

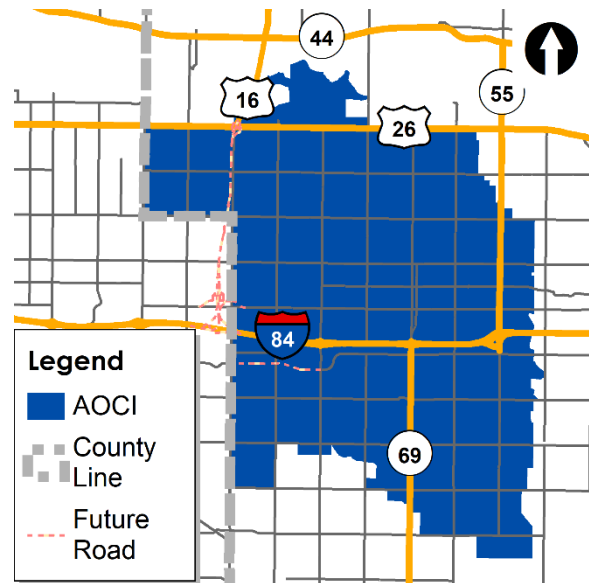
COMMUNITY DEVELOPMENT

DEPARTMENT REPORT



HEARING DATE: 6/26/2025

TO: Planning & Zoning Commission
FROM: Carl Anderson,
Long-Range Associate Planner
208-884-5533
canderson@meridianscity.org
APPLICANT: City of Meridian
Planning Division
SUBJECT: H-2025-0029
2025 AOCI Comprehensive Plan
Map Amendment
LOCATION: AOCI Boundary / Citywide



I. SUMMARY

A. Summary

The City of Meridian Planning Division is applying for a Comprehensive Plan Map Amendment (CPAM) to Amend the City's 2019 Comprehensive Plan. This amendment modifies the boundaries of the Future Land Use Map (FLUM), along with a subsequent request to Ada County to re-establish the boundaries of the Area of City Impact (AOCI). The intent of the amendment is to align the City's AOCI with the adopted Idaho State Code §67-6526, Areas of Impact, as amended in the 2024 legislative session. Per section 67-6526 of Idaho Code, areas of impact boundaries are required to be within two miles of a city's municipal boundary. The subject amendment would remove 38 parcels, totaling 507.34 acres (more or less), which are over two miles from municipal boundaries from the City's FLUM and AOCI. Additionally, the amendment would add one parcel 5.06 acres (more or less) of land and generally located at 12504 W Amity Road to the City's FLUM and AOCI. The proposed designation on the FLUM of the subject addition is Medium Density Residential (MDR). The proposed amendment does not modify any policies or text of the current City of Meridian Comprehensive Plan.

B. Issues/Waivers

None

C. Recommendation

Staff recommends approval of the proposed Comprehensive Plan Map Amendment to remove the subject 507.34 acres from the City's Future Land Use Map and Area of City Impact and include 5.06 acres as described to the AOCI and FLUM, with a designation of Medium Density Residential, and authorize staff to request apply with Ada County to re-establish the boundaries of the City's Area of City Impact.

II. COMMUNITY METRICS

Table 4: Process & Notification Details

Description	Details	Planning & Zoning Posting Date	City Council Posting Date
Preapplication Meeting date	5/13/2025		
Neighborhood Meeting	N/A		
Site posting date	N/A		
Agency Notice		6/5/2025	
Notification Published in news paper		6/10/2025	
Notification mailed to property owners within 300'	N/A	N/A	N/A
Courtesy notice to property owners		6/11/2025	
Nextdoor PSA		6/6/2025	

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. Project Overview

The City of Meridian Planning Division is applying for a Comprehensive Plan Map Amendment (CPAM). This amendment concurrently modifies the boundaries of the Future Land Use Map (FLUM) and re-establishes the boundaries of the City's Area of City Impact (AOCI). The intent of the amendment is to align the City's AOCI with the adopted Idaho State Code §67-6526, Areas of Impact, as amended in 2024 legislative session. The proposed amendment does not modify any policies or text of the current City of Meridian Comprehensive Plan.

The revised §67-6526, Areas of Impact of Idaho Code provided for multiple amendments the State statute governing areas of impact. State statute establishes criteria in modifying or confirming an existing area of impact, as set forth in the criteria found in Idaho State Code §67-6526 (4), Provisions applicable to areas of impact.

City staff have been in communication with Ada County staff to coordinate compliance with current State statute. Pursuant to Idaho code 67-6526(1a) County commissioners make the final determination regarding area of impact boundaries with their County. The proposed amendment to the boundary of the City of Meridian Area of City Impact will not be re-established and recognized by the County, until such time that the Board of County Commissioners adopts such an ordinance.

Additionally, as a product of timing, a property owner that was recently granted approval to exclude his property from the City of Boise AOCI and FLUM, has requested to be incorporated into the City of Meridian's AOCI and FLUM. This request is detailed further in section II.A.2 of this report.

There are two proposed areas of change for this map amendment that modify the boundaries of the Area of City Impact and the future land use designation shown on the FLUM. Each of these areas are south of Interstate 84. As of the submittal of the subject application and writing of this staff report, there are thirty-nine (39) unique parcels affected by the proposed changes, with thirty (30) unique owners. Letters notifying each of these owners of the specific change were mailed on June 10, 2025. Below are descriptions of the changes, organized by each of the two areas. Maps of each of these areas are included in the Exhibits section of this report.

A.1 Area 01 Description – Removed from FLUM & AOCI

Thirty-eight (38) of the total thirty-nine (39) parcels affected by this application are generally located in the southwest corner of Meridian’s AOCI. All 38 parcels have a designation of Low Density Residential on the FLUM and are proposed to be removed from the City’s current AOCI. The combined area of the parcels is 507.34 acres (more or less). (See Exhibit A.2 for a map of the area). The basis for the change is to align with Idaho State Code §67-6526. The proposed amendment removes all land area that wholly extends beyond two miles from current City limits, except where a portion of a given parcel extends beyond the two-mile buffer, such area is included in the proposed AOCI as allowed by Idaho State Code §67-6526.4(b). The FLUM is being amended to match the boundary of the proposed AOCI.

It should be noted that these areas will continue to be included in other Meridian planning efforts such as, and not limited to, the 2025 Meridian Water Master Plan, 2023 Collection System Master Plan Update, and the 2023 Parks and Recreation Master Plan Update. Idaho State Code §67-6526.1(b) states “...A city may adopt a comprehensive plan and conduct infrastructure, capital improvement, and other planning activities that extend beyond its current area of impact...”. When the subject parcels are within two-miles of municipal boundaries, the City will likely seek to once again include the parcels back in the City’s FLUM and AOCI.

A.2 Area 02 Description – Included in FLUM & AOCI

One (1) of the subject properties is owned by Mr. Frans and is located at 12504 W. Amity Road (parcel no. S1128449082). The parcel is 5.06 acres (more or less). The property has historically been in the City of Boise’s AOCI but was recently removed. If included in Meridian’s AOCI & FLUM as proposed, the parcel will have a designation of Medium Density Residential, the same designation as properties to the west. Of note, the FLUM also designates E Amity Road just west of the subject parcel as an entryway corridor. Therefore, the entryway corridor designation on the FLUM will need to be extended to the full length of the subject property. The applicant has provided his written consent to be included in the City’s AOCI, and FLUM, with a designation Medium Density Residential (See Exhibits A4 & B4 for reference). A resolution (Recording No.2025-021233) from the City of Boise detailing the exclusion of the subject property from the Boise AOCI has been provided and is included in the exhibits attached to this report.

Mr. Frans has indicated his intentions of developing his property in the near future (as evidenced by PREAPP-2025-0061), however, the property owner is not requesting annexation at this time. Staff have also provided a map of the proposed addition. Refer to the exhibits section for a review of the aforementioned documentation.

B. Summary of Future Land Use Changes & Area of City Impact Changes

B.1 Summary by Future Land Use Area

Table 1. Summary by Future Land Use area

<i>Change Type</i>	<i>Current Designation</i>	<i>Proposed Designation</i>	<i>Acres</i>
<i>AOCI Removal</i>	<i>Low Density Residential (LDR)</i>	<i>None</i>	<i>507.34</i>
<i>AOCI Addition</i>	<i>None</i>	<i>Medium Density Residential (MDR)</i>	<i>5.06</i>
<i>Total Area Removed from AOCI</i>			<i>507.34</i>
<i>Total Area Added to AOCI</i>			<i>5.06</i>
<i>Total Area Impacted</i>			<i>512.4</i>

(Note: The table does not include associated ROW.)

B.2 Summary by Parcel

The following table describes the future land use designation changes for each affected parcel.

