

CHAPTER VIII HOW DO WE MAKE THIS PLAN A REALITY?

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The City of Meridian comprehensive plan reflects a 10-year time horizon. This planning period allows adequate time to implement new development ordinances, land use patterns, transportation networks, and facility plans. Capital improvement funding strategies, funding sources, planning techniques, and plan review are important facets to the plan’s implementation and ultimate success.

Implementation is the phase of the planning process that makes the goals, objectives, and action items, as stated in the comprehensive plan, become reality. This chapter discusses implementation tools and presents all plan action items by priority.

A. Implementation Tools

Citizen involvement and support is an important implementation tool and it has been strongly affirmed throughout the comprehensive plan update. The public should be aware of, and involved in, all of the City’s planning decisions. All Meridian citizens are encouraged to contact City leaders at any time to review the comprehensive plan and implementation policies.

Annual Plan Review. The comprehensive plan should be continually reviewed and updated. It is recommended that a yearly review of the plan be held coincident with the budget cycle, to update and/or reaffirm the plan to fit changing needs, as well as unforeseen planning problems and opportunities.

Zoning Ordinance and Map. The policies of the comprehensive plan establish a framework for the zoning and development ordinances and zoning map. Amendments to the zoning ordinance and map are necessary to truly implement this plan.

The text of the ordinances establishes the conditions under which land may be used to create a stable, future land use development pattern. Existing uses of land and buildings are permitted to continue - even if they are not in conformance with the plan policies and the associated land use ordinances. The zoning map shows the location of districts in which various residential, commercial, and industrial uses may be located to form a compatible arrangement of land uses.

The Planning and Zoning Commission reviews all new development proposals to insure compatibility with the zoning and development ordinances and the comprehensive plan. The City Council conducts the same review, accompanied by the Commission’s recommendations, and makes the final decision on a particular development issue.

Subdivision regulations are contained within the Meridian Municipal Code. Subdivision regulations establish various standards for the subdivision of property to ensure an adequate lot; street access built to adequate specifications; that urban services have been installed; and public parks, schools, and pathways are given consideration.

Many action items were identified in the planning process related to design and development standards. These action items may be implemented by revising the zoning ordinance and map.

Future Acquisition Map. A city may designate appropriate sites for streets, schools, parks, and other public purposes on a future acquisition map. These sites can be reserved for a public purpose for no more than a 20-year period (see Idaho Code, § 67-6561). The planning process indicated a need for this type of map in order to ensure adequate public facilities for a growing community.

Specific Master Plans. Throughout the planning process, development of specific master plans was discussed. Some of the following may be necessary at some future date to implement various comprehensive plan action items:

- Short Term and Long Term Business Development Infrastructure and Facility Plan
- Old Town Master Plan
- Downtown Master Plan
- Bicycle and Pedestrian Plan
- Pathways and Trail Plan
- Master Plan for Each City Service

Goal I: The City of Meridian Comprehensive Plan and related ordinances will be used by citizens and city leaders to shape the future of the City of Meridian and surrounding Area of Impact.

Actions:

1. Update the zoning ordinance and map to be in conformance with the adopted comprehensive plan and map.
2. Review the status of the implementation actions (Table VIII-1) to ensure steady progress on all items.
3. Require that the Planning and Zoning Commission budget include detailed review of the adopted comprehensive plan at least once a year and that the budget decisions explicitly reflect support and advance of the Plan as the primary factor of approval.
4. Require that public meetings be held annually to review the comprehensive plan and to promote a better understanding of the plan and its purpose.
5. Conduct work sessions with area cities and counties as needed to better coordinate planning policies regionally.
6. Create a checklist for the Planning and Zoning Commission and the City Council to review all development.
7. Organize and fund committees or special commissions consistent with the provisions of this plan.
8. Require that zoning and all other ordinances are enforced.
9. Educate the public and advisory boards so that they understand the comprehensive plan's legal elements and intent.

Comprehensive Plan Amendments. From time to time, changing conditions will result in a need for comprehensive plan amendments which should be carefully considered. Review is desirable on an as-needed basis by the Planning and Zoning Commission and a Comprehensive Plan Oversight Committee that encourage public comment. The Idaho Code provides for amendment to the comprehensive plan. The City Council or any group or person may petition the City Planning and Zoning Commission for a plan amendment at any time. The City Planning and Zoning Commission may recommend amendments to the map component of the comprehensive plan to the government board (City Council) not more frequently than every six months. Amendments to the text portion of the Plan may be recommended and adopted at any time.

B. Goals and Action Items

(see previous page)

C. Prioritized List of Action Items/Responsible Entities

In order to ensure implementation of the action items identified in this plan, those items have been prioritized by citizen committees and assigned to the responsibility of appropriate government or public agencies. Table VIII-1 illustrates the categorical priority of each item, as well as the party responsible for implementation. Certain general types of action items, such as regulations and committee formations, have been merged into one action item based on their centralized authority for implementation.

