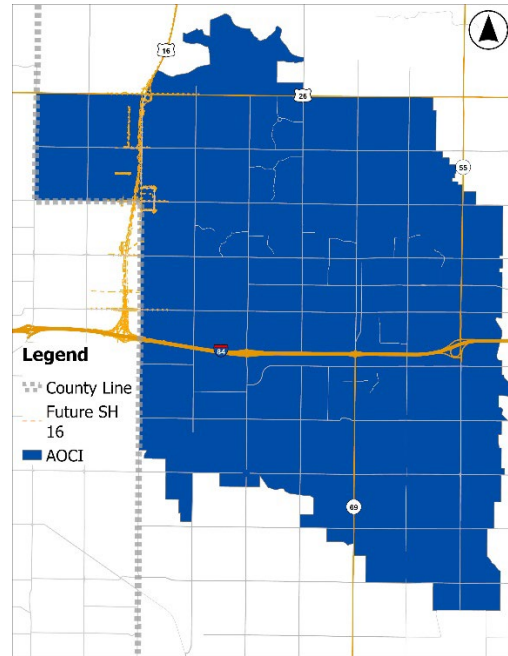


**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING DATE: 7/14/2026

TO: Mayor & City Council
FROM: Carl Anderson,
Long-Range Associate Planner
208-884-5533
canderson@meridianscity.org
APPLICANT: City of Meridian
Planning Division
SUBJECT: H-2026-0006
Comprehensive Plan Future Land
Use Map Amendment -2026
LOCATION: Citywide



I. SUMMARY

A. Summary

The City of Meridian Planning Division is applying for a Comprehensive Plan Future Land Use Map (FLUM) Amendment. The proposed Comprehensive Plan Map amendment (CPAM) is intended to reflect existing and anticipated West Ada School District school sites by amending the FLUM to reflect a “Civic” land use designation, as well as redesignate multiple Meridian owned properties. See Section III for a detailed overview of the request.

B. Issues/Waivers

None

C. Recommendation

Staff recommended approval of the proposed Comprehensive Plan Future Land Use Map Amendment.

Commission Recommendation: The Meridian Planning & Zoning Commission heard this application on May 7, 2026. The Commission recommended the application be forwarded to City Council for approval. See Section VI. Action for additional information.

II. COMMUNITY METRICS

Table 1: Process & Notification Details

Description	Details	Planning & Zoning Posting Date	City Council Posting Date
Preapplication Meeting date	1/27/2026	-	
Neighborhood Meeting	N/A	N/A	
Site Posting date	N/A	N/A	
Agency Notice		3/19/2026	
Notification Published in Newspaper		4/21/2026	6/27/2026
Notification mailed to property owners within 300'	N/A	N/A	N/A
Courtesy notice to property owners		03/24/2026	
Nextdoor PSA		4/16/2026	6/26/2026

III. ANALYSIS

A. Project Overview & Request

The City of Meridian is initiating a Citywide amendment to the Meridian Comprehensive Plan (Plan) to amend the Future Land Use Map (FLUM). The proposed amendment involves multiple parcels of land that are located in different locations throughout the City. Each of the proposed amendments are further described in sections IIIA.1 – IIIA.4. Each amendment primarily involves either property owned by the City of Meridian or West Ada School District (WASD), with some adjustment to adjacent property FLUM boundaries. See Table 2 for a full breakdown of parcels included in this request. Each request proposes to modify the existing FLUM designation of the subject-site to align with a “Civic” land use designation, except as otherwise detailed further in this report. See Section C.1 for a description of the “Civic” future land use.

A.1 Amend the Plan to reflect existing and anticipated West Ada School District sites by amending the FLUM to reflect a “Civic” land use designation.

The proposed amendment reflects many, but not all, school district properties which have a FLUM designation other than “Civic”. The WASD sites have been identified by staff as having existing school facilities or are anticipated to have school facilities in the near future.

The identified locations are:

- 335 S Locust Grove Road – Requested CPAM from “Industrial” & “Mixed-Use Community” to “Civic”.
- 1035 NW 1st Street - Requested CPAM from “Old Town” to “Civic”.
- 1752 W American Fork Drive - Requested CPAM from “High Density Residential” & “Medium High Density Residential” to “Civic”.
- W. Chinden Boulevard & N Blackcat Road (Parcel No. S0428131201) - Requested CPAM from “Medium Density Residential” to “Civic”.

335 S Locust Grove Road – Pending West Ada CTE Center; (Parcel No. R4833780200, S1118110071, & S1118110090)

The property located at 335 S Locust Grove Road is owned by the West Ada School District (Joint School District No. 2 per County Assessor) and is anticipated to undergo a remodel to facilitate the use of West Ada CTE Center. City staff anticipates that WASD will submit the necessary applications for entitlement, at which time all applicable standards and findings will need to be met to establish the use. The request is to modify the FLUM from the existing “Industrial” and “Mixed-Use Community” designations to “Civic”. The existing FLUM designation of “Industrial” on parcel no. R4833780200 was established in 2022 when the property was annexed and the FLUM was amended at that time from “Mixed-Use Community” to

“Industrial”. The two remaining parcels (Parcel No. S1118110071 & S1118110090) are not yet annexed into Meridian City limits. (See Exhibit A.2 “CPAM: 335 S Locust Grove RD” detailing the existing and proposed FLUM designations.

1035 NW 1st Street – Meridian Elementary School; (Parcel No. R6066001200)

The property located at 1035 NW 1st Street is owned by the WASD and is the existing location of Meridian Elementary School. The request is to modify the FLUM from the existing “Old Town” designation to “Civic”. See Exhibit A.2 “CPAM: 1035 NW St Parcel No. R6066001200” detailing the existing and proposed FLUM designations.

1752 W American Fork Drive; (Parcel No. R8048710070)

The property located at 1752 W American Fork Drive is owned by the WASD and is currently undeveloped. The request is to modify the FLUM from the existing “High Density Residential” and “Medium High Density Residential” designation to “Civic”. The amendment is consistent with the existing “Civic” designation on the remainder of the subject parcel. See Exhibit A.2 “CPAM:1752 W American Fork Dr” detailing the existing and proposed FLUM designations.

W. Chinden Boulevard & N Blackcat Road (Parcel No. S0428131201)

The property (parcel no. S0428131201) located southeast of the intersection of W Chinden Blvd and N Blackcat Rd is owned by the WASD and is currently undeveloped. The request is to modify the FLUM from the existing “Medium Density Residential” designation to “Civic”. See Exhibit A.2 “CPAM: W Chinden BLVD Parcel No S0428131201” detailing the existing and proposed FLUM designations.

A.2 Amend the FLUM designation from Low Density Residential (LDR) to Civic located at the Bear Creek Park, located at 2400 S Stoddard Road. (Parcel No. R0855010650, R0855030360, R0855030310, & R0855030250) and from Civic to LDR for adjacent residential parcels (Parcel No. R0855030400, R0855030390, R0855010640, R0855030330, & R0855030320)

The City is proposing to “clean up” the FLUM associated with Bear Creek Park, located at 2400 S Stoddard Road. The requested CPAM is from “Low Density Residential” to “Civic” and aligns with the underlying City of Meridian parcel boundaries, including adjacent City owned property. The “Civic” designation is also being extended to the centerline of W Christopher St, S Stoddard Rd, and W Kodiak Dr where generally adjacent to the proposed amendment. The CPAM will remove a small portion of the “Civic” designation from five abutting residential parcels and amend them to “Low Density Residential” (LDR), consistent with the majority designation of LDR for each parcel. See Exhibit A.2 “CPAM:2400 S. Stoddard RD. – Bear Creek Park” detailing the existing and proposed FLUM designations.

A.3 Amend the FLUM designation from Medium Density Residential (MDR) to Civic located at Fire Station No. 8 and Northwest Meridian Police Station, located at 4350 & 4232 N Owyhee Storm Avenue. (Parcel No. R3030121800 & R3030121780)

The City is proposing to “clean up” the FLUM to reflect the existing land use for Fire Station No. 8 and Northwest Meridian Police Station, located at 4350 & 4232 N Owyhee Storm Avenue. The requested CPAM is from “Medium Density Residential” to “Civic”. The CPAM will also remove the “Medium Density Residential” designation from the adjacent Landscape buffer lot (between the Fire Station and Owyhee Storm Avenue), owned by the Gander Creek South HOA, and amend it to “Civic”. See Exhibit A.2 “CPAM: 4250 N Owyhee Storm Ave.” detailing the existing and proposed FLUM designations.

A.4 Amend the FLUM designation from Medium Density Residential (MDR) to Civic located at Fire Station No. 7, located at 6343 S Recreation Avenue. (Parcel No. S1405212421)

The City is proposing to “clean up” the FLUM to reflect the existing land use for Meridian Fire Station No. 7 located at 6343 S Recreation Avenue. The requested CPAM is from “Medium Density Residential” to “Civic”. See Exhibit A.2 “CPAM: 6343 S Recreation Ave.” detailing the existing and proposed FLUM designations.

B. Summary of Future Land Use Changes

Table 1. Summary by Future Land Use Area

<i>Change Type</i>	<i>Current Designation</i>	<i>Proposed Designation</i>	<i>Acres</i>
<i>Amend FLUM to Civic</i>	<i>Low Density Residential (LDR)</i>	<i>Civic</i>	<i>73.4</i>
<i>Amend FLUM to LDR</i>	<i>Civic</i>	<i>LDR</i>	<i>0.1 ±</i>
<i>Total Acreage</i>			<i>73.5±</i>
<i>Total ROW</i>			<i>3.6 ±</i>
<i>Total Area Amended</i>			<i>77.1 ±</i>

Table 2. Area Amended on the Future Land Use Map (FLUM) - Summary by Parcel

<i>Parcel</i>	<i>Acres</i>	<i>Current FLUM</i>	<i>Proposed FLUM</i>
335 S Locust Grove Road			
R4833780200	3.43	Industrial	Civic
S1118110071	0.85	Mixed Use Community	Civic
S1118110090	0.17	Mixed Use Community	Civic
1035 NW 1st Street			
R6066001200	13.00	Old Town	Civic
1752 W American Fork Drive			
R8048710070	2.41 ± of 11.51	Med.-High & High Density Residential	Civic
W. Chinden Boulevard & N Blackcat Road			
S0428131201	27.99	Medium Density Residential	Civic
2400 S Stoddard Road – Bear Creek Park			
R0855010650	18.34	Low Density Residential & Civic	Civic
R0855010640	0.02 ± of 0.29	Low Density Residential & Civic	LDR
R0855030400	0.03 ± of 0.26	Low Density Residential & Civic	LDR
R0855030390	0.01 ± of 0.28	Low Density Residential & Civic	LDR
R0855030360	0.04	Low Density Residential	Civic
R0855030330	< 0.01± of 0.24	Low Density Residential & Civic	LDR
R0855030320	0.03 ± of 0.24	Low Density Residential & Civic	LDR
R0855030310	0.01	Low Density Residential	Civic
R0855030250	0.09	Low Density Residential	Civic
4350 & 4232 N Owyhee Storm Avenue			
R3030121780	0.27	Medium Density Residential	Civic
R3030121800	3.61	Medium Density Residential	Civic
6343 S Recreation Avenue			
S1405212421	3.11	Medium Density Residential	Civic
Total Acreage	73.42 ±		

C. Comprehensive Plan Analysis

C.1 Future Land Use Map Designation

(<https://meridiancity.org/community-development/planning/comprehensive-plan/future-land-use-map/>)

Review: This application does not include any annexation, rezones, or new entitlements. As such, no site-specific analysis is provided for the proposed changes. The following future land use designations with descriptions are copied directly from the Comprehensive Plan and are included in the application for reference.

Low Density Residential: This designation allows for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails, and other appropriate means should enhance the character of the area. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

Medium Density Residential: Medium Density Residential (MDR): This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

Civic Land Uses: 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, public parks, public schools, and other government owned sites within the Area of City Impact.

C.2 Policies (<https://meridiancity.org/implementationtable.aspx>)

Review: The following policies are found to be relevant to the proposed amendment:

2.05.00 Plan for a multi-generational city with adequate public services and health care resources for existing and future residents of all ages.

