunities for providing Park & Ride lots, shuttle buses, and other forms of alternative transportation.		On-going	Community Development
3.03.04E	Work with ACHD, VRT and other agencies, community groups, local employers and citizens to identify and promote strategies for reducing reliance on the automobile.		On-going	Community Development
3.03.04F	Preserve the existing rail corridor for a future transit system between Boise and Nampa.		On-going	Community Development
3.03.04G	Work with COMPASS and VRT on bringing public transportation to and through Meridian.		Medium	Community Development
3.03.04H	Work with ACHD, COMPASS, and VRT to identify specific parcels for future park & ride lots and/or transit stations.		Medium	Community Development
3.03.04I	In coordination with VRT and COMPASS, explore grants and other funding opportunities to provide incentives for developers to locate within areas planned for transit.		Medium	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
3.03.04J	Develop design guidelines for transit stations.		Lowest	Community Development
3.03.04K	Consider ACHD's MSM (Master Street Map) in all land use decisions.		On-going	Community Development
3.03.04L	Assist in meeting the transportation needs of non-drivers.		On-going	Community Development
3.03.04M	Support alternative public and private sector funding opportunities for transportation investment.		On-going	Community Development
3.03.04N	Promote the rail line as a multi-modal corridor.		On-going	Parks
3.04.00	**Expand, improve, and maintain the City's infrastructure to meet existing and growing demands in a timely, orderly, and logical manner.**			
3.04.01	**Develop and follow logical master plans for all public facilities, services and safety to guide the growth of the City.**			
3.04.01A	[Removed]		NA	NA
3.04.01B	Annually review master plans for public facilities and services; update as needed.		On-going	All
3.04.01C	Coordinate with other public utilities and essential service providers at annual master plan reviews.		On-going	All
3.04.01D	Identify growth priority areas for future City expansion.		On-going	All
3.04.01E	Develop City utilities in priority areas.		On-going	Public Works
3.04.01F	Explore options to annex County parcels that are contiguous with City limits to allow for more efficient provision of City services.		Medium	Community Development
3.04.01G	Protect citizen investments in existing public facilities (water, sewer, streets, fire, police, etc.) by encouraging controlled growth through development application reviews and development agreements.		On-going	Community Development
3.04.01H	Coordinate with public works, police, and fire departments on proposed annexation and development requests, and the impacts on services through comprehensive analysis and adopted standards.		On-going	Community Development
3.04.01I	Review and update existing and future service needs.		On-going	All
3.04.01J	Assess and compare response times to adopted standards for identification of needed growth.		On-going	Police / Fire

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
3.04.01K	Continually improve public participation in matters relating to financing, construction and location of public facilities.		On-going	Public Works
3.04.01L	Support expansion of City facilities and staff based on growth.		On-going	Council
3.04.01M	[Removed]		NA	NA
3.04.01N	Phase in residential developments in accordance with their connection to the municipal sewer and water system.		On-going	Community Development
3.04.01O	Coordinate Fire Department planning and response efforts with neighboring jurisdictions.		On-going	Fire
3.04.02	**Build services to areas of opportunity and promote future development of commercial, industrial, retail/service and residential to best protect objectives and integrity of Meridian.**			
3.04.02A	Locate industrial and commercial uses where adequate water supply and water pressure are available for fire protection.		On-going	Community Development
3.04.02B	Encourage infill development.		Medium	Community Development
3.04.02C	Identify target hazards based on commercial/industrial occupancy type.		On-going	Fire
3.05.00	**Ensure a variety and balance of land uses to support the Meridian Area of City Impact.**			
3.05.01	**Plan for periodic review, monitoring, and updating of land uses within the Area of City Impact and the Urban Service Planning Area.**			
3.05.01A	Evaluate the allocation of land uses along the rail corridor, particularly the amount of land envisioned for industrial use; coordinate with UPRR and other stakeholders.		Highest	Community Development
3.05.01B	Coordinate with COMPASS, UPRR, ACHD, VRT, and private property owners to ensure land uses that are compatible and will integrate with freight movement and a future rail corridor transit system.		Medium	Community Development
3.05.01C	Update the Future Land Use Map to reflect existing facilities.		On-going	Community Development
3.05.01D	Annually calculate percentage of each major land use category developed during previous year and compare to existing supply of vacant land in each category.		On-going	Community Development
3.05.01E	Locate small-scale neighborhood commercial areas within planned residential developments as part of the development plan.		On-going	Community Development
3.05.01F	Amend the Unified Development Code and Future Land Use Map to implement this plan.		On-going	Community Development
3.05.01G	Encourage research and employment opportunities in the northwest quadrant of Area of City Impact.		Highest	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
3.05.01H	Designate land for a variety of uses.		On-going	Community Development
3.05.01I	Consider Specific Area Plan funding for areas of interest on the Future Land Use Map.		On-going	Community Development
3.05.01J	Plan for a variety of commercial and retail opportunities within the Area of City Impact.		On-going	Community Development
3.05.01K	Monitor and adjust accordingly, the amount of industrial areas needed to meet the employment needs of the City.		On-going	Economic Development
3.05.02	**Maintain integrity of neighborhoods to preserve values and ambiance of areas.**			
3.05.02A	Require neighborhood and community commercial areas to create a site design compatible with surrounding uses (e.g., landscaping, fences, etc.).		On-going	Community Development
3.05.02B	Develop standards for integrating higher density residential into existing subdivision development.		On-going	Community Development
3.05.02C	Require new residential development to meet development standards regarding landscaping, signage, fences and walls, etc.		On-going	Community Development
3.05.02D	Enforce City codes.		On-going	Police
3.05.02E	[Removed]		NA	NA
3.05.02F	Require new urban density subdivisions which abut or are proximal to existing low density residential land uses to provide landscaped screening or transitional densities with larger, more comparable lot sizes to buffer the interface between urban level densities and rural residential densities.		On-going	Community Development
3.05.02G	Evaluate the need for new residential development to provide permanent perimeter fencing, and fencing to contain construction debris on site and prevent windblown debris from entering adjacent agricultural and other properties.		On-going	Community Development
3.05.03	**Plan for appropriate uses within rural areas.**			
3.05.03A	Identify transitional areas to buffer commercial and residential uses, to allow uses such as offices and other low intensity uses.		On-going	Community Development
3.05.03B	Permit low-density (one unit per 5-10 acres) residential uses where City services can not be provided.		On-going	Community Development
3.05.03C	Require rural area residential development to submit alternative development plan to allow for the efficient extension of urban services in the future (resubdivision plan).		On-going	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
3.05.03D	Coordinate with Ada County and establish and maintain an Area of City Impact Agreement, to ensure that rural areas are developed in accordance with all applicable provisions of this plan.		High	Community Development
3.05.03E	Allow residential development in rural areas that are outside the City limits but inside the Area of City Impact, provided it is not feasible to connect development to City sewer and water service, and when required by the City, development provides dry line sewer and water lines for future connection; and a concept plan for roads and lots showing that re-subdivision of the property in the future, to urban densities consistent with the Future Land Use Map is possible.		On-going	Community Development
3.05.03F	Permit recreational uses that are compatible with agricultural pursuits in the rural areas.		On-going	Community Development
3.05.03G	Evaluate feasibility of establishing preservation standards and incentives for protecting the long-term use of land with prime agricultural soils for agricultural purposes.		Highest	Community Development
3.05.03H	Coordinate with Meridian Rural Fire Protection District as growth occurs in our Area of City Impact		On-going	Fire
3.06.00	**Encourage compatible uses to minimize conflicts and maximize use of land.**			
3.06.01	**Proactively address potential conflicts between incompatible uses.**			
3.06.01A	Require industrial areas to create a site design compatible with surrounding uses (e.g., landscape, fences, etc.) and community design criteria.		On-going	Community Development
3.06.01B	Minimize noise, odor, air pollution, and visual pollution in industrial and commercial development adjacent to residential areas.		On-going	Community Development
3.06.01C	Encourage industrial development to locate adjacent to existing industrial uses.		On-going	Community Development
3.06.01D	Require industrial development to conform to Federal and State air, water, and noise pollution standards, and local landscaping, traffic, noise, and environmental standards.		On-going	Community Development
3.06.01E	Require screening and buffering of commercial and industrial properties to residential use with transitional zoning.		On-going	Community Development
3.06.01F	Protect existing residential properties from incompatible land use development on adjacent parcels.		On-going	Community Development
3.06.01G	Require screening and landscape buffers on all development requests that are more intense than adjacent residential properties.		On-going	Community Development
3.06.01H	Support land uses that do not harm natural systems and resources.		On-going	Community Development
3.06.01I	Preserve and protect industrial lands for continued industrial use.		On-going	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
3.06.02	**Support appropriate land uses along transportation corridors.**			
3.06.02A	Review current regulations for issues that would prohibit or discourage the type of mixed-use, transit-oriented development desired within areas planned for transit.		On-going	Community Development
3.06.02B	Cluster new community commercial areas on arterials or collectors near residential areas in such a way as to complement adjoining residential areas.		On-going	Community Development
3.06.02C	Identify locations for low traffic-generating uses on key corridors.		Low	Community Development
3.06.02D	Restrict private curb cuts and access points on collectors and arterial streets.		On-going	Community Development
3.06.02E	Integrate transportation plans and studies into the Comprehensive Plan and City ordinances.		On-going	Community Development
3.06.02F	Require appropriate landscaping and buffers along transportation corridor (setback, vegetation, low walls, berms, etc.).		On-going	Community Development
3.06.02G	Develop incentives for high-density development along major transportation corridors to support public transportation system.		Low	Community Development
3.06.02H	Coordinate with ACHD, ITD, COMPASS, and other agencies to determine future infrastructure plans, transportation corridors, highway alignments, etc. and allow only compatible adjacent land uses, appropriate site designs and traffic patterns.		On-going	Community Development
3.06.02I	Explore with ACHD the possibility of reduced transportation impact fees for development along public transportation systems (existing or planned).		Medium	Community Development
3.06.02J	Prioritize the location of future fire stations on collectors to eliminate access issues on arterials.		On-going	Fire
3.07.00	**Offer a diversity of housing types for a greater range of choice.**			
3.07.01	**Encourage quality housing projects for all economic levels throughout the City.**			
3.07.01A	Amend the Unified Development Code and Comprehensive Plan Future Land Use Map to ensure a wide variety of housing types can be developed and properly zoned and land is available.		On-going	Community Development
3.07.01B	Annually monitor building permit activity to ensure a diversity of housing is being maintained.		On-going	Community Development
3.07.01C	Promote high density residential development in Old Town.		High	Community Development
3.07.01D	Adopt land use designations that will allow for housing opportunities for all income levels.		On-going	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
3.07.01E	Support a variety of residential categories (low-, medium-, medium-high and high-density single-family, multi-family, townhouses, duplexes, apartments, condominiums, etc.) for the purpose of providing the City with a range of affordable housing opportunities.		On-going	Community Development
3.07.01F	Provide incentives (density bonus, reduced open space requirements, less impact fees) for infill development.		On-going	Community Development
3.07.01G	Designate areas for high density residential on the Future Land Use Map.		On-going	Community Development
3.07.01H	Require an open housing market for all persons, regardless of protected class, ie: race, sex, age, religion, disability, handicap, family status or ethnic background.		On-going	Legal
3.07.01I	Develop incentives for a variety of housing types, suitable for various income groups.		On-going	Community Development
3.07.01J	Ensure that no discriminatory restrictions are imposed by local codes and ordinances.		On-going	Legal
3.07.01K	Look for incentives to encourage the development of accessible, single-family home designs.		On-going	Community Development
3.07.01L	Coordinate public and private housing implementation efforts to improve consistency with local housing plans.		On-going	Community Development
3.07.01M	Review ordinances or other policy statements which affect housing development and consolidate to avoid confusion and conflicting policies and requirements.		On-going	Community Development
3.07.01N	Diversify and balance the location of up to 1,200 square foot housing throughout the City (e.g., avoid concentration of one housing type in a geographical area).		Low	Community Development
3.07.02	**Elevate/enhance quality of residential site and subdivision planning.**			
3.07.02A	Require usable open space to be incorporated into new residential subdivision plats.		On-going	Community Development
3.07.02B	Consistent with the Transportation and Land Use Integration Plan, require all new residential neighborhoods to provide sidewalks, curb and gutters, and complete streets.		On-going	Community Development
3.07.02C	Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity.		On-going	Community Development
3.07.02D	Provide housing options close to employment and shopping centers.		On-going	Community Development
3.07.02E	Use the Architectural Standards Manual.		On-going	Community Development
3.07.02F	Require common area in all subdivisions.		On-going	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
3.07.02G	Re-evaluate residential density categories (i.e., R-8 to R-15 to R-40 is too broad of a range) in Unified Development Code.		Medium	Community Development
3.07.02H	Eliminate vague/unclear standards in development ordinances; keep Unified Development Code current and user-friendly.		On-going	Community Development
3.07.02I	Support infill of vacant lots in substantially developed, single-family areas at densities similar to surrounding development. Increased densities on vacant lots may be considered if structures are compatible with surrounding development.		On-going	Community Development
3.07.02J	Explore the option of the City acquiring vacant lots to hold for future consolidation of lots and / or development.		Low	Community Development
3.07.02K	Apply design and construction standards to infilling development in order to reduce adverse impacts upon existing adjacent development.		On-going	Community Development
3.07.02L	Locate high-density development, where possible, near open space corridors or other permanent major open space and park facilities, Old Town, and near major access thoroughfares.		On-going	Community Development
3.07.02M	Evaluate the potential to use density transfers through Planned Unit Developments in exchange for school sites, open space dedications, or for access easements to linear open space corridors, which contain bicycle and/or pedestrian pathway systems.		Medium	Community Development
3.07.02N	Ensure development provides safe routes and access to schools, parks and other community gathering places.		On-going	Community Development
3.07.02O	Evaluate the need for design review guidelines for single-family homes, particularly in Old Town.		Medium	Community Development
3.07.03	**Ensure that a balance exists between supply and demand in rental market.**			
3.07.03A	Identify the current mix of housing types, with COMPASS.		On-going	Community Development
3.07.03B	Provide for a wide diversity of housing types (single-family and multi-family arrangements) and choices between ownership and rental dwelling units for all income groups in a variety of locations suitable for residential development.		On-going	Community Development
3.07.03C	Track vacancy rates.		On-going	Economic Development

Chapter 4 – Economic Excellence

This section of the Comprehensive Plan gives context to the City's goals, objectives, and action items regarding economic development and provides the framework for growing Meridian's economy. Policy decisions reflect Meridian's goal of improving and diversifying the local economy to ensure a sustainable economic tax base.