Prioritization of the action items for implementation should be based on the immediacy of community need regarding the expected outcome of such item. Those items that are existing City policy or are currently being implemented are identified as "ongoing." Those identified as "immediate" (0 to 1 years), should be in their developmental stages immediately after the comprehensive plan is adopted. Those action items ranked as "intermediate" (1 to 3 years) should also be considered as near-term projects, although the level of further study or organization involved will likely extend the time for implementation. Action items designated as "long term" (3 to 5+ years) are not necessarily less important. This classification indicates that they simply do not have the same urgency and will be ongoing items.

The responsible entities identified in Table VIII-1 are listed alphabetically:

Ada County
 Ada County Highway District (ACHD)
 Business Improvement District (BID)
 Canyon County
 Chamber of Commerce
 City Council
 City Engineer
 City of Boise City
 City of Eagle
 City of Nampa
 COMPASS
 Economic Development (ED) Specialist
 Finance Officer
 Idaho Department of Employment (IDE) Job Service
 Idaho Transportation Department (ITD)
 Meridian Historic Preservation Committee (MHPC)

Meridian Development Corporation (MDC)
Meridian Joint School District (MJSD)
Meridian Merchants
Meridian Parks and Recreation Department (MPRD)
Meridian Police Department (MPD)
Nampa-Meridian Irrigation District (NMID)
Planning Department
Planning and Zoning Commission (P&Z)
Private Sector
Public Utilities
Public Works Department
Regional Transit Authority (RTA)
State Historic Preservation Office (SHPO)
Treasure Valley Partnership (TVP)
Transportation Task Force (TTF)
Union Pacific Railroad (UPRR)
Western Ada Recreation District

Note: 1. The acronyms for many of these entities are used solely for the purposes of the implementation table.



Table VIII-1. Action Items/Responsible Entities (Immediate, Intermediate, Long Term and Ongoing)

Priority	Chapter	Action Item	Responsible Party
Immediate	IV	Adopt the Future Land Use Map within this Plan that establishes areas where commercial and industrial interest and activities are to dominate.	City Council
Immediate	IV	Develop incentives to attract new institutional, commercial, and government facilities to consider locating in downtown Meridian.	City Council; Chamber of Commerce; MDC
Immediate	IV	Develop incentives to retain the existing institutional, commercial, and government anchors to remain in Old Town.	City Council; Chamber of Commerce; MDC
Immediate	IV	Develop incentives that encourage utilization of unimproved or underdeveloped land within the Meridian City limits in order to maximize public investments, curtail urban sprawl, and protect existing agricultural lands from unnecessary infringement.	City Council
Immediate	IV	Implement tax increment financing.	City Council; Meridian Merchants; BID
Immediate	V	Appoint members to and consistently maintain the minimum required membership on the Meridian Historic Preservation Commission (five members) to fulfill the requirements of City Ordinance No. 471 and the requirements of the Certified Local Government Program.	City Council
Immediate	V	Adopt a Dust Abatement Ordinance in conformance with the prototype ordinance developed by COMPASS for governments in the Treasure Valley.	City Council; P&Z; Planning Staff; COMPASS
Immediate	V	Control the spread of noxious weeds in the Meridian area by administering an efficient, quick-response weed removal ordinance with progressive notices and penalties.	City Council; P&Z; MPRD
Immediate	V	Coordinate with existing Cultural Resource Adhoc Committee.	P&Z; City Council; MHPC
Immediate	V	Create and adopt specific downtown design guidelines and standards that will ensure that downtown Meridian remains the historic center for mixed-use tourism, business, retail, residential, and governmental activities in Meridian and prevent deterioration.	Planning Staff; City Council; MDC
Immediate	V	Create and maintain a distinct identity for the downtown through consistent landscaping, street lighting, street furnishings, and rehabilitation of historic buildings.	Planning Staff; City Council; MDC
Immediate	V	Develop an agreement with Nampa Meridian Irrigation District (NMID) and other irrigation districts, to allow use of easements for recreation, bike/pedestrian pathways by the City of Meridian.	City Council
Immediate	V	Develop and maintain greenbelts along natural waterways.	City Council; MPRD