2.05.01 Cooperate with other agencies and service providers around the Valley.

2.05.01D Coordinate planning efforts and strategic growth of the City with other service providers and local decision-makers.

Review: The City of Meridian regularly endeavors to coordinate planning efforts and strategic growth of the City with other service providers. The proposed amendments to the Plan further support this policy through ensuring the FLUM is up to date to reflect the “Civic” designation for existing and anticipated school sites. The update also reflects the “Civic” use of the established Bear Creek Park, as well as Meridian Fire Stations 7 & 8, and the Northwest Meridian Police Station.

3.01.00 Recognize that Meridian’s population will continue to grow and positively foster Meridian’s continued growth.

3.01.01 Provide facilities and services that maintain a premier level of service commensurate with growth.

3.01.01B Update the Comprehensive Plan and Unified Development Code as needed to accommodate the community's needs and growth trends.

Review: The update to the Plan as proposed serves to accommodate the community’s needs and growth trends. The proposed amendments to the Plan serve to ensure that the FLUM

remains consistent with existing and anticipated City and partner agency services including public schools, fire stations, law enforcement facilities, and public parks. These services provide for the community's needs and continued growth trends.

3.04.00 Shape the future of the City through implementation and coordination of long-range planning efforts.

3.04.01 Advance, support, and promote development of City planning tools, including the Comprehensive Plan, City ordinances, plans, and other guiding documents that execute the City's vision.

3.04.01B Maintain and update the Unified Development Code and Future Land Use Map to implement the provisions of this Comprehensive Plan.

Review: The update to the Plan as proposed serves to maintain and update the FLUM thereby further implementing the policies of the Comprehensive Plan. The proposed amendments to the Plan serve to ensure that the FLUM remains consistent with existing and anticipated City and partner agency services including public schools, fire stations, law enforcement facilities, and public parks. See additional related policies highlighted within this report.

3.06.00 Ensure a variety and balance of land uses within the Area of City Impact.

3.06.01 Plan for periodic review, monitoring, and updating of land uses within City limits and Area of City Impact.

3.06.01A Maintain the Future Land Use Map to reflect existing facilities.

Review: The proposed amendments to the Plan serve to ensure that the FLUM remains consistent with existing and anticipated facilities including public schools, fire stations, law enforcement facilities, and public parks.

D. Unified Development Code (UDC) Analysis

Comprehensive plan amendments - Title 11 Chapter 5B Section 7.

Review: The following contains a review of Meridian City Code, Title 11, Chapter 5B Section 7 which requires all Comprehensive Plan Amendments to be processed as detailed below. The following are not exhaustive of the aforementioned standards and contain only those standards found to be relevant to this request.

11-5B-7

11-5B-7. C. Process.

1. Comprehensive plan amendment initiated by the city. The Planning and Zoning Commission may propose to amend the comprehensive plan following notice and public hearing procedures in article A, "general provisions", of this chapter and the hearing procedures in Idaho Code § 67-6509.

Review: A request to amend the City of Meridian Comprehensive Plan has been submitted and is subject to the notice and public hearing procedures outlined in Article A "general provisions" of the required chapter and the hearing procedures of Idaho Code § 67-6509.

Note: A Neighborhood meeting is not required and has not been held on this request, due to the request being Citywide. While not required, and the changes will have no impacts or implications except to WASD and the Locust Grove property, city staff have sent courtesy notice to those property owners whose properties are included within this request. See Table 2 in section B for a breakdown of properties included in this request.

3. The City Council shall not consider amendments to the land use map of the adopted comprehensive plan more than twice per calendar year. The application deadlines for amendments to the land use map component of the comprehensive plan shall be June 15 and December 15 of every year.

Review: The subject application was submitted on January 30th, 2026. As the request is City-initiated, it is staff's practice that they a CPAM may be initiated by the City at any time. Staff are working to ensure that the subject application is heard by Council concurrently with separate on-going applications.

4. Amendments to the text component of the Plan may be submitted at any time. Amendments to the text of the comprehensive plan may be recommended by the Commission consistent with section 11-5A-6 of this chapter.

Review: An amendment to the text component of the Plan is not being proposed as part of this request.

5. The commission, prior to recommending the adoption, amendment, or repeal of the comprehensive plan to the Council, shall conduct at least one (1) public hearing in accordance with article A, "General Provisions", of this chapter and in accordance with the procedures in Idaho Code § 67-6509.

Review: As part of their review and prior to recommending an amendment to the Plan, a public hearing has been noticed for the May 07, 2026, Planning & Zoning Commission meeting.

11-5B-7. D. Required Findings.

Review: The required findings may be found in Section V "Findings" of this report.

IV. CITY/AGENCY COMMENTS & CONDITIONS

Comments from outside agencies and City of Meridian Departments associated with this application and received by June 29, 2026, are summarized below and may be found within Exhibit C. Any additional agency comments received after June 29, 2026, may also be found on Laserfiche at the link below:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430055&dbid=0&repo=MeridianCity>

A. Meridian Public Works

- Wastewater Modeling Review: No changes in public sewer infrastructure shown in record. Any changes must be approved by Public Works.
- Water Modeling Review: Distance to Mainline –Water available at site; Impacts of Concerns – No changes to public water infrastructure shown in record. Any changes must be approved by Public Works. This includes hydrants or the abandonment of water mains.

B. Idaho Department of Environmental Quality (DEQ)

- The Boise Regional DEQ Administration has no comments at this time.

C. Ada County Development Services

- Ada County has no comments on this application. Ada County looks forward to working with the City to update the City's current Comprehensive Plan and Future Land Use Map (FLUM) upon completion of the City's process and action in accordance with Title 9 of the Ada County Code.

D. Meridian Parks Department

- The Parks and Recreation Department is in support of the Memo Request Item #2 to "Clean Up" the FLUM by changing certain parcels from Low Density Residential to Civic, in accord with the underlying City of Meridian Parcel. And, also, to remove the partial 'Civic' designation from certain residential parcels adjacent to Bear Creek Park. The Parks and Recreation Department's priority is that the entirety of Bear Creek Park and the connecting parcels that encompass micro-paths all read as one consistent 'Civic' designation. The proposed changes accomplish this objective. We are in support

of the proposed changes to the Future Land Use Map. Please note that we have no comment on other proposed changes to the Map that do not pertain to park properties.

V. FINDINGS

A. Comprehensive Plan (UDC 11-5B-7D)

Upon recommendation from the Commission, the Council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an amendment to the Comprehensive Plan, the Council shall make the following findings:

1. The proposed amendment is consistent with the other elements of the comprehensive plan.
Commission Finding: *The Commission finds that the proposed amendment is consistent with the elements of the 2019 Comprehensive Plan, as amended. The Commission finds the proposed amendment maintains consistency within the Plan by ensuring the FLUM more accurately reflects existing and anticipated conditions. There are no changes to the policies within the plan being proposed. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0006. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*
2. The proposed amendment provides an improved guide to future growth and development of the city.
Commission Finding: *The Commission finds that the proposed amendment as described herein provides an improved guide to the future growth and development of the City by facilitating the continued provision of services to the Community. The proposed amendments to the Plan serve to ensure that the FLUM remains consistent with existing and anticipated City and partner agency services including public schools, fire stations, law enforcement facilities, and public parks. Evidence includes this application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0006. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*
3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan.
Commission Finding: *The Commission finds the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive Plan. Maintenance of the Plan is directed by policy within the Plan and the State of Idaho. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0006. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*
4. The proposed amendment is consistent with this Unified Development Code.
Commission Finding: *The Commission finds the proposed amendment is consistent with the Unified Development Code. No policies in the Comprehensive Plan are being modified. The subject request is for an amendment to the FLUM only. Anticipated “Civic” uses herein referenced will need to submit the necessary applications for entitlement, ensuring that future development is consistent with the Unified Development Code. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0006. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans.*

5. The amendment will be compatible with existing and planned surrounding land uses.
Commission Finding: *The Commission finds the proposed amendment is compatible with existing and planned surrounding land uses, as the amendment modifies the FLUM to reflect either existing or anticipated “Civic” uses. Existing and anticipated City and partner agency services include public schools, fire stations, law enforcement facilities, and public parks. These services serve to provide for community needs and continued growth trends. New and/or expanded uses that have not yet been established must submit all necessary development and entitlement applications, during which time compatibility with existing and planned surrounding land uses are anticipated to be further evaluated. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0006. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*

6. The proposed amendment will not burden existing and planned service capabilities.
Commission Finding: *The Commission finds that the proposed Plan will not burden existing and planned service capabilities. Evidence includes the application, supporting materials submitted and the staff report with all exhibits for case file H-2026-0006. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*

7. The proposed map amendment (as applicable) provides a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated impact associated with the development of the area.
Commission Finding: *The Commission finds that the proposed amendment provides a logical juxtaposition of uses to allow for sufficient area to mitigate anticipated impact associated with the development of the area. The proposed amendment ensures that the FLUM remains consistent with existing and anticipated City and partner agency services including public schools, fire stations, law enforcement facilities, and public parks. Anticipated “Civic” uses herein referenced will need to submit the necessary applications for entitlement, at which time anticipated impacts associated with the development shall comply with all applicable standards and findings will need to be met to establish the use. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0006. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans.*

8. The proposed amendment is in the best interest of the City of Meridian.
Commission Finding: *The Commission finds that the proposed amendment is in the best interest of the City as it facilitates the provision of services to the Community and ensures that the FLUM remains relevant and up to date. The proposed amendment to the FLUM modifies all subject parcels to the “Civic” FLUM designation. The existing and anticipated City and partner agency services including public schools, fire stations, law enforcement facilities, and public parks. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0006. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*

VI. ACTION

A. Staff:

Staff recommended approval of the proposed Comprehensive Plan Future Land Use Map Amendment.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on May 7, 2026. At the public hearing the Commission moved to recommend approval of the subject application, H-2026-0006.

1. Summary of Commission public hearing:
 - i. In favor: No testimony provided.
 - ii. In opposition: No testimony provided.
 - iii. Commenting: No testimony provided
 - iv. Written testimony: No testimony provided.
 - v. Staff presenting application: Carl Anderson presented the application.
 - vi. Other Staff commenting on application: None
2. Key issues(s) of public testimony:
 - i. None.
3. Key issues(s) of discussion by Commission:
 - i. None.
4. Commission change(s) to Staff recommendation:
 - i. None.
5. Outstanding issue(s) for City Council:
 - i. None.

C. City Council:

Pending

VII. Exhibits:

A. Application Packet & Supporting Materials

- A.1 Application
- A.2 Memorandum-Amended: March 17, 2026

B. Supplemental Documents

- B.1 Pre-Application Meeting: January 27, 2026

C. Agency/Department Comments Received by: June 29, 2026

- C.1 Meridian Public Works Department: February 03 & 05, 2026
- C.2 Department of Environmental Quality (DEQ): March 24, 2026
- C.3 Ada County Development Services: March 24, 2026
- C.4 Meridian Parks Department: April 22, 2026

Exhibit A

Application Packet & Supporting Materials

City Council Hearing: July 14, 2026



Type of Review Requested

Hearing

File number: H-2026-0006
Assigned Planner: Carl Anderson
Related Files: _____

Applicant Information

Applicant name: CARL ANDERSON, CITY OF MERIDIAN Phone: _____

Applicant address: 33 E. BROADWAY AVE., MERIDIAN, ID 83642 Email: canderson@meridiacity.org

Owner name: _____ Phone: _____ Fax: _____

Owner address: _____ Email: _____

Agent name (e.g. architect, engineer, developer, representative): CARL ANDERSON

Firm name: CITY OF MERIDIAN Phone: _____ Fax: _____

Address: 33 E. BROADWAY AVE. Email: canderson@meridiacity.org

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: 33 E BROADWAY AVE

Assessor's parcel number(s): R5672000010

Township, range, section: _____

Project Description

Project/Application Name: 2026 City Initiated Future Land Use Map Amendment - CPAM

Hearing Date: May 7, 2026

Assigned Planner: Carl Anderson

Project Name: 2026 City Initiated Future Land Use Map Amendment

Description of Work: Request: Comprehensive Plan Map Amendment (CPAM) to redesignate four (4) West Ada School District properties from Mixed-Use Community, Industrial, Old Town, and Medium Density Residential to Civic, and three (3) City of Meridian properties from Low and Medium Density Residential to Civic for the purpose of reflecting existing and anticipated land uses. The request is being initiated by the City of Meridian Planning Division.

