

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND
DECISION & ORDER**



In the Matter of the Request for Conditional Use Permit (CUP) for a Daycare Center for up to 188 Children at One Time in an 8,640 Square Foot Building on 1.33 Acres of Land in the C-G Zoning District for Kiddie Academy of Meridian-North, ID, Located at 6513 N. Levi Ave., by Architecture North, ID.

Case No(s). H-2026-0030

For the Planning & Zoning Commission Hearing Date of: August 6, 2026 (Findings on August 20, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of August 6, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of August 6, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of August 6, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of August 6, 2026, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian Planning & Zoning Commission takes judicial notice of its Unified Development Code codified at Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Amended Comprehensive Plan of the City of Meridian, which was adopted April 19, 2011, Resolution No. 11-784 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this decision, which shall be signed by the Chairman of the Commission and City Clerk and then a copy served by the Clerk

upon the applicant, the Planning Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the conditions of approval in the attached staff report for the hearing date of August 6, 2026, incorporated by reference. The conditions are concluded to be reasonable, and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the Planning & Zoning Commission's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for conditional use permit is hereby approved in accord with the conditions of approval in the staff report for the hearing date of August 6, 2026, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Two (2) Year Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City in accord with UDC 11-5B-6F.1. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, acquire building permits and commence construction of permanent footings, install underground City utilities; or record a final plat. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period in accord with UDC 11-5B-6F.2.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6F.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the Commission may be granted. With all extensions, the Director or Commission may require the conditional use comply with the current provisions of Meridian City Code Title 11.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of August 6, 2026

By action of the Planning & Zoning Commission at its regular meeting held on the _____ day of _____, 2026.

COMMISSIONER MARIA LORCHER, CHAIRMAN VOTED _____

COMMISSIONER JARED SMITH, VICE CHAIRMAN VOTED _____

COMMISSIONER BRIAN GARRETT VOTED _____

COMMISSIONER JESSICA PERREAULT VOTED _____

COMMISSIONER MATHEW STOLL VOTED _____

COMMISSIONER MATTHEW SANDOVAL VOTED _____

COMMISSIONER DOM GELSOMINO VOTED _____

Maria Lorcher, Chairman

Date

Attest:

Chris Johnson, City Clerk

Copy served upon the Applicant, the Planning and Development Services divisions of the Community Development Department, the Public Works Department and the City Attorney.

City Clerk's Office

Date

EXHIBIT A

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 08/6/2026

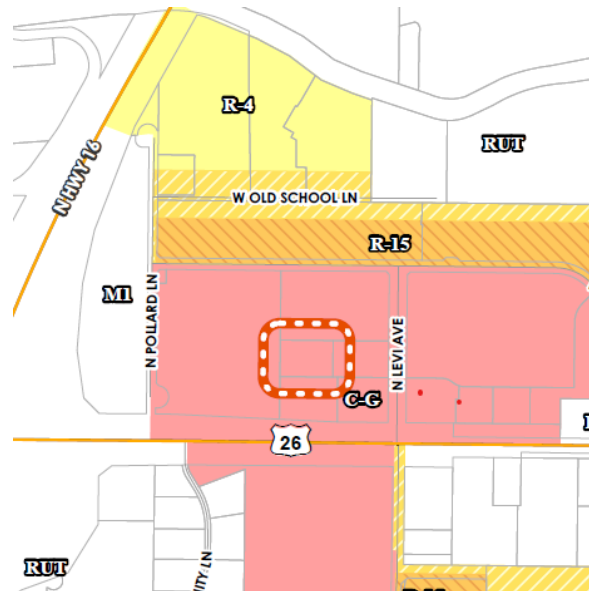
TO: Planning & Zoning Commission

FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org

APPLICANT: Randy Haverfield, Architecture
Northwest, PA

SUBJECT: H-2026-0030
Kiddie Academy of Meridian-North, ID
– CUP

LOCATION: 6513 N. Levi Ave., in the SW 1/4 of
Section 21, T.4N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Conditional Use Permit (CUP) for a daycare center for up to 188 children at one time in an 8,640 square foot building on 1.33 acres of land in the C-G zoning district.

B. Issues/Waivers

None

C. Recommendation

Staff: Approval with the conditions included below in Section IV.