Economic Development

Meridian is actively supporting existing and new businesses in order to retain and create new jobs, develop regional talent, foster innovation and increase tax base to promote a community that is proactive, responsive and sustainable. Some of the new businesses that the City is working to develop are:

- Health Science (Medical Device Manufacturing)
- Health Care Services
- Info-technology
- Corporate & Professional Services
- Entrepreneurial Innovation
- Food Processors
- Light Manufacturing
- Outdoor Sports Manufacturing
- Alternative Energy

Meridian's location, in the center of the Pacific Northwest, gives the City an advantage in regional recognition. Meridian offers companies direct access to 66 million consumers within a 750-mile radius. In addition, Meridian provides companies with a diverse pool of motivated and dedicated workers.

The City of Meridian is committed to economic excellence, and is committed to supporting and growing new and existing businesses. The City seeks to create a strong and diverse business community that is "Built for Business and Designed for Living." As part of its commitment to economic excellence, the City has developed Business Enterprise Areas and Specific Area Plans to encourage and promote a robust and sustainable economy.

Business Enterprise Areas / Specific Area Plans

Meridian is effectively positioned to support existing, emerging, and new businesses by creating planned and integrated Business Enterprise Areas. These areas are designed to attract and foster related or complimentary business interests. This provides an environment where business can thrive in an atmosphere conducive to attracting and retaining a highly qualified workforce. These Business Enterprise Areas, located throughout the City, are diverse in approach and geared towards accommodating the needs of business and employees alike.

"This corridor of complementary businesses and services provides a one-stop destination for visitors and workforce with all necessary amenities."

The Core. The Core, located on the eastern edge of Meridian along I-84, is focused on fostering an environment for health sciences, technology and business centers. The Core is a community of partners and programs, like those between the City of Meridian and Idaho State University, creating sustainable jobs, developing products, training, and research to better the lives of those in Meridian, the Valley, and abroad. With over 43 active enterprises, The Core is business diversity of the future; jobs in research, development, and manufacturing that cannot be outsourced. This corridor of complementary businesses and services provides a one-stop destination for visitors and workforce with all necessary amenities.

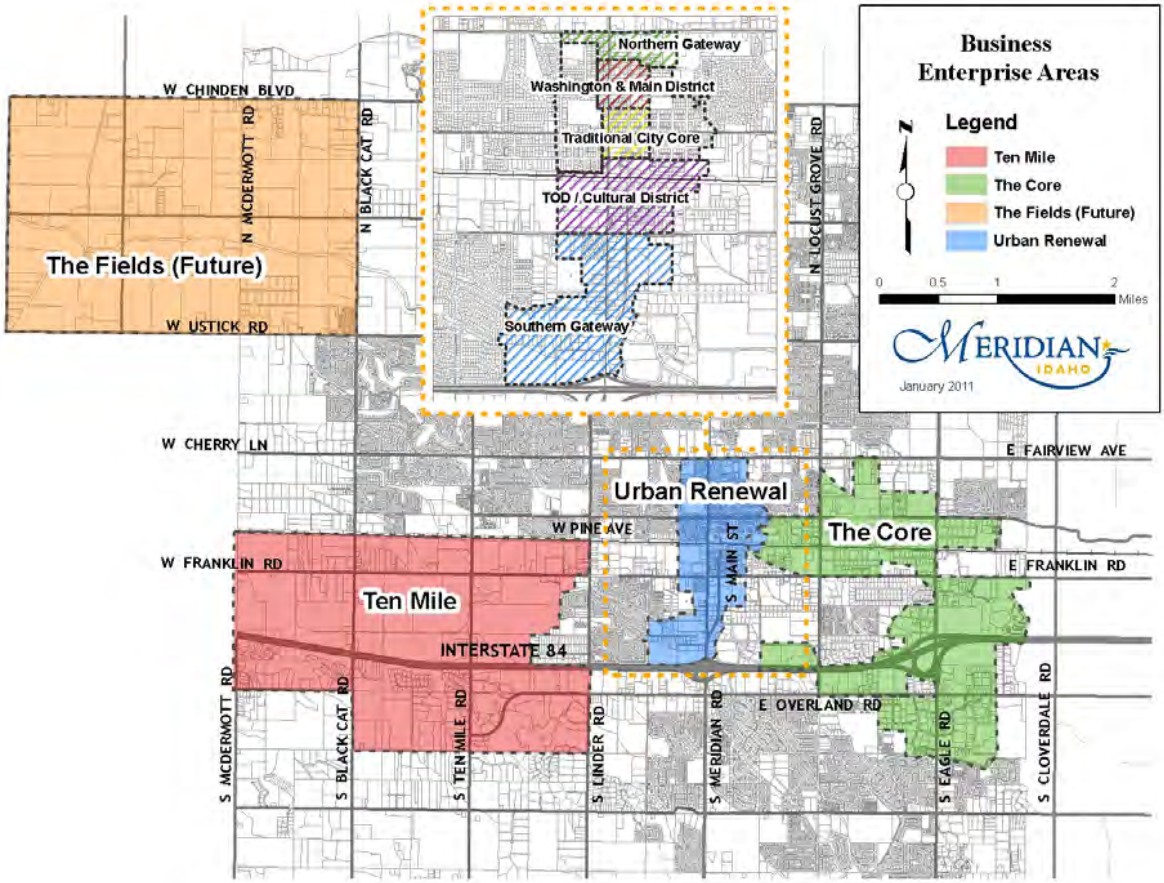
In the fall of 2009, Idaho State University opened the doors to ISU-Meridian, the Treasure Valley campus, within The Core. Students at ISU specialize in Law and Leadership, Research and Medical Arts, and International Studies. The City has been working with ISU to not only strengthen educational programs but to create partnerships with the private sector. The ISU President's Southwestern Idaho Advisory Council on Health Science Education and Economic Excellence focuses on specific business and research opportunities. This Council of business and educational leaders helps prepare ISU to expand health science education opportunities and support the efforts of The Core.

Ten Mile Interchange Specific Area Plan. The Ten Mile Interchange Specific Area Plan (TMISAP), centered along Ten Mile Road and I-84, is a highly visible, easily accessible part of the City that will offer significant employment, enhance housing diversity, and support a strong economy. The TMISAP, while sharing the same heart for economic development as the other business enterprise areas, is built for living; creating an environment for people to work, live, and play. Unlike other commercial employment districts, with diversity of mixed, adjacent, and nearby housing in a broad spectrum of sizes and costs, the Ten Mile Interchange Specific Area Plan[1] seeks to create a highly accessible community that removes the need to commute to work.

Urban Renewal Area (Downtown) - The Meridian Development Corporation (MDC) and the City are committed to the economic stimulation and expansion of downtown Meridian. Focus areas for creating a thriving Downtown Meridian include: pedestrian friendly, transit support, sustainable job creation, public art and beautification, affordable workforce housing, public parking, and a balanced retail environment. As part of its long-term goals, MDC is committed to supporting

1 Go to http://www.meridiancity.org/planning.aspx?id=242

FIGURE 4-1. BUSINESS ENTERPRISE AREAS



Destination Downtown, a Vision Plan for downtown Meridian. *Destination Downtown*[2] is a community-driven initiative, spearheaded by the MDC, to stimulate, vitalize, and establish downtown Meridian as a hub of Treasure Valley enterprise, culture, and social activities. *Destination Downtown* has four focus areas: Livability, Mobility, Prosperity, and Sustainability. Each of these focus areas represents a vital cornerstone in support of the long-term health and vitality of downtown Meridian and the City as a whole. The City intends to build on the *Destination Downtown* plan by partnering with the MDC to do specific catalyst projects, consistent with each of the four focus areas identified in the Plan. With the construction of the City Hall building in 2008, and the COMPASS/VRT building in 2011, the City and the MDC have made commitments to downtown that will serve as catalysts for additional revitalization efforts and set the standard for future development in Meridian's downtown.

Fields Area. Located in northwest Meridian, the Fields is a six-square mile area bound by the Ada-Canyon county line, Chinden Boulevard, Ustick Road and Black Cat Road. This area has been identified by the City for a future specific area plan. Like the other Business Enterprise Areas, the Fields Area will be conceived principally to grow business and develop increased economic vitality. Unlike Ten

2 Go to http://www.destination-downtown.org

Mile, The Core, and the Downtown plans however, the Fields Area will support future growth and development away from I-84, providing northwest Meridian with its own Business Enterprise Area, ensuring diverse and equally dispersed opportunity throughout the City.

Chamber of Commerce

The Meridian Chamber of Commerce principle goal is of supporting and developing business. The Chamber is a membership organization which provides leadership opportunities, advocacy, networking, and business promotion, to encourage, foster, and promote existing and new business opportunities in the City. The Meridian Chamber of Commerce provides many services to the community, including: business referrals, City information, community maps, relocation packets, tourist information, consulting, and more.

Chapter 4 – Goals, Objectives, & Action Items

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
4.01.00	**Make Meridian the premier place to live, work and raise a family.**			
4.01.01	**Diversify economic base of City - make Meridian a self-sustaining community.**	$		
4.01.01A	Build upon/take advantage of the City's location between Nampa and Boise and promote the regional concept.	★	High	Economic Development
4.01.01B	Provide unique destination-type activities and centers.	★ $	High	Economic Development
4.01.01C	Provide incentives and standards to attract high-quality businesses.	$ ▲	High	Economic Development
4.01.01D	Develop and maintain methods to promote the business community (e.g., web site development, brochures, advertising).	★ $	Highest	Economic Development
4.01.01E	Develop a selection criteria list for business types, and incorporate it into the development review process.	★	Medium	Community Development
4.01.01F	Encourage high-tech, research, pharmaceutical firms, and high-quality retail facilities.	★ $ ▲	On-going	Economic Development
4.01.02	**Create a balanced cross section of incomes.**	▲ $		
4.01.02A	Annually monitor changes in income levels.	▲ $	On-going	Economic Development
4.01.02B	Monitor supply of housing stock by tenure and income.		On-going	Community Development
4.01.02C	Pursue grants for economic development and public-private partnerships.	★ $	On-going	Economic Development
4.01.02D	Raise awareness through educational outreach activities to major employers and policy makers about the benefit of workforce housing and explore possibilities for creating / sustaining workforce housing.		On-going	Community Development
4.02.00	**Support existing businesses by creating new opportunities; be more focused on the expansion of existing businesses and create an overall friendly environment in which to do business.**			
4.02.01	**Promote business retention, expansion and improvement programs.**	★ $ ▲		
4.02.01A	Establish and maintain relationships with existing businesses and industries to determine present and future needs.	★ $	On-going	Economic Development
4.02.01B	Create and maintain a business registry and database.	★ $	High	Economic Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
4.02.01C	Coordinate with the Meridian Chamber of Commerce to form a systematic business visitation program based on industry clusters.	★ $	High	Economic Development
4.02.01D	Establish an annual business survey.	★ $	High	Economic Development
4.02.01E	Create a program of 'Ambassadors' engaging the community businesses in supporting economic development in order to develop consistent leadership and a sense of community.	★ $	On-going	Economic Development
4.02.01F	Encourage and provide resources for companies to access a global market.	★ $	On-going	Economic Development
4.02.01G	Partner with local, state, regional and federal resources to provide companies with a 'one stop shop' for incentives and opportunities.	★ $	Highest	Economic Development
4.02.01H	Develop a new business website that reaches an international market and creates a business friendly model of services and delivers comprehensive information about Meridian.	★ $	Highest	Economic Development
4.02.01I	Make Meridian a city that embraces and promotes the entrepreneurial spirit with onsite resources targeted to meet the needs of innovative, start-up companies.	★ $	Highest	Economic Development
4.02.02	**Proactively streamline government processes, identify and resolve issues and/or concerns before they reach a critical stage, and create an inviting environment within Meridian City Hall as an enjoyable place to do business.**	★ $		
4.02.02A	Produce a guide for existing and prospective business which includes the permit application process, zoning overviews and economic incentives.	★ $	Highest	Economic Development
4.02.02B	Review and adapt to the changing needs of the business community through progressive solutions to government procedures.	★ $	On-going	Economic Development
4.02.03	**Identify needs to fill gaps in needed workforce skills to support existing business and create innovate training opportunities to fill those gaps.**	★ $		
4.02.03A	Coordinate efforts with the Department of Labor to determine education and training needs and catalogue to identify deficiencies.	★ $	On-going	Economic Development
4.02.03B	Coordinate with all local, regional, and state education institutions to provide job-oriented education and training programs to match existing and anticipated business and industry needs.	★ $	On-going	Economic Development
4.02.03C	Provide information on available training programs with local colleges and organizations and provide contact information.	★ $	On-going	Economic Development
4.02.03D	Engage all educational levels (K-12) to develop a highly educated and innovative workforce with an entrepreneurial mindset.	★ $	High	Economic Development
4.03.00	**Make Meridian the premier location for business in the region by recruiting and attracting new businesses to the area.**			
4.03.01	**Create branding, tools, and relationships necessary to attract and recruit new businesses to the Treasure Valley.**	★ $		