Location: Citywide

Application Information

APPLICATION TYPES	
Is this application exempt from fees?:	Yes
Comprehensive Plan Map Amendment - CPAM:	CHECKED
Is this City Initiated?:	Yes
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2026-0046
TYPE OF USE PROPOSED	
Other Type of Use Proposed:	Civic
PROPERTY INFORMATION	
General Location:	City Wide
Current Land Use:	Varies
Total Acreage:	77.14
Traffic Study Required per ACHD:	No
Has a traffic study been accepted by ACHD:	No
PROJECT INFORMATION	
What was the date of your pre-application meeting?:	01/27/2026
Pre-Application Permit Number (ex PREAPP-2021-0001):	Preapp-2026-0012
PUBLIC WORKS INFRASTRUCTURE	
Does this project require the extension of public infrastructure?:	No
PLAN REVIEW	
Verified submittal standards and checklist items:	CHECKED
Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:	CHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Carl Anderson
MISC	
Is new record:	No

NARRATIVE

COMMUNITY DEVELOPMENT DEPARTMENT



March 17, 2026

TO: Mayor & Council
Planning & Zoning Commission

CC: Dave Miles, Community Development Director
Caleb Hood, Deputy Director
Brian McClure, Long Range Planning Supervisor

FROM: Carl Anderson, Long Range Associate Planner

RE: Comprehensive Plan Future Land Use Map Amendment - 2026

Request:

The City of Meridian Planning Division is applying for an amendment to Comprehensive Plan Future Land Use Map (FLUM). The proposed Comprehensive Plan Map amendment (CPAM) is intended to accomplish the following:

1) Reflect existing and anticipated West Ada School District school sites by amending the FLUM to reflect a “Civic” land use designation. The amendment reflects many, but not all, school district properties. The WASD sites have been identified by staff as having existing school facilities or are anticipated to have school facilities in the near future. The identified locations are:

- 335 S Locust Grove Road – Requested CPAM from Industrial & Mixed-Use Community to Civic.
- 1035 NW 1st Street - Requested CPAM from Old Town to Civic.
- 1752 W American Fork Drive - Requested CPAM from High Density Residential & Medium-High Density Residential to Civic.
- W. Chinden Boulevard & N Blackcat Road (Parcel No. S0428131201) - Requested CPAM from Medium Density Residential to Civic.

2) “Clean up” the FLUM associated with Bear Creek Park, located at 2400 S Stoddard Road. The requested CPAM is from Low Density Residential to Civic and aligns with the underlying City of Meridian parcel. The CPAM will remove the Civic designation from certain adjacent residential parcels and redesignate them to Low Density Residential, consistent with the majority of each parcel.

3) “Clean up” the FLUM to reflect the existing land use for Fire Station No. 8 and Northwest Meridian Police Station, located at 4250 N Owyhee Storm Avenue. The requested CPAM is from Medium Density Residential to Civic. The CPAM will also remove the Medium Density Residential designation from adjacent landscape buffer lot and redesignate it to Civic.

4) “Clean up” the FLUM to reflect the existing land use for Meridian Fire Station No. 7 located at 6343 S Recreation Avenue. The requested CPAM is from Medium Density Residential to Civic.

Consistency with the 2019 Meridian Comprehensive Plan:

The proposed amendment is in alignment with the following goals, policies and action items of the 2019 Meridian Comprehensive Plan:

Civic Land Uses: 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, public parks, public schools, and other government-owned sites within the Area of City Impact.

3.04.00 Shape the future of the City through implementation and coordination of long range planning efforts.

3.04.01 Advance, support, and promote development of City planning tools, including the Comprehensive Plan, City ordinances, plans, and other guiding documents that execute the City’s vision.

3.04.01B Maintain and update the Unified Development Code and Future Land Use Map to implement the provisions of this Comprehensive Plan.

3.06.00 Ensure a variety and balance of land uses within the Area of City Impact.

3.06.01 Plan for periodic review, monitoring, and updating of land uses within City limits and Area of City Impact.

3.06.01A Maintain the Future Land Use Map to reflect existing facilities.

Supporting documentation and materials are included as part of this request in the attachments and may be further detailed in the subsequent staff report. Please do not hesitate to reach out should you have any questions.

Sincerely,

Carl Anderson | Long Range Associate Planner
City of Meridian | Community Development Department
Phone: 208.489.0328
canderson@meridiancity.org

Exhibits:

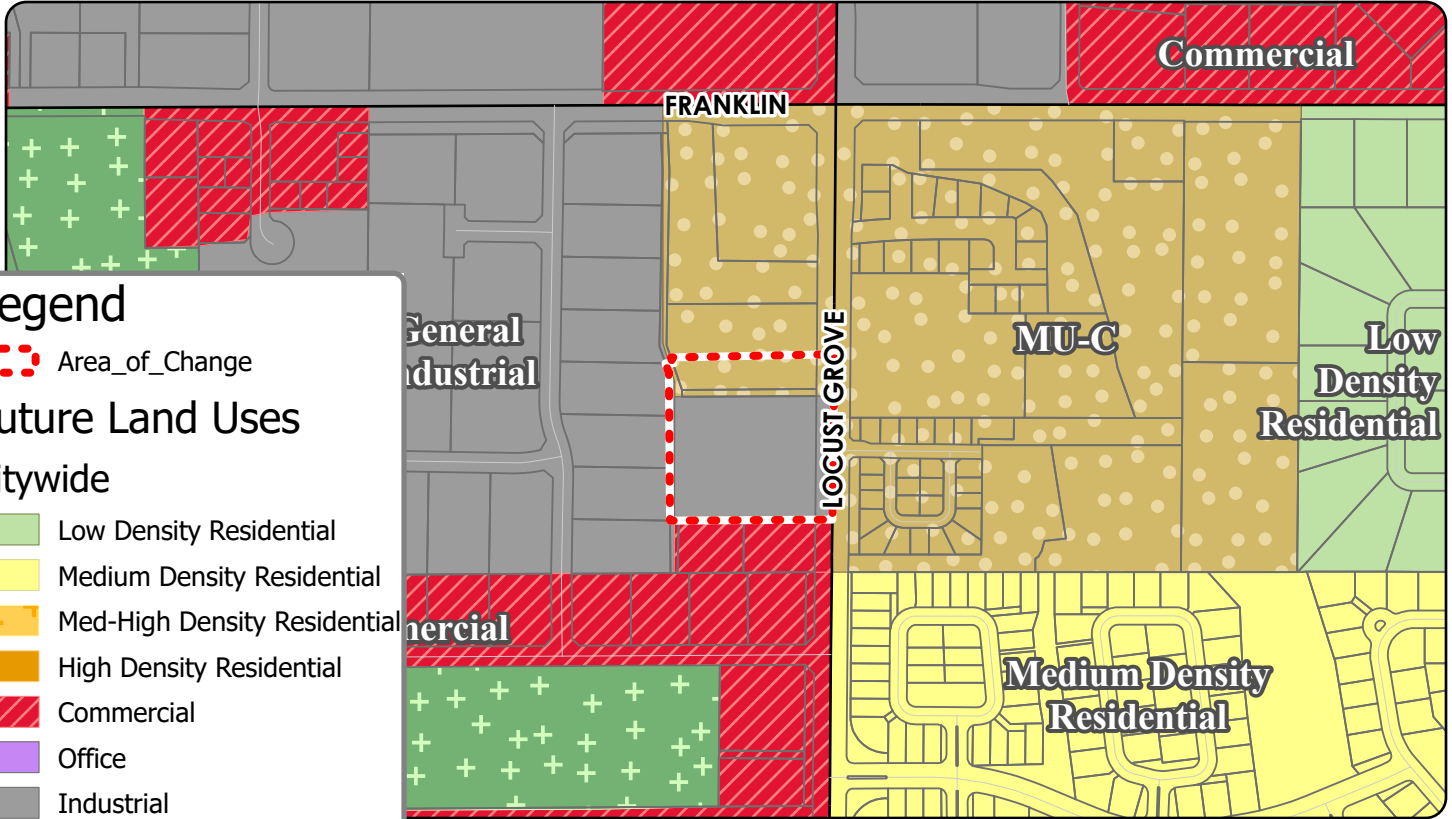
1. CPAM: 335 S Locust Grove Road
2. CPAM: 1035 NW 1st Street
3. CPAM: 1752 W American Fork Drive
4. CPAM: W Chinden Boulevard
5. CPAM: 2400 S. Stoddard Road - Bear Creek Park
6. CPAM: 4250 N Owyhee Storm Avenue
7. CPAM: 6343 S Recreation Avenue
8. Parcel Summary

CPAM: 335 S LOCUST GROVE RD Parcel No. R4833780200, S1118110090, & S1118110071



0 1,000 Feet

Adopted Future Land Uses



Legend

Area_of_Change

Future Land Uses

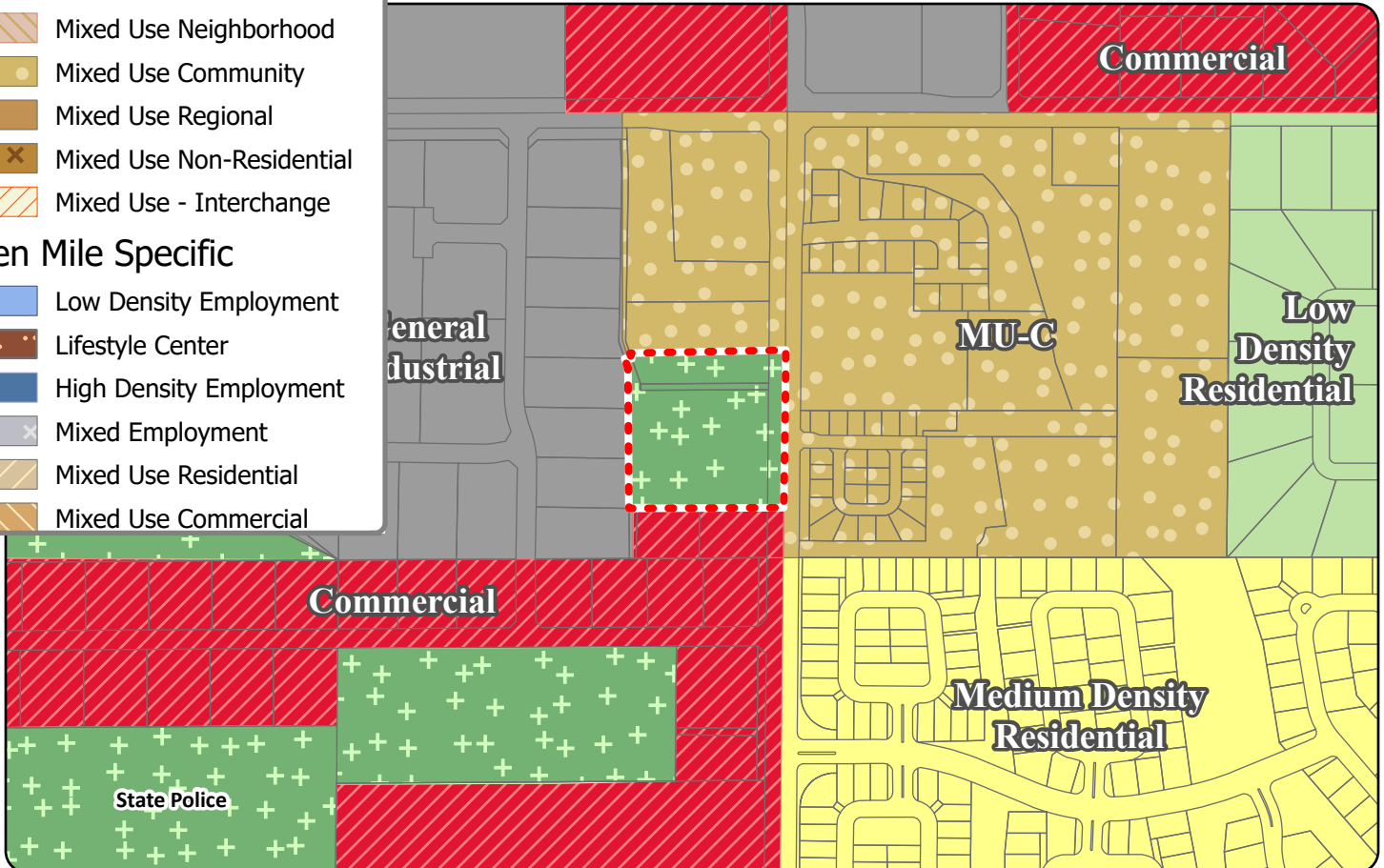
Citywide

- 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 Regional
- Mixed Use Non-Residential
- Mixed Use - Interchange