D. Decision

Planning and Zoning Commission: Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)/Proposed Use	Vacant/undeveloped land	-
Proposed Land Use(s)	Daycare center for up to 188 children	-
Existing Zoning	C-G (General retail and service commercial)	VII.A.2
Future Land Use Designation	Mixed Use - Interchange (MU-I)	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	2/11/2026 (PREAPP-2026-0023)
Neighborhood Meeting	5/11/2026

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	No	-
• Commission Action Required	No	-
• Access	N. Levi Ave., a local street (planned collector street)	-
Meridian Public Works Wastewater	Services are provided to the site.	
Meridian Public Works Water	Services are provided to the site.	

See City/Agency Comments and Conditions in Section IV and in the public record for all comments received at:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=448494&dbid=0&repo=MeridianCity>

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

A CUP is required for a daycare center in the C-G zoning district per UDC Table 11-2B-2.

The Applicant proposes a daycare center for up to 188 children at the facility at any one time in the C-G zoning district.

The proposed site development plan is consistent with the conceptual development plan recently approved for Pollard West (H-2026-0015) shown below.



The adjacent neighborhood and proposed daycare facility is consistent with Policy #5.01.01D in the Comprehensive Plan, which states, “Plan for and encourage neighborhoods that provide reasonable pedestrian and bicycle access to services like healthcare, daycare, grocery stores, and recreational areas.”

Table 4: Project Overview

Description	Details
History	H-2019-0021 (Pollard Subdivision AZ, PP – DA Inst. #2019-060655); FP-2022-0023 (FP); H-2026-0015 (Pollard West – DA modification for a new DA)

Description	Details
Acreage	1.33-acres

B. History and Process

This property was annexed with a preliminary plat in 2019; a Development Agreement (DA) was required as a provision of annexation. A final plat was approved in 2022 and later recorded. A modification to the DA was approved in July of this year for a new DA for Lots 1-7, Block 2, Pollard Subdivision No. 1; the DA has not yet been signed and recorded. The new DA includes an updated conceptual development plan, which includes the subject property.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):

There are no existing structures or improvements on this site.

2. Proposed Use Analysis (*UDC 11-2*):

The UDC (Table 11-2B-2) lists daycare centers as a conditional use in the C-G zoning district, subject to the specific use standards listed in UDC 11-4-3-9.

3. Dimensional Standards (*UDC 11-2*):

Future development is required to comply with the dimensional standards listed in UDC Table 11-2B-3 for the C-G zoning district.

4. Specific Use Standards (*UDC 11-4-3*):

The proposed use is subject to the specific use standards listed in 11-4-3-9 – Daycare Facility, as follows: *Staff's comments in italics*

A. General standards for all child daycare and adult care uses, including the classifications of daycare center; daycare, family; and daycare, group.

1. In determining the type of daycare facility, the total number of children at the facility at one (1) time, including the operator's children, is the determining factor. *188 children are proposed to be cared for at any one time.*
2. On-site vehicle parking and turnaround areas shall be provided to ensure safe discharge and pick up of clients. *On-site parking and turnaround areas are proposed.*
3. The decision-making body shall specify the maximum number of allowable clients and hours of operation as conditions of approval. *The maximum number of allowable clients is 188; days and hours of operation are Monday thru Friday from 7:00 am to 6:00 pm.*
4. The applicant or owner shall provide proof of criminal background checks and fire inspection certificates as required by Title 39, Chapter 11, Idaho Code. Said proof shall be provided prior to issuance of certificate of occupancy. The applicant or owner shall comply with all State of Idaho and Department of Health and Welfare requirements for daycare facilities.
5. In residential districts or uses adjoining an adjacent residence, the hours of operation shall be between 6:00 a.m. and 11:00 p.m. This standard may be modified through approval of a conditional use permit. *Not applicable*
6. Prior to submittal of an application for an accessory daycare facility in a residential district, the applicant or owner shall hold a neighborhood meeting in accord with subsection 11-5A-4.B of this title. Notice of the neighborhood meeting shall be provided to all property owners of record within one hundred (100) feet of the exterior boundary of the subject property. *Not applicable*

The applicant shall not exceed the maximum number of clients as stated in the approved permit or as stated in this title, whichever is more restrictive.