Priority	Chapter	Action Item	Responsible Party
Immediate	V	Develop programs to attract customer oriented businesses and encourage pedestrian uses downtown.	City Council; P&Z; Chamber of Commerce; MDC
Immediate	V	Draft a Downtown Master Plan in conjunction with the Treasure Valley Futures Project.	Planning Staff; P&Z; City Council; MDC
Immediate	V	Identify underdeveloped areas for potential development.	City Council; Chamber of Commerce; P&Z
Immediate	V	Improve and protect creeks (Five Mile, Nine Mile, Ten Mile, and Jackson and Evans drainages) throughout commercial, industrial, residential areas, and Old Town.	City Council; P&Z; MPRD; MDC
Immediate	V	Promote and strengthen residential development in and around Old Town & develop incentives to encourage high density housing.	P&Z; City Council; MDC
Immediate	V	Require all developments adjacent to designated entryway corridors to provide a minimum of 35 feet of high quality, professional landscaping on the site adjacent to the roadway. Require residential developments adjacent to state highways and arterial-classified entryway corridors to provide a minimum five-foot-high berm.	Planning Staff
Immediate	V	Utilize the SHPO's Historic Preservation Fund (HPF) to prepare an identification and survey of Old Town's historic buildings.	MHPC; City Council; MDC
Immediate	VI	Coordinate with COMPASS, UPRR, ACHD, and private property owners to ensure land uses that are compatible and will integrate with a rail corridor transit system.	COMPASS; UPRR; ACHD; RTA; City Council
Immediate	VI	Consider the adopted COMPASS regional Ridge to Rivers Plan in all land-use decisions.	TTF; City Council
Immediate	VI	Consider the Eagle Road Corridor Study in all land-use decisions.	P&Z; City Council
Immediate	VI	Develop City utilities in priority areas to encourage development to meet the needs of the City of Meridian.	City Council
Immediate	VI	Develop methods, such as cross-access agreements, frontage roads, to reduce the number of existing access points onto arterial streets.	P&Z; City Council
Immediate	VI	Expedite future north/south crossings and interchange over I-84 (Locust Grove and Linder Overpasses, Ten Mile interchange).	City Council
Immediate	VI	Identify 2-4 specific parcels for park & ride lots and/or transit stations.	RTA; City Council

Priority	Chapter	Action Item	Responsible Party
Immediate	VI	Identify a City liaison to: <ul style="list-style-type: none"> Encourage and promote the development of an overpass at the Intersection of Locust Grove Road and I-84 by ACHD. Encourage and promote the development of an interchange at the Intersection of Ten Mile Road and I-84 by the Idaho Department of Transportation. 	City Council
Immediate	VI	Identify medical services that need to be encouraged to locate or expand in the City of Meridian.	City Council; Chamber of Commerce
Immediate	VI	Require continuous, grid-like collectors around the north-south and east-west half-mile lines within the undeveloped sections of Meridian's Area of Impact at the time of new development. Such collectors should be the primary designated bike lane routes in lieu of Arterial streets, whenever possible.	Planning Staff; P&Z; City Council; ACHD
Immediate	VI	Require elementary schools to be sited in locations that are safe for the children, easily accessible by the public and provide a visual and "user-friendly" benefit to the neighborhood. Elementary schools should not be "hidden" within subdivisions or otherwise made inaccessible to the public. The City encourages all schools to have public street frontage	Planning Staff; P&Z; City Council; Joint School District #2
Immediate	VII	Assess law enforcement needs.	MPD; Ada County; City Council
Immediate	VII	Continue sponsoring activities such as "Paint the Town" and "Rake Up Meridian."	City Council; Chamber of Commerce
Immediate	VII	Coordinate with Ada County and establish and maintain an Area of Impact Agreement, to ensure that the rural areas are developed in accordance with all applicable provisions of this plan.	Planning Staff; P&Z; City Council
Immediate	VII	Coordinate with Ada County to amend City & County Area of Impact agreements to require Meridian land use ordinances be adopted by Ada County for developments with in area of Impact but outside City limits.	Planning Staff; P&Z; City Council
Immediate	VII	Eliminate vague/unclear standards in development ordinances.	Planning Staff; P&Z; City Council
Immediate	VII	Enact new subdivision ordinances.	Planning Staff; P&Z; City Council
Immediate	VII	Identify areas for industrial development with adequate public services.	Planning Staff; P&Z; City Council