Ten Mile Specific

- Low Density Employment
- Lifestyle Center
- High Density Employment
- Mixed Employment
- Mixed Use Residential
- Mixed Use Commercial

Proposed Future Land Uses

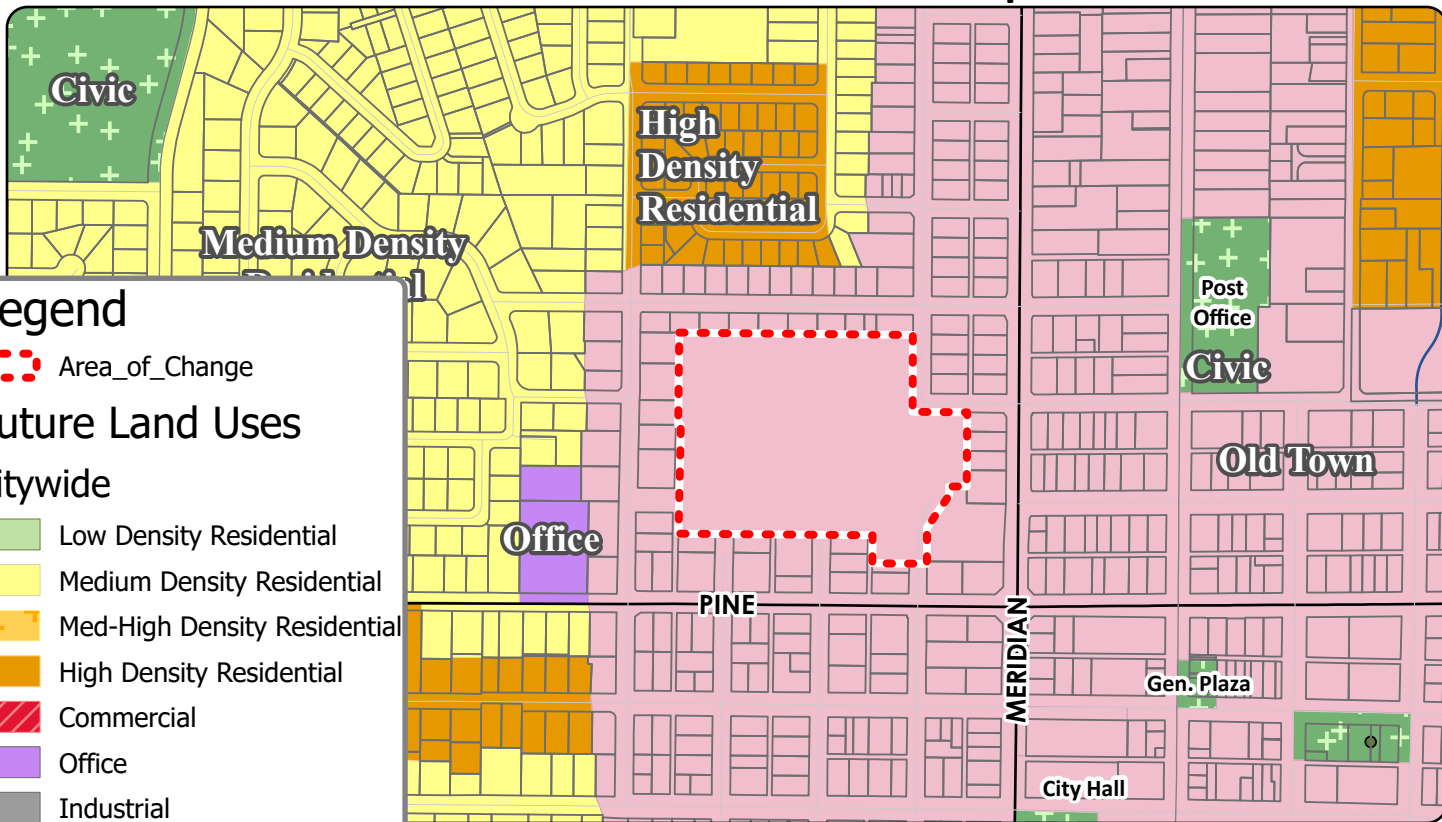


CPAM: 1035 NW 1st St. Parcel No. R6066001200



0 1,000 Feet

Adopted Future Land Uses



Legend

Area_of_Change

Future Land Uses

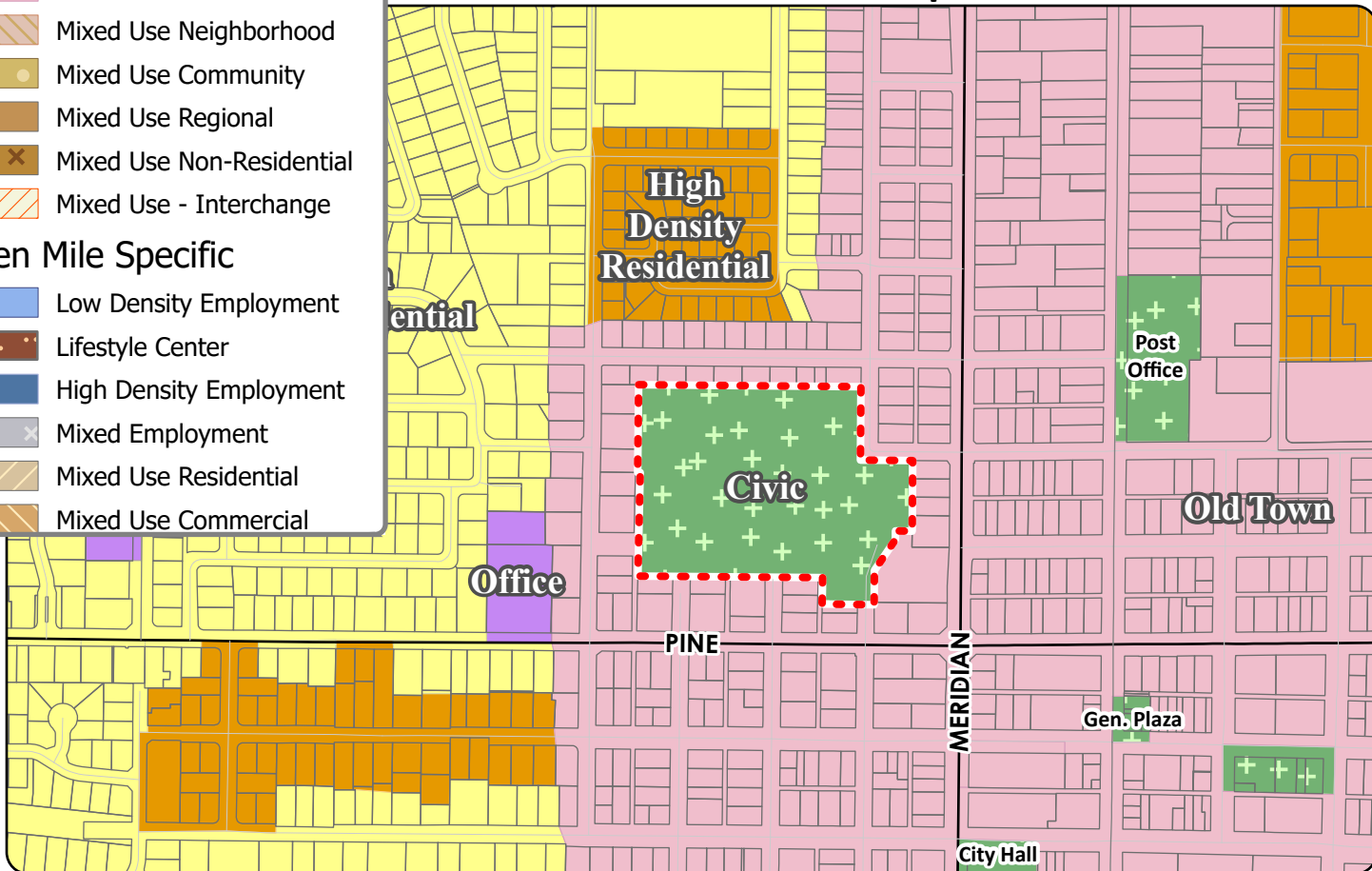
Citywide

- Low Density Residential
- Medium Density Residential
- Med-High Density Residential
- High Density Residential
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Ten Mile Specific

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- Lifestyle Center
- High Density Employment
- Mixed Employment
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- Mixed Use Commercial