- B. Additional standards for daycare facilities that serve children.
 - 1. All outdoor play areas shall be completely enclosed by minimum six-foot non-scalable fences to secure against exit/entry by small children and to screen abutting properties. *A 6-foot tall open vision steel fence is proposed around the outdoor play area as shown in Section VII.D.*
 - 2. Outdoor play equipment over six (6) feet high shall not be located in a front yard or within any required yard.
 - 3. Outdoor play areas in residential districts adjacent to an existing residence shall not be used after dusk. *Not applicable*

D. Design Standards Analysis

- 1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):

The proposed site design encourages an interconnected network of walkways and drive aisles that promote pedestrian and vehicular mobility within the development and provides connection to adjacent developments.

This property does not have frontage on a public street.

The proposed structure is required to be designed in accord with the commercial design standards in the Architectural Standards Manual.

A Certificate of Zoning Compliance application is required to be submitted to ensure compliance with all UDC standards and the conditions in this report prior to submittal of a building permit application.

- 2. Parking (*UDC 11-3C*):

Off-street vehicle parking is required in accord with the standards for nonresidential uses in UDC 11-3C-6B.1, which is one (1) space for every 500 square feet of gross floor area.

Based on a 8,640 square foot building, a minimum of 17 off-street vehicle parking spaces are required. The site plan depicts a total of 40 spaces, which exceeds the minimum standard by 23 spaces. The Applicant states there will be approximately 35 staff members on-site at one time when operating at full capacity but arrival and departure times will be staggered, which frees up parking for clients dropping off and picking up children. A detailed schedule was submitted by the Applicant, included in the public record.

Bicycle parking is required in accord with the standards in UDC 11-3C-5C; a minimum of one (1) space is required for every 25 vehicle parking spaces provided. Based on 40 vehicle spaces, a minimum of two (2) bicycle parking spaces are required. A bicycle rack capable of holding four (4) bicycles is proposed. **A detail of the bicycle rack is included on the site plan; the rack should be re-designed to comply with the standards in UDC 11-3C-5C.**

- 3. Landscaping (*UDC 11-3B-7C*)

A 10-foot-wide street buffer is required along abutting drive aisles landscaped per the standards in UDC 11-3B-7C, as proposed.

Parking lot landscaping is required in accord with the standards in UDC 11-3B-8C. **Required landscape areas must be at least 70% covered with vegetation at maturity as set forth in UDC 11-3B-5N.**

- 4. Outdoor Service & Equipment Areas (*UDC 11-3A-12*)

Outdoor utility meters, HVAC equipment, trash dumpsters, trash compaction and other service functions are required to be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and

out of view from adjacent properties and public streets. Safe access and adequate lighting should be provided in these areas.

A trash enclosure is proposed in the parking area at the southeast corner of the site. A detail of the enclosure is depicted on the site plan; the enclosure is proposed to be a 3-sided split face CMU structure with gates on the front.

5. Building Elevations (*Comp Plan, Architectural Standards Manual*):
Building elevations were submitted for the proposed structure, included below in Section VII.E. Building materials consist of stucco, woodtone siding, metal flashing and seam roof with stone veneer accents. **The final design of the structure is required to comply with the commercial design standards in the Architectural Standards Manual. Compliance with these standards will be reviewed with the administrative Design Review application submitted with the Certificate of Zoning Compliance application.**
6. Fencing (*UDC 11-3A-6, 11-3A-7*):
Fencing is required to comply with the standards listed in UDC 11-3A-7 and 11-4-3-9B.1.

The specific use standards require all outdoor play areas to be completely enclosed by a minimum 6-foot tall non-scalable fence to secure against exit/entry by small children and to screen abutting properties as proposed.

E. Transportation Analysis

1. Access (*UDC 11-3A-3*):
Access is provided to this site via drives/access easements recorded with the Pollard Subdivision No. 1 plat from N. Levi Ave. through adjacent lots.
2. Sidewalks (*UDC 11-3A-17*):
Detached sidewalks are proposed along the north and east boundaries of the site for safe pedestrian access and connectivity to/from adjacent neighborhoods as well as around the building and adjacent to the parking area. **The sidewalk along the north boundary should be extended to the west property line when the temporary turnaround is removed and the sidewalk in front of the building should also be extended to the west property line for future connectivity and extension to the west in accord with the development agreement.**