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
4.03.01A	Develop a specific brand positioning and marketing plan for the City's economic development activities that will identify and differentiate Meridian while clearly defining its opportunities and advantages.	$	On-going	Economic Development
4.03.01B	Create a GIS database of available properties with detailed information on infrastructure and entitlements.	★	Highest	Community Development
4.03.01C	Develop a marketing plan and materials for targeted industries	★ $	Highest	Economic Development
4.03.01D	Develop relationships and maintain contact with sources of new business referrals and opportunistic prospects.	★ $	On-going	Economic Development
4.03.02	**Develop Meridian as an economic development driving force that creates dynamic, sustainable and synergistic environments through the development of industrial corridors and target markets.**	★ $ ⚑ 🚶		
4.03.02A	Explore potential partnering opportunities with like-minded organizations for purposes of merging, affiliating, aligning or collaborating.	★ $	On-going	Mayor's Office / All
4.03.02B	Determine feasibility market for agglomerations based on geographical attributions, workforce skills and research and development activities.	★ ⚑ 🚶	High	Economic Development
4.03.02C	Create a database of industry clusters in the area with details about their capabilities. The database would create synergies among businesses, as well as attract new companies that would desire the same local talent and research.	★ 🚶 $	High	Economic Development
4.03.02D	Identify and allocate locations/inventory for industrial and commercial business parks.	⚑ 🚶	Medium	Community Development
4.03.02E	Capitalize the City's location along the Western Heritage Byway (SH-69/Meridian Road); promote the corridor for tourism, business expansion and its proximity to downtown.	★ $	Medium	Economic Development
4.04.00	**Create a positive environment that supports downtown as the vibrant heart of the community.**			
4.04.01	**Support redevelopment opportunities in downtown.**	$ ▲ ⚑ ★		
4.04.01A	Research potential sites for parking garages.	⚑	Medium	Economic Development
4.04.01B	Acquire land and develop parking facilities that are available to the public and downtown employers.	★	High	Council
4.04.01C	Provide plazas and public areas and integrate them as destinations that provide places for recreation, social gathering, and civic activities.	⛩ ▲ ★	On-going	Community Development
4.04.01D	Maintain existing public areas in downtown (e.g., Generations Plaza area, community center, City Hall)	⛩	On-going	Parks
4.04.01E	Research potential sites with the Meridian Development Corporation for entertainment venues and a civic center in downtown.	▲ ⛩	Highest	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
4.04.01F	Promote implementation of the action items identified in the Destination Downtown plan.	★ ⚑ $	Highest	Community Development
4.04.01G	Pursue Community Development Block Grants and other funding sources for improvements in Old Town.	▲ ⚑ 🥤 🏠	High	Community Development
4.04.01H	Develop programs with the Meridian Development Corporation to encourage and support development of the arts, cultural and educational facilities in Old Town.	▲ ★	On-going	Finance
4.04.01I	Develop incentives to encourage higher density housing throughout Old Town.	▲ 🏠	Medium	Community Development
4.04.01J	Develop programs to attract customer-oriented businesses that encourage pedestrian facilities and uses downtown.	▲ $ 🥤	High	Community Development
4.04.01K	Support compatible uses which will attract a high daytime and nighttime population to the downtown area.	▲ 🏠 ⚑	On-going	Community Development
4.04.01L	Develop and support downtown cultural activities and events.	▲ ★	On-going	Mayor's Office
4.04.01M	Provide signage with the Meridian Development Corporation to attract people downtown.	▲ ⚑ ★	Highest	Mayor's Office
4.04.01N	Work with the Meridian Development Corporation to establish thematic or uniform signage downtown.	▲ ★	High	Mayor's Office
4.04.01O	Implement the City of Meridian Design Standards and City of Meridian Architectural Standards Manual that will ensure that downtown remains the historic center for mixed-use tourism, business, retail, residential, and governmental activities.	▲ ⚒ $ 🏠	On-going	Community Development
4.04.01P	Create and maintain a distinct identity for downtown through consistent landscaping, street lighting, street furnishings, and rehabilitation of existing buildings.	▲ ★	On-going	All
4.04.01Q	Support development that aligns with districts identified in the Destination Downtown plan.	▲ ★	Highest	Community Development
4.04.01R	Complete a public-private demonstration project that maximizes resources.	★ $	Medium	Economic Development
4.04.01S	Develop incentives to attract new and retain the existing institutional, commercial, and government facilities to remain/locate in Old Town.	★ $	High	Economic Development
4.04.01T	Encourage infill development.	★ ⚑ ▲	High	Community Development
4.04.01U	Assist potential businesses with locating in downtown by providing process incentives.	★ $	Highest	Community Development

Chapter 5 – Stewardship

This chapter discusses the City's ongoing commitment and obligation to be good stewards of the public trust. As part of this chapter, we discuss the natural and built environment, sustainability, hazardous areas, and historic resources.

Natural Resources

Productive agricultural soils, open space, vegetation, air, water, and energy are all valuable resources that the residents of Meridian enjoy and want to preserve. Beyond the environmental and health benefits realized from preserving our natural resources, they can offer exciting recreational opportunities, provide for pedestrian travel ways, and offer a simple break from the standard suburban affair. As growth continues however, increased pressures are placed on natural resources. Finding a balance that protects and preserves Meridian's natural resources, while supporting the need for new development and growth is essential.

Water

One of our most valuable resources is water. Therefore, protecting our aquifers, drainage basins, creeks, canals, lakes (man made or otherwise) and the Boise River from dangerous polluted runoffs is of great importance for preserving a quality water supply.

With a vision for sustainability, Meridian became the first city in Idaho to be issued a Class A Reclaimed Water Permit. The City is now using highly treated, or reclaimed water, instead of irrigation water or potable water on City parks and open spaces. This conserves a significant amount of ground water and reduces our discharge flows into the Boise River. With successful pilot projects completed, plans are in place to increase programs that look towards water conservation, protection of surface waters and improved of water quality.

Soil and Vegetation

Not only is preserving the water supply important for humans, but also for the plants and wildlife. The natural tree and shrub corridors along the creeks and drains throughout Meridian are critical to wildlife and also present aesthetic values. In addition, the natural vegetation provides shade and habitat for wildlife and reduces soil erosion.

Air Quality

The City is trying to do its part to help the Treasure Valley's overall air quality so that the region does not fall below federally mandated standards (non-attainment). The City of Meridian continues to be proactive in its efforts to improve air quality in the Treasure Valley. The City has held town hall meetings on business emissions, established City Hall as a Clean Air Zone, encouraged alternative transportation and carpooling for employees, and installed conditioning equipment at the Wastewater Resource Recovery Facility that scrubs, cleans, and then reuses the methane gas by-product. By working with the Department of Environmental Quality (DEQ), supporting other local and regional initiatives, implementing City policies, evaluating land use and transportation relationships, and by City departments and contracted entities using best management practices, the City intends to raise the bar even higher for improving air quality.

Energy

In an effort to improve the energy efficiency, transparency, accountability, and innovation of local government, the City of Meridian decided to prepare an Energy Efficiency and Conservation Strategy (EECS). The EECS outlines the City of Meridian's long-range plans to integrate energy efficiency and energy independence, sustainability, resource conservation, environmental stewardship, improvements in air quality, and reductions in greenhouse gasses into the everyday operations of City government.

As part of the energy strategy, the City's mission, vision, and ongoing initiatives were incorporated into the energy planning process. These factors will be integral in directing policy options and for implementing the City's current and future energy projects. Moreover, they will help to guide and centralize the energy planning process.

"The City of Meridian has assertively stepped-up to the challenges and dynamics of incorporating sustainability concepts into a variety of projects."

The City of Meridian developed the Citywide energy strategy as a guide for achieving both short-range and long-range objectives for energy efficiency, the reduction of greenhouse gas emissions, and the creation of sustainable jobs. The City will achieve short-range energy goals by allocating funding towards projects that accomplish these goals. A comprehensive list of future energy projects is included in the EECS that demonstrates the City's long-range commitment to energy efficiency. The energy-related projects, programs, policies, and implementation measures identified in the planning process of the energy strategy facilitate the City's long-range energy success.

Sustainability

The City of Meridian has stepped-up to the challenges and dynamics of incorporating sustainability concepts into a variety of projects. From tackling energy conservation issues; establishing a state-of-the-art Wastewater Resource Recovery Facility; to maintaining Environmental Programs within the Public Works Department. "Sustainability and Environmental Awareness" is a stated

priority issue of City leadership and will be a dynamic aspect of how future service, programs and projects are understood, created and implemented.

Green Building

Where buildings are constructed and how they are designed, built and operated greatly impacts the environment. In 1998 the U.S. Green Building Council developed a set of standards for environmentally sustainable design, construction and operation of buildings. These standards are formalized in certifying a building as LEED (Leadership in Energy and Environmental Design). LEED is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. LEED is a voluntary certification program that can be applied to any building type and any building lifecycle phase. Guidelines encouraging buildings to be sited and designed consistent with LEED concepts are included in the City's Architectural Standards Manual.

As a prime example of the City's ongoing efforts to be good stewards of the environment and to set a positive example for others who build in Meridian, City Hall was constructed with LEED certification in mind. In 2009, Meridian City Hall achieved the Leadership in Energy & Environmental Design (LEED), Silver Certification. Among other benefits, Idaho Power Company has calculated City Hall's annual energy savings to be the equivalent of providing power to 56 homes for an entire year. The City would like to pursue other energy efficient projects, and promote others to also consider environmental impacts when siting and constructing projects.

Recycling and Hazardous Waste

The curbside recycling program within the City (operated by Sanitary Services Company) currently allows for the following items: mixed waste paper (including telephone books), corrugated cardboard, magazines and catalogs, aluminum and tin cans, newspaper, and all numbers of plastic bottles, tubs, jugs (including lids) and clamshells. Increased recycling for paper/wood products, plastics, and organic material and diversion of hazardous waste from the landfill continue to be programs that Sanitary Services Company and the City work on expanding

"Good fortune is what happens when opportunity meets with planning."
- Thomas Alva Edison

Hazardous Areas

Fortunately, very few natural or man-made hazards exist within the City of Meridian and its Area of City Impact. Without large industrial complexes, airports, petroleum tank farms and other uses which generate safety and pollution concerns, the City is relatively free of hazardous areas. As more development occurs however, safety concerns and hazardous areas will likely increase from more service stations, increased traffic, and storage of hazardous chemicals associated with certain businesses. While federal regulations provide protection to a degree, as development increases, so will the potential for spills, accidents, and fires. The

City coordinates with Ada County Emergency Management on natural hazard disaster preparedness, response, and mitigation and is a plan participant in the Ada County Hazard Mitigation Plan.

There are a few notable hazards which do exist within the City of Meridian's AOCI; a natural gas pipeline, an existing liquefied natural gas plant, state highways, and areas of the City which fall into the 100 year floodplain.

The natural gas line, or Williams Pipeline, runs from the northwest edge of the City to the southeastern edge of the City. Along this pipeline is a natural gas plant, located off of N. Can-Ada Road, which temporarily liquefies natural gas for storage. The City has worked with emergency responders and the pipeline company to ensure development near these facilities is done safely.

There are four State (ITD) highways that go through Meridian: Interstate-84, State Highway 55 (Eagle Road), State Highway 69 (Meridian Road) and US 20/26 (Chinden Boulevard). These facilities are high-speed roadways which have led to many accidents. In City Code, there are specific development standards for properties along State highways. These standards are in place to mitigate the potential hazards from living next to and driving on the State highway system.

Portions of Meridian fall within the 100-year floodplain, generally along the Boise River and some creeks, the City has developed a floodplain overlay district which helps to guide development. Uses permitted in this district are generally associated with open space, recreational, and agricultural land uses and do not hinder the movement of the floodwaters. For additional, information including floodway maps, see the Existing Conditions Report[1].

Special Areas and Historic Resources

"These special sites and historic resources are important to preserving Meridian's heritage and in remembering the previous generations that laid the foundation for Meridian today."

Currently there are eight properties within Meridian listed on the National Register of Historic Places. In addition to these eight properties, there are many historical architectural resources within the City limits and even more within the Area of City Impact. Some of the many historic buildings within the Area of City Impact include: grain elevators, a feed mill, assorted shops, a public library, and Meridian Rural Public High School. Other historic properties and resources include: historic farmsteads, irrigation facilities, the Ridenbaugh Canal, associated check dams, and more. These recorded locations likely represent only a sample of the actual number of historic buildings within the City of Meridian's Area of City Impact. These special sites and historic resources are important to preserving Meridian's heritage and in remembering the previous generations that laid the foundation for Meridian today.