Priority	Chapter	Action Item	Responsible Party
Immediate	VII	Identify the current mix of housing types.	Planning Staff; P&Z; City Council
Immediate	VII	Identify transitional zones to buffer commercial and residential uses, to allow uses such as offices and other low intensity uses.	Planning Staff; P&Z
Immediate	VII	Adopt a Neighborhood Center Design Ordinance to implement the new Neighborhood Center comprehensive plan designation.	Planning Staff; P&Z; City Council
Immediate	VII	Amend the zoning ordinance and map to implement the provisions of this plan.	Planning Staff; P&Z; City Council
Immediate	VII	Annually calculate percentage of each major land use category developed during previous year and compare to existing supply of vacant land in each category.	Planning Staff; P&Z
Immediate	VII	Separate heavy industrial and light industrial within the Zoning Ordinance.	Planning Staff; P&Z; City Council
Intermediate	IV	Adopt, maintain, and update the comprehensive plan to accommodate growth.	City Council; P&Z
Intermediate	IV	Allocate and identify locations/inventory for industrial and commercial business parks.	Chamber of Commerce; Planning Department
Intermediate	IV	Annually monitor building permit activity to ensure a desirable mix of housing is being maintained.	Planning Department; Public Works Department
Intermediate	IV	Annually monitor changes in income levels.	Planning Department/IDE Job Service
Intermediate	IV	Develop a selection criteria list for business types, and incorporate it into the development review process.	ED Specialist
Intermediate	IV	Develop long-term (20-year) and short-term (1-5 year) infrastructure and facility plan for business development.	Planning Department; Public Works Department; ED Specialist
Intermediate	IV	Develop mechanisms to promote the community (e.g., web site development, brochures).	City Council; Chamber of Commerce
Intermediate	IV	Develop programs to encourage and support development of the arts, cultural and educational facilities in Old Town.	City Council; Chamber of Commerce; MDC
Intermediate	IV	Evaluate development proposals based on physical, social, economic, and aesthetic criteria.	P&Z; City Council

Priority	Chapter	Action Item	Responsible Party
Intermediate	IV	Form a Business Improvement District in the Old Town area.	MDC
Intermediate	IV	Form public/private partnership to support a downtown demonstration project.	City Council; BID; MDC
Intermediate	IV	Hire economic development specialist to promote and recruit businesses.	City Council; Chamber of Commerce
Intermediate	IV	Identify/calculate ultimate build-out numbers based on City of Meridian 2002 Comprehensive Plan policies.	COMPASS
Intermediate	IV	Improve ingress and egress (both pedestrian and vehicle) into Old Town.	City Council; Chamber of Commerce; TVP; RTA; MDC
Intermediate	IV	Provide plazas and public areas for civic activities: <ul style="list-style-type: none"> • Utilization plan for Generations Plaza area. • Support COMPASS efforts to convert Union Pacific Railroad (UPRR) corridor. 	City Council; Chamber of Commerce
Intermediate	IV	Pursue Community Development Block Grants or other sources for public improvements in Old Town.	City Council; Planning Staff; MDC
Intermediate	IV	Pursue grants for economic development and partnerships.	ED Specialist; Finance Officer
Intermediate	IV	Provide high-tech infrastructure.	Public Works Department; Public Utilities
Intermediate	IV	Provide unique destination-type activities and centers that Nampa and Boise do not offer.	City Council; Chamber of Commerce; MHPC
Intermediate	IV	Quantify impact of growth (e.g., traffic volume, school enrollment, and parks).	Planning Department; COMPASS
Intermediate	V	Actively support owners of historic buildings in Old Town in their efforts to restore and/or preserve their properties. Pursue grant funding sources to leverage private resources for restoration and preservation projects.	MHPC; City Council; MDC
Intermediate	V	Coordinate with the Historic Preservation Commission to review and comment on all development applications in Old Town and provide a certificate of acceptability.	MHPC; City Council; P&Z; Planning Staff; MDC
Intermediate	V	Conduct activities directed toward stimulating private and public investment in the restoration and preservation of historic buildings, outdoor spaces, and natural historic features.	MHPC; City Council; Chamber of Commerce
Intermediate	V	Continue to investigate the opportunities for providing Park & Ride lots, shuttle buses, and other forms of alternative transportation.	Planning Staff; COMPASS; RTA; City Council

Priority	Chapter	Action Item	Responsible Party
Intermediate	V	Coordinate open space conservation with land trust.	City Council; P&Z; MPRD
Intermediate	V	Develop policies to limit canal tiling and piping of ditches where public safety issues are not of concern.	P&Z
Intermediate	V	Direct all City agencies 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).	City Council
Intermediate	V	Establish and maintain a system to survey and identify cultural and historical resources within Meridian City limits and maintain a local inventory of all identified sites.	MHPC; SHPO
Intermediate	V	Identify all gateways into Old Town (i.e., East First Street, Franklin, Fairview) and provide signage to attract visitors/citizens to Old Town.	Planning Staff; City Council; MDC
Intermediate	V	Identify buildings and natural features that contribute to the historic fabric of Meridian.	MHPC
Intermediate	V	Identify neighborhood areas/districts for future planning purposes to assure that development will strengthen community feeling.	Planning Staff; P&Z; City Council
Intermediate	V	Identify waterways, wetlands, and other natural resources for preservation.	City Council; Planning Staff
Intermediate	V	Identify wildlife habitat areas for conservation.	MPRD
Intermediate	V	Investigate tax incentive programs for historic properties.	MHPC; City Council
Intermediate	V	Jointly plan entryway corridors to Meridian with Nampa and Boise.	TTF; City Council
Intermediate	V	Provide funding to the Historic Preservation Commission through the City's annual budget to foster preservation and conservation in Old Town and throughout the Area of Impact.	City Council; MDC
Intermediate	V	Provide incentives for property owners to improve their properties.	P&Z; City Council
Intermediate	V	Provide public parking (with landscaping) in downtown.	P&Z; City Council; MDC
Intermediate	V	Protect significant historic structures and features from demolition when possible.	MHPC; City Council
Intermediate	V	Undertake programs that will increase the community's awareness of its heritage and the economic as well as aesthetic value of preservation.	MHPC; P&Z; City Council; Chamber of Commerce
Intermediate	VI	Annually review each master plan and update as needed.	City Council
Intermediate	VI	Conduct a feasibility study for an east/west monorail system and bus transportation.	RTA; City Council
Intermediate	VI	Consider "Accommodating Bicycle and Pedestrian Travel: A Recommended Approach" from the National center for Bicycling and Walking in all land-use decisions.	P&Z; City Council