***Table 2. Area to be Removed from AOCI & FLUM
Summary by Parcel***

<i>Parcel</i>	<i>Ada Zoning</i>	<i>Acres</i>	<i>Current Future Land Use Map</i>
<i>R1895900040</i>	<i>RUT</i>	<i>4.66</i>	<i>Low Density Residential</i>
<i>R3311160010</i>	<i>RUT</i>	<i>10.41</i>	<i>Low Density Residential</i>
<i>R3311160020</i>	<i>RUT</i>	<i>10.34</i>	<i>Low Density Residential</i>
<i>R3311160030</i>	<i>RUT</i>	<i>10.55</i>	<i>Low Density Residential</i>
<i>R3311160050</i>	<i>RUT</i>	<i>10.62</i>	<i>Low Density Residential</i>
<i>R3311160060</i>	<i>RUT</i>	<i>10.26</i>	<i>Low Density Residential</i>
<i>R3311160072</i>	<i>RUT</i>	<i>1.00</i>	<i>Low Density Residential</i>
<i>R3311160076</i>	<i>RUT</i>	<i>9.23</i>	<i>Low Density Residential</i>
<i>R9575310100</i>	<i>RUT</i>	<i>5.01</i>	<i>Low Density Residential</i>
<i>R9575310200</i>	<i>RUT</i>	<i>7.55</i>	<i>Low Density Residential</i>
<i>R9575310300</i>	<i>RUT</i>	<i>5.00</i>	<i>Low Density Residential</i>
<i>S1228325635</i>	<i>RUT</i>	<i>4.53</i>	<i>Low Density Residential</i>
<i>S1228336006</i>	<i>RUT</i>	<i>10.79</i>	<i>Low Density Residential</i>
<i>S1228336085</i>	<i>RUT</i>	<i>12.03</i>	<i>Low Density Residential</i>
<i>S1228336300</i>	<i>RUT</i>	<i>10.05</i>	<i>Low Density Residential</i>
<i>S1228336315</i>	<i>RUT</i>	<i>9.93</i>	<i>Low Density Residential</i>
<i>S1228346900</i>	<i>RUT</i>	<i>19.62</i>	<i>Low Density Residential</i>
<i>S1228347000</i>	<i>RUT</i>	<i>19.07</i>	<i>Low Density Residential</i>
<i>S1233212710</i>	<i>RUT</i>	<i>36.60</i>	<i>Low Density Residential</i>
<i>S1233212810</i>	<i>RUT</i>	<i>8.27</i>	<i>Low Density Residential</i>
<i>S1233212840</i>	<i>RUT</i>	<i>10.37</i>	<i>Low Density Residential</i>
<i>S1233223303</i>	<i>RUT</i>	<i>23.35</i>	<i>Low Density Residential</i>
<i>S1233325420</i>	<i>RUT</i>	<i>1.63</i>	<i>Low Density Residential</i>
<i>S1233325500</i>	<i>RUT</i>	<i>117.37</i>	<i>Low Density Residential</i>
<i>S1233336320</i>	<i>RUT</i>	<i>5.00</i>	<i>Low Density Residential</i>
<i>S1233336380</i>	<i>RUT</i>	<i>5.00</i>	<i>Low Density Residential</i>
<i>S1233336420</i>	<i>RUT</i>	<i>5.00</i>	<i>Low Density Residential</i>
<i>S1233336460</i>	<i>RUT</i>	<i>5.00</i>	<i>Low Density Residential</i>
<i>S1233346630</i>	<i>RUT</i>	<i>3.86</i>	<i>Low Density Residential</i>
<i>S1233346650</i>	<i>RUT</i>	<i>1.00</i>	<i>Low Density Residential</i>
<i>S1233346680</i>	<i>RUT</i>	<i>5.00</i>	<i>Low Density Residential</i>
<i>S1233346700</i>	<i>RUT</i>	<i>5.00</i>	<i>Low Density Residential</i>
<i>S1233346750</i>	<i>RUT</i>	<i>5.00</i>	<i>Low Density Residential</i>
<i>S1233346800</i>	<i>RI</i>	<i>1.00</i>	<i>Low Density Residential</i>
<i>S1233427840</i>	<i>RUT</i>	<i>40.00</i>	<i>Low Density Residential</i>
<i>S1233438405</i>	<i>RUT</i>	<i>35.03</i>	<i>Low Density Residential</i>
<i>S1233438615</i>	<i>RUT</i>	<i>10.34</i>	<i>Low Density Residential</i>
<i>S1233449800</i>	<i>RUT</i>	<i>12.86</i>	<i>Low Density Residential</i>
<i>Total Acreage</i>		<i>507.34</i>	

**Table 3. Area to be Added to AOCI & FLUM
Summary by Parcel**

<i>Parcel</i>	<i>Ada Zoning</i>	<i>Acres</i>	<i>Proposed Future Land Use Map</i>
<i>R1128449082</i>	<i>RUT</i>	<i>5.06</i>	<i>Medium Density Residential</i>
Total Acreage		5.06	

B.3 Changes to Area of Impact Boundary

The AOCI boundary line on the current Map will be revised to reflect all future land use area subtractions and additions. See the Exhibit sections A & B for reference to proposed changes.

C. Comprehensive Plan Analysis

C.1 Future Land Use Map Designation

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

Staff Review: This application does not include any annexation, rezones, or new entitlements. As such, no specific analysis is provided for the proposed changes. The following future land use designations with descriptions are copy and paste 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.

Entryway Corridors: The City feels it is important to identify roadways that introduce and welcome both visitors and residents to the City of Meridian. These roadways are noted as entryway corridors on the FLUM and are subject to additional standards within the Unified Development Code.

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

Staff Review: The Following policies are found to be relevant and/or informative to the project:

3.01.01C Ensure that regulations and plans support and encourage desired development and land use patterns within the Area of City Impact.

Staff Review: The proposed re-establishment of the AOCI improves consistency of the Plan and Idaho State Statute. As is permitted by Idaho Code, the City will continue to plan for the area proposed to be removed from the AOCI to ensure that plans support and encourage desired development land use patterns should the subject area be included with the AOCI in the future. The addition of the 5.06 Acre parcel, as described herein, has a proposed designation of Medium Density Residential on the FLUM which is consistent with existing

development abutting the property to the west. Services are available to facilitate future development of the property.

3.02.01 Develop and implement master plans for all public facilities, services, and safety to guide the growth of the City.

Staff Review: The City's current master plans account for 38 of the 39 parcels subject to this application. New development master plans for all public facilities, services, and safety to guide growth are not being proposed at this time as they are regularly updated. See section III.C.3.a of this staff report for a list of updated plans and studies which support and contribute to the Plan. The City will continue to include the subject area that is being removed from the AOCI in its planning efforts as is permitted by Idaho Code to ensure orderly growth of the City.

3.03.01A Continue to develop and implement the desired vision in special areas, areas with specific plans, and along key transportation corridors.

Staff Review: The proposed amendment will extend the entryway corridor at the east-most end of Amity Road in alignment with this policy. The proposed entryway corridor along the west-most section of Lake Hazel Road will be removed as this area will no longer be in the City's FLUM.

3.03.02H Require rural area residential development to submit alternative development plan to allow for the efficient extension of urban services in the future (resubdivision plan).

Staff Review: The City of Meridian coordinates with and provides comment on development applications that are within the City's AOCI and under the jurisdiction of Ada County in support of this policy. The re-establishment of the City's AOCI contributes to the implementation of this policy.

3.06.01C Coordinate with Ada County to ensure all applicable land use ordinances and provisions of this Plan are recognized when development within the Area of City Impact but outside City Limits is proposed.

Staff Review: The City of Meridian staff review and provide comment on development applications with the AOCI, which fall under the jurisdiction of Ada County, to ensure that all applicable land use ordinances and provisos of the Plan are recognized. The proposed amendment will reduce the area included as part of the exiting agreement with Ada County, however, the City will continue to plan for the area proposed to be removed from the AOCI to ensure that plans support and encourage desired development land use patterns should the subject area be included with the AOCI in the future.

C.3 Other Comprehensive Plan Consideration:

List of Adopted Plans and Studies By Reference

Staff Review: The 2019 Meridan Comprehensive Plan (the Plan) is integrated with a series of plans and studies which are adopted by reference by the City are enumerated on page C of the Plan itself and Exhibit B.3 of this report. Each of these planning efforts support and contribute to the Plans overall vision and planning requirements.

Similar to the Plan itself, many of these planning efforts are regularly updated to remain current and responsive to the existing conditions and needs of residents. The City has identified that there are multiple plans that have been adopted by reference which are no longer the most current plan of its scope. The adopted plans as referenced are inclusive of the specific plans and any future update will likely refer to the most current version of the Plan, so as to remain as current as possible. The City intends to bring forward a future amendment addressing these items at a later

date. Plans of note include, and may not be limited to (Current Planning Documents are linked to the text below):

- Meridian Water Master Plan
 - The current version of this plan is the [2025 Water Master Plan](#), completed in February of 2025. The prior version of this plan is listed as the City of Meridian Water Master Plan (2018).
- Ada County Hazard Mitigation Plan
 - The current version of this plan is the [2022 Ada County Multi-Hazard Mitigation Plan](#), completed in April 2023. The prior version of this plan is listed in the table as Ada County Hazard Mitigation Plan (2017).
- City of Meridian Collection System Master Plan
 - The most current version of this plan is the [2023 Collection System Master Plan Update](#) completed in November of 2023 and approved by the State of Idaho in 2024. The prior version of this plan is listed in the table as the City of Meridian Collection System Master Plan (2017).
- City of Meridian Strategic Plan
 - The most current version of this plan is the [City of Meridian Strategic Plan 2020-2025](#). The prior version of this plan is listed in the table as the City of Meridian Strategic Plan (2016-2020).
- City of Meridian Parks and Recreation Master Plan
 - The Most current version of this plan is the [City of Meridian Parks and Recreation Master Plan Update 2023](#). The prior version of this plan is listed in the table as the City Meridian Parks and Recreation Master Plan (2015).
- Downtown Meridian Neighborhood Pedestrian and Bicycle Plan (2012)
 - The current version of this plan is the [2024 Downtown Meridian Neighborhood Transportation Plan](#) with the lead agency being ACHD. The prior version of this plan is listed as the Downtown Meridian Neighborhood Pedestrian and Bicycle Plan (2012).
- Eastern Treasure Valley Electric Plan
 - The current version of this plan is the [Eastern Treasure Valley Electric Plan 2023-2024 Update](#). The prior version of this plan is listed as the Eastern Treasure Valley Electric Plan (2012).
- Meridian Water Conservation Plan
 - The current version of this plan is the [2023 Meridian Water Conservation Plan](#). The prior version of this plan is listed as the Meridian Water Conservation Plan (2011).

Area of City Impact

Staff Review: Chapter 3, Evolving Community of the Meridian Comprehensive Plan, discusses the role of the AOCI as considered in Idaho State Code § 67-6526. Namely that unincorporated properties within the City’s AOCI are governed by Ada County for day-to-day administration of zoning matters. Additionally, pursuant to the current agreement between Ada County and Meridan for the AOCI, the Meridian Comprehensive Plan will apply within the City’s established AOCI. The following is copy and paste from the plan and discusses the City’s vision and approach areas within the AOCI (pg.3-2 & 3-3 of the Comprehensive Plan).