Proposed Future Land Uses

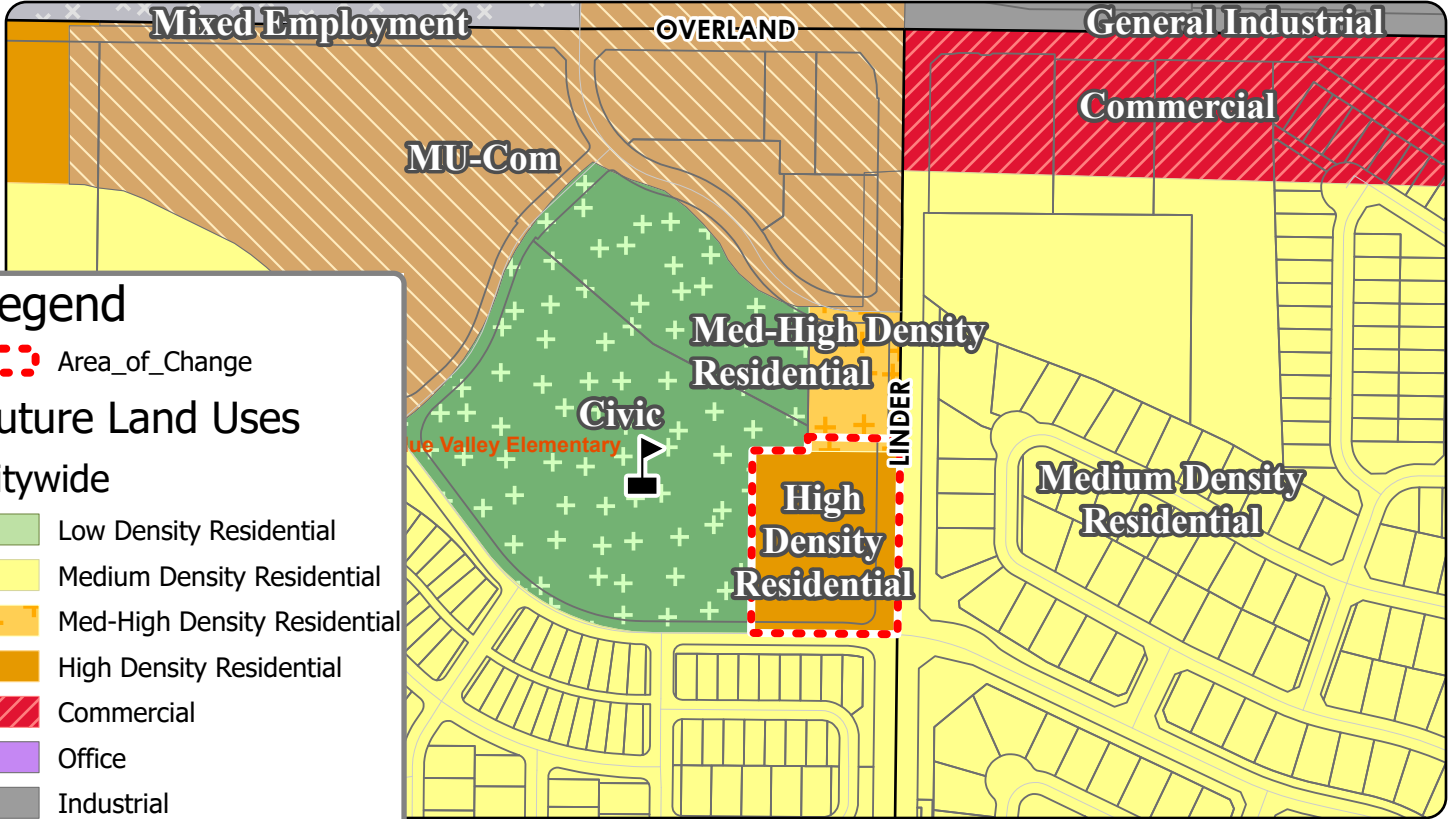


CPAM: 1752 W American Fork Dr. Parcel No.R8048710070



0 1,000 Feet

Adopted Future Land Uses



Legend

Area_of_Change

Future Land Uses

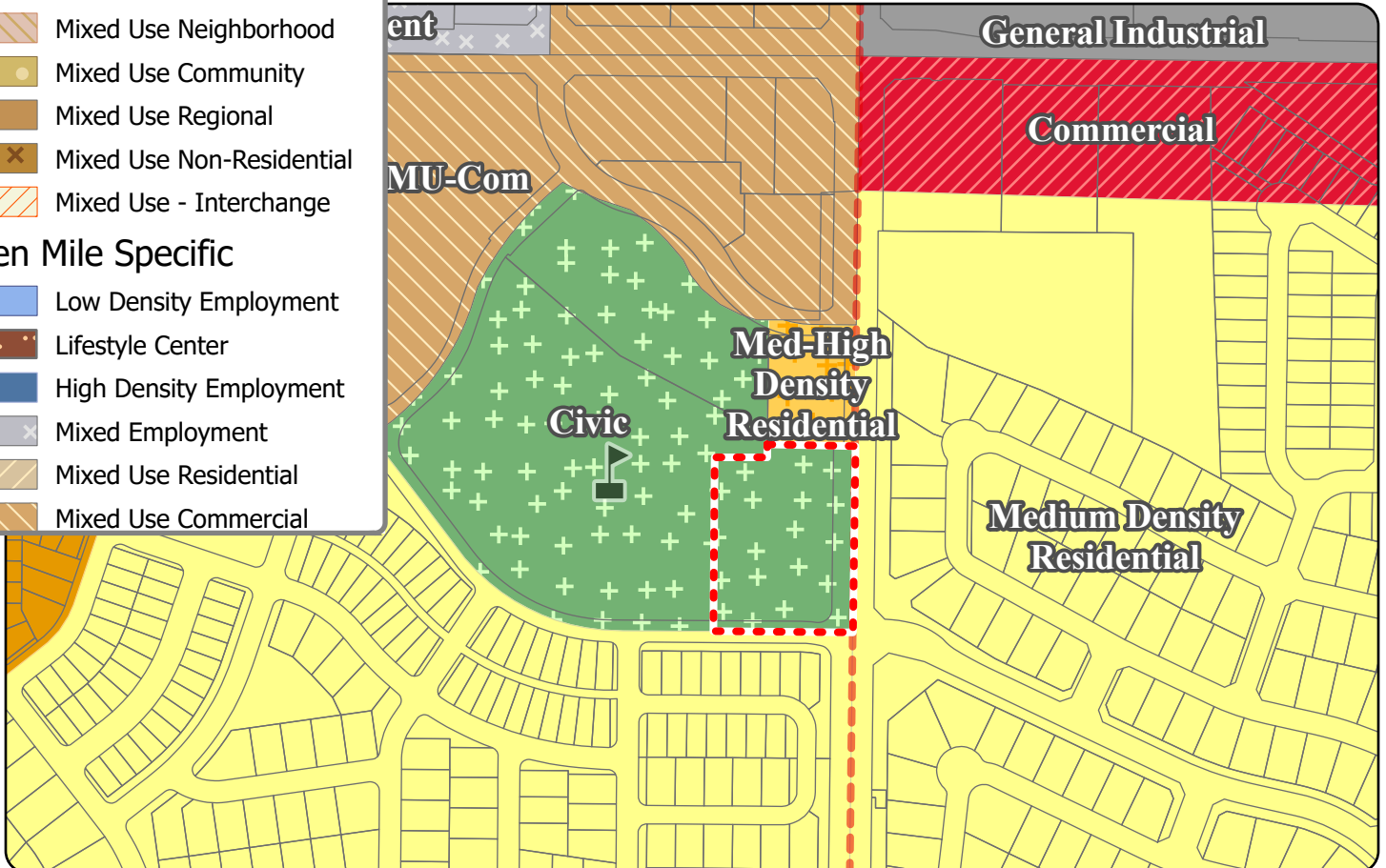
Citywide

- Low Density Residential
- Medium Density Residential
- Med-High Density Residential
- High Density Residential
- Commercial
- Office
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- High Density Employment
- Mixed Employment
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Proposed Future Land Uses

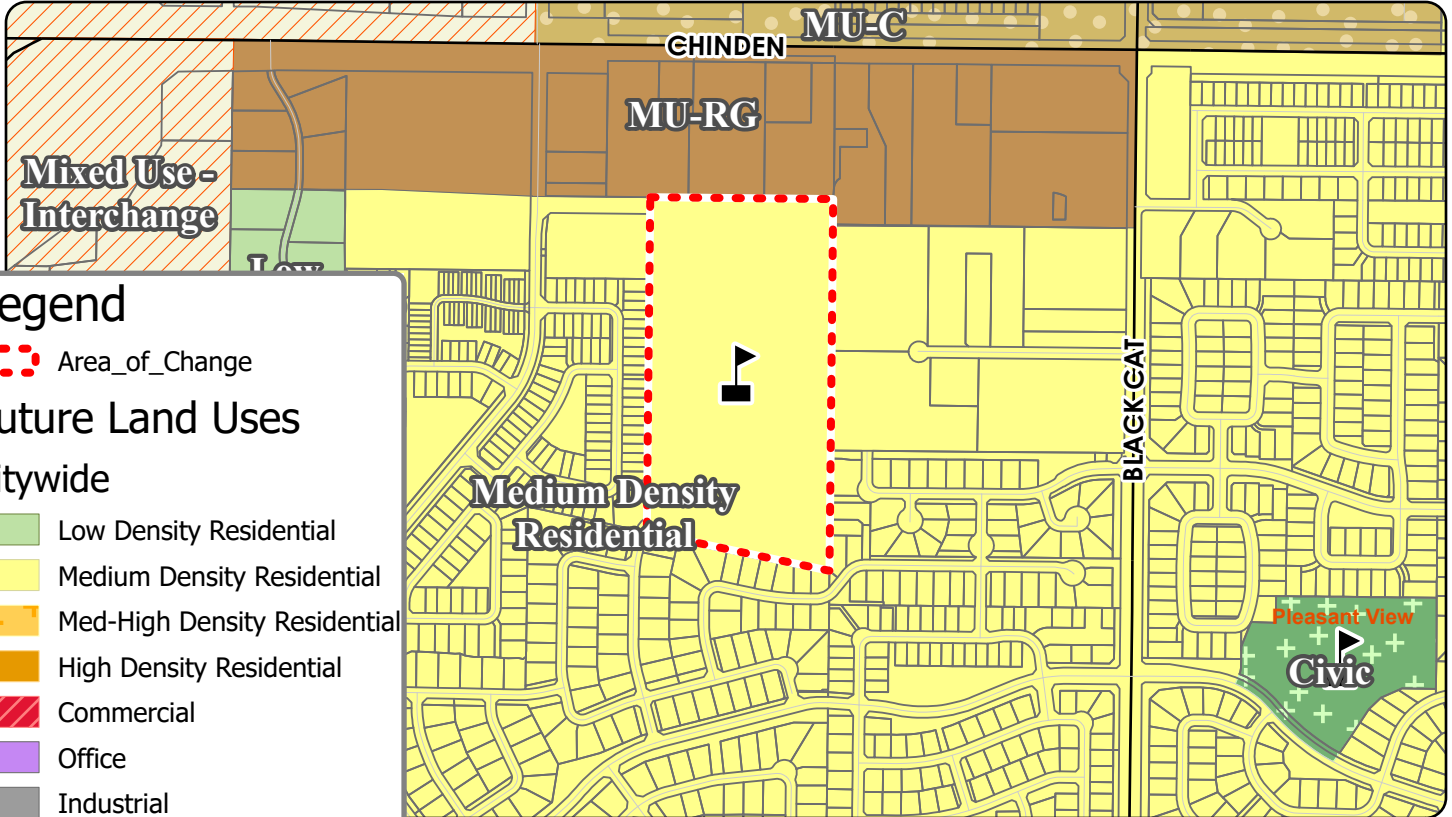


CPAM - W Chinden BLVD. Parcel No. S0428131201



0 1,000 Feet

Adopted Future Land Uses



Legend

Area_of_Change

Future Land Uses

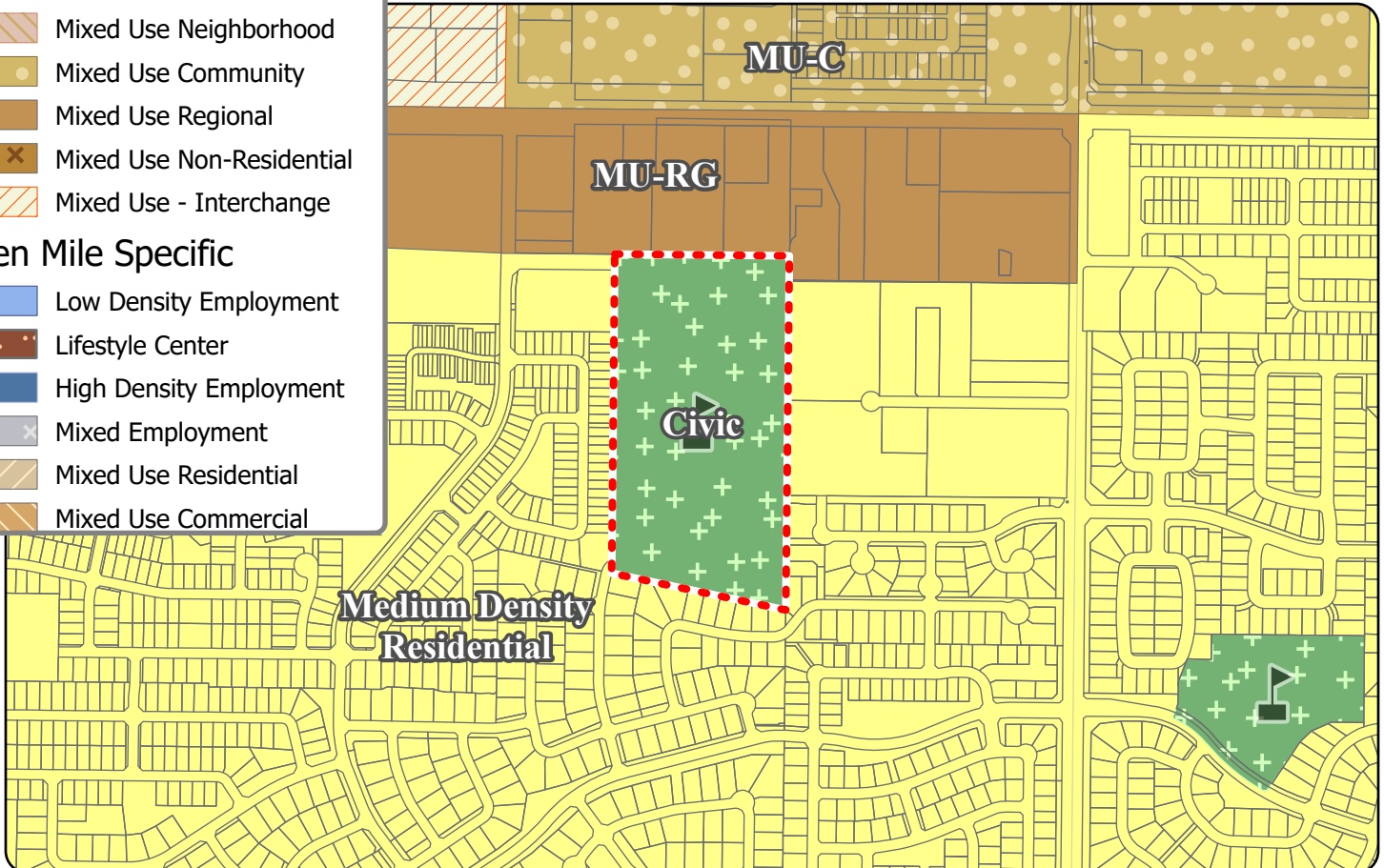
Citywide

- Low Density Residential
- Medium Density Residential
- Med-High Density Residential
- High Density Residential
- Commercial
- Office
- Industrial
- Civic
- Old Town
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Ten Mile Specific