Priority	Chapter	Action Item	Responsible Party
Intermediate	VI	Coordinate with other public utilities and essential service providers (at annual Master Plan reviews, corridor studies, etc.) to include ACHD, Idaho Power, ITD, etc.	City Council
Intermediate	VI	Develop a standardized procedure that supports the proposed Meridian landscape ordinance policy of improving and maintaining landscaping along public rights-of-way and landscaping of dedicated but unimproved rights-of-way strips.	ACHD; ITD; City Council
Intermediate	VI	Develop City pathway to connect Meridian with Boise.	MPRD; City Council
Intermediate	VI	Develop continuous pedestrian walkways within the downtown area.	TTF; City Council; MDC
Intermediate	VI	Develop, implement, and enforce storm water management program.	City Council; Public Works
Intermediate	VI	Develop indoor/outdoor multiple use facilities (i.e., recreation center, fairgrounds, etc.) for a variety of recreational, educational, cultural, and sports purposes and uses.	MPRD; City Council
Intermediate	VI	Develop program for donating land for parks, police, fire station and substation, and well sites.	City Council
Intermediate	VI	Establish truck routes.	TTF; ACHD; ITD; City Council
Intermediate	VI	Explore options to annex County parcels that are surrounded by City limits to allow for more efficient provision of City services.	Planning Staff; City Council
Intermediate	VI	Hold an annual meeting with essential service providers and local decision-makers to coordinate planning efforts and direction of growth. Service providers include: Fire Department, Police, ITD, ACHD, Irrigation Districts, COMPASS, Ada County, Idaho Power, U.S. West, Intermountain Gas, Chevron Gas, Joint School District No. 2, Solid Waste, Emergency Medical Services (EMS), IDHW, DEQ, CDHD, City of Meridian Public Works, Bureau of Reclamation, and U.S. Army Corps of Engineers.	P&Z; City Council
Intermediate	VI	Identify and prioritize areas for future City expansion.	P&Z; City Council
Intermediate	VI	Identify at least one neighborhood per year to work with to submit an application to the ACHD Neighborhood Enhancement Program for traffic-calming measures and/or sidewalk improvements.	P&Z; City Council; Planning Staff
Intermediate	VI	Prepare a written bicycle and pedestrian plan for the City.	COMPASS; TTF; City Council; P&Z
Intermediate	VI	Review and revise current street naming policies to provide a clear street naming system in the City.	City Council; City Engineer; COMPLASS
Intermediate	VI	Review possible sites within City for developing indoor multiple use facility.	MPRD; City Council