“Within the AOCI, the county has generally applied a Rural Urban Transition (RUT) zone which permits five-acre-lot, single-family residential development, as well as agricultural-related uses and a range of conditional uses. County development applications within the AOCI are reviewed by the City of Meridian for compliance with the comprehensive plan and applicable City policies.

The City of Meridian desires, over time, all development within its Area of City Impact to be served with urban services from the City of Meridian. Such services primarily include sanitary sewer, water, reclaimed water, fire, police, and parks. Secondly, the City considers the availability and capacity of the school system, transportation facilities, libraries, and storm water facilities in any review of development within the AOI. All requests for annexation into the City limits will require that the owner extend City-owned services at the time of development.

The importance of cooperating with Ada County and neighboring cities is imperative to successful long-term land use, transportation, and utility planning. There are very significant financial and quality-of-life implications for not doing so. As such, the City of Meridian is committed to fulfilling the terms of its Area of City Impact Agreement with Ada County and coordinating with adjacent service providers.

Meridian aims to guide growth in a way that efficiently expands infrastructure and services to support sustainable growth patterns. Targeting the right development and growing responsibly – in the right locations with the right services – is the foundation of the Evolving Community Vision.”

D. Municipal Code & Unified Development Code (UDC) Analysis

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

Staff 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.

Staff 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 City Wide. While not required, staff have sent courtesy notice to those property owners whose properties are included within 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.

Staff Review: The subject application was submitted on May 22nd, 2025, prior to the June 15th deadline.

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.

Staff 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.

Staff Review: As part of their review and prior to recommending an amendment to the Plan, a public hearing has been noticed for the June 26, 2025, Planning & Zoning Commission meeting.

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

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

E. Area of City Impact – Meridian Municipal Code Title 1 Chapter 11

Staff Review: The following contains a review of the standards contained within Meridian City Code Title 1 Chapter 11 pertaining to Area's of City Impact. The following are not exhaustive of Chapter 11 and contain only those standards found to be relevant to this request. Note Sections 1-11-5 & 6 are included for reference purposes, and a staff review is not provided for each.

1-11-3 Meridian Area of City Impact Boundary:

1-11-3. A. Area shown on map. The Meridian Area of City Impact is the area designated on the Meridian Area of City Impact boundary map, fully incorporated herein by this reference, copies of which are available for inspection and delivery at the City Clerk's office.

Staff Review: The Meridian Area of City Impact Boundary Map is shown on the adopted Future Land Use Map for the City.

1-11-3. B. In case a property under single ownership is divided by the boundary line of the area of city impact and the line divides such property so that one (1) or both of the parts has a depth of three hundred (300) feet or less, such part may be included in the jurisdiction within which the remainder and larger portion of the property is located.

Staff Review: Idaho State Code Section § 67-6526.4(b) states that, "An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel". As part of this update, the proposed 2-mile buffer would bisect multiple parcels as discussed in Section III.A.1 of this staff report. In these cases, the AOCI boundary has been extended to encompass these parcels. This being the case, this requirement is being met as the AOCI boundary line will not be dividing a recognized parcel of land.

1-11-5 Applicable comprehensive plan policies and ordinances:

1-11-5 A. Application of provisions. The Meridian Comprehensive Plan shall apply to the Meridian Area of City Impact.

1-11-5-B. Submission of subdivision plats. All subdivision plats, for land situated within the area of impact, shall be submitted to the city for approval, in addition to Ada County for approval, as provided in IC 50-1306.

1-11-5-C. Street and utility easement plan. All subdivision plat applications in the urban service planning area of the city for land zoned by Ada County as RT (rural transition) shall require a street and utility easement plan. Said plan shall provide for future resubdivision to urban densities and such easements shall be included on the final plat. This requirement may be waived if a letter is submitted to the Ada County Director of Developmental Services from the City Council prior to preliminary plat approval by the Board of County Commissioners approving the waiver.

1-11-5. D. Sewer and water lines. A condition of approval for all subdivision plats in the urban service planning area of the city for land zoned by Ada County as RT (rural transition)

shall require that, prior to occupancy of the subdivision's first dwelling unit, dry line sewer and water lines shall be installed to accommodate the future resubdivision to urban densities. This requirement may be waived if a letter is submitted to the Ada County Director of Developmental Services from the City Council prior to preliminary plat approval by the Board of County Commissioners approving the waiver.

1-11-5. E. County zoning ordinance. The Ada County Code, title 8, the Ada County Zoning Ordinance, shall be the zoning ordinance applicable to the land in the area of city impact which is outside the city limits and within the boundaries of the area of city impact.

1-11-6 Coordination of amendments and zoning applications.

1-11-6. A. County and city coordination. All applications for Ada County and Meridian amendments to their respective comprehensive plans and implementing ordinances which apply within the area of city impact shall be sent by the entity considering such amendment to the other entity. A separate referral process shall be adopted by resolution by each entity regarding procedures and time periods for, and the effect of, sending such amendments, and such resolution may be amended from time to time upon mutual agreement in writing by Ada County and the city.

1-11-6. B. Applications to city. All Ada County applications for planned developments, subdivisions, rezones, private roads, and conditional use permits within the area of city impact shall be sent to Meridian, in accordance with the referral process arrived at pursuant to subsection (A) of this section.

1-11-7 Renegotiation.

1-11-7. A. Request. In accordance with IC 67-6526(d), the City Council or the Board of Ada County Commissioners may request, in writing, renegotiation of any provision of this chapter at any time. Within thirty (30) days of receipt of such written request by either party, a meeting between the two (2) jurisdictions shall occur.

Staff Review: This application will be followed by a written request from the City of Meridian to the Ada County Commissioners for the re-establishment of the Meridian AOCI. No additional modifications are proposed to this chapter as part of this request.

D. Idaho Code § 67-6526 Areas of Impact

Staff Review: The following contains a brief review of the standards contained within Idaho State Code § 67-6526, Areas of Impact. The following are not exhaustive and contain those standards found to be relevant to this request.

§ 67-6526(4) Provisions applicable to areas of impact.

- (a)** In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:
- i. Anticipated commercial and residential growth;
 - ii. Geographic factors;
 - iii. Transportation infrastructure and systems, including connectivity;
 - iv. Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
 - v. Other public service district Boundaries.

Staff Review: The City of Meridian's Comprehensive Plan consider each of these elements as enumerated with the Plan, Future Land Use Map and all supporting planning efforts. Anticipated commercial and residential growth, geographic factors and transportation infrastructure systems, municipal services and other service district boundaries, are

considered and integrated throughout the Plan text, the adopted plans, studies, policies and FLUM.

Areas where municipal or public sewer and water are expected to be provided are regularly reviewed by the City. The City's planning efforts account for a five-year period and in some cases extend beyond a five-year period. Please see Section III.C.2.a of this report for a list, and link to, the most current plans pertaining to municipal public sewer and water. See also staff review provided under section (b) contained in the next section for additional comment. Pursuant to the text of the Plan, all requests for annexation into the City limits will require that the owner extend City-owned services at the time of development. Please refer to the 2019 Comprehensive Plan and current supporting documents and studies for additional information as needed.

(b) In addition to the criteria set forth in paragraph (a) of this subsection, an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years. Except as otherwise provided in this paragraph, an area of impact shall not extend more than two (2) miles from existing city limits. An area of impact boundary shall not divide county recognized parcels of land. If only a portion of a recognized parcel falls within the two (2) mile limit, then the boundary may extend beyond two (2) miles on that parcel so that it encompasses the entire parcel. Adjustments to an area of impact may be proposed and considered at any time following the initial establishment of the area of impact.

Staff Review: The City of Meridian plans for future development within its established AOI, and as previously noted, now beyond the proposed AOI for some services like sewer and water. The City plans for orderly growth within the AOI. The city plans for utility expansion through both capital improvement planning and development led expansion. While programmed expansion in the City's Capital Financial Plan are not funded to all areas, development-led extensions are all feasible. The City's master plans include a great deal of contingency expansion. As previously stated, all requests for annexation into the City limits will require that the owner extend City-Owned Services at the time of Development. Please refer to the 2019 Comprehensive Plan and current supporting documents and studies for additional information as needed. The proposed amendment removes all land area that wholly extends beyond two miles from current City limits, except where a portion of a given parcel extends beyond the two-mile buffer, such area is included in the proposed AOI.

E. Idaho Code § 67-6505 Planning Duties

Staff Review: The following contains a brief review pertaining to the Idaho State Local Land Use Planning Act (LLUPA) § 67-6508, Planning Duties. At the time of the public hearing noticed for the Planning & Zoning Commission on June 26, 2025, there are 18 planning duties listed which include: property rights; population; school facilities; economic development; land use; natural resources; hazardous areas; public service, facilities, and utilities; transportation; recreation; special areas or sites; housing; community design; agriculture; implementation; national interest electric transmission corridors; and public airport facilities.

During the 2025 legislative session Senate Bill No.1083 was passed and signed into law with an effective date of July 1, 2025. The bill amendment multiple sections of Idaho code and of relevance to this application added to LLUPA § 67-6508. Among some textual changes, the revision added a new section stating, "(r) when considering amending, repealing, or adopting a plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the plan would have on the source, quantity, and quality of ground water within the area."

In review of the addition of the property located at 12504 W. Amity Road, the subject property lies within the certified service area of Veolia. (As evidenced by preapplication notes and email correspondence from the City of Meridian Assistant City Engineer to the property owner). Water is available to serve the property with services previously negotiated and provided by Veolia. Sewer is available to the property from Grayson Dr.; however, development may encounter issues with enough coverage for manhole on southern half of development (as evidenced by preapplication notes).