- Low Density Employment
- Lifestyle Center
- High Density Employment
- Mixed Employment
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- Mixed Use Commercial

Proposed Future Land Uses

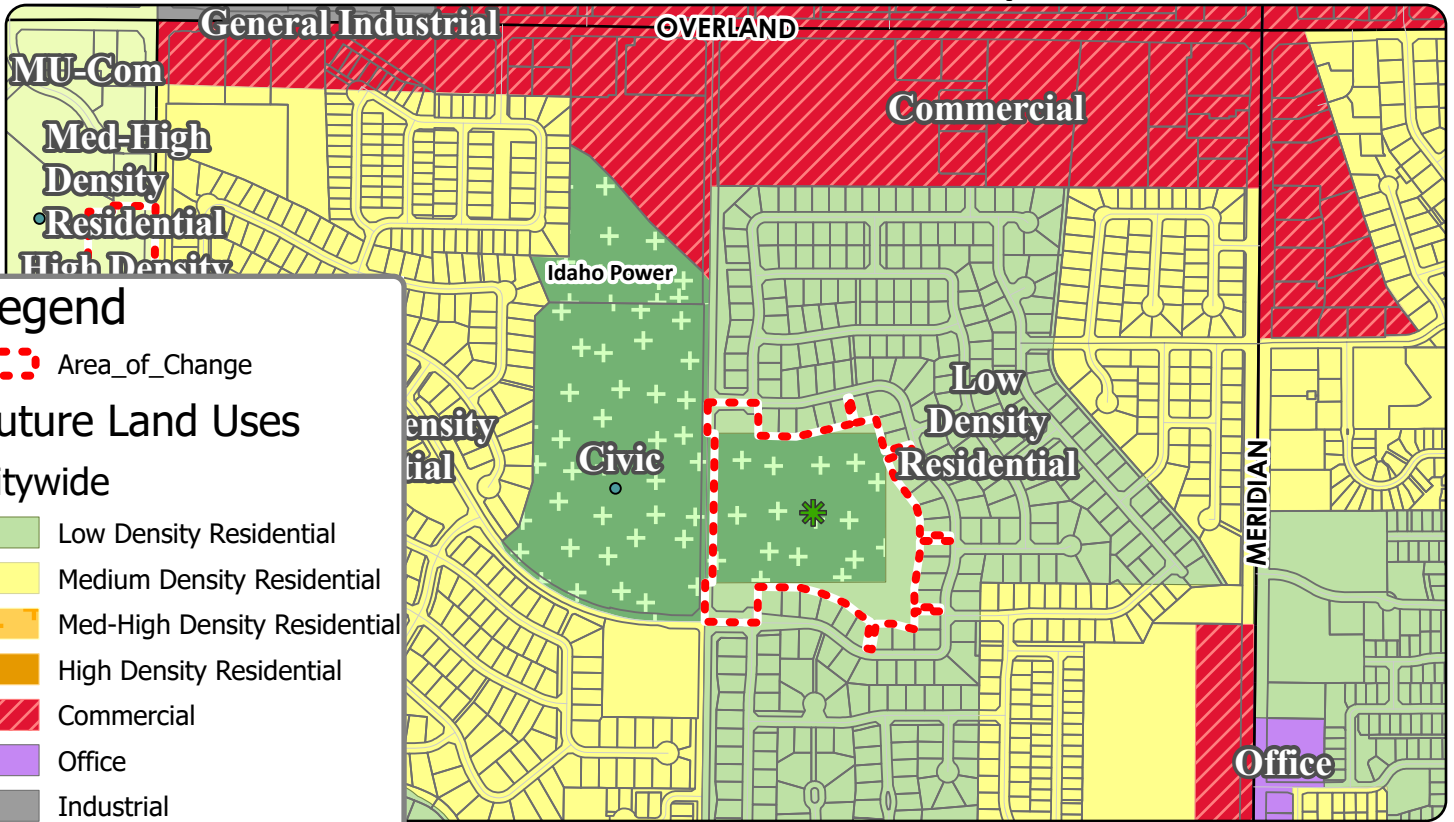


CPAM: 2400 S Stoddard Rd. - Bear Creek Park



0 1,000 Feet

Adopted Future Land Uses



Legend

Area_of_Change

Future Land Uses

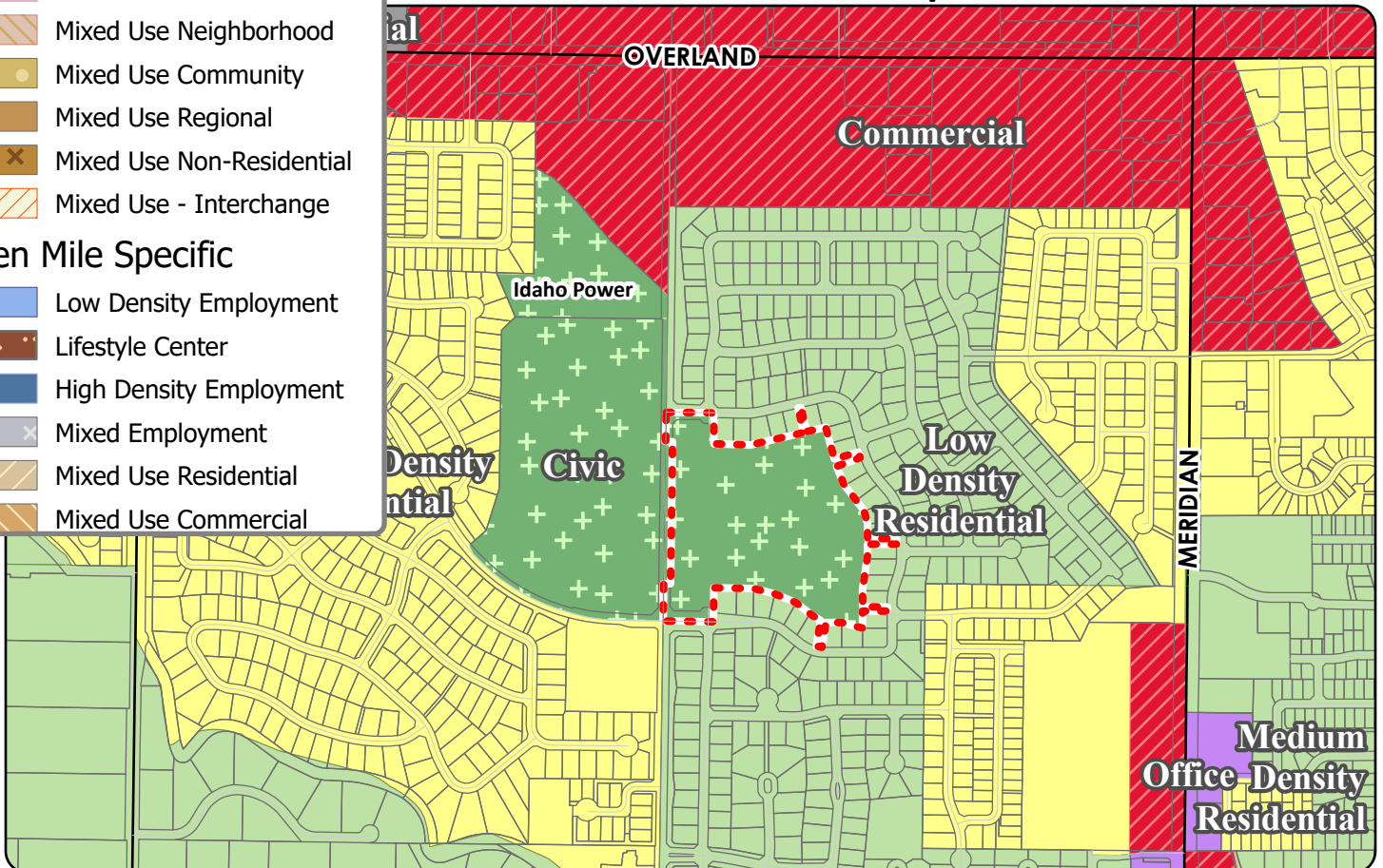
Citywide

- Low Density Residential
- Medium Density Residential
- Med-High Density Residential
- High Density Residential
- Commercial
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- Civic
- Old Town
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Ten Mile Specific

- Low Density Employment
- Lifestyle Center
- High Density Employment
- Mixed Employment
- Mixed Use Residential
- Mixed Use Commercial