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The Applicant shall comply with all previous conditions of approval associated with this development [H-2019-0021 (DA Inst. #2019-060655; FP-2022-0023; H-2026-0015 (MDA))] as well as those listed below.
2. Future development shall substantially comply with the site plan, landscape plan and building elevations included in Section VII of this report.
3. The new Development Agreement for Pollard West associated with H-2026-0015 shall be recorded prior to submittal of a Certificate of Zoning Compliance and Administrative Design Review application.
4. The Applicant shall have an ongoing obligation to comply with the specific use standards listed in UDC 11-4-3-9. - *Daycare Facility*.
5. The maximum number of children allowed to be at the facility at one time, including the operator's children, is 188 – the Applicant shall not exceed this number.
6. The hours of operation of the daycare facility shall not extend beyond the hours of 7:00 am to 6:00 pm as proposed with this application; extension of these hours shall require a modification to the conditional use permit.
7. The Applicant shall obtain proof of criminal background checks and fire inspection certificates as required by Title 39, Chapter 11, Idaho Code and comply with all State of Idaho and Department of Health and Welfare requirements for daycare facilities.
8. The site/landscape plan submitted with the Certificate of Zoning Compliance application shall be revised as follows:
 - a. Required landscape areas shall have at least 70% coverage with vegetation at maturity as set forth in UDC 11-3B-5N.
 - b. Include a detail of the bicycle rack that demonstrates compliance with the standards in UDC 11-3C-5C.
 - c. The sidewalk along the north boundary of the site should be extended to the west property line when the temporary turnaround is removed; and the sidewalk in front of the building should also be extended to the west property line for future connectivity and extension to the west in accord with the development agreement.
9. Outdoor play equipment over 6 feet high shall not be located in a front yard or within any required yard per UDC 11-4-3-9B.2.
10. The final design of the structure is required to comply with the commercial design standards in the Architectural Standards Manual.
11. A Certificate of Zoning Compliance and Administrative Design Review application shall be submitted to the Planning Division and approved prior to submittal of a building permit application.
12. The Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground within two (2) years from the date of approval of the subject conditional use permit; or apply for a

time extension prior to that date as set forth in UDC 11-5B-6F in order for the conditional use permit to remain valid.

V. Findings

A. Conditional Use (UDC 11-5B-6E)

The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
The Commission finds the site is large enough to accommodate the proposed use and meet all dimensional and development regulations of the C-G zoning district.
2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.
The Commission finds the proposed daycare center will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section IV of this report.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
The Commission finds the operation of the proposed use should be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
The Commission finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section IV of this report.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
The Commission finds the proposed use will continue to be served by essential public facilities and services as required.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
The Commission finds the proposed use will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
The Commission finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.
The Commission finds the proposed use will not result in the destruction, loss or damage of any such features.

9. Additional findings for the alteration or extension of a nonconforming use:
This finding is not applicable.
10. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,
This finding is not applicable.
11. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.
This finding is not applicable.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed CUP application and finds it in conformance with the Comprehensive Plan and the UDC with the conditions included in Section IV.

B. Commission:

The Meridian Planning & Zoning Commission heard this item on August 6, 2026. At the public hearing, the Commission moved to approve the subject CUP request.

1. Summary of the Commission public hearing:
 - a. In favor: Randy Haverfield, Architecture Northwest
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: Randy Haverfield, Architecture Northwest (Applicant's Representative) – in agreement with staff report
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by Commission:
 - a. Opinion the proposed daycare center is a much needed use in this area.
4. Commission change(s) to Staff recommendation:
 - a. None

