

**Public Hearing for 2026 City Initiated Future Land Use Map  
Amendment (H-2026-0006) by City of Meridian Planning Division,  
located City Wide**

- A. 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 uses.

Lorcher: All right. We would like to open the next application, please. The next item on the agenda is Item No. 3, H-2026-0006, Citywide Comprehensive Plan Map Amendments, and we will begin with staff report.

Anderson: Yes. Thank you, Madam Chair, Members of the Commission. My name is Carl Anderson, long range associate planner here with the City of Meridian. Tonight you have before you a city initiated Comprehensive Plan future land use map amendment, Case File H-2026-0006. The request before you contains two separate sections to it for a total of separate seven -- seven different areas. So, the first is to reflect existing anticipated land use -- uses for West Ada School District from their existing future land use map designations to a designation of civic and redesignate multiple City of Meridian owned properties also to civic. There are some minor amendments adjacent to some of these sites, which I will cover during my presentation and the total area for -- that's include -- included within this is approximately 77 acres, including right of way. So, the first site here is located on Locust Grove just south of Franklin. The property address is 33 -- 335 South Locust Grove. This is West Ada School District property covered by the area of change here that you see here going from an industrial and mixed-use community designation to a designation of civic. Staff are anticipating that the Commission will hear an application in the future for the West Ada School District CTE Center at this location at some point in the future. Of note as well, the industrial component of this was amended -- I believe sometime between 2020 and 2022 from the mixed-use community to industrial. Just would like to note that for the Commission as well. The next location we have here is at Meridian Elementary here in Old Town. From the existing designation for Old Town to designation of civic. Still Old Town there on the right. It's -- it would just be civic and not an Old Town civic for clarification. And, again, to reflect the existing land use here. Next we have the site at 1752 West American Fork Drive. The West Ada School District property. Two designations. A high density residential and high -- medium high density residential to civic as well. This area is 2.41 acres of the total parcel area of 11 and 50 -- .51 acres The next location here is south of Chinden, West of Black Cat, another West Ada School District site from medium high density to civic land use. You will note the school icon here reflecting the anticipated planned school site location in this area. This is to reflect the future anticipated use of the property. We are getting into the City of Meridian portions of this application. Bear Creek Park. You will notice on the left kind of have the square reflecting the park here. That square does encompass a few private residential parcels on the northern portion and where the corner of the square

moves to the northeast those sections would be redesignated from their existing designations from civic to low density residential to match the full property. You can't really see it well here at scale as it's covered up in the area of change boundary, but that's a little bit of clean up that we are doing here. The little pathways you will note connecting to the residential neighborhood are all owned by the City of Meridian as well with low density residential designations and designated as civic. So, essentially, a clean up to reflect what's there currently. The -- the next application we have here is Fire Station No. 8 and North Meridian Police Station off of Owyhee Storm. This is cited as medium density residential, as well as a parcel owned by the HOA for their landscaping. This would be redesignating the site for mixed -- medium density residential to civic, again, reflecting what's there currently. And, finally, Fire Station No. 7 south of Lake Hazel. Medium density residential to civic as well. All notification requirements for this application have been met. It's being citywide. Courtesy notice has been sent to property owners whose parcels were included in the application for the cleanup as well. No public comments have been received on this application and we did receive four agency comments, which are included in the staff report packet. Staff recommends approval of the Comprehensive Plan Future Land Use Map amendment and happy to answer any questions Commission may have.

Lorcher: Okay. So, since the city is the applicant here is there any else -- anyone else from the city that would like to make comments before we open anything else? We are good? Madam Clerk, do we have anybody signed up for any public testimony?

Lomeli: Thank you, Madam Chair. No one has signed up.

Lorcher: Commissioners, do we have any questions for staff before we close the public hearing? Okay. I will take a motion to close the public hearing.

Stoll: Move to close the public hearing.

Smith: Second.

Lorcher: It's been moved and seconded to close the public hearing on H-2026-0006, Citywide Comprehensive Plan map amendments. All those in favor say aye. Any opposed? Motion carries.

**MOTION CARRIED: FOUR AYES. ONE ABSENT.**

Lorcher: This seems pretty straightforward and logical since it is the time that we are reviewing the Comprehensive Plan and any changes. I don't see anything that's out of line, especially considering a lot of these are administrative adjustments of things that needed to be done. Commissioners, do you have any other comments in regard to this?  
Perreault: Madam Chair?

Lorcher: Commissioner Perreault.

Perreault: I just want to say I appreciate the staff's diligence to stay on top of these things. Obviously, as folks are moving into our community, the more accurate our map is the better for them, decisions they are making, especially regarding where schools are going to be. So, appreciate the diligence in doing that.

Lorcher: All right. With that in mind, after considering all staff, who is the applicant, and public testimony, I move to recommend File No. H-2026-006 as presented during the hearing date of May 7th, 2026.

Stoll: Second.

Lorcher: It's been moved and seconded to approve H-2026-006. All those in favor say aye. Any opposed? Motion carries. Thank you very much.

MOTION CARRIED: FIVE AYES. ONE ABSENT.