1 Go to www.meridiancity/compplan

Chapter 5 – Goals, Objectives, & Action Items

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
5.01.00	**Preserve, protect, enhance, and wisely use our natural resources within the Area of City Impact.**			
5.01.01	**Protect and conserve existing waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources.**			
5.01.01A	Identify waterways, wetlands, and other natural resources for preservation.		Low	Public Works
5.01.01B	Identify wildlife habitat areas for conservation.		Low	Public Works
5.01.01C	Develop and implement programs to encourage and promote tree health and preservation throughout the City, including along waterways and within proposed development.		On-going	Parks
5.01.01D	Limit canal tiling and piping of ditches, creeks, and drains where public safety issues are not of concern.		On-going	Community Development
5.01.01E	Improve and protect creeks (Five Mile, Eight Mile, Nine Mile, Ten Mile, South Slough, and Jackson and Evans drainages) throughout commercial, industrial and residential areas.		On-going	Community Development
5.01.01F	Identify underdeveloped areas for potential development.		High	Community Development
5.01.01G	Coordinate open space conservation with land trust.		Low	Parks
5.01.01H	Preserve, protect and provide open space for recreation, conservation, aesthetics, etc.		On-going	Parks
5.01.01I	Support a long-term transportation system that conforms to the public health standard for carbon monoxide attainment.		On-going	Community Development
5.01.02	**Preserve and protect viable farm ground and agricultural resources.**			
5.01.02A	Encourage efficient use of farm ground and open space at Area of City Impact boundaries to effectively transition from rural uses to urban uses.		On-going	Community Development
5.01.02B	Encourage infill development in vacant/underdeveloped areas within the City over fringe area development to halt the outward progression of urban development.		On-going	Community Development
5.02.00	**Enhance Meridian's historical, cultural and agricultural heritage.**			
5.02.01	**Support restoration of Old Town to enhance its historical quality.**			
5.02.01A	Develop incentives for the preservation and restoration of historic and architecturally significant buildings.		Medium	Community Development
5.02.01B	Implement design/building standards for historically significant buildings and resources in Old Town.		Medium	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
5.02.01C	Actively support owners of historic buildings in their efforts to restore and/or preserve their properties. Pursue grant funding sources to leverage private resources for restoration and preservation projects.	★ ⊞	On-going	Community Development
5.02.01D	Coordinate with the Historic Preservation Commission to review and comment on all development applications in Old Town and provide a certificate of acceptability.	⊞	Highest	Community Development
5.02.02	**Preserve and enhance historic and cultural resources.**	▲ ⊞		
5.02.02A	Coordinate with the Meridian Historic Preservation Commission to recommend restoration of historical buildings.	▲ ⊞	Highest	Community Development
5.02.02B	Investigate tax incentive programs for historic properties.	★ ⊞	Low	Community Development
5.02.02C	Appoint members to and consistently maintain the minimum required membership on the Meridian Historic Preservation Commission to fulfill the requirements of City Ordinance No. 471 and the requirements of the Certified Local Government Program.	★ ⊞	On-going	Mayor's Office
5.02.02D	Undertake programs that will increase the community's awareness of its heritage and the economic as well as aesthetic value of historic preservation.	★ ⊞ ▲	On-going	Council
5.02.02E	Conduct activities directed toward stimulating private and public investment in the restoration and preservation of historic buildings, outdoor spaces, and natural historic features.	★ ⊞ $	On-going	Council
5.02.02F	Support the efforts of the Historic Preservation Commission to foster preservation and conservation.	★ ⊞	On-going	Council
5.02.02G	When appropriate, direct all City departments and personnel to seek comments and approval from the Historic Preservation Commission prior to any changes to City-owned or controlled property (including buildings, outdoor spaces, and natural features).	★ ⊞	On-going	Council
5.02.02H	Place informational plaque on historic structures and special sites.	★ ▲	On-going	Clerks
5.02.02I	Seek funding services for grants to promote historic preservation.	★ ⊞	On-going	Clerks
5.02.02J	Use the State Historic Preservation Office as a resource.	★ ⊞	On-going	All
5.02.02K	When appropriate, nominate eligible properties to the National Register of Historic Places.	★ ⊞	On-going	Mayor's Office
5.02.02L	Provide funding to the Historic Preservation Commission through the City's annual budget.	★ ⊞	On-going	Council
5.02.02M	Establish and maintain a system to survey and identify cultural and historical resources within City limits and maintain a local inventory of all identified sites, buildings and resources.	★ ⊞	Medium	Clerks
5.02.02N	Develop City code to preserve and protect historic and culturally significant structures and sites.	★ ⊞	Lowest	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
5.02.02O	Encourage the rehabilitation and restoration of existing historic structures.		On-going	Community Development
5.02.02P	Adopt a process to review proposed development to determine if it will destroy or adversely impact unique geological, historical or archeological sites.		Low	Community Development
5.02.02Q	Encourage events and activities that celebrate the cultural heritage of Meridian.		On-going	Mayor's Office
5.03.00	**Improve air quality and reduce air pollution in the Meridian and Treasure Valley airshed.**			
5.03.01	**Protect public health by reducing ozone, fine particulate matter and other green house gases and toxics in the air.**			
5.03.01A	Implement the City's Pathways Master Plan.		On-going	Parks
5.03.01B	Coordinate with ACHD to improve traffic flow, minimize vehicle time spent idling and accelerating, and reduce the number of single-occupancy vehicles.		On-going	Community Development
5.03.01C	Promote transportation choices, facilities, and alternatives such as car and van pooling, bicycle racks/storage and telecommunicating.		On-going	Community Development
5.03.01D	Partner with transportation agencies and large employers to promote public awareness of air quality concerns and the need/benefits of alternative transportation choices, such as car and van pooling.		On-going	Community Development
5.03.01E	Enforce City policy discouraging unnecessary idling for city fleet vehicles.		On-going	Police
5.03.01F	Research utilization/installation of Energy Management Systems in municipal buildings to track and cut energy costs for lighting and heating/cooling.		On-going	Public Works
5.03.01G	Pursue Idaho Power's "Flex Peak" program in both municipal; and large commercial/industrial facilities.		On-Going	Public Works
5.03.01H	Convert appropriate municipal fleet vehicles to low-emission/alternative fuel vehicles when feasible.		Low	Public Works
5.03.01I	[Removed]		NA	NA
5.03.01J	Adopt a Dust Abatement Ordinance in conformance with the prototype developed by COMPASS for governments in the Treasure Valley.		Low	Community Development
5.03.01K	Participate with Ada County in publicizing burning bans when necessary.		On-going	Council
5.04.00	**Reduce energy consumption in municipal facilities and operations; provide leadership in promoting energy conservation in the City.**			
5.04.01	**Provide City services in an environmentally sustainable and cost effective manner.**			

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
5.04.01A	Implement the action items in the City's "Energy Efficiency & Conservation Strategy" (May, 2010) in order to reduce energy costs at municipal facilities.	★ ♻	Low	Public Works
5.04.01B	Review the "Energy Efficiency & Conservation Strategy" to assess status of projects and programs and to make adjustments in response to changing conditions and technologies.	🗑 ♻	Low	Public Works
5.04.01C	Obtain and utilize monitoring software to analyze energy consumption in City facilities.	🗑 ♻	Lowest	Public Works
5.04.01D	Investigate funding opportunities based on energy savings to finance conservation programs and projects in municipal operations.	🗑 ♻ ★	Low	Public Works
5.04.01E	[Removed]		NA	NA
5.04.01F	Research and compile successfully-implemented, incentive-based energy conservation strategies for use in both residential and commercial settings, from other municipalities.	★ ▲	Low	Community Development
5.04.02	**Promote energy conservation.**	★ ♻ 🗑		
5.04.02A	Develop outreach material to provide public information on energy conservation. Partner with other entities to provide outreach in other locations such as schools and other public places.	★ ♻	On-going	Public Works
5.04.02B	Review and analyze City codes related to lighting standards to insure appropriate levels of outdoor lighting in both public and private installations.	▲	On-going	Public Works
5.04.02C	Encourage the installation of alternative energy (wind, solar and geothermal) in public and private facilities.	♻ 🗑	On-going	Council
5.04.02D	Seek opportunities for public-private partnerships to develop alternative electricity generating facilities.	★ ♻ 🗑	Lowest	Public Works
5.04.02E	Build fire stations that utilize energy conservation technologies.	▲ ✚	On-going	Fire
5.05.00	**Maximize diversion of the municipal waste stream from disposal to recycling and reduce the amount of solid waste generated in the City.**			
5.05.01	**Develop and support markets for recycled materials and products.**	★ ♻ 🗑		
5.05.01A	Investigate opportunities with other jurisdictions and private refuse contractors for waste reduction and recycling "messaging".	★ ♻ 🗑	On-going	Public Works
5.05.01B	Establish solid waste fees that encourage waste reduction and recycling ("pay as you throw").	★	On-going	Council
5.05.01C	Develop, and implement public education and outreach activities to raise awareness on waste reduction, reuse, recycling, and toxic reduction.	★ ♻ ✚	On-going	Public Works

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
5.05.02	**Establish recycling/diversion and hazardous waste disposal goals.**			
5.05.02A	Assure that opportunities are available for proper disposal of target priority waste streams such as mercury, used oil, fluorescent lamps, used gas, and waste tires.		On-going	Public Works
5.05.02B	Work with local stakeholders to develop public education campaigns regarding the importance of and opportunities for the proper disposal of hazardous waste.		On-going	Public Works
5.05.03	**Enhance existing City recycling and procurement policies.**			
5.05.03A	Partner with City's waste contractor to investigate conservation options including composting, recycling, green waste, etc.		Medium	Public Works
5.05.03B	Procure specific recycled content and less toxic materials (internal recycling/sustainability programs).		On-going	Public Works
5.06.00	**Promote the design, construction and operation of buildings that are environmentally sustainable and healthy places to live, work and learn.**			
5.06.01	**Optimize green building strategies in municipal buildings, both existing and new construction.**			
5.06.01A	Work with developers, builders, educational institutions and local public utilities to research and integrate new and emerging green building technologies.		On-going	All
5.06.01B	Evaluate using LEED Green Building standards and other adopted development and construction standards with understood and accepted tools and performance criteria (e.g., ANSI/ASHRAE/ IES Standard 90.1-2007, Energy Standard for Buildings) in municipal facility/building construction projects.		Medium	All
5.06.01C	Work towards Energy Star rating for municipal buildings and facilities where applicable.		On-going	All
5.06.01D	Incorporate Low Impact Development (LID) technologies on City financed construction projects, where appropriate and feasible.		Medium	Council
5.06.01E	Promote projects that demonstrate the effectiveness of managing runoff, reducing construction and maintenance costs, and enhancing communities via adoption of LID approaches, strategies and technologies by collaborating with developers.		Medium	Community Development
5.06.02	**Strive to optimize energy efficiency in both residential and commercial construction (existing housing stock and new.)**			
5.06.02A	Partner with regional stakeholders to increase public awareness of the benefits of sustainable design and constructing high-performance built environments.		On-going	All
5.06.02B	Collaborate with stakeholders to develop demonstration projects incorporating water and energy conservation; and energy efficient construction methods and materials.		On-going	Public Works
5.06.02C	[Removed]		NA	NA

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
5.06.02D	Take advantage of new technologies and advancements in building science in order to promote whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.		On-going	All
5.06.02E	Explore funding opportunities to retrofit a Meridian public building to improve energy efficiency.		On-going	All
5.06.02F	[Removed]		NA	NA
5.06.02G	Capitalize on the opportunity to showcase alternative energy resources at city facilities, parks, and buildings where applicable (wind turbines, solar panels, etc.)		On-going	Council
5.06.02H	[Removed]		NA	NA
5.06.02I	Identify funding sources and appropriate partners to stimulate energy efficient retrofits in existing housing stock.		Low	Community Development
5.06.02J	Review ordinances, code, and the permitting process to ensure there are no stumbling blocks to implementing green building, energy efficient strategies and incentives.		Medium	Community Development
5.06.02K	[Removed]		NA	NA
5.07.00	**Efficiently treat wastewater for current and future users by focusing on financial stewardship and environmental sustainability.**			
5.07.01	**Protect public health and watersheds through adequate treatment and disposal of wastewater.**			
5.07.01A	Anticipate future needs by adopting and implementing the Public Works Department's revised Sewer Master Plan and Wastewater Resource Recovery Facility Plan.		On-going	Public Works
5.07.02	**Provide cost effective and environmentally sustainable wastewater service to citizens and business.**			
5.07.02A	[Removed]		NA	NA
5.07.02B	[Removed]		NA	NA
5.07.02C	Eliminate existing inadequate private treatment and septic systems in the City and discourage their use within future City limits.		On-going	Public Works
5.07.03	**Expand the use of recycled water throughout the City.**			
5.07.03A	Utilize "closed-loop" systems to reuse or recycle the waste stream.		On-going	Public Works
5.07.03B	Explore alternative, sustainable energy sources which can serve as renewable resources in a fiscally responsible manner.		On-going	Public Works

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
5.08.00	**Provide ample and clean water to the citizens of Meridian in perpetuity.**			
5.08.01	**Protect the quality of source water.**			
5.08.01A	Ensure that new development is connected to the City's sanitary sewer system (no septic systems).		On-going	Community Development
5.08.01B	Develop a source water protection plan.		On-going	Public Works
5.08.01C	Coordinate with Idaho Department of Water Resources on reducing the proliferation of private wells in the Area of City Impact.		On-going	Public Works
5.08.02	**Provide water in a cost effective manner.**			
5.08.02A	Develop and implement a water supply master plan.		On-going	Public Works
5.08.02B	Assess and provide new water sources.		On-going	Public Works
5.08.03	**Conserve existing water supplies.**			
5.08.03A	Update and utilize the Public Works Department Water Conservation Plan.		On-going	Public Works
5.08.03B	Reduce reliance on City water (potable) for irrigation through use of recycled water, public education and adoption of water conserving landscape guidelines.		Low	Public Works
5.08.03C	Maintain a public outreach program on water conservation.		On-going	Public Works
5.08.03D	Encourage the appropriate and attractive use of xeric, drought-tolerant plant species and non-plant materials to reduce maintenance and water consumption of landscaping.		On-going	Community Development
5.09.00	**Protect Meridian's surface water quality.**			
5.09.01	**Establish and implement a Comprehensive Surface Water Protection program.**			
5.09.01A	Refine framework of environmental programs including construction, storm water compliance and floodplain management to satisfy the City's requirements under the Clean Water Act, FEMA, and the National Flood insurance program.		On-going	Public Works
5.09.01B	Identify waterways, wetlands, and other natural resources for preservation.		Low	Public Works
5.09.01C	Implement policies that limit canal tiling and piping of creeks, drains where public safety issues are not of concern.		On-going	Community Development
5.09.01D	Provide incentives for developers to grant conservation easements along creek-side corridors.		Medium	Community Development
5.09.01E	Incorporate creek corridors as an amenity in development design.		On-going	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
5.09.01F	Identify and implement Low Impact Development (LID) in storm water drainage systems that are administered by the City of Meridian.		Medium	Community Development
5.09.01G	Develop and cultivate partnerships with local and regional stakeholders on public education campaigns for water conservation and water quality.		On-going	Public Works
5.09.01H	Work to eliminate older, inefficient septic and private treatment plants; connect users to City wastewater system.		On-going	Public Works

Chapter 6 – Public Services

Community, Social and Government Services

This chapter discusses community, social and government services provided in Meridian. As part of this chapter, schools, parks and recreation, emergency services, libraries, arts and entertainment, as well as general government and private property rights are described. Some other services, like sewer, water, and transportation, are addressed in other parts of this Plan and are not duplicated here.