IV. CITY/AGENCY COMMENTS & CONDITIONS

Comments from outside agencies and City of Meridian Departments associated with this application and received by June 18th, 2025, are summarized below. Interagency comments can be found on Laserfiche at the link below and within Exhibit C:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=401127&dbid=0&repo=MeridianCity>

A. Meridian Public Works

- Water Modeling Review: Distance to Mainline – NA; Impacts of Concerns – Future water planning will plan accordingly.
(<https://eplanreview.meridiancity.org/ProjectDoxWebUI/Project/Index?ProjectID=27463&tab=correctionsTab>)

B. Idaho Department of Environmental Quality (DEQ)

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

C. West Ada School District (WASD) or Other District/School

- Kuna School District – Kuna School District has reviewed the application of Case No. H-2025-029 and has no objection to the application as it is presented.

D. Idaho Transportation Department (ITD)

- ITD does not have any comments regarding the comprehensive plan map amendment.

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.
Staff Finding: *Staff finds that the proposed amendment is consistent with the elements of the 2019 Comprehensive Plan and which contribute to all seventeen (18) elements required by Idaho State Statute. Staff finds the amendment maintains this consistency as no changes are substantive to policy. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2025-0029. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans.*
2. The proposed amendment provides an improved guide to future growth and development of the city.
Staff Finding: *By maintaining and keeping the Comprehensive Plan up to date and current with State of Idaho Statute, staff finds that the proposed Plan provides an improved and current guide to future growth and development with the City. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file*

H-2025-0029. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans.

3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Finding: *Staff finds the proposed amendment is consistent with the goals 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-2025-0029. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans.*

4. The proposed amendment is consistent with this Unified Development Code.

Staff Finding: *Staff finds the proposed amendment is consistent with the Unified Development Code, as no policies in the Comprehensive Plan modified, and no development proposed. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2025-0029. 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.

Staff Finding: *The primary purpose of this amendment is to align the Meridian Area of City Impact with the State of Idaho Statute governing Areas of Impact. The proposed addition of 5.06 acres is compatible with surrounding land uses which are predominantly residential in nature. The proposed designation of Medium Density Residential matches the existing future land uses of the City of Meridian to the West. Future development of the parcel will be reviewed at the time that the subject property is annexed into the City of Meridian. Staff finds the proposed Plan will be compatible with existing and planned surrounding land uses. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2025-0029. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans.*

6. The proposed amendment will not burden existing and planned service capabilities.

Staff Finding: *Staff finds that the proposed Plan will not burden existing and planned service capabilities. This amendment maintains the relationship between service planning, and reflects coordination with partner agencies in service planning. Evidence includes the application, supporting materials submitted and the staff report with all exhibits for case file H-2025-0029. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans.*

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.

Staff Finding: *The proposed amendment is intended to align the City's AOCI with Idaho State Statute. Staff finds that the amendment does not require mitigation of impacts associated with development as development is not proposed at this time. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2025-0029. 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.

Staff Finding: *Staff finds the proposed amendment is in the best interest of the City maintains the ensures the City of Meridian remains in compliance with Idaho State Statute governing Areas of Impact; maintaining the plan improves relevancy; and provides for orderly development of land that are proposed to be included in the AOCI. Evidence includes*

the application, supporting materials submitted, and the staff report with all exhibits for case file H-2025-0029. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed Comprehensive Plan Map Amendment to remove the subject 507.34 acres from the City's Future Land Use Map and Area of City Impact and include 5.06 acres as described to the AOCI and FLUM, with a designation of Medium Density Residential, and authorize staff to request apply with Ada County to re-establish the boundaries of the City's Area of City Impact.

B. Commission:

Pending

C. City Council:

Pending

VII. EXHIBITS:

A. Application Packet & Supporting Materials

A.1 Application

A.2 Narrative & Letter: May 22, 2025

A.3 Table – Area to be removed from AOCI & FLUM

A.4 Tabel – Area to be added to AOCI & FLUM

A.5 Letter of Request & Consent – Jack Frans – Signed: May 15, 2025

A.6 Letter Re: William Road Extension: May 14, 2025

A.7 City of Boise Letter & Resolution No.RES-236-25

A.8 2025 Current Meridian AOCI

A.9 Meridian Current Future Land Use Map (FLUM)

A.10 2 Mile Radius from Meridian City Limits

A.11 Parcels over two miles from Meridian City Limits

A.12 Proposed Addition to AOCI & FLUM

B. Supplemental Documents

B.1 Pre-Application Meeting: May 13, 2025

B.2 Letter from Ada County: February 26, 2025

B.3 List of Adopted Plans And Studies By Reference – 2019 Comprehensive Plan Extract

B.4 FLUM Addition – Medium Density Residential

C. Agency/Department Comments Received: June 17, 2025

C.1 Kuna Schools: June 12, 2025

C.2 Idaho Transportation Department (ITD): June 7, 2025

C.3 Department of Environmental Quality (DEQ): June 9, 2025

C.4 Meridian Public Works Department: May 28, 2025

Exhibit A

Application & Supporting Materials



Planning Division
HEARING APPLICATION

Type of Review Requested

Hearing

File number: H-2025-0029

Assigned Planner: Bill Parsons

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: _____

R1895900040, R3311160010, R3311160020, R3311160030, R3311160050, R3311160060,
R3311160072, R3311160076, R9575310100, R9575310200, R9575310300, S1228325635,
S1228336006, S1228336085, S1228336300, S1228336315, S1228346900, S1228347000,
S1233212710, S1233212810, S1233212840, S1233223303, S1233325420, S1233325500,
S1233336320, S1233336380, S1233336420, S1233336460, S1233346630, S1233346650,
S1233346680, S1233346700, S1233346750, S1233346800, S1233427840, S1233438405,

Assessor's parcel number(s): S1233438615, S1233449800

Township, range, section: 3N1W33
Project Description

33 E Broadway Avenue, Suite 102 â— Meridian, Idaho 83642
Phone: (208)884-5533 â— Facsimile: (208) 888-6854 â— Website: www.meridaincity.org

Project/Application Name: AOCI Comprehensive Plan Map Amendment - CPAM

Hearing Date: June 26, 2025

Planner: Carl Anderson

Project: AOCI Comprehensive Map Amendment

Description of Work:

Request: The City of Meridian Planning Division is applying for a Comprehensive Plan Map Amendment (CPAM). This amendment concurrently modifies the boundaries of the Future Land Use Map (FLUM) and re-establishes the boundaries of the Area of City Impact (AOCI). The intent of the amendment is to align the City's AOCI with the adopted Idaho State Code §67-6526 Areas of Impact, as amended in 2024. The proposed amendment does not modify any policies or text of the current City of Meridian Comprehensive Plan.

Location: City wide

Application Information

APPLICATION TYPES	
Comprehensive Plan Map Amendment - CPAM:	CHECKED
Is this City Initiated?:	Yes
PROPERTY INFORMATION	
General Location:	City Wide
Total Acreage:	-507.34 +5.06
Traffic Study Required per ACHD:	No
FLUM DESIGNATION(S)	
Low Density Residential:	CHECKED
Acreage - Low Density Res:	- 507.34
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	+5.06
PROJECT INFORMATION	
What was the date of your pre-application meeting?:	05/13/2025
Pre-Application Permit Number (ex PREAPP-2021-0001):	Preapp-2025-0063
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
PROPOSED FLUM DESIGNATION(S)	
Low Density Residential:	CHECKED
Acreage - Low Density Res:	- 507.34
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	+5.06
TIME EXTENSION INFORMATION	
Number of months extension:	24
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



Mayor Robert E. Simison

City Council Members:

Luke Cavener, President
Liz Strader, Vice President
Brian Whitlock
Doug Taylor
John Overton
Anne Little Roberts

May 22, 2025

Bruce Freckleton
Community Development Director
City of Meridian
33. E. Broadway Ave. #102
Meridian, ID 83642

RE: Amendment to the Future Land Use Map & Re-establishment of the Area of City Impact Boundary

Dear Mr. Freckleton,

The City of Meridian Planning Division is applying for a Comprehensive Plan Map Amendment (CPAM). This amendment concurrently modifies the boundaries of the Future Land Use Map (FLUM) and re-establishes the boundaries of the City's Area of City Impact (AOCI). The intent of the amendment is to align the City's AOI with the adopted Idaho State Code §67-6526 Areas of Impact, as amended in 2024. The proposed amendment does not modify any policies or text of the current City of Meridian Comprehensive Plan.

The proposed amendment removes all land area that wholly extends beyond two miles from current City limits, except where a portion of a given parcel extends beyond the two-mile buffer, such area is included in the proposed AOI as allowed by Idaho State Code §67-6526.4(b). The FLUM is being amended to match the boundary of the proposed AOI.

At the time of submittal of this request, there are thirty-eight (38) parcels generally located in the southwest corner of Meridian's AOI, that are proposed to be removed from the City's AOI. All thirty-eight parcels have a designation of Low Density Residential on the FLUM. The combined area of the parcels is 507.34 acres (more or less).

Additionally, as a product of timing, a property that has recently been approved to exclude itself from the City of Boise AOI and FLUM, has requested to be incorporated into the City of Meridian's AOI and FLUM.

The subject property is owned by Mr. Frans and is located at 12504 W. Amity Road (parcel no. S1128449084). The parcel is 5.06 acres (more or less). Mr. Frans has intentions of developing his property in the near future, however, is not requesting annexation at this time. The property is proposed to have a designation of Medium Density Residential. The applicant has provided his written consent to be included in the City's AOCI, and FLUM, with a designation Medium Density Residential.

City staff are coordinating this effort with Ada County staff. The proposed amendment to the boundary of the City of Meridian Area of City Impact will not be adopted, nor official until such time that the Board of County Commissioners adopts such an ordinance. Pursuant to Idaho code 67-6526(1a) County commissioners make the final determination regarding area of impact boundaries with the County.

Supporting documentation and materials are included as part of this request and may be further detailed in the subsequent staff report.