Priority	Chapter	Action Item	Responsible Party
Intermediate	VI	Support future recreation facility development at the 7-acre Ustick and Black Cat Road location.	MPRD; City Council
Intermediate	VI	Support funding of CPRSP projects and programs.	MPRD; City Council
Intermediate	VI	The City should review its current regulations for issues would prohibit or discourage the type of mixed-use, transit oriented development desired within these transit areas. (Example of barriers regulations are minimum parking requirements, single use zoning, low floor-area ratios, setbacks, etc.)	Planning Staff; P&Z; Development Community; City Council
Intermediate	VI	The City of Meridian, in coordination with VIATrans, should explore grants and other funding opportunities to provide incentives for developers to locate within transit overlay zone.	COMPASS; Planning Staff; VIATrans; City Council
Intermediate	VII	Address the Area of Impact boundary with Ada County and the Cities of Eagle and Boise.	City Council; Eagle; Boise; Ada County
Intermediate	VII	Coordinate appropriate traffic signals.	ACHD; City Council
Intermediate	VII	Coordinate with real estate companies, lenders, and housing development and advocacy groups to research and track housing market in Meridian and publish findings.	Planning Staff; P&Z; City Council
Intermediate	VII	Develop incentives (tax, urban renewal, etc.) for Old Town.	Planning Staff; P&Z; City Council; Chamber of Commerce; MDC
Intermediate	VII	Develop incentives for high-density development along major transportation corridors to support public transportation system.	Planning Staff; P&Z; City Council
Intermediate	VII	Develop incentives for infill development to improve existing neighborhoods.	Planning Staff; P&Z; City Council
Intermediate	VII	Develop incentives for owners of remnant residential parcels or partially-developed residential parcels to consolidate these properties where possible to prevent the proliferation of small parcels of vacant land within the City limits.	Planning Staff; P&Z; City Council
Intermediate	VII	Develop incentives to attract low-impact (commercial, industrial, etc.) business.	Planning Staff; P&Z; City Council; Chamber of Commerce
Intermediate	VII	Establish/enact a design review ordinance.	Planning Staff; P&Z; City Council
Intermediate	VII	Identify locations for low traffic generating uses on key corridors.	Planning Staff; P&Z; City Council

Priority	Chapter	Action Item	Responsible Party
Intermediate	VII	Integrate pathway/bikeway plans to ensure appropriate access along right-of-way.	Planning Staff; P&Z; City Council
Intermediate	VII	Provide for non-exclusive residential zoning that allows for low-impact neighborhood commercial areas to develop in residential districts.	Planning Staff; P&Z; City Council
Intermediate	VII	Re-evaluate residential density categories (i.e., R-8 to R-15 to R-40 is too broad of a range)in the zoning ordinance.	Planning Staff; P&Z; City Council
Intermediate	VII	Revise existing ordinances to include height limitation, density, scale, floor area to green space ratio, traffic generation and landscaping.	Planning Staff; P&Z; City Council
Intermediate	VII	Schedule quarterly meetings with City and county planning staff to discuss projects and joint planning efforts.	Planning Staff; P&Z
Intermediate	VII	The City encourages the location of a high tech, professional employment center in the northwest quadrant of our Area of Impact. Initial planning reviews of this quadrant suggest that a feasible location for such a center would be at the southwest corner of McMillan and Ten Mile Roads.	City Council; Chamber of Commerce; Developers
Intermediate	VII	The City will work with property owners, designers, and developers to adopt a Specific Area Plan for two proposed Neighborhood Center areas – one in north Meridian and one in south Meridian. Adopt said plan.	Planning Staff; P&Z; City Council; Property Owners; Architects; Developers
Intermediate	VII	Track vacancy rates in City every 6 months.	Planning Staff; P&Z; City Council
Long term	IV	Provide ample parking in Old Town. <ul style="list-style-type: none"> • Research potential sites for parking garages. • Continue to acquire land and develop parking facilities available to the public and downtown employers. 	Planning Department; BID; MDC
Long term	V	Maintain a distinct identity for the downtown through expansion of the East First Street streetscape and rehabilitation of historic buildings using the "Secretary of the Interior" standards for the treatment of historic properties.	P&Z; City Council; MDC
Long term	V	Place informational plaque on historic structures and special sites.	MHPC; City Council
Long term	VI	Acquire existing rail corridor for future transit system between Boise-Nampa.	RTA; City Council
Long Term	VI	Design guidelines should be developed between the City, VIATrans, and ACHD for pedestrian, street, and station features. Among the concerns are proximity to major north/south roads.	Planning Staff; P&Z ACHD; VIATrans; City Council

Priority	Chapter	Action Item	Responsible Party
Long term	VI	Develop programs that are more pro-active with providing more secure, safe, and fun places.	City Council; MJSD; MPRD; MPD
Long term	VII	Allow density transfers in exchange for school sites, open space dedications, or for access easements to linear open space corridors, which contain bicycle and pedestrian pathway systems.	Planning Staff; P&Z; City Council; MPRD
Long term	VII	Establish incentives for new commercial development within under-utilized existing commercial areas.	Planning Staff; P&Z
Ongoing	IV	Annually monitor population changes.	COMPASS
Ongoing	IV	Enhance the joint economic development effort between City and Chamber.	City Council; Chamber of Commerce
Ongoing	IV	Permit new residential, commercial, or industrial developments only where urban services can be reasonably provided at the time of final approval and development is contiguous to the City.	City Council
Ongoing	V	Coordinate with Ada County Highway District (ACHD) to improve traffic flow and minimize vehicle time spent idling and accelerating.	ACHD; TTF
Ongoing	V	Coordinate with appropriate agencies on interstate and gateway beautification (landscaping, signage).	ITD; ACHD; MHPC; City Council; TTF
Ongoing	V	Coordinate with DEQ on their inter-agency committee to improve regional efforts to improve overall air quality levels in the Treasure Valley.	City Council
Ongoing	V	Develop and support downtown cultural activities and events.	Chamber of Commerce; MDC
Ongoing	V	Develop incentives for open space areas within all development.	Planning Staff; P&Z; City Council
Ongoing	V	Participate with Ada County in publicizing voluntary burning bans when necessary.	City Council
Ongoing	V	Promote the design of attractive roadway entryway areas throughout Meridian that will clearly identify the community. Determine the width of required landscaping by the functional classification of the roadway.	Planning Staff; P&Z; City Council
Ongoing	V	Require the addition of landscaping within existing parking lots whenever the parking lot is reconstructed.	P&Z; City Council
Ongoing	V	Seek funding services for grants to promote preservation.	P&Z; City Council
Ongoing	V	Support ACHD corridor development standards for the entryways to the City.	P&Z; City Council