VII. EXHIBITS

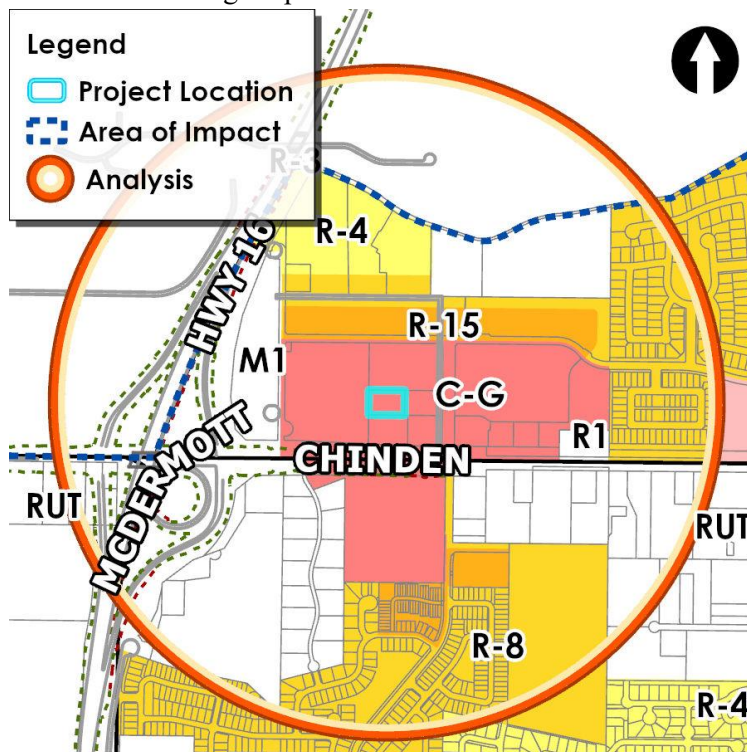
A. Project Area Maps

(link to [Project Overview](#))