Sincerely,

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

CC: Caleb Hood, Deputy Director
Brian McClure, Long Range Planning Supervisor

Area to be removed from AOCI & FLUM - Summary by Parcel

Parcel	Ada Zoning	Acres	Future Land Use Map
R1895900040	RUT	4.66	Low Density Residential
R3311160010	RUT	10.41	Low Density Residential
R3311160020	RUT	10.34	Low Density Residential
R3311160030	RUT	10.55	Low Density Residential
R3311160050	RUT	10.62	Low Density Residential
R3311160060	RUT	10.26	Low Density Residential
R3311160072	RUT	1.00	Low Density Residential
R3311160076	RUT	9.23	Low Density Residential
R9575310100	RUT	5.01	Low Density Residential
R9575310200	RUT	7.55	Low Density Residential
R9575310300	RUT	5.00	Low Density Residential
S1228325635	RUT	4.53	Low Density Residential
S1228336006	RUT	10.79	Low Density Residential
S1228336085	RUT	12.03	Low Density Residential
S1228336300	RUT	10.05	Low Density Residential
S1228336315	RUT	9.93	Low Density Residential
S1228346900	RUT	19.62	Low Density Residential
S1228347000	RUT	19.07	Low Density Residential
S1233212710	RUT	36.60	Low Density Residential
S1233212810	RUT	8.27	Low Density Residential
S1233212840	RUT	10.37	Low Density Residential
S1233223303	RUT	23.35	Low Density Residential
S1233325420	RUT	1.63	Low Density Residential
S1233325500	RUT	117.37	Low Density Residential
S1233336320	RUT	5.00	Low Density Residential
S1233336380	RUT	5.00	Low Density Residential
S1233336420	RUT	5.00	Low Density Residential
S1233336460	RUT	5.00	Low Density Residential
S1233346630	RUT	3.86	Low Density Residential
S1233346650	RUT	1.00	Low Density Residential
S1233346680	RUT	5.00	Low Density Residential
S1233346700	RUT	5.00	Low Density Residential
S1233346750	RUT	5.00	Low Density Residential
S1233346800	R1	1.00	Low Density Residential
S1233427840	RUT	40.00	Low Density Residential
S1233438405	RUT	35.03	Low Density Residential
S1233438615	RUT	10.34	Low Density Residential
S1233449800	RUT	12.86	Low Density Residential
Total Acreage		507.34	

Area to be added to AOCI & FLUM - Summary by Parcel

Parcel	Ada Zoning	Acres	Future Land Use Map
R1128449082	RUT	5.06	Medium Density Residential
Total Acreage		5.06	



[Draft] Request letter to the City of Meridian

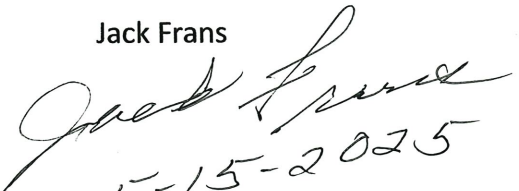
From

Draft saved Mon 5/12/2025 11:16 AM

To Jackie Lee <jackfrans@msn.com>

This is a request to the City of Meridian to include the property located at 12504 West Amity Road to the area of impact of Meridian. This is 5.06 Acres and is Parcel No. S1128449082. I consent to the future land use map designation of medium density residential.

Jack Frans


5-15-2025

Received by
Carl Andersson
5/15/2025.

May 14, 2025

Jack L. Frans
12504 W. Amity Road
Boise, Idaho 83709

RE: Willandra Road Extension

Dear Jack:

This letter concerns our consent to the extension of Willandra Road from the Northwest Corner of our property to the Southwest Corner of our property.

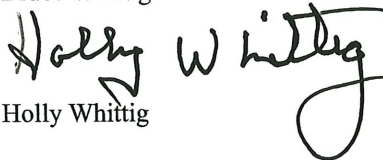
Our consent for an extension of Willandra Road is subject to the following conditions:

1. Before any construction begins, we have an eight (8) to ten (10) foot privacy fence on the East side of the planned road from our North fence to Amity Road.
2. We would require an irrigation ditch to be constructed to allow drainage from our irrigation system, which ditch needs to run parallel to East side of the privacy fence to the Nine Mile feeder ditch.

Sincerely yours,

A handwritten signature in black ink that reads "Bruce Whittig". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bruce Whittig

A handwritten signature in black ink that reads "Holly Whittig". The signature is fluid and cursive, with a large loop at the end.

Holly Whittig



PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | INTERIM DIRECTOR: Hannah Brass Greer

May 22, 2025

Jackie Frans
12504 W Amity Rd
Boise, ID 83709
jackfrans@msn.com

Re: CPA25-00001 / 12504 W Amity Rd / Resolution

Dear Applicant:

On **May 20, 2025**, the Boise City Council approved and adopted the resolution (**RES-236-25**) for a Comprehensive Plan Amendment to modify the boundaries of the Area of City Impact (AOI) shown on The Future Land Use Map by removing 5.06 acres located at 12504 W Amity Road from The Boise City Comprehensive Plan; and providing an effective date.

Questions can be directed to the assigned planner, Jesi Lile at (208) 608-7857 or jlile@cityofboise.org.

Sincerely,

Maureen Brewer
Interim Deputy Planning Director
Boise City Planning and Development Services

MB/nn

cc: Frans Family Trust 5/30/19 / Owner / jackfrans@msn.com
Marisa Keith / Southwest Ada County Neighborhood Association / swadacounty@gmail.com
Rob Lockward / Deputy City Attorney / rlockward@cityofboise.org
Jim Pardy / Boise City Public Works / jpardy@cityofboise.org
Jason Blais / Boise City Building Official / jblais@cityofboise.org
Brent Copes / Central District Health / bcopes@cdh.idaho.gov
Planning Review / ACHD / planningreview@achdidaho.org

The City of Boise Planning and Development Services Department acknowledges the ancestral, cultural, traditional, and unceded territory of the Shoshone, Bannock, and Northern Paiute people on which our land use and development decisions are made.

Resolution NO. RES-236-25

BY THE COUNCIL

CORLESS, HALLYBURTON, MORALES,
NASH, STEAD AND WILLITS.

A RESOLUTION (CPA25-00001) FOR A COMPREHENSIVE PLAN AMENDMENT TO MODIFY THE BOUNDARIES OF THE AREA OF CITY IMPACT (AOCI) SHOWN ON THE FUTURE LAND USE MAP BY REMOVING 5.06 ACRES LOCATED AT 12504 W AMITY ROAD FROM THE BOISE CITY COMPREHENSIVE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 10, 2025, the Boise City Planning & Zoning Commission held a public hearing on the Comprehensive Plan Amendment to modify the boundaries of the area of city impact (AOCI) shown on the future land use map by removing 5.06 acres located at 12504 W Amity Road from the Boise City Comprehensive Plan boundary; and,

WHEREAS, on March 10, 2025, the Boise City Planning & Zoning Commission recommended approval of the Comprehensive Plan Amendment; and,

WHEREAS, on April 15, 2025, the Boise City Council held a hearing and approved by formal motion the Comprehensive Plan Amendment to remove the 5.06 acres from the Boise City Comprehensive Plan boundary to modify the boundaries of the area of city impact (AOCI) shown on the future land use map.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BOISE CITY, IDAHO:

Section 1. That Blueprint Boise be amended to modify the boundaries of the area of city impact (AOCI) shown on the future land use map as shown in Exhibit A by removing 5.06 acres from the Boise City Comprehensive Plan boundary.

Section 2. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the Council of Boise City, Idaho, on May 20, 2025.

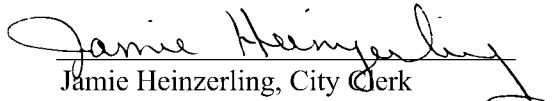
APPROVED by the Mayor of the Boise City, Idaho, on May 20, 2025.

APPROVED:

ATTEST:


Lauren McLean, Mayor

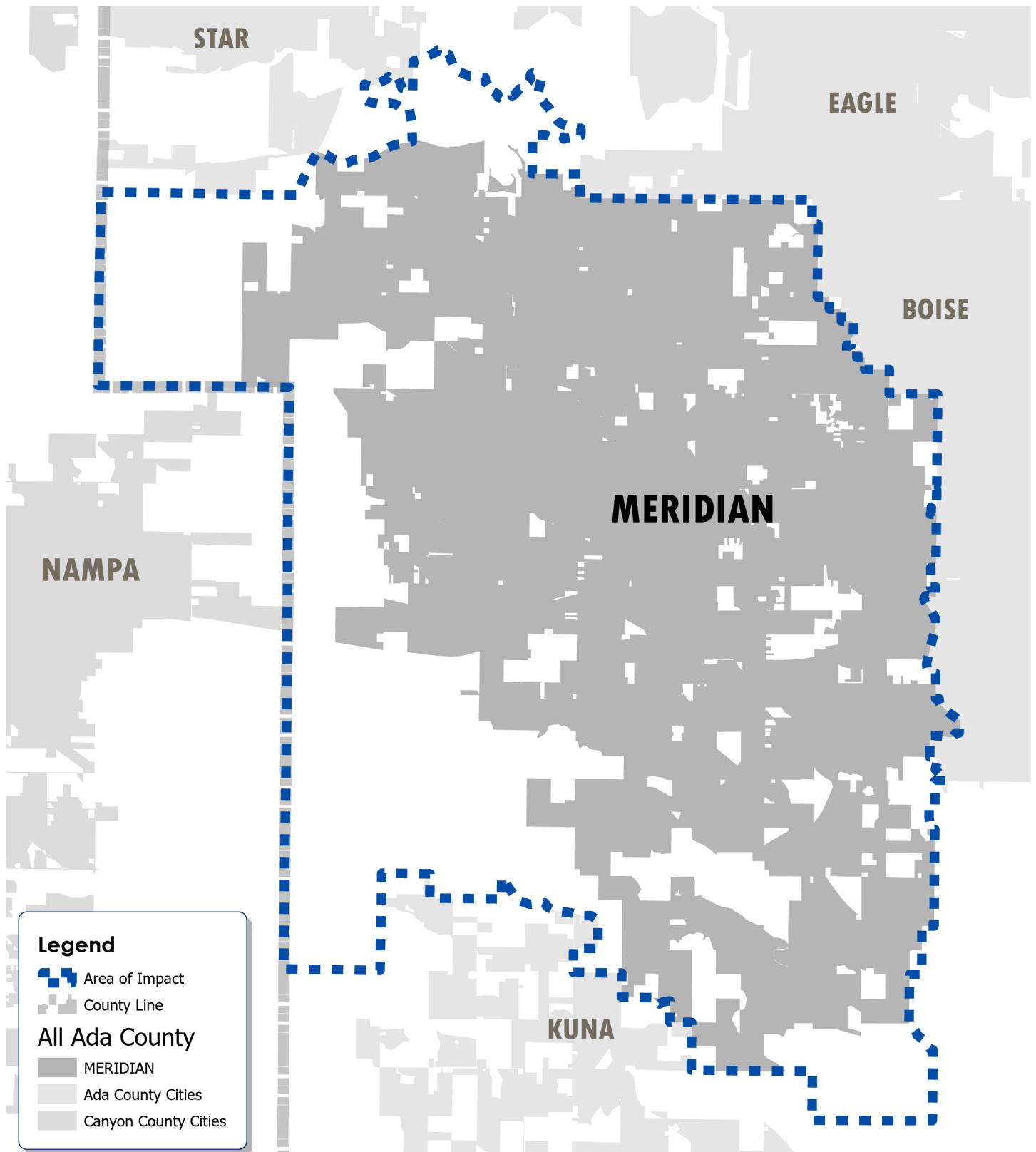



Jamie Heinzerling, City Clerk

Boise Area of Impact Outline

Boise City Limits





2025 Current AOCI

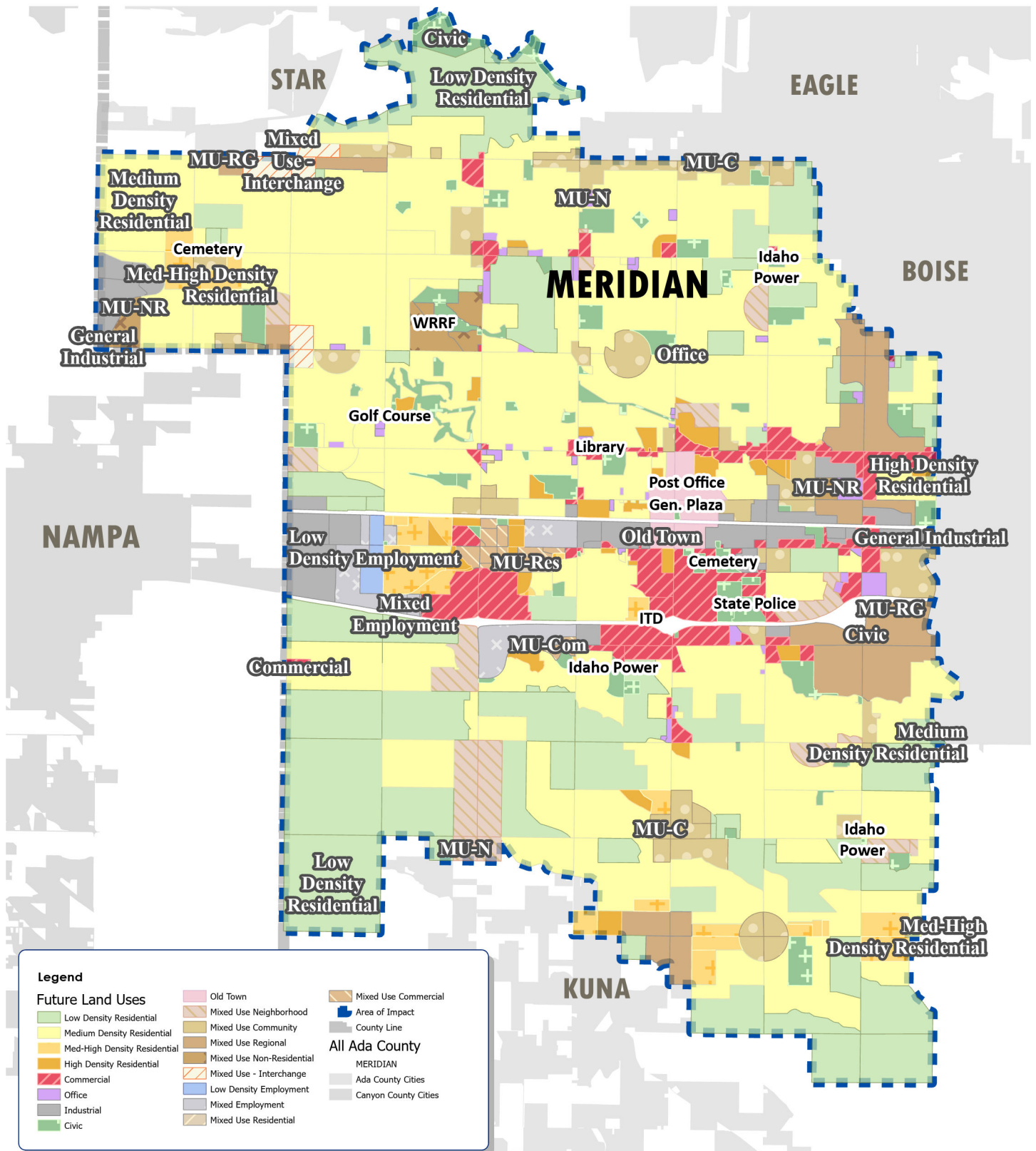
Print Date: 4/30/2025 | User: canderson

0 0.5 1 Miles



The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.





Current Future Land Use Map

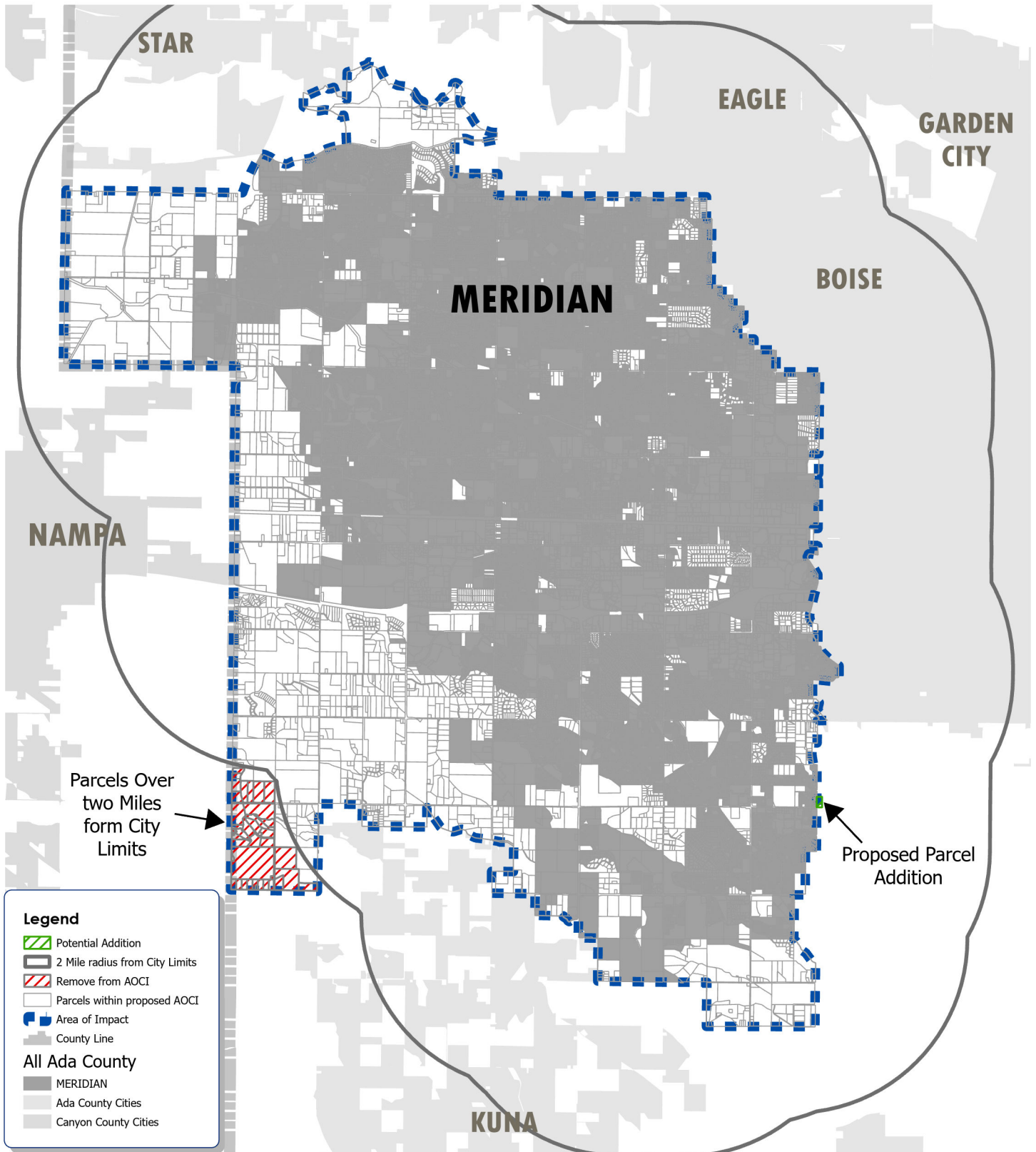
Print Date: 4/30/2025 | User: canderson

0 0.5 1 Miles



The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.