Education

For Meridian to encourage and attract new business, to foster an environment which generates new ideas, and to mold a diverse and sustainable economy, we must continue to encourage and support educational opportunities which create an employment base attractive to employers. It is important for Meridian residents to have accessible educational opportunities, K-12 and beyond, which prepare them for rewarding local career opportunities.

Public Schools

Public school facilities in the City of Meridian are part of the West Ada School District, which serves an area larger than the City of Meridian and its Area of City Impact. The District covers 384 square miles and serves the cities of Meridian, Star, Eagle, western and south-western portions of Boise, part of Garden City, and the unincorporated areas of Ada County that lie between these municipalities. In total, there are 31 elementary schools, 9 middle schools, 5 comprehensive high schools, 2 alternative high schools, 1 charter high school, and 1 magnet high school throughout the West Ada School District.

Enrollment growth has placed tremendous demands on schools in recent past. Since 2000, the District has opened eight elementary schools, three middle schools, one alternative middle school, two high schools, and one alternative high school. In the past ten years, West Ada School District has opened schools at a faster pace than any district in the history of the state of Idaho. With an additional 1,000 students per year projected to move into the District, this rate of new school construction is expected to continue into the foreseeable future. Land acquisition for future school sites within West Ada School District are based upon the following acreage standards:

- Elementary Schools 10 to 12 acres
- Middle Schools 40 acres
- High Schools 55 acres

Based on past trends, West Ada School District estimates that approximately 1,000 acres of land will be needed within the City of Meridian's Area of City Impact to meet the needs of all existing and projected K-12 students. As shown on the Future Land Use Map, about one elementary school is projected within each square mile of the City. Depending upon the residential density of an area and other build-out factors, the District estimates that it will need at least one middle school for every two to two and a half square miles and one high school for every three square miles of fully developed land.

"Thoughtful communication and coordination will help to ensure residents in the City of Meridian have close, safe, and applicable educational opportunities."

To assist the District, the City of Meridian seeks to continue its support through joint long range and site planning, continued exploration into multi-use and shared facilities, and providing increased safety through efficient use of multi-modal transportation corridors servicing schools. The City will continue to support school sites within every square mile, encourage communication between essential service providers to plan for and accommodate growth associated with schools, and further explore opportunities to cut operating costs through joint land use agreements. Thoughtful communication and coordination will help to ensure residents in the City of Meridian have close, safe, and applicable educational opportunities.

Continuing Education

In addition to Idaho State University–Meridian, other colleges and universities in the Meridian area include (main campus location in parenthesis): University of Phoenix (Meridian), George Fox University (Meridian), Guardian College (Meridian), Broadview University (Meridian), Boise State University (Boise), College of Western Idaho (Nampa), College of Idaho (Caldwell), Northwest Nazarene University (Nampa), University of Idaho Extension (Boise), Stevens-Henager College (Boise), Carrington College (Boise), Brown Mackie College (Boise), and Treasure Valley Community College (Ontario, OR).

Emergency Services

Police

Despite the tremendous growth Meridian has experienced over the last decade, the City has not been subject an increased crime rate. In fact, the rate of criminal offenses in Meridian has remained lower than the national and state averages for several years. Review of officer to population ratio and response times suggests that with the more recent addition of officers, detectives, school resource officers, neighborhood contact officers, support staff and the advancements of the administration, the Meridian Police Departments is maintaining a respectable crime rate as well as an impressive clearance rate at approximately 45.5% in 2009.

Going forward, continued coordination with the Police Department is vital to ensure adequate services are available for proposed annexation and development requests. Making best use of the Police Departments obvious expertise in matters of safety is also important in the planning and design of new facilities, services, and contingency/hazard response plans.

The Police Department also houses the City's code enforcement team. These individuals are primarily responsible for ensuring that City Code violations in the City are identified and quickly corrected. Lastly, continued participation by the Police Department in local events and special programs, such as the Police Athletic league (PAL) will remain a key element of their success by promoting a safe community, serving as proactive crime deterrents through good example, and fostering the respect of the community.

Fire and Ambulance

The Meridian Fire Department has quickly transformed from a primarily all-volunteer department into a combination department with 61 full-time firefighters. Currently, the Meridian Fire Department consists of five Fire Stations strategically located throughout the Meridian area, with plans for a total of 11 at full build out of the Meridian Area of City Impact. Services provided by the department include: fire, rescue, hazardous materials, fire prevention education, plans review, inspections and advanced life-support emergency medical service. The Meridian Fire Department will continue to be an important asset in development and land use decisions, as they ensure that there is adequate fire flow, access and compliance with the Fire Code.

Parks and Recreation

The City of Meridian Parks and Recreation Department is the primary recreation service provider for Meridian. Quality parks, recreation facilities, activities and programs are considered by most Meridian residents to be vital in promoting overall quality of life. The Parks and Recreation Department is responsible for maintaining public open spaces and for providing a quality system of parks and recreation facilities and positive leisure opportunities available to all persons in the community. The Department is also responsible for the development and maintenance of the pathways system and the urban forest. The Meridian Parks and Recreation system consists of 387 acres of parkland, 255 acres of developed parks and 150 acres of undeveloped land. The system is made up of 19 parks (not including Lakeview Golf Course): three undeveloped sites, just less than 22 miles of pathways, the Homecourt facility, and a community center. Additionally, Parks and Recreation offers a variety of recreational programs, adult sports leagues, and special events, and handles shelter/field reservations and temporary use permits. Meridian parks and recreation facilities provide residents with safe outlets for entertainment, exercise, social activities, and learning opportunities.

"Further, parks and open space help to regulate air quality and climate, counter the warming effects of paved surfaces, recharge groundwater and protect lakes and streams from polluted runoff."

Continued provision of high quality, year-round park and recreation facilities and activities requires the acquisition and development of land, funding for maintenance and renovations, and programming of elements and use activities. Developing new parks and expanding the existing park system with cutting-edge features like outdoor exercise equipment, pickleball courts, dog parks, destination playgrounds and year-round programs is vital to keep up with demand from growth.

The City also seeks to continue expanding its pathway system by coordinating new projects with regional partners, and providing safe, tightly integrated pathways

linking popular destinations such as schools and parks to neighborhood centers. Therefore, the City's Parks and Recreation Master Plan and Pathways Master Plan should be used when evaluating proposed development for consistency with the City's plans.

Arts and Entertainment

Meridian envisions a vibrant arts and entertainment scene that integrates the arts experience into everyday life and enhances the spirit of the City. As part of its commitment to raising awareness of existing opportunities and providing new offerings to experience art, the City created the Meridian Arts Commission (MAC) in 2006. MAC wants to ensure continued access to a variety of offerings for all residents, regardless of age, race, or ability. In addition to supporting the arts, the City seeks to continue its encouragement of Community Events. Programs such as the Dairy Days Festival, Chili Cook-Off, Firefighter's Salmon BBQ, Free Family Fishing Day, the Meridian Symphony Orchestra, and others are vital to community well being. The continued availability of a variety of social opportunities is essential in promoting community for all residents. Other opportunities to support new facilities for community enrichment, education, and outreach should be explored.

"Life is the only art that we are required to practice without preparation, and without being allowed the preliminary trials, the failures and botches, that are essential for training."
-Lewis Mumford

Libraries

The Meridian Library District operates two locations, one on Cherry Lane and the other in the Silverstone Business Campus, is free to all residents and provides a variety of services in support of the community. The mission of the Meridian Library District is to provide a safe and inviting place where residents can interact with each other; find information about their community and its offerings; investigate a wide range of topics pertaining to their work, school and personal lives; and develop a love of reading and learning that will continue throughout their lives. Even with the increasing demand and popularity of digitally based media, libraries continue to provide a service to the traditional book readers, the young, those needing a little extra help, and others, as a safe place to socialize, share and learn.

Organizational Excellence

City Hall

Meridian City Hall, located in downtown, serves as the hub of Meridian's municipal government. City Hall currently houses ten City departments, serving as a convenient "one-stop-shop" for citizens seeking services, including: Clerk's Office, Parks and Recreation, Fire Department Administration, Building Services, Planning, Finance/Billing, Purchasing, Human Resources, City Attorney's Office, Information Technology, and the Mayor's Office. City Hall is a community-centric building that also features an art gallery, the Meridian Historical Society, and community meeting spaces.

Meridian uses the Mayor-Council form of local government. The job of the City Council, which includes the Mayor, is to adopt codes that govern the City in addition to applicable state and federal laws, create an annual budget, and oversee all of the City's fiscal matters. The City of Meridian promotes citizen involvement in government by inviting residents to serve on a variety of boards, commissions, and committees designed to assist City leaders in information gathering and deliberative processes. Some of the volunteer boards and commission in Meridian are: Parks & Recreation Commission, Planning & Zoning Commission, Meridian Arts Commission, Historical Preservation Commission, Transportation Commission, Impact Fee Advisory Committee, Solid Waste Advisory Commission and the Mayor's Youth Advisory Council.

City staff is committed to providing the best customer service to the community we serve, and responds to customers in a genuine, positive, and timely manner. Interactions are solution-oriented, where staff meets and exceeds expectations by listening to customers and following through on their concerns. Staff members understand each individual's role in the organizational team, know their jobs, and accept that each person is responsible for their own work, choices, and actions. Staff members are trustworthy and courteous and show honor and accept people with diverse opinions and backgrounds. Staff performs professionally beyond the parameters of the job while being creative, innovative, flexible and adaptable to community needs. In short, City Staff provides our best for the community we serve. We provide quality service to our customers and positive development of our staff that promotes and expects accountability, respect and excellence.

One of the ways the City is improving upon service is by investing in enterprise solution software that will integrate the services and data collection of the building division, development services division, planning department, clerk's office, and code enforcement. This system will also have the ability to "talk" to our geographic information system, billing software, and water and sewer utility information database. By having information in a shared database, staff will be able to process permits, development applications, and licenses more efficiently and effectively and provide more accurate and timely responses to customer queries.

"Staff performs professionally beyond the parameters of the job while being creative, innovative, flexible and adaptable to community needs."

Community Development Block Grant

The City of Meridian became an Entitlement Community as designated by the U.S. Department of Housing and Urban Development (HUD) in the fall of 2006. With the Entitlement Community designation, the City receives money annually through the Community Development Block Grant (CDBG) Program. The CDBG Program seeks to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The City Council, with input from the public, establishes the overall direction of the CDBG Program in the

Consolidated Plan, which identifies high-level goals and objectives for the five year interval covered by the Plan. Activities the City will undertake each year are detailed in annual action plans, which the City prepares and submits to HUD.

Providing decent housing for low- and moderate-income persons is one of the primary goals of the CDBG Program, and HUD has a strong commitment to affirmatively further fair housing. The City of Meridian, as a recipient of the CDBG federal funds, and its partnering non-profits, are obligated to not discriminate in housing or services directly or indirectly on the basis of race, color, religion, sex, national origin, age, familial status, or disability.

In 2011, the City will update its Consolidated Plan for the next five years. Community input is an important component of each Consolidated Plan update, and the City works with individuals and local non-profit agencies to help determine the most critical needs within the community and determine how best to address those needs. As part of the updated Consolidated Plan process, the City will undergo an Analysis of Impediments to Fair Housing Choice. This review will determine any areas where the City can strengthen its anti-discrimination policies and practices to insure that all persons and households have access to decent housing options.

"The City of Meridian wholly respects the rights of its citizens and their property, and is abjectly against the negligence, abuse or devaluing of private property by others."

Property Rights

The City of Meridian wholly respects the rights of its citizens and their property, and is abjectly against the negligence, abuse or devaluing of private property by others. By encouraging property maintenance, preventing and mitigating incompatible land use, and ensuring local, state, and federal code compliance, residents should feel their private property rights are respected and secure. The City will continue to review its policy for compliance with the State regulatory takings guidelines, and ensure that its staff is appropriately trained in applicable code related to property rights. For a comprehensive review of property rights and regulatory takings analysis, which the City will use to review policy and code against for compliance with private property rights, please see Appendix C.