Priority	Chapter	Action Item	Responsible Party
Ongoing	V	Support compatible uses that will attract a high daytime and nighttime population to the area.	P&Z; City Council
Ongoing	V	Support the efforts of the Historic Preservation Commission to foster preservation and conservation in Old Town Meridian.	City Council; MDC
Ongoing	V	Use the comprehensive plan, subdivision regulations, and zoning to discourage strip development, and encourage clustered, landscaped business or residential development on entrance corridors.	P&Z; City Council
Ongoing	V	Utilize the SHPO as a resource, access the Idaho HPF to update the 1928 survey of historical sites within the City limits, and conduct a survey of historic buildings and sites in the Meridian Area of Impact.	MHPC; City Council
Ongoing	V	When appropriate, nominate eligible properties to the National Register of Historic Places.	MHPC
Ongoing	VI	Actively involve the Meridian School District in subdivision site selection with developer before plat processing (pre-platting schedule meetings).	P&Z; MPRD; Private Sector
Ongoing	VI	Assess the existing park and recreation facilities based on current regulatory, safety, and quality standards.	MPRD; City Council
Ongoing	VI	Consider population/housing density when acquiring future land for parks and recreation.	MPRD; City Council
Ongoing	VI	Continue to support the Meridian senior citizens' organization as an important social program in the community.	City Council
Ongoing	VI	Coordinate population and household projections keeping school sites in mind.	P&Z; City Council; MJSD
Ongoing	VI	Coordinate with police and fire departments, new annexation, and the impacts on services.	City Council
Ongoing	VI	Determine jurisdictional responsibilities created by the Phase II Storm Water rule and begin application process.	City Council; Public Works
Ongoing	VI	Identify recreation needs of the citizens of Meridian.	MPRD; City Council
Ongoing	VI	Participate in area paramedic and fire department planning efforts.	MFD
Ongoing	VI	Plan land uses surrounding WWTP to reduce human exposure to odors.	Planning Staff; P&Z
Ongoing	VI	Protect citizen investments in existing public facilities (water, sewer, streets, fire, police) by encouraging controlled growth through development application reviews and development agreements.	City Council
Ongoing	VI	Require pedestrian access connectors in all new development to link subdivisions together to promote neighborhood connectivity as part of a community pathway system.	TTF; City Council
Ongoing	VI	Review CPRSP annually to evaluate and set goals.	MPRD; City Council

Priority	Chapter	Action Item	Responsible Party
Ongoing	VI	Review new development for appropriate opportunities to connect to local roads and collectors in adjacent developments.	P&Z; City Council
Ongoing	VI	Support acquisition and development of new park land to meet the growing open space needs of the community.	MPRD; City Council
Ongoing	VI	Support joint use agreements with the Meridian Joint School District, Western Ada Recreation District, ACHD, and other private and non-profit entities.	MPRD; City Council; MJSD; ACHD; Western Ada Recreation District
Ongoing	VI	Support multi-use facilities between schools and the community.	City Council; MJSD; MPRD
Ongoing	VI	Support the location of school sites within every square mile in undeveloped areas.	P&Z; Private Sector
Ongoing	VII	<p>Allow residential development in rural areas that are outside the City limits but inside the Area of Impact, provided that development complies with the following standards.</p> <ul style="list-style-type: none"> • Within the USPA one single-family residential house may be placed on a five-acre minimum lot if dry line sewer and water lines are installed for future connection. A concept plan for roads and lots must be submitted to the Planning and Zoning Department showing that provisions have been made to allow for re-subdivision of the property to an urban density as shown in the Comprehensive Plan Land Use map. • Within the Area of Impact but outside of the USPA, one single-family residential building may be constructed on a five-acre minimum lot without municipal sewer and water services being provided if Central District Health Department approves private sewer and water service. 	Planning Staff; P&Z; City Council
Ongoing	VII	Continue property maintenance programs through code enforcement to remove junk vehicles, weed nuisances, and trash, etc.	Planning Staff; P&Z; City Council
Ongoing	VII	Continue to enforce zoning regulations.	Planning Staff; P&Z; City Council
Ongoing	VII	Coordinate public and private housing implementation efforts to improve consistency with area-wide plans and eliminate confusion and misunderstanding.	City Council
Ongoing	VII	Coordinate with irrigation districts to provide multiple use of existing irrigation easements	City Council; NMID
Ongoing	VII	Coordinate with the City of Nampa and Canyon County on transportation issues.	City Council; Nampa; Canyon County
Ongoing	VII	Coordinate with transportation agencies to ensure provision of services and transit development.	TTF; RTA; City Council