2 Mile Radius From City Limits

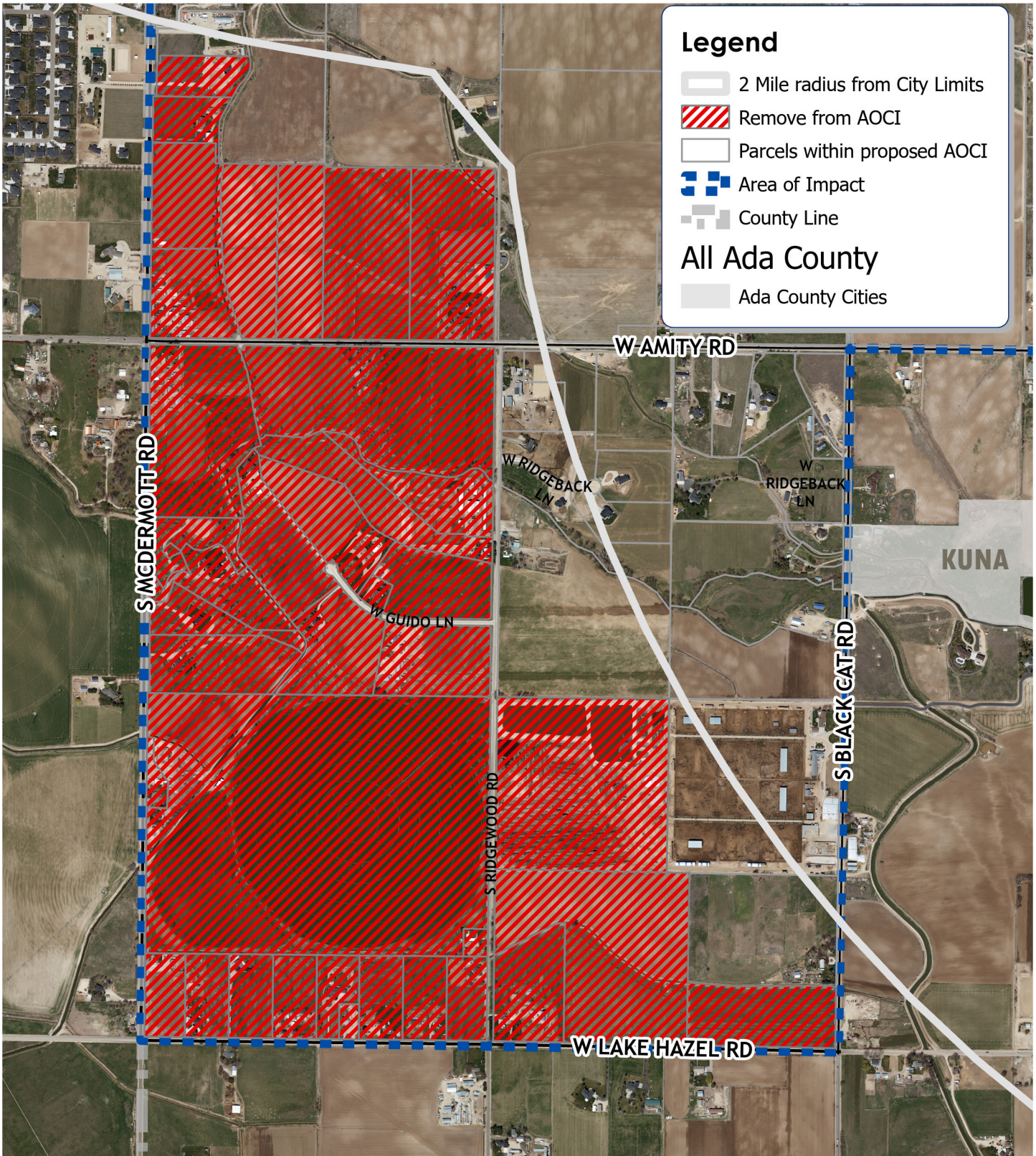
Print Date: 5/20/2025 | User: canderson

0 0.5 1 Miles



The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.





Parcels Over Two Miles from City Limits

Print Date: 5/22/2025 | User: canderson

0 0.1 0.3 Miles

The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.





Legend

- Area of Impact
- MERIDIAN
- Parcels
- Potential Addition

Proposed Addition to AOI

Print Date: 5/22/2025 | User: canderson

0 0.01 0.02 0.04 Miles



The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.

Exhibit B

Supplemental Documents



Planning Division

PREAPPLICATION MEETING

Type of Review Requested

Pre-Application Request

File number: PREAPP-2025-0063

Assigned Planner: Nick Napoli

Scheduled Date: 05/13/2025

Scheduled Time: 9:30 AM

Applicant Information

Name: CARL ANDERSON, CITY OF MERIDIAN**Address:** 33 E. BROADWAY AVE. 83642**Phone:** **Email:** canderson@meridaincity.org

Additional Attendee(s)

Subject Property Information

Location/street address: _____

Assessor's parcel number (s): _____

City Wide

Township, range, section: _____

Project Description

Project/Application Name: AOCI & FLUM Amendment

Description of Work: Amentment to the City's Area of Impact and Future Land Use Map

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

Site Plan Date (MM/DD/YYYY):

04/30/2025

PROPERTY INFORMATION		
Total Acreage:		+/- 507.34 Acres (Potential +5.06)
PROPOSED FLUM DESIGNATION(S)		
Acreage - Low Density Res:		- 507.34
Acreage - Medium Density Res:		+5.06 Designation NOT confirmed
Low Density Residential:		CHECKED
Medium Density Residential:		CHECKED
TYPE OF USE PROPOSED		
Other Type of Use Proposed:		City Wide
ZONING DISTRICT(S)		
County:		CHECKED
Review Type	Reviewer	Review Notes
Wastewater Plan Review Notes	Vicki Ly	Area is currently accounted for in Sewer Master Plan. Required 2 lift stations and the construction of the McDermott trunk line to service area
Legal Review Notes	Kurt Starman	Recommend that we describe this as the "reestablishment" of the AOI to better align with the language in I.C. 67-6526 (6). The City will need to coordinate with the County, since the County is responsible for adopting the AOI under I.C. 67-6526.



ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300
<https://adacounty.id.gov/developmentservices>

PHONE (208) 287-7900
FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

February 26, 2025

Caleb Hood
Deputy Director
City of Meridian
33 E. Broadway Avenue
Meridian, ID 83642

Re: Area of Impact Update

Dear Caleb:

Thankyou for proactively reaching out about the updates that were made to section 67-6526 of Idaho Code in the 2024 legislative session, which requires cities and counties in Idaho to work together to update or reestablish their area of impact boundaries by December 31, 2025. We look forward to working with you on this and appreciate the work the City has already completed to ensure we have adopted your city's most recent comprehensive plan for use within your area of impact.

As you are aware, section 67-6526 of Idaho Code, requires area of impact boundaries to be within two miles of a city's municipal boundary. We've identified parcels within your current area of impact that are over two miles from your city's limits, as shown on the attached maps. These parcels will need to be removed from your city's area of impact in order to comply with the new legislation. Please reach out if you would like to discuss these properties further, or see things differently with regard to this requirement.

Once an agreement has been reached regarding the area impact and Meridian has addressed any necessary city applications and approvals, Ada County will process the application to formalize the boundary, and adopt any other proposed changes. This application would include a zoning ordinance amendment to adjust the boundary and update the area of impact agreement, and a comprehensive plan amendment if any adjustments are required to future land use designations, or to adopt a new comprehensive plan.

Stacey DuPuis from our Community & Regional Planning Team will oversee this effort and manage the Ada County application. You can reach out to her at any time for questions regarding the application process.

We look forward to working with you to help ensure the County's area of impact boundaries and associated planning documents are accurate and up to date.