Chapter 6 – Goals, Objectives, & Action Items

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
6.01.00	**Provide a broad range of parks, programs, and recreational facilities that meet a variety of needs and uses and that are located geographically throughout Meridian and available to everyone.**			
6.01.01	**Provide for park acquisition and maintenance to meet projected demands.**			
6.01.01A	Require open space areas within all residential development.		On-going	Community Development
6.01.01B	Update and maintain existing parks and recreation facilities to meet all regulatory, safety, and quality standards.		On-going	Parks
6.01.01C	Support funding of Comprehensive Parks and Recreation System Plan projects and programs.		On-going	Council
6.01.01D	Annually review, update and implement the Comprehensive Parks and Recreation System plan.		High	Parks
6.01.01E	Identify and require future park sites using information in the Comprehensive Parks and Recreation System and on the Future Land Use Map.		On-going	Parks
6.01.01F	Consider population/housing density when acquiring future land for parks and recreation.		On-going	Parks
6.01.02	**Throughout the City, develop all park and recreation land to provide diversity of uses and activities.**			
6.01.02A	Identify and provide for the recreation needs of all citizens.		On-going	Parks
6.01.02B	Review possible sites within City for developing an indoor multiple-use facility.		Medium	Parks
6.01.02C	Develop pathways to connect Meridian with Boise, Nampa, Kuna, and Eagle.		Medium	Parks
6.01.02D	Develop indoor/outdoor multiple-use facilities (i.e., recreation center, fairgrounds, etc.) for a variety of recreational, educational, cultural, and sports purposes and uses.		Low	Parks
6.01.02E	Create parks that encourage year-round use and multi-sensory play.		On-going	Parks
6.01.02F	Provide a variety of park types (neighborhood parks, community parks, regional parks) interspersed throughout the community.		On-going	Parks
6.02.00	**Ensure that adequate public services are provided for existing and future residents and businesses.**			
6.02.01	**Plan and expand services as part of the development process.**			

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
6.02.01A	Implement the City's Pathways Master Plan to provide a bike and pathways system between neighborhoods, local collectors, and community destinations. Work with new development, ITD, ACHD, COMPASS, Ada County, and other entities to identify partnership opportunities.		On-going	Community Development
6.02.01B	Require that development projects have planned for the provision of all public services.		On-going	Council
6.02.01C	Require adequate fees from new development to fund expansion of services.		On-going	Council
6.02.02	**Cooperate with other agencies and service providers around the Valley.**			
6.02.02A	Support joint use agreements with the West Ada School District, Western Ada Recreation District, ACHD, irrigation districts, and other private and non-profit entities.		On-going	Council
6.02.02B	Communicate with essential service providers and local decision-makers to coordinate planning efforts and direction of growth. Service providers include but are not limited to: All City Departments, ITD, ACHD, COMPASS, VRT, Irrigation Districts, Western Ada Recreation District, Ada County, St. Luke's Hospital, St. Alphonsus Hospital, West Ada School District, Meridian Library District, Idaho Power, Century Link, Intermountain Gas, Solid Waste, Emergency Medical Services (EMS), Idaho Department of Health and Welfare, Department of Environmental Quality, Central District Health Department, and U.S. Army Corps of Engineers.		Highest	Council
6.02.02C	Coordinate with irrigation districts to implement the proposed pathway network along irrigation canals, ditches, creeks, and easements.		On-going	Parks
6.02.02D	Schedule regular meetings with City and County planning staff to discuss projects and joint planning efforts.		High	Community Development
6.02.02E	Participate in transportation planning efforts.		On-going	Community Development
6.02.02F	Coordinate the City's Capital Improvement Plans (CIPs) with ACHD's projects.		On-going	Public Works
6.02.02G	Address the Area of City Impact boundary with Ada County and the Cities of Eagle, Boise, Star, and Kuna.		Highest	Community Development
6.02.02H	Coordinate with transportation agencies to ensure provision of services and transit development.		On-going	Community Development
6.02.02I	Coordinate with the City of Nampa and Canyon County on land use, transportation and emergency services issues.		On-going	Community Development
6.02.02J	Coordinate with appropriate agencies on master planning and long-range planning efforts.		On-going	Community Development
6.02.02K	Ensure that other City departments, area agencies and service providers are informed about and have an opportunity to participate in the City's development review process.		On-going	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
6.03.00	**Allow all Meridian residents and visitors an opportunity to experience public art.**			
6.03.01	**Provide art in public places.**			
6.03.01A	Provide both permanent and rotating works of art in City Hall and other public places.		On-going	Clerks
6.03.01B	Encourage public art be integrated as a component of community development.		On-going	Community Development
6.03.01C	Utilize Meridian Art in Public Spaces program to raise awareness and appreciation of the arts.		Medium	Clerks
6.03.01D	Establish an Art and Cultural District		High	Community Development
6.03.01E	Provide local artists opportunities to showcase their work.		On-going	Clerks
6.03.01F	Find a way to fund a civic center - home for the arts.		Medium	Council
6.04.00	**Provide hands-on experiences in the fine arts, regardless of age, race, ability, or other protected class.**			
6.04.01	**Provide a diversity of education and art experiences for all residents.**			
6.04.01A	Develop and offer youth art opportunities at and after school.		On-going	Clerks
6.04.01B	Provide arts education for adults and seniors, and partner with other community organizations to support and encourage arts programs.		On-going	Finance
6.04.01C	Present a variety of performing arts locally.		On-going	Clerks
6.04.01D	Sponsor performing arts in partnership with community organizations.		On-going	Council
6.04.01E	Raise awareness and promote existing arts offerings and artwork within the community.		On-going	Clerks
6.05.00	**Protect public health and safety by guiding growth and development away from hazardous areas that pose a threat to people and property.**			
6.05.01	**Reduce the threat of loss of life and property from hazards.**			
6.05.01A	Plan for and allow land uses surrounding the Wastewater Resource Recovery Facility that reduce human exposure to odors.		On-going	Community Development
6.05.01B	Require industrial uses to conform to disposal, spill and storage measures as outlined by the EPA.		On-going	Public Works
6.05.01C	Discourage residential areas in close proximity to Wastewater Resource Recovery Facility.		On-going	Community Development

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
6.05.01D	Work with ITD and ACHD to ensure highways and roadways are as safe as possible.		On-going	Community Development
6.05.01E	Maintain a Critical Task Analysis plan for Fire and Police responses within the jurisdiction.		High	Police / Fire
6.05.01F	Work with Idaho Power to ensure that a National Interest Electric Transmission Corridor does not traverse through Meridian.		On-going	Community Development
6.05.01G	Locate areas below canals and laterals that could be damaged if the slope is compromised.		On-going	Public Works
6.05.01H	Allocate resources to define, locate, map, and establish response plans for target hazards within the jurisdiction.		High	Fire
6.05.01I	Allocate resources to develop and implement Community Risk Reduction programs.		High	Fire
6.06.00	**Ensure that all planning decisions and ordinance implementation balances the interests of the community with the protection of private property rights for owners today and future generations.**			
6.06.01	**Enact land use ordinances, policies, fees and make decisions, including land use restrictions and conditions of approval, that do not violate private property rights.**			
6.06.01A	Conduct regular training with City staff to ensure that they properly adhere to and apply provisions of Idaho Code §67-8003 in land use planning and development review processes.		On-going	Legal
6.06.01B	Review policies, the Unified Development Code, and other regulations for consistency with Idaho Code.		High	Community Development
6.06.01C	Encourage property owners to preserve and maintain their property for use of future generations.		On-going	Council
6.06.01D	Preserve private property rights and values by enforcing regulations that will prevent and mitigate against incompatible and detrimental neighboring uses.		On-going	Council

Chapter 7 – Implementation

When it comes to implementing the City of Meridian Comprehensive Plan, the primary responsibility lies with City Staff. As discussed in Chapter 1, however, citizens, developers, the Planning and Zoning Commission, as well as the City Council and other groups and commissions, are all involved and also responsible for shaping community development and the overall pattern of growth within the community.

Making the Plan Reality

Alignment with Other Plans and Resources

One of the key ways that the Comprehensive Plan becomes an improved tool for growth is to align it with other established plans and goals for the City. The specific plans and documents that are adopted as part of the Comprehensive Plan include: the Existing Conditions Report, the Ten Mile Interchange Specific Area Plan, the City of Meridian Strategic Plan, the Architectural Standards Manual, the Comprehensive Parks and Recreation System Plan, the Meridian Pathways Master Plan, Downtown Meridian Street Cross-section Master Plan, Destination Downtown, Communities in Motion, ACHD's Roadways to Bikeways Bicycle Master Plan, and the Master Street Map, Complete Streets Policy, the Livable Street Design Guide from ACHD's Transportation and Land Use Integration Plan (TLIP), and the Ada County Emergency Plans and Natural Hazard Mitigation Plan. The City hereby adopts as addenda to the Comprehensive Plan the versions of these documents in effect at the time the Comprehensive Plan is approved by the City Council, and as amended.

The Comprehensive Plan has a symbiotic relationship with and works in concert with City Code, the City's Community Development Block Grant Consolidated Plan, the City's Energy Efficiency and Conservation Strategy, the City's Sewer and Water Master Plans, other department master plans, capital improvement plans, and various transportation plans and studies. It is also used in conjunction with each City department's strategic plan, action plan, and annual employee performance appraisal.

All City departments should use the Comprehensive Plan as a tool for setting work plans, budgets, capital improvements, and allocating other resources for City Council approval. City staff from all departments will regularly discuss and coordinate the needs of the City. Staff will work together with the common goal of guiding growth, providing City services within available resources, being organized and efficient, and being good stewards of the public trust.

Next Steps

After adoption of the Comprehensive Plan, one of the first steps will be to prioritize the action items listed in the Plan. City Departments and other stakeholders will be part of the process to determine which action items are immediate, intermediate or long-term priorities. This consolidated list of the action items will be referred to as the Implementation Plan of the Comprehensive Plan and it will establish both an action item lead and support, including all City departments or civic organizations that need to be involved in completing each action. After staff consensus on priorities, the draft Implementation Plan will be shared with the Mayor and Council. By assigning both responsibility, and priority, the intent is to provide for the timely execution of the various components of the Plan. On a regular basis, City staff will report back to the Council on progress being made in completing action items. It is also anticipated that additional action items may be added and an update to both the text of the Comprehensive Plan and the Existing Conditions Report will occur on a semi-annual basis, and/or as otherwise needed.

"Implementation of the Plan will take hard work and dedication from the entire community."

Implementation of the Plan will take hard work and dedication from the entire community. Hopefully, everyone finds the organization of this document to be user-friendly and the goals, objectives and action items representative of the community's vision.

Chapter 7 – Goals, Objectives, & Action Items

I.D.	GOALS / OBJECTIVES / ACTION ITEMS	ELEMENT	PRIORITY	RESPONSIBLE LEAD
7.01.00	**Shape the future of the City by providing citizens and City leaders with a Comprehensive Plan Vision and City ordinances that execute that vision.**			
7.01.01	**Advance, support, and promote development of planning and economic development tools.**			
7.01.01A	Keep current the Unified Development Code and Future Land Use Map to implement the provisions of this plan.		On-going	Community Development
7.01.01B	Support the Economic Excellence team.		On-going	Council
7.01.01C	Maintain, update and find better ways to use Geographic Information Systems (GIS) in everyday City business and project-specific purposes.		On-going	All
7.01.01D	Engage the public in land use planning processes by using a variety of methods to inform and solicit comments.		On-going	Community Development
7.01.01E	Update the Unified Development Code to establish incentives and regulations for small-scale or specialized agricultural operations in certain parts of the City.		High	Community Development
7.01.01F	Integrate land use and transportation planning to ensure that they mutually support the communities' goals and desires.		On-going	Community Development
7.01.01G	Review the status of the Comprehensive Plan implementation plan to ensure steady progress.		On-going	Community Development
7.01.01H	Require that the Planning and Zoning Commission duties include detailed review of the adopted Comprehensive Plan at least once a year and that decisions explicitly reflect support and advance of the Plan as the primary factor of approval.		On-going	Community Development
7.01.01I	Require that public meetings be held regularly to review the Comprehensive Plan and to promote a better understanding of the plan and its purpose.		On-going	Community Development
7.01.01J	Conduct work sessions with area cities and counties as needed to better coordinate planning policies regionally.		On-going	Community Development
7.01.01K	Organize and fund committees or special commissions consistent with the provisions of this plan.		On-going	Council
7.01.01L	Require that the Unified Development Code and all other City and County ordinances are enforced.		On-going	Council
7.01.01M	Educate the public and advisory boards so that they understand the Comprehensive Plan's legal elements and intent.		On-going	Legal

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Glossary Terms

Affordable Housing – Housing with rents or mortgage costs that are 30% or less of the gross monthly income of a household at 80% or below the Boise Metropolitan Statistical Area median income.

Area of City Impact – Also known as the City's planning area. It is the land area surrounding the limits of each City, negotiated between each individual City and the county in which it lies. Each City has comprehensive planning authority for its Area of City Impact, but until annexation occurs, zoning and development entitlement is handled by the county.

Buffer – An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, berms and/or fences and designed to limit views and sounds from the development tract to adjacent parties and vice versa. Also commonly used when describing a transitional use, typically office, between residential and commercial or industrial.