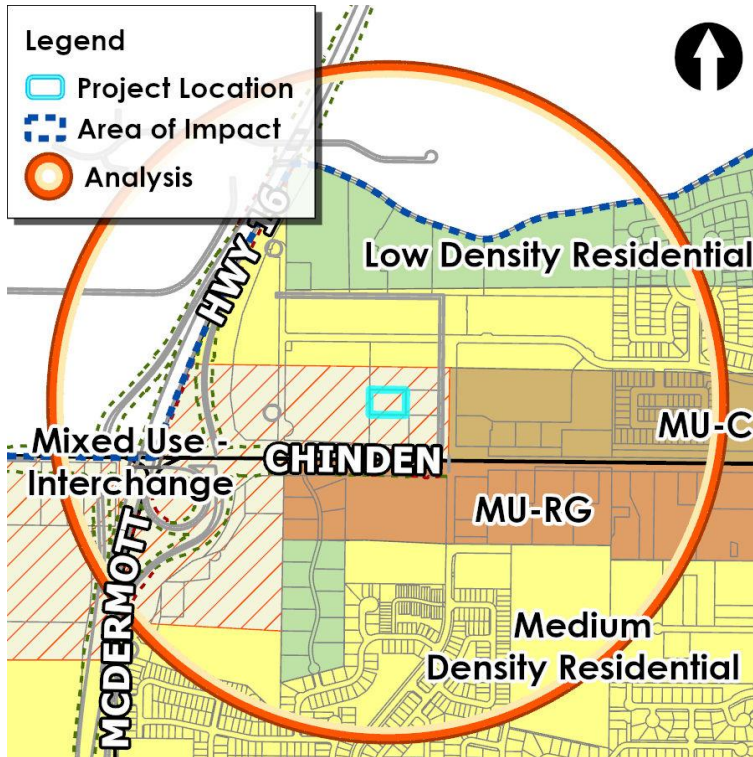
1. Aerial



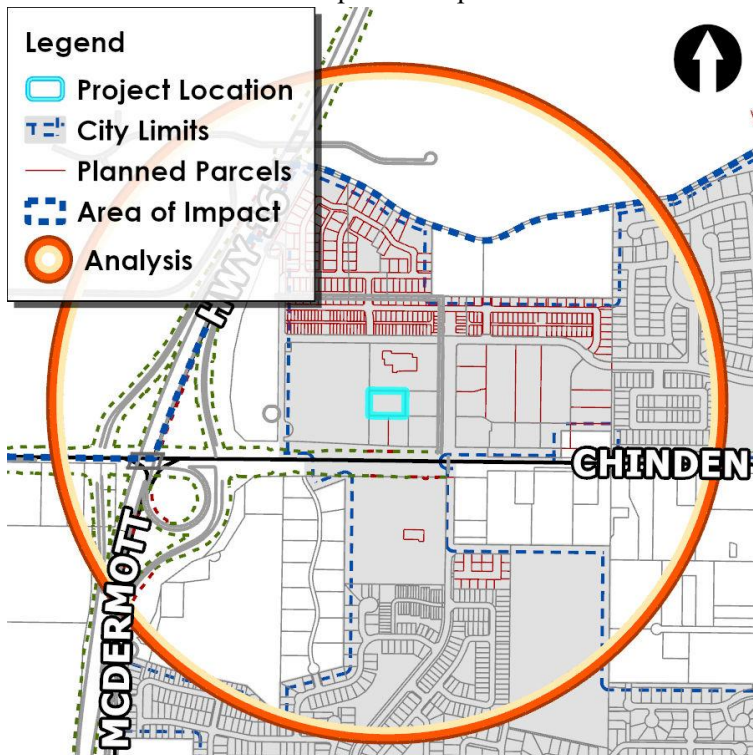
2. Zoning Map



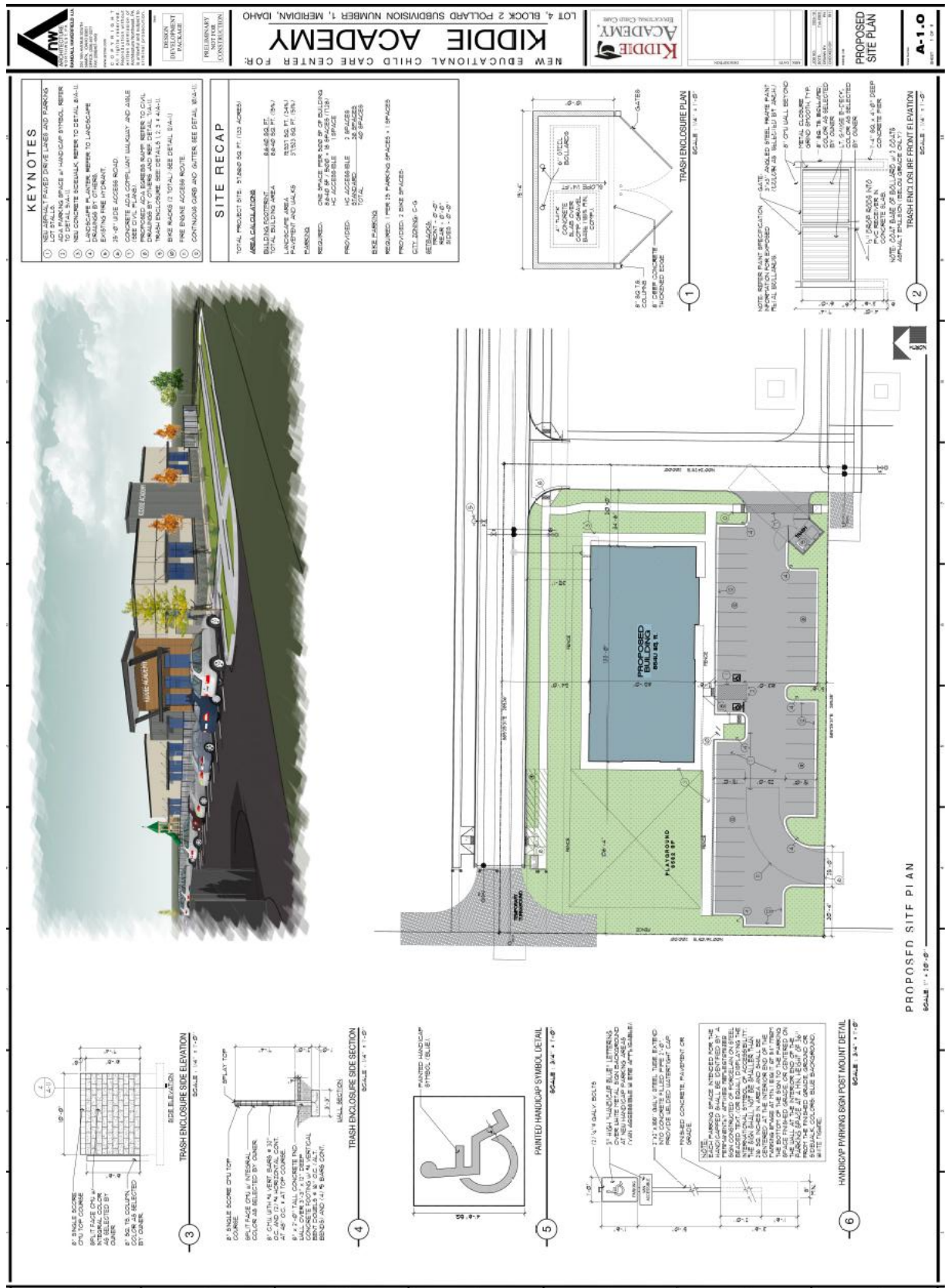
3. Future Land Use



4. Planned Development Map

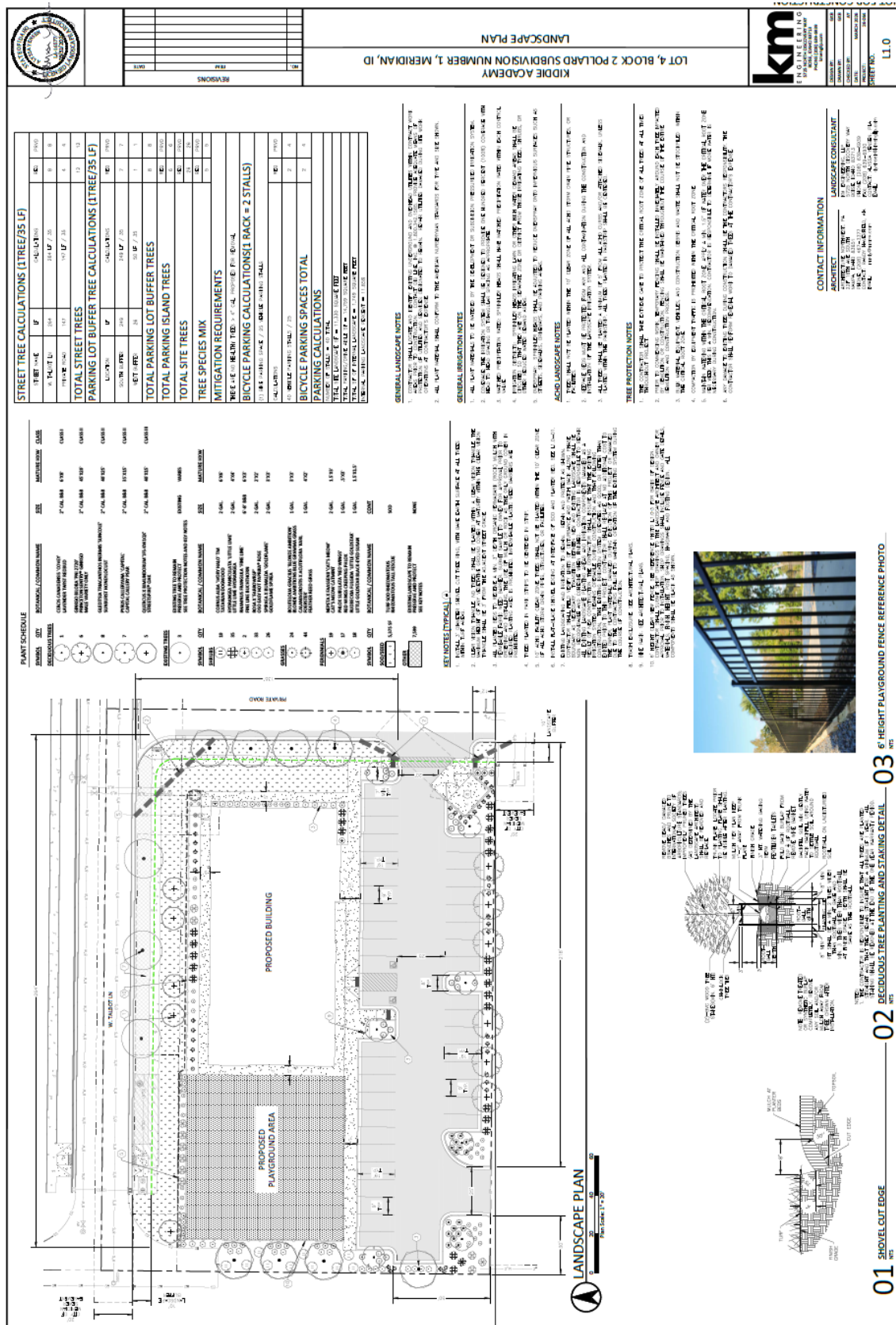


VII. Exhibits





VII. Exhibits



VII. Exhibits



City of Meridian | Department Report



City of Meridian | Department Report