Respectfully,

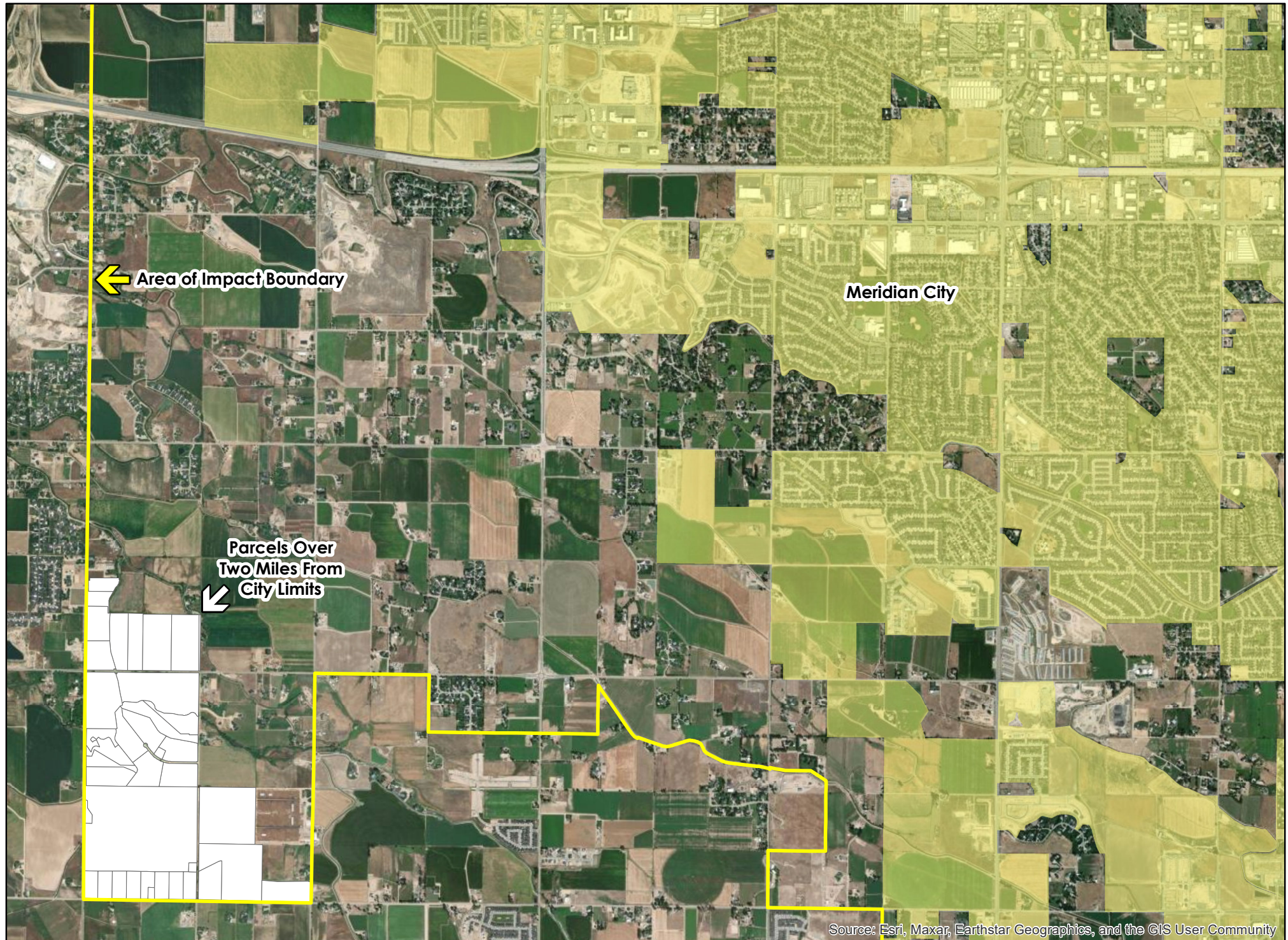


Richard Beck
Director

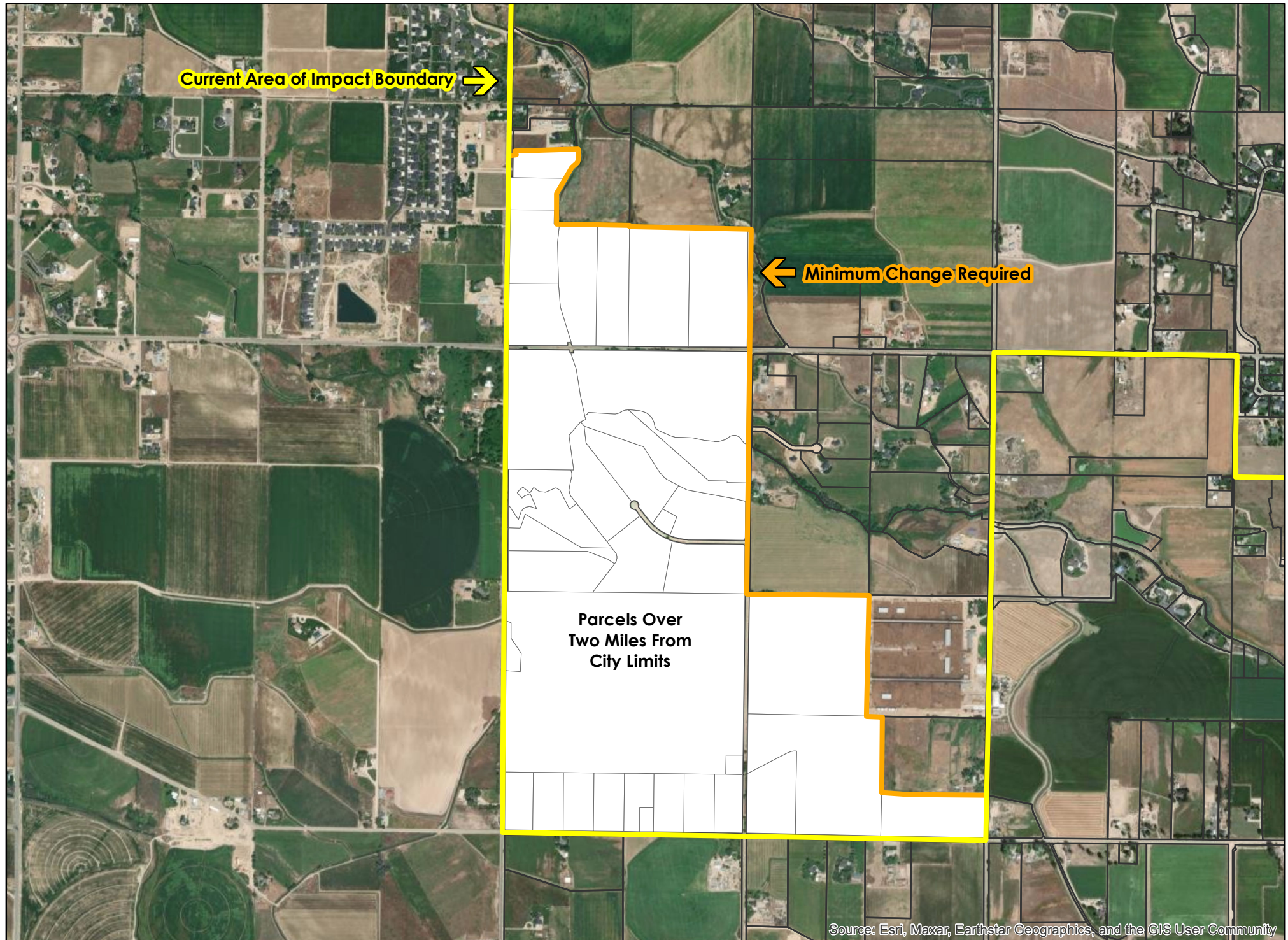
Attachment: Maps of Area of Impact Parcels Over Two Miles from City Limits

CC: Leon Letson, Community Planning Manager, Ada County
Stacey DuPuis, Community & Regional Planner, Ada County

Meridian Area of Impact Parcels Over Two Miles from City Limits



Potential Change to the Meridian Area of Impact Boundary



LIST OF IMPLEMENTATION TOOLS

The following table lists existing tools which will be utilized to implement the City of Meridian Comprehensive Plan. These tools are already approved through City ordinance, but may require updates to most effectively implement this Plan. Meridian's online City Code is maintained by a third party and is available via the City's website.

List of Implementation Tools By Reference	
Tool	Link
City of Meridian Architectural Standards Manual (2016)	https://meridiancity.org/designreview
Meridian City Code (2019)	https://meridiancity.org/CityCode
Unified Development Code (Zoning and Subdivision Ordinances, Title 11 of Meridian City Code) (2019)	https://meridiancity.org/UDC

LIST OF ADOPTED PLANS AND STUDIES BY REFERENCE

The following table lists plans that are adopted by reference by the City of Meridian. The most current major amendment dates are reflected on this table. Sites listed without a www.meridiancity.org domain are not maintained or operated by the City.

List of Adopted Plans By Reference		
Plan	Lead Agency	Link
Meridian Arts Commission Strategic Plan (2019)	Meridian Arts Commission	https://meridiancity.org/mac/
Meridian Environmental Programs Plan (2019)	City of Meridian	https://meridiancity.org/environmental/
Welcome to Meridian Signage Plan (2019)	City of Meridian	https://meridiancity.org/WelcomePlan
Communities in Motion 2040 2.0 (2018)	COMPASS	https://meridiancity.org/TransportationPlanning
Existing Conditions Report (2022)	City of Meridian	https://meridiancity.org/compplan
Meridian Water Master Plan (2018)	City of Meridian	https://meridiancity.org/WaterMPSummary
Roadways to Bikeways Master Plan (2018)	Ada County Highway District	https://meridiancity.org/TransportationPlanning
Valley Connect 2.0 (2018)	Valley Regional Transit	https://meridiancity.org/TransportationPlanning
Ada County Hazard Mitigation Plan (2017)	Ada County	https://meridiancity.org/AdaHazardPlan
City of Meridian Collection System Master Plan (2017)	City of Meridian	https://meridiancity.org/CollectionMPSummary
City of Meridian Strategic Plan 2016-2020 (2015)	City of Meridian	https://meridiancity.org/StrategicPlan

List of Adopted Plans By Reference		
Plan	Lead Agency	Link
Meridian Parks and Recreation Master Plan (2015)	City of Meridian	https://meridiancity.org/masterplan
Downtown Meridian Street Cross-section Master Plan (2014)	City of Meridian	https://meridiancity.org/StreetPlan
Meridian Historic Preservation Plan (2014)	Meridian Historic Preservation Commission	https://meridiancity.org/HistoricPlan
Downtown Meridian Neighborhood Pedestrian and Bicycle Plan (2012)	Ada County Highway District / City of Meridian	https://meridiancity.org/transportation
Eastern Treasure Valley Electric Plan (2012)	Idaho Power	https://meridiancity.org/ElectricPlan
Airport - Overland Corridor Study (2011)	ACHD and City of Nampa	https://meridiancity.org/TransportationPlanning
Meridian Water Conservation Plan (2011)	City of Meridian	https://meridiancity.org/water/conservation
Destination Downtown (2010)	Meridian Development Corporation	https://meridiancity.org/downtown
Meridian Pathways Master Plan (2010)	City of Meridian	https://meridiancity.org/pathways
Meridian Rail-With-Trail Action Plan (2010)	City of Meridian	https://meridiancity.org/TransportationPlanning
ACHD Transportation and Land Use Integration Plan (2009)	Ada County Highway District	https://meridiancity.org/TransportationPlanning
US-20/26 Corridor Study (2006)	Idaho Transportation Department (ITD)	https://meridiancity.org/TransportationPlanning
Downtown Meridian Transportation Management Plan (2005)	Ada County Highway District / City of Meridian	https://meridiancity.org/TransportationPlanning
Ten Mile Interchange Specific Area Plan (2007)	City of Meridian	https://meridiancity.org/TMISAP
Destination Downtown (2010)	Meridian Development Corporation	https://meridiancity.org/downtown
Fields Subarea Plan (2021)	City of Meridian	https://meridiancity.org/Fields



FLUM Addition - Medium Density Residential



Print Date: 6/18/2025 | User: canderson

0 0.01 0.02 0.04 Miles



The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.



Exhibit C

Agency/Department Comments Received: June 17, 2025



Kuna School District