Building Code – Legislative regulations that prescribe the materials, requirements and methods to be used in the construction, rehabilitation, maintenance and repair of buildings. The City of Meridian, per state statue, has adopted the Uniform Building Code (UBC), developed by the International Conference of Building Officials.

Capital Improvement Program – A process of identifying and budgeting for the public facilities that a jurisdiction will need to construct in order to serve existing and anticipated development. Capital improvement programming is typically done in five-year increments with annual updates. A Capital Improvement Program (CIP) must address the type of project, the location of the project, the cost of the project, the source of funds to finance the project, the agency or department responsible for the project, and the time frame for completion of the project. Capital Improvement Programs are a primary tool of most growth management programs.

Compatible – Land uses capable of existing together without conflict or ill effects.

Conditional Use – A utilization of land having characteristics such that it may be allowed in a particular zoning district only after review by the Commission and Council, and granting of approval imposing conditions deemed necessary to make the proposed use compatible with other uses in the area.

Conditional Use Permit – Permit issued to allow a conditional use.

Cross-Access Agreement – An agreement between adjacent property owners in which internal connections are provided between parking areas in order to improve traffic flow on the street by minimizing the number of access points needed. Cross-access agreements are typically obtained incrementally as a condition of approval for new development. The first one to develop will be

required to make an irrevocable offer of cross-access to the adjacent parcel and must design the parking lot to accommodate the access. When the adjacent owner wishes to develop, they will be conditioned to reciprocate with a similar cross-access agreement and complete the access.

Density Bonus – Incentives given for dedication of land to the public for parks, schools, or other public facilities.

Dry-line Sewer – The installation of a sewage collection system designed to be served by gravity flow into the City of Meridian municipal wastewater system, in accordance with current facilities plans, that is not initially operational because downstream sewers are not yet constructed.

Fair Housing Act – Fair Housing Title VIII of the Civil Rights Act of 1968, enacted to prohibit housing discrimination based on race, color, religion, national origin, handicap, sex, and/or familial status.

Fire Flow – The minimum number of gallons per minute that are needed to fight a fire in a structure, for two continuous hours through fire plugs in the near proximity of the structure. Fire flow requirements are established by the national Uniform Fire Code and are a factor in the City's Insurance Services Office (ISO) rating.

Floodway – Drainage and irrigation channels and adjacent land areas that must be reserved to discharge flood waters from a 100-year flood. Development is prohibited in this area.

Green Building – Also known as green construction or sustainable building, is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition.

Hazardous Waste – Waste that poses substantial or potential threats to public health or the environment. There are four factors that determine whether or not a substance is hazardous: ignitability (i.e., flammable), reactivity, corrosiveness and toxicity

Infill Development – Development on vacant parcels, or redevelopment of existing parcels to a higher and better use, that is surrounded by developed property within the City of Meridian.

Leadership in Energy & Environmental Design (LEED) – An internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies intended to improve performance in metrics such as energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

Low Impact Development (LID) – A term used in the United States to describe a land planning and engineering design approach to managing stormwater runoff.

LID emphasizes conservation and use of on-site natural features to protect water quality.

Neighborhood Center – A development area that includes a mix of uses and housing types, a central public gathering place, interconnecting streets and alleys, schools within walking distance, and services (office and retail) to serve the neighborhood. The basic goal is integration of the activities of potential residents with work, shopping, recreation and transit all within walking distance.

Public Facilities and Services – See Urban Services.

Reclaimed Water – Former wastewater (sewage) that has been treated to remove solids and certain impurities, and then used in sustainable landscaping irrigation or to recharge groundwater aquifers. This is done for sustainability and water conservation, rather than discharging the treated wastewater to surface waters such as rivers and oceans. Sometimes called recycled water.

Strategic Plan – The strategic plan will serve as a roadmap for the City's success over a period of five years. It will also serve as a tool to communicate the City's intentions to the community, focus the direction of its financial resources and employees, and ensure that short-term goals and objectives are met in a timely fashion to ensure attainment of the City's overall vision.

Urban Service Planning Area – Priority planning area where City of Meridian sewer and water facilities and most other services and utilities are available or planned in officially adopted plans.

Urban Services – Services provided by the City of Meridian or established jurisdictions within the City of Meridian, including City of Meridian water, fire protection by Meridian City-Rural Fire District, City of Meridian parks and recreation facilities, City of Meridian police protection, public sanitary sewers owned by the City of Meridian, public transit, schools, storm drainage facilities, and urban standard streets and roads.

Walkable – Development that contains a comprehensive network of sidewalks and trails. Development tends to be compact, and diverse, providing varied and plentiful destinations for walking and cycling; destinations tend to be within ¼ of a mile from dwellings. Environment is safe and aesthetically pleasing, with open space interspersed throughout development.

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Acronyms and Abbreviations

ACHD	Ada County Highway District
AOCI	Area of City Impact
BGG	Blueprint for Good Growth
BOD	Biochemical Oxygen Demand
CDBG	Community Development Block Grant
CDHD	Central District Health Department
CIM	Communities in Motion
COMPASS	Community Planning Association of Southwest Idaho
CPRSP	Comprehensive Parks and Recreation System Plan
DEQ	Department of Environmental Quality
DOT	U.s. Department of Transportation
EECS	Energy Efficiency and Conservation Strategy
EPA	Environmental Protection Agency
FAM	Future Acquisitions Map
FHWA	Federal Highway Administration
FLUM	Future Land Use Map
GPM	Gallons per Minute
HUD	Housing and Urban Development
IDHW	Idaho Department of Health and Welfare
IPUC	Idaho Public Utility Commission
ISU	Idaho State University
ITD	Idaho Transportation Department
LEED	Leadership in Energy & Environmental Design
LID	Local Improvement District
MAC	Meridian Arts Commission
MADC	Mayor's Anti-Drug Coalition
MAYC	Mayor's Youth Advisory Council
MDC	Meridian Development Corporation
MGD	Million Gallons per Day
NC	Neighborhood Center
NMID	Nampa Meridian Irrigation District
NPDES	National Pollution Discharge Elimination System
PAD	Position Accountability Definition
PAL	Police Athletic League
RUT	Rural Urban Transition (Ada County zoning designation)
SHPO	State Historic Preservation Office
SWAC	Solid Waste Advisory Committee

TLIP	Transportation and Land Use Integration Plan
TMDL	Total Maximum Daily Load
TMISAP	Ten Mile Interchange Specific Area Plan
TTF	Transportation Task Force
UDC	Unified Development Code
UPRR	Union Pacific Railroad
USDOT	U.S. Department of Transportation
USPA	Urban Service Planning Area
VRT	Valley Regional Transit
WRRF	Wastewater Resource Recovery Facility

Regulatory Takings Checklist

The City of Meridian wholly respects the rights of its citizens and their property, and is abjectly against the negligence, abuse or devaluing of private property by others. By encouraging property maintenance, preventing and mitigating incompatible land use, and ensuring local, state, and federal code compliance, residents should feel their private property rights are respected and secure. The City will continue to review its policy for compliance with the State regulatory takings guidelines, and ensure that its staff is appropriately trained in applicable code related to property rights. The following checklist is used in reviewing proposed regulations or actions to ensure compliance with private property rights.

1. Does the regulation or action result in a permanent or temporary physical occupation of private property?

Regulation or action resulting in permanent or temporary occupation of all or a portion of private property will generally constitute a "taking." For example, a regulation that required landlords to allow installation of cable television boxes in their apartments was found to constitute a "taking." (See Loretto v. Teleprompter Manhattan CATV Corp., 458 U.S. 419 [1982].)

2. Does the regulation or action require a property to dedicate a portion of property or to grant an easement?

Carefully review all regulations requiring the dedication of property or grant of an easement. The dedication of property must be reasonably and specifically designed to represent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. A court will also consider whether the action in question substantially advances a legitimate state interest. For example, the United States Supreme Court determined in Nollan v. California Coastal Comm'n, 483 U.S. 825 (1987) that compelling an owner of waterfront property to grant public easement across his property that does not substantially advance the public's interest in beach access, constitutes a "taking." Likewise, the United States Supreme Court held that compelling a property owner to leave a public green way, as opposed to a private one, did not substantially advance protection of a floodplain, and was a "taking." (Dolan v. City of Tigard, 114 U.S. 2309 [June 24, 1994].)

3. Does the regulation deprive the owner of all economically viable uses of the property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a "taking." In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other pre-existing limitations on the use of the property (See Lucas v. South Carolina Coastal Coun., 112 S. Ct. 2886 [1992].)

Unlike 1 and 2 above, it is important to analyze the regulation's impact on the property as a whole, and not just the impact on a portion whether there is any profitable use of the remaining property available. (See Florida Rock Industries, Inc. v. United States, 18 F.3d 1560 [Fed. Cir. 1994]. The remaining use does not necessarily have to be the owner's planned use, a prior use or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner's reasonable investment backed expectations.

Carefully review regulations requiring that all of a particular parcel of land be left substantially in its natural state. A prohibition of all economically viable users of the property is vulnerable to a takings challenge. In some situations, however, there may be pre-existing limitations on the use of property that could insulate the government from takings liability.

4. Does the regulation have a significant impact on the landowner's economic interest?

Carefully review regulations that have a significant impact on the owner's economic interest. Courts will often compare the value of property before and after the impact of the challenged regulation. Although a reduction in property value alone may not be a "taking," a severe reduction in the property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any developmental rights of the owner. As with 3, above, these economic factors are normally applied to the property owner as a whole.

5. Does the regulation deny a fundamental attribute of ownership?

Regulations that deny the landowner a fundamental attribute of ownership--including the right to possess, exclude other and dispose of all or a portion of the property—are potential takings.

The United States Supreme Court recently held that requiring a public easement for recreational purposes where the harm to be prevented was to the flood plain was a "taking." In finding this to be a "taking," the Court stated:

The City never demonstrated why a public green way, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others…[T]his right to exclude others is "one of the most essential sticks in the bundle of rights that are commonly characterized as property."

Dolan v. City of Tigard, 114 U.S. 2309 (June 24, 1994). The United States Supreme Court has also held that barring inheritance (an essential attribute of ownership) of certain interest in land held by individual members of an Indian tribe constituted a "taking." Hodel v. Irving, 481 U.S. 704 (1987).

6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. (Nollan v. California Coastal Commission, 107 S. CT. 3141 [1987]; Dolan v. City of Tigard, 114 U.S. 2309 [June 24, 1994].)

In Nollan, the United States Supreme Court held that it was an unconstitutional "taking" to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach. The court found that since there was not an indication that the Nollan's house plans interfered in any way with the public's ability to walk up and down the beach, there was no "nexus" between any public interest that might be harmed by the construction of the house, and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context.

Likewise, regulatory actions that closely resemble, or have effects of a physical invasion or occupation or property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a "taking" will be found.

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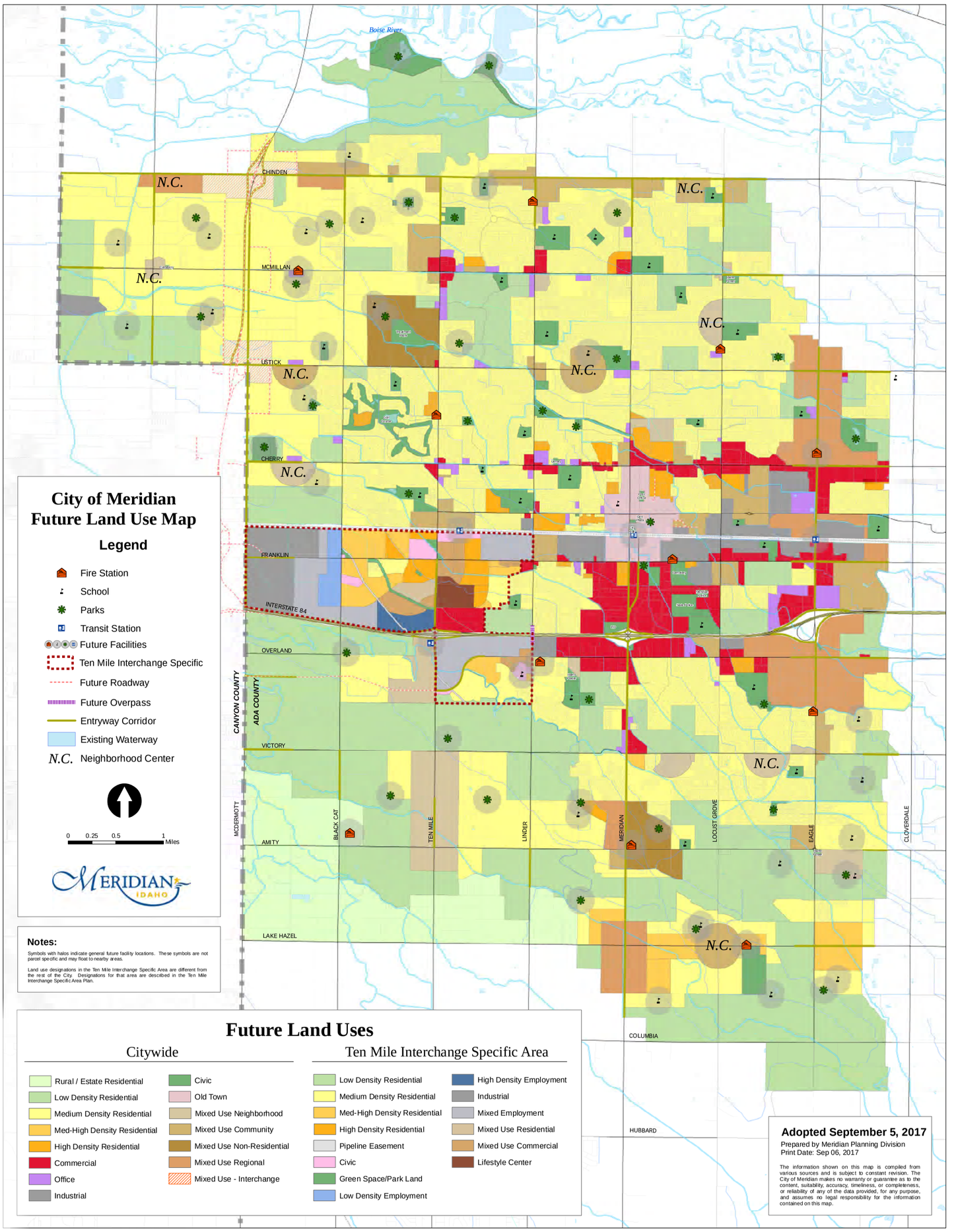
City of Meridian
Future Land Use Map
Legend
Fire Station
School
Parks
Transit Station
Future Facilities
Ten Mile Interchange Specific
Future Roadway
Future Overpass
Entryway Corridor
Existing Waterway
N.C. Neighborhood Center
0 0.25 0.5 1 Miles
MERIDIAN IDAHO
Notes:
Symbols with halos indicate general future facility locations. These symbols are not parcel specific and may float to nearby areas.
Land use designations in the Ten Mile Interchange Specific Area are different from the rest of the City. Designations for that area are described in the Ten Mile Interchange Specific Area Plan.
Boise River
CHINDEN
MCMILLAN
USTICK
CHERRY
FRANKLIN
INTERSTATE 84
OVERLAND
VICTORY
AMITY
LAKE HAZEL
COLUMBIA
HUBBARD
CANYON COUNTY
ADA COUNTY
MCDERMOTT
BLACK CAT
TEN MILE
LINDER
MERIDIAN
LOCUST GROVE
EAGLE
CLOVERDALE
N.C.
Future Land Uses
Citywide
Rural / Estate Residential
Low Density Residential
Medium Density Residential
Med-High Density Residential
High Density Residential
Commercial
Office
Industrial
Civic
Old Town
Mixed Use Neighborhood
Mixed Use Community
Mixed Use Non-Residential
Mixed Use Regional
Mixed Use - Interchange
Ten Mile Interchange Specific Area
Low Density Residential
Medium Density Residential
Med-High Density Residential
High Density Residential
Pipeline Easement
Civic
Green Space/Park Land
Low Density Employment
High Density Employment
Industrial
Mixed Employment
Mixed Use Residential
Mixed Use Commercial
Lifestyle Center
Adopted September 5, 2017
Prepared by Meridian Planning Division
Print Date: Sep 06, 2017
The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, suitability, accuracy, timeliness, or completeness, or reliability of any of the data provided, for any purpose, and assumes no legal responsibility for the information contained on this map.