Priority	Chapter	Action Item	Responsible Party
Ongoing	VII	Discourage residential areas in close proximity to WWTP.	Planning Staff; P&Z; City Council
Ongoing	VII	Encourage appropriate development of open space and recreation areas within large residential development projects to serve as buffer and transition areas.	Planning Staff; P&Z; City Council
Ongoing	VII	Encourage industrial development to locate adjacent to existing industrial uses.	Planning Staff; P&Z; City Council
Ongoing	VII	Ensure that no discriminatory restrictions are imposed by local codes and ordinances.	City Council
Ongoing	VII	Locate industrial uses where adequate water supply and water pressure are available for fire protection.	Planning Staff; P&Z; City Council
Ongoing	VII	Locate new community commercial areas or arterials or collectors near residential areas in such a way as to complement with adjoining residential areas.	Planning Staff; P&Z
Ongoing	VII	Minimize noise, odor, air pollution, and visual pollution in industrial development adjacent to residential areas.	Planning Staff; P&Z; City Council
Ongoing	VII	Permit recreational uses that are compatible with agricultural pursuits in the rural areas.	Planning Staff; P&Z; City Council
Ongoing	VII	Permit schools, churches, and other public and quasi public uses in rural areas, that are compatible with adjacent uses.	Planning Staff; P&Z; City Council
Ongoing	VII	Preserve the integrity and identity of residential neighborhoods through the use of buffering techniques, including screen plantings, open space and other landscaping techniques on adjacent incompatible land uses.	Planning Staff; P&Z; City Council
Ongoing	VII	Provide for a wide diversity of housing types (single-family, modular, mobile homes 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.	Planning Staff; P&Z; City Council
Ongoing	VII	Require adequate fees from new development to fund expansion of services.	Appropriate Dept.; Planning Staff; P&Z; City Council
Ongoing	VII	Require all new residential neighborhoods to provide sidewalks, curb and gutters, and functional streets in cooperation with ACHD.	Planning Staff; P&Z; City Council; ACHD
Ongoing	VII	Require an open housing market for all persons, regardless of race, sex, age, religion or ethnic background.	City Council
Ongoing	VII	Require industrial areas to create a site design compatible with surrounding uses (e.g., landscape, fences, etc.) and community design criteria.	Planning Staff; P&Z; City Council

Priority	Chapter	Action Item	Responsible Party
Ongoing	VII	Require industrial development to conform to Federal and State air, water, and noise pollution standards, and local landscaping, traffic, noise, and environmental standards.	Planning Staff; P&Z; City Council
Ongoing	VII	Require industrial uses to conform to disposal, spill, and storage measures as outlined by the EPA.	Planning Staff; P&Z; City Council
Ongoing	VII	Require new residential development to provide permanent perimeter fencing to contain construction debris on site and prevent windblown debris from entering adjacent agricultural and other properties.	Planning Staff; P&Z; City Council
Ongoing	VII	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.	Planning Staff; P&Z; City Council
Ongoing	VII	Require that development projects have planned for the provision of all public services.	Planning Staff; P&Z; City Council
Ongoing	VII	Require rural area residential development to submit alternative development plan to allow for the efficient extension of urban services in the future (resubdivision plan).	Planning Staff; P&Z; City Council
Ongoing	VII	Restrict curb cuts and access points on collectors and arterial streets.	P&Z; City Council
Ongoing	VII	Support a variety of residential categories (low-, medium-, 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.	P&Z; City Council
Ongoing	VII	Support current development review process.	Planning Staff; P&Z; City Council
Ongoing	VII	Support infill of random vacant lots in substantially developed, single-family areas at densities similar to surrounding development. Increased densities on random vacant lots should be considered if: <ul style="list-style-type: none"> • Development of uses other than single-family structures are compatible with surrounding development. • It complies with the updated comprehensive plan. 	Planning Staff; P&Z; City Council
Ongoing	V	When appropriate, nominate eligible properties to the National Register of Historic Places.	MHPC