

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



Date of Order: February 6, 2025
Applicant: City of Meridian
In the Matter of: Street name change from N. Cooper Lane to N. Cooper Avenue; located north of Ustick Road, between N. Linder Road and N. Meridian Road

Pursuant to testimony and evidence received regarding this matter at the public hearing before the Meridian Planning & Zoning Commission on January 16, 2025, as to this matter, the Commission enters the following findings of fact, conclusions of law, final decision, and order.

A. Findings of Fact. The Commission finds that:

1. This matter is before the Commission pursuant to Meridian City Code section 8-2-10(B)(2)(a), as a request by the Ada County Assessor's Office to change the name of N. Cooper Lane to N. Cooper Avenue.
2. On October 29, 2024, the Ada County Addressing Committee voted in favor of the street name change.
3. On January 16, 2025, following timely notice to all property owners and occupants with frontage on the street in question pursuant to Meridian City Code section 8-2-10(A)(1), and to the Ada County Assessor, Ada County Highway District, United States Postal Service, and the Meridian Fire Department pursuant to Meridian City Code section 8-2-10(B)(2)(d)(1), the Commission held a public hearing on this request pursuant to Meridian City Code sections 8-2-10(A) and 8-2-10(B)(2)(d)(2)(A).
4. At the hearing on January 16, 2025, City staff provided testimony and evidence in support of the request. No other testimony or evidence was provided.
5. N. Cooper Lane is a public, north-south street running generally in a straight line. It was dedicated on September 29, 2023.
6. Approximately fifty (50) addresses will be affected by this street name change. The Wood Rose Apartments, located on this street, are partially but not yet fully constructed and occupied.

B. Conclusions of law. The Commission concludes that:

1. Under the definitions in Meridian City Code section 8-2-6(A)(12)(b), an "avenue" is a "north-south street generally running in a straight line" and a "lane" is "a private street." Given that the street in question fits the definition of "avenue" and does not fit the definition of "lane," the appropriate posttype for this street is "Avenue."

2. Use of the posttype “Lane” for this street is potentially confusing to emergency responders, because it is not a private street. Use of the posttype “Avenue” is less confusing, because it is a north-south street generally running in a straight line.
3. The Commission’s action on the request is subject to Meridian City Code section 8-2-10(B)(2)(e). Pursuant the criteria set forth in that provision, it is appropriate to change the name of the street from N. Cooper Lane to N. Cooper Avenue, given that:
 - a. The Department recommends and has provided testimony in favor of the request;
 - b. Public safety, including the accurate dispatch of emergency vehicles and delivery of emergency services to the properties with frontage on the street will improve due to use of a more suitable posttype;
 - c. The date of the original dedication of the street is relatively recent;
 - d. The Ada County Addressing Committee recommends the change; and
 - e. The number of existing addresses affected by this change is relatively low.

C. Order. Pursuant to the above findings of fact and conclusions of law, the name of N. Cooper Lane shall be changed to N. Cooper Avenue.

D. Final decision. Upon approval by majority vote of the Commission, this is a final decision.

IT IS SO ORDERED by the Planning and Zoning Commission of the City of Meridian, Idaho, on this 6th day of February, 2025.

COMMISSIONER MARIA LORCHER, CHAIRMAN	VOTED_____
COMMISSIONER BRIAN GARRETT	VOTED_____
COMMISSIONER PATRICK GRACE	VOTED_____
COMMISSIONER SAM RUST	VOTED_____
COMMISSIONER MATTHEW SANDOVAL	VOTED_____
COMMISSIONER JARED SMITH	VOTED_____

Maria Lorcher, Chairman

Attest:

Chris Johnson
City Clerk