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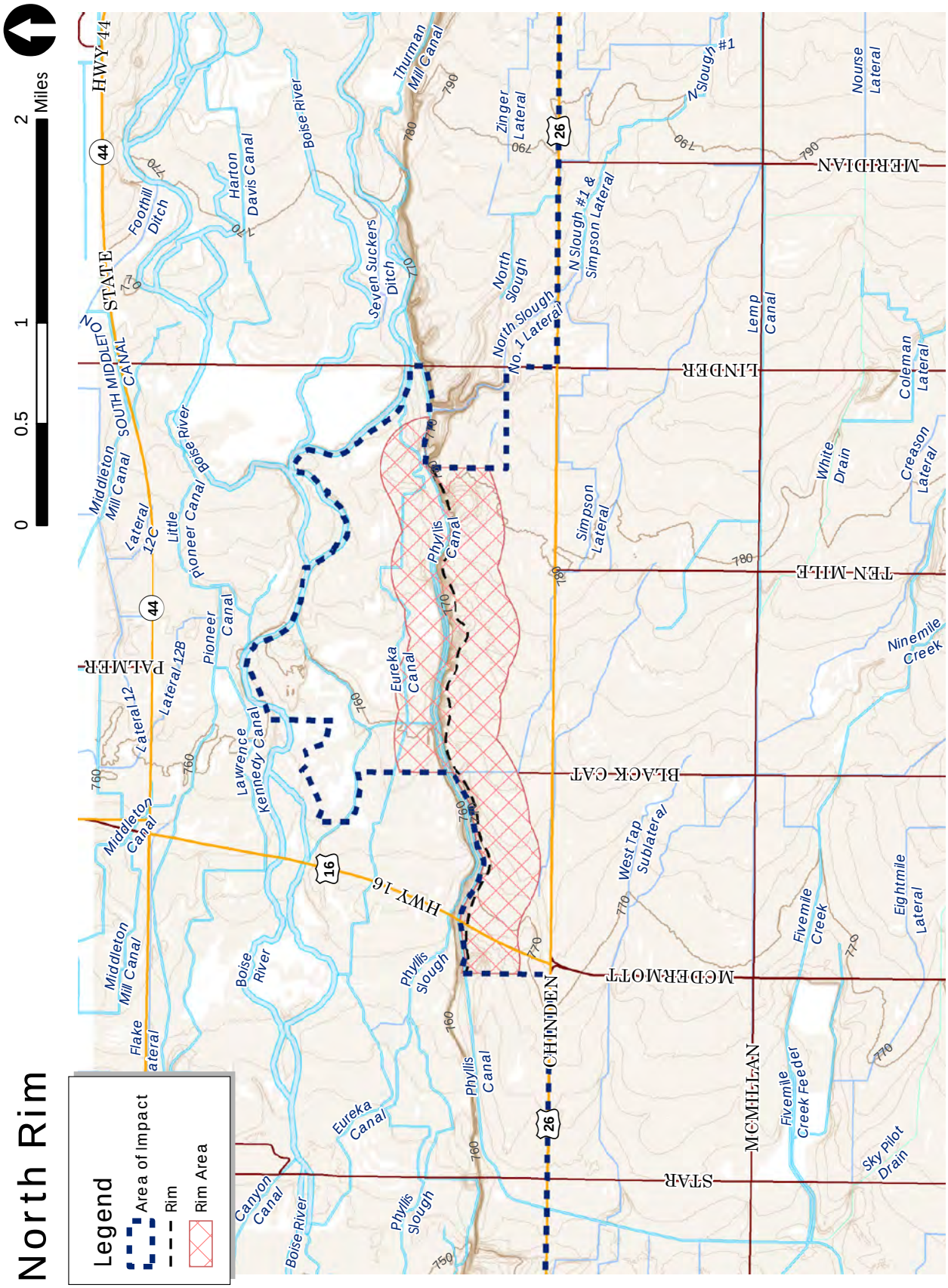
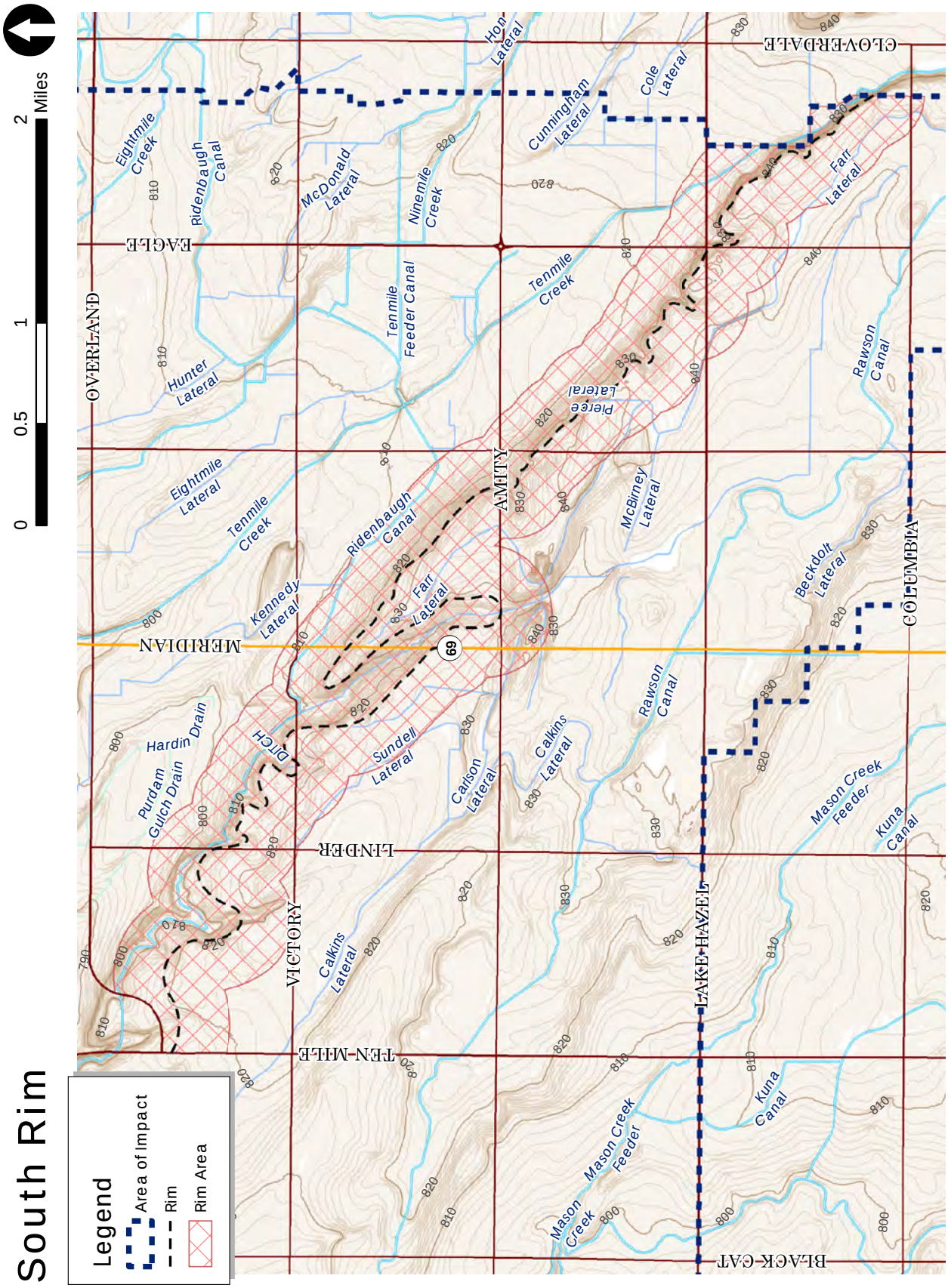

North Rim
Legend
Area of Impact
Rim
Rim Area
0
0.5
1
2
Miles
HWY 44
STATE
PALMER
HWY 16
CHINDEN
MCDERMOTT
BLACK CAT
TEN MILE
LINDER
MERIDIAN
MCMILLAN
STAR
Middleton Mill Canal
Middleton Canal
Foothill Ditch
Harton Davis Canal
Boise River
Thurman Mill Canal
Zinger Lateral
N Slough #1
Nourse Lateral
Seven Suckers Ditch
North Slough
North Slough No. 1 Lateral
N Slough #1 & Simpson Lateral
Lemp Canal
Coleman Lateral
Creason Lateral
White Drain
Simpson Lateral
Phyllis Canal
Eureka Canal
Little Pioneer Canal
Pioneer Canal
Lateral 12C
Lateral 12B
Lateral 12
Lawrence Kennedy Canal
Ninemile Creek
West Tap Sublateral
Fivemile Creek
Eightmile Lateral
Fivemile Creek Feeder
Sky Pilot Drain
Canyon Canal
Flake Lateral
Phyllis Slough
SOUTH MIDDLETON CANAL
44
16
26


South Rim
Legend
Area of Impact
Rim
Rim Area
0
0.5
1
2
Miles
OVERLAND
EAGLE
MERIDIAN
LINDER
TEN-MILE
VICTORY
AMITY
LAKE HAZEL
COLUMBIA
CLOVERDALE
BLACK CAT
69
Eightmile Creek
Ridenbaugh Canal
McDonald Lateral
Ninemile Creek
Cunningham Lateral
Cole Lateral
Hon Lateral
Farr Lateral
Hunter Lateral
Tenmile Feeder Canal
Tenmile Creek
Pierce Lateral
Rawson Canal
Eightmile Lateral
Kennedy Lateral
McBirney Lateral
Beckdolt Lateral
Hardin Drain
Purdam Gulch Drain
Sundell Lateral
Carlson Lateral
Calkins Lateral
Mason Creek Feeder
Kuna Canal
Mason Creek

Legend

SHADING LEGEND
Goals
Objectives
Action Items

SYMBOL LEGEND		SYMBOL LEGEND		SYMBOL LEGEND	
Element	Symbol	Element	Symbol	Element	Symbol
Economic Development		Land Use		Natural Resources & Sustainability	
Public Safety		Public Facilities and Utilities		Transportation	
Parks and Recreation		Historic Preservation / Special Areas		Housing	
Community Design / Livability		Population / Demographics		Governance	

Flip over page flap, for use of Legend with Goals, Objectives, and Action Item tables in Chapters 2 through 7

Legend

SHADING LEGEND	
	Goals
	Objectives
	Action Items

SYMBOL LEGEND		SYMBOL LEGEND	
Element	**Symbol**	**Element**	**Symbol**
Economic Development		Parks and Recreation	
Land Use		Historic Preservation / Special Areas	
Natural Resources & Sustainability		Housing	
Public Safety		Community Design / Livability	
Public Facilities and Utilities		Population / Demographics	
Transportation		Governance	

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