CITY OF MERIDIAN   RESOLUTION NO. *07- 583*

BY THE CITY COUNCIL: BIRD, BORTON, ROUNTREE, ZAREMBA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, ADOPTING THE MERIDIAN DEVELOPMENT CORPORATION'S PROPOSED FEES IN LIEU OF PARKING POLICY.

WHEREAS, the Meridian Development Corporation has developed a policy for Fees in Lieu of Parking, which outlines the desired goals of providing an additional option that may help Downtown developments solve site parking issues; encouraging shared parking through use of a common parking lot or structure; improving urban design by reducing on-site parking, by increasing the continuity of storefronts and by locating parking where it minimizes traffic and pedestrian disruptions; limiting the number of requests for reduced parking requirements; and preserving historic places through adaptive re-use rather than demolition to create all required parking on-site; and;

WHEREAS, these same goals are expressed in the Downtown Design Guidelines addendum to the City of Meridian Comprehensive Plan; and

WHEREAS, the Meridian Development Corporation has requested that the City of Meridian assist in the implementation of such Fees in Lieu of Parking; and

WHEREAS, Section 11-3C-6 of the Unified Development Code (UDC) lists the required number of parking spaces by use; and

WHEREAS, Section 11-5B-5B of the UDC allows for alternative compliance to the provisions listed in Section 11-3C-6 where the proposed design includes innovative design features based on "new urbanism," "neotraditional design," or other site designs that promote walkable and mixed use neighborhoods; and

WHEREAS, the City desires to adopt a policy with regard to payment of in-lieu fees that does not require additional staff to implement and monitor over time;

NOW, THEREFORE BE IT RESOLVED by The Mayor and City Council of the City of Meridian, that the City of Meridian adopts the following policy with regard to the Planning Director's approval of alternative compliance for required parking spaces within the Old Town District:

1. Per UDC 11-3C-6, the required number of parking spaces is based on the gross floor area. In determining the number of required parking spaces within the Old Town District, the Planning Director shall subtract the square footage of structure that will be saved, remodeled, and/or restored. This policy shall apply to any

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development within the Old Town District seeking alternative compliance, regardless of whether or not the applicant seeks to pay fees in-lieu of the required parking. (Planning staff shall initiate a UDC text amendment to formalize this standard such that alternative compliance is not required.)

2. All applicants seeking to pay fees in-lieu of providing the required parking must submit an alternative compliance application to the Planning Department concurrent with a Certificate of Zoning Compliance (CZC) for the proposed site and/or building improvements.

3. All proposed projects must provide the required number of parking spaces through a combination of on-site parking and in-lieu fees.

4. Prior to issuance of the CZC, the application must include documentation from the MDC Administrator that states the number of parking spaces purchased through in-lieu fees and the required payment amount.

5. Planning staff will collect will collect the fee and provide a receipt to the applicant.

6. Accounting staff will deposit the monies into the Meridian Development Corporation Restricted Parking Fund to be spent pursuant to the adopted Fee-In Lieu of Parking Policy, and as provided by the agreement with the applicant.

ADOPTED by the City Council of the City of Meridian, Idaho, this 23rd day of _October_, 2007.

APPROVED by the Mayor of the City of Meridian, Idaho, this 23rd day of _October_, 2007.

APPROVED:

Mayor Tammy de Weerd

ATTEST:

By: _____
William G. Berg, Jr., City Clerk