Proposed Future Land Uses



Date: 1/29/2026

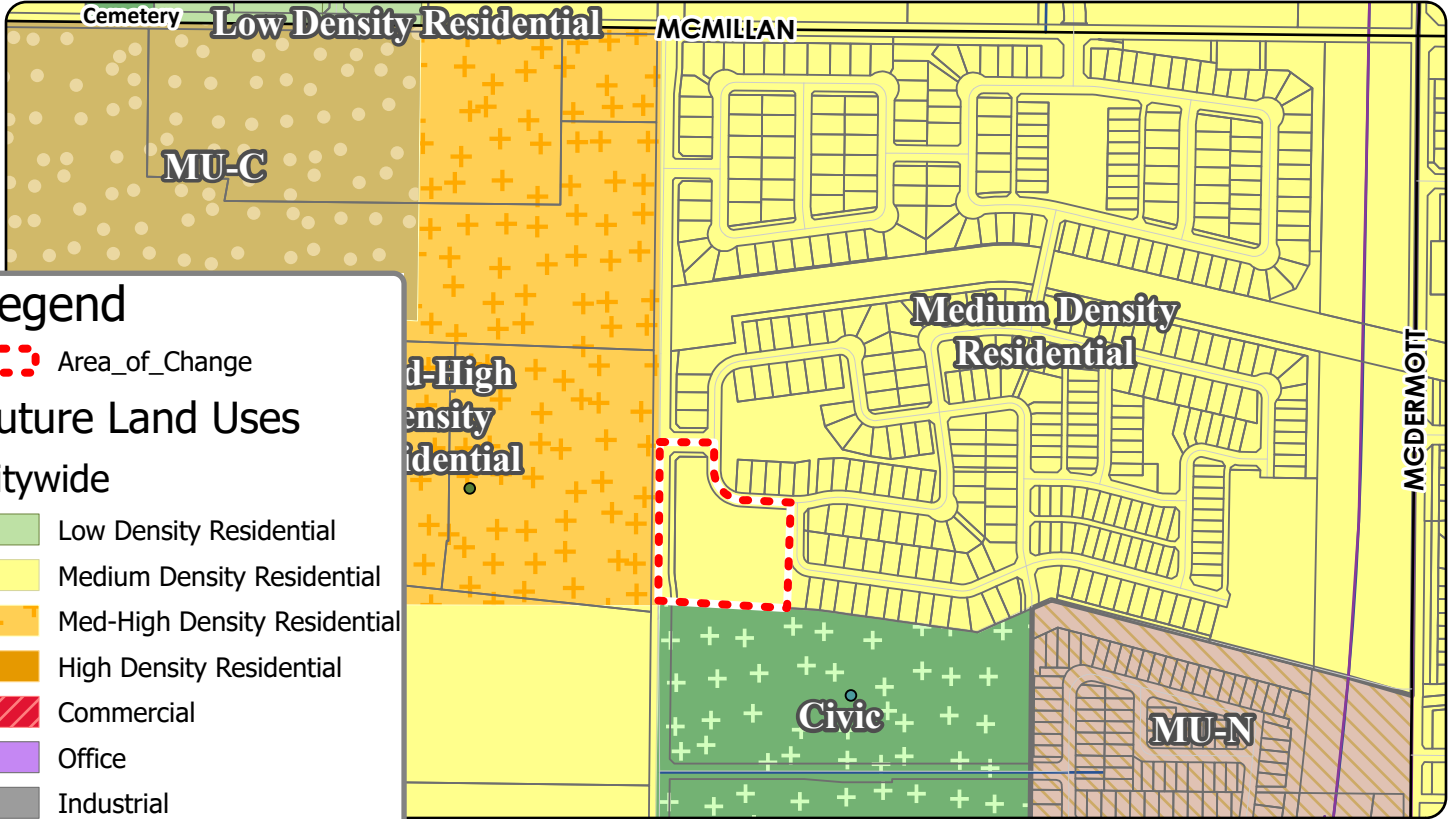
CPAM: 4250 N OWYHEE STORM AVE

Parcel No. R3030121800 & R3030121780



0 1,000 Feet

Adopted Future Land Uses



Legend

Area_of_Change

Future Land Uses

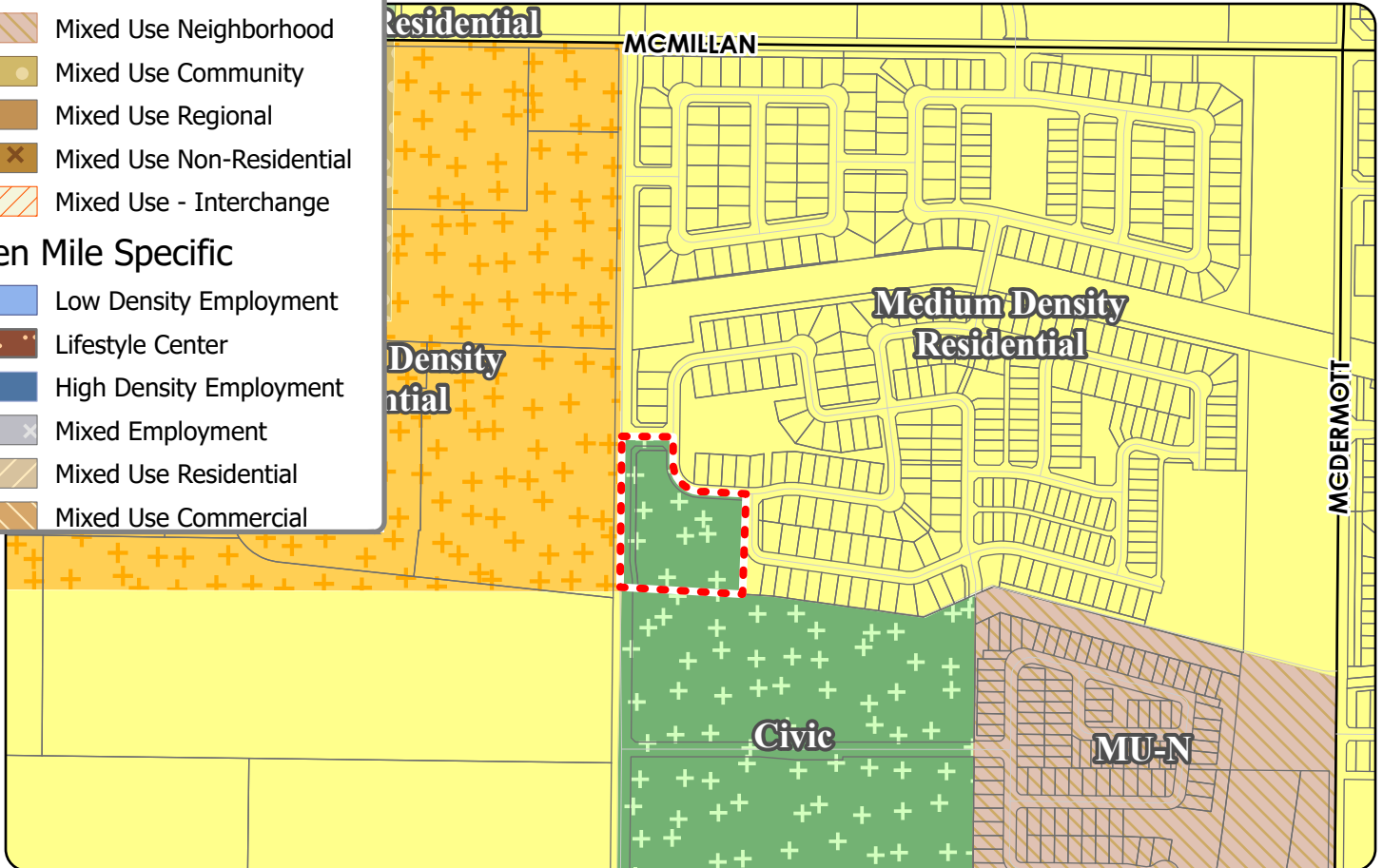
Citywide

- Low Density Residential
- Medium Density Residential
- Med-High Density Residential
- High Density Residential
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- Industrial
- Civic
- Old Town
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Ten Mile Specific

- Low Density Employment
- Lifestyle Center
- High Density Employment
- Mixed Employment
- Mixed Use Residential
- Mixed Use Commercial

Proposed Future Land Uses

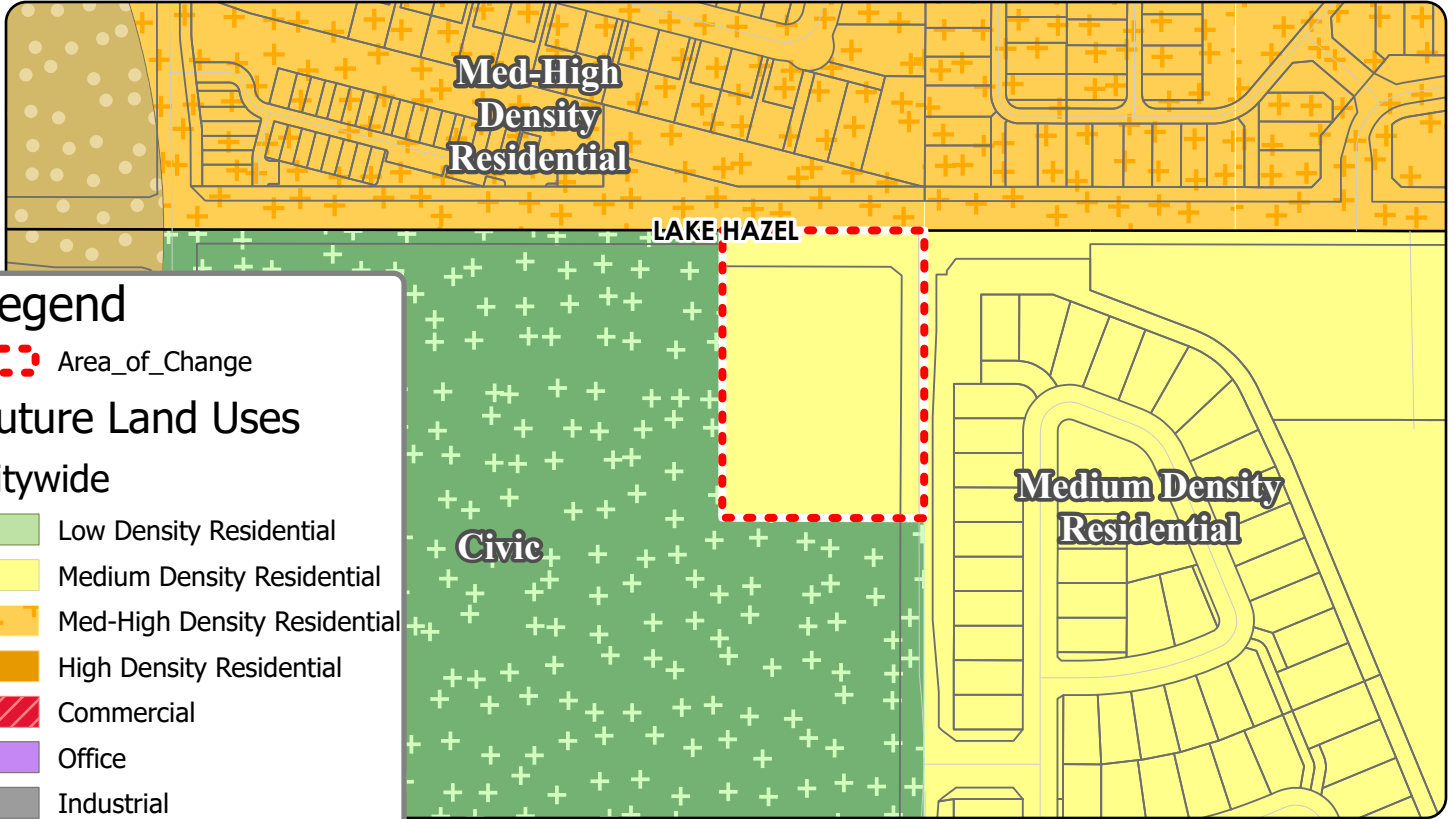


CPAM: 6343 SRECREATION AVE.

Parcel No. S1405212421



Adopted Future Land Uses



Legend

Area_of_Change

Future Land Uses

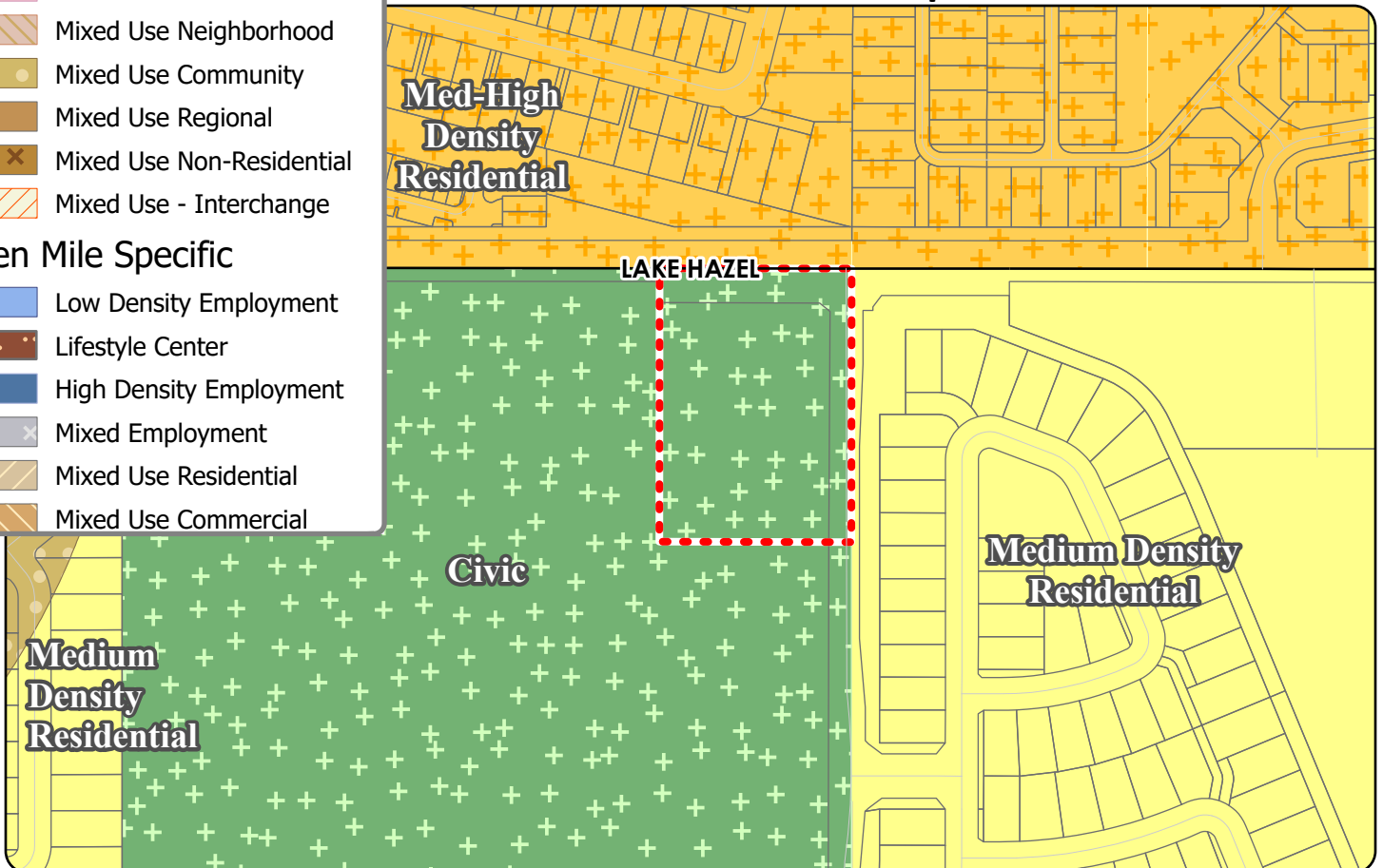
Citywide

- Low Density Residential
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- High Density Residential
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Ten Mile Specific

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- Lifestyle Center
- High Density Employment
- Mixed Employment
- Mixed Use Residential
- Mixed Use Commercial

Proposed Future Land Uses



Date: 1/30/2026

Parcel Summary

Table 1. Summary by Future Land Use Area

<i>Change Type</i>	<i>Current Designation</i>	<i>Proposed Designation</i>	<i>Acres</i>
<i>Amend FLUM to Civic</i>	<i>Low Density Residential (LDR)</i>	<i>Civic</i>	<i>73.4</i>
<i>Amend FLUM to LDR</i>	<i>Civic</i>	<i>LDR</i>	<i>0.1 ±</i>
<i>Total Acreage</i>			<i>73.5±</i>
<i>Total ROW</i>			<i>3.6 ±</i>
<i>Total Area Amended</i>			<i>77.1 ±</i>

Table 2. Area Amended on the Future Land Use Map (FLUM) - Summary by Parcel

<i>Parcel</i>	<i>Acres</i>	<i>Current FLUM</i>	<i>Proposed FLUM</i>
335 S Locust Grove Road			
R4833780200	3.43	Industrial	Civic
S1118110071	0.85	Mixed Use Community	Civic
S1118110090	0.17	Mixed Use Community	Civic
1035 NW 1st Street			
R6066001200	13.00	Old Town	Civic
1752 W American Fork Drive			
R8048710070	2.41 ± of 11.51	Med.-High & High Density Residential	Civic
W. Chinden Boulevard & N Blackcat Road			
S0428131201	27.99	Medium Density Residential	Civic
2400 S Stoddard Road – Bear Creek Park			
R0855010650	18.34	Low Density Residential & Civic	Civic
R0855010640	0.02 ± of 0.29	Low Density Residential & Civic	LDR
R0855030400	0.03 ± of 0.26	Low Density Residential & Civic	LDR
R0855030390	0.01 ± of 0.28	Low Density Residential & Civic	LDR
R0855030360	0.04	Low Density Residential	Civic
R0855030330	< 0.01± of 0.24	Low Density Residential & Civic	LDR
R0855030320	0.03 ± of 0.24	Low Density Residential & Civic	LDR
R0855030310	0.01	Low Density Residential	Civic
R0855030250	0.09	Low Density Residential	Civic
4250 N Owyhee Storm Avenue			
R3030121800	0.27	Medium Density Residential	Civic
R3030121780	3.61	Medium Density Residential	Civic
6343 S Recreation Avenue			
S1405212421	3.11	Medium Density Residential	Civic
Total Acreage	73.42 ±		

Exhibit B

Supplemental Documents

City Council Hearing: July 14, 2026



Type of Review Requested

Pre-Application Request

File number:	PREAPP-2026-0012
Assigned Planner:	
Scheduled Date:	01/27/2026
Scheduled Time:	10:30 AM

Applicant Information

Name:

Address:

Phone:

Email:

Additional Attendee(s)

Subject Property Information

Location/street address: 450 S MERIDIAN RD

Assessor's parcel number (s): R5670130010

Township, range, section:

Project Description

Project/Application Name: 2026 FLUM Amendment

Description of Work: Amended multiple WASD & City parcels to reflect a "CIVIC Use on the FLUM.

Application Information

APPLICATION TYPES	
Comprehensive Plan Map Amendment - CPAM:	CHECKED
Is this City Initiated?:	Yes
MEETING TYPE	
Do you plan to attend this preapplication meeting in person or virtually via Microsoft Teams?:	In person
PROJECT INFORMATION	
A neighborhood meeting is good for 3 months and is required prior to application submittal:	CHECKED
I acknowledge pre-app notes are good for 4 months:	CHECKED
I acknowledge that a Site Plan will be uploaded in the attachment section:	CHECKED

PROPERTY INFORMATION		
Current Land Use:		Varies
Total Acreage:		Varies
TYPE OF USE PROPOSED		
Other Type of Use Proposed:		Varies
Review Type	Reviewer	Review Notes
Building Plan Review Notes	Kegan Aman	No comments at this time
MFD Plan Review Notes	Carl Anderson	Comment received during preapplication meeting captured under planning review. No additional comments received.
MPD Plan Review Notes	Carl Anderson	No Comments received.
Parks Plan Review Notes	Carl Anderson	No Comments received
Planning Review Notes	Carl Anderson	<p>Planning:</p> <p>Potential other locations for consideration:</p> <ul style="list-style-type: none"> • ACHD storm drain facility • Fields School District • Fields future park location <p>Symbol for future park</p> <ul style="list-style-type: none"> • Settlers Park - School symbol • Location of future park in Fields needs to be amended • FLUM amendment consideration <p>Fire</p> <ul style="list-style-type: none"> • Fire station location 7 and 9 (McMillan and Owyhee Storm) for consideration to amend the FLUM. <p>Public Works</p> <ul style="list-style-type: none"> • No Significant impact on infrastructure

Exhibit C

Agency/Department Comments Received by: June 29, 2026

City Council Hearing: July 14, 2026

Project Name: H-2026-0006

Project Description: 2026 City Initiated Future Land Use Map Amendment - CPAM

Review Comments List Date: 4/21/2026

Wastewater Modeling Review, 2/5/26 1:17 PM, Info Only (old)

Comment: No changes in public sewer infrastructure shown in record. Any changes must be approved by public works

Water Modeling Review, 2/3/26 1:59 PM, Info Only

Comment:

Distance to Mainline - Water available at site

Impacts or Concerns -No changes to public water infrastructure shown in record. Any changes must be approved by public works. This includes hydrants or the abandonment of water mains.

Charlene Way

From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Tuesday, March 24, 2026 9:02 AM
To: Clerks Comment
Cc: Jennifer Lahmon
Subject: RE: Development Application Transmittals City Initiated Future Land Use Map Amendment (CPAM) H-2026-0006

External Sender - Please use caution with links or attachments.

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,



Charlene Oberg

Administrative Assistant I

Idaho Department of Environmental Quality

1445 North Orchard Street Boise, Idaho 83706

P: (208) 373-0550 | www.deq.idaho.gov

From: clerk@meridiancity.org <clerk@meridiancity.org>
Sent: Thursday, March 19, 2026 8:14 AM
To: BRO Admin <BRO.Admin@deq.idaho.gov>
Subject: Development Application Transmittals City Initiated Future Land Use Map Amendment (CPAM) H-2026-0006

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Development Application Transmittal

Link to Project Application: 2026 City Initiated Future Land Use Map Amendment (CPAM) H-2026-0006
Hearing Date: May 7, 2026
Assigned Planner: Carl Anderson
<i>To view the City of Meridian Public Records Repository, Click Here</i>

The above “Link to Project Application” will provide you with any further information on the project.

The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to comment@meridiancity.org.

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk’s Office
 33 E. Broadway Ave., Meridian, Idaho 83642
 Phone: 208.888.4433|Email: cityclerk@meridiancity.org

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All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

Carl Anderson

From: Charlene Way
Sent: Tuesday, March 24, 2026 9:56 AM
To: Stacey DuPuis; Clerks Comment
Cc: Carl Anderson; Kristy Inselman; Michaela Owens
Subject: RE: [EXTERNAL] Development Application Transmittals City Initiated Future Land Use Map Amendment (CPAM) H-2026-0006

Follow Up Flag: Follow up
Flag Status: Completed

Thank you, Stacey!

Charlene

Charlene Way, Assistant City Clerk
33 E. Broadway Suite 104
Meridian, ID 83642
Email: cway@meridiancity.org
Phone: 208-888-4433
(Remote on Friday)

From: Stacey DuPuis <sdupuis@adacounty.id.gov>
Sent: Tuesday, March 24, 2026 9:55 AM
To: Clerks Comment <comment@meridiancity.org>
Cc: Carl Anderson <canderson@meridiancity.org>; Kristy Inselman <kinselman@adacounty.id.gov>; Michaela Owens <mowens@adacounty.id.gov>
Subject: FW: [EXTERNAL] Development Application Transmittals City Initiated Future Land Use Map Amendment (CPAM) H-2026-0006

External Sender - Please use caution with links or attachments.

Good morning,
Ada County has no comments on this application. Ada County looks forward to working with the City to update the City's current Comprehensive Plan and Future Land Use Map (FLUM) upon completion of the City's process and action in accordance with Title 9 of the Ada County Code.
Thank you and have a great day!



Stacey DuPuis
Community & Regional Planner
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7944 office
(208) 287-7909 fax

From: clerk@meridiancity.org <clerk@meridiancity.org>

Sent: Thursday, March 19, 2026 8:14 AM

To: Stacey DuPuis <sdupuis@adacounty.id.gov>

Subject: [EXTERNAL] Development Application Transmittals City Initiated Future Land Use Map Amendment (CPAM) H-2026-0006

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Development Application Transmittal
Link to Project Application: 2026 City Initiated Future Land Use Map Amendment (CPAM) H-2026-0006
Hearing Date: May 7, 2026
Assigned Planner: Carl Anderson
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Thank you,

City Clerk's Office
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208.888.4433|Email: cityclerk@meridiancity.org

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Carl Anderson

From: Kimberly Warren
Sent: Wednesday, April 22, 2026 2:20 PM
To: Carl Anderson
Cc: Steve Siddoway
Subject: Park and Recreation Dept Comments-- City Initiated Future Land Use Map Amendment (CPAM) H-2026-0006

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Carl –

Regarding the City-Initiated Future Land Use Map Amendment (CPAM) H-2026-0006. The Parks and Recreation Department is in support of Memo Request Item #2 to “Clean Up” the FLUM by changing certain parcels from Low Density Residential to Civic, in accord with the underlying City of Meridian Parcel. And, also, to remove the partial ‘Civic’ designation from certain residential parcels adjacent to Bear Creek Park.

The Parks and Recreation Department’s priority is that the entirety of Bear Creek Park and the connecting parcels that encompass micropaths all read as one consistent ‘Civic’ designation. The proposed changes accomplish this objective.

We are in support of the proposed changes to the Future Land Use Map.

Please note that we have no comment on other proposed changes to the Map that do not pertain to park properties.

Thank you,

Kim Warren

Kim Warren, ASLA | Pathways Project Manager

City of Meridian | Parks and Recreation
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208.888.3579 | Fax: 208.898.5501



Meridian Parks and Recreation: Quality. Community. Fun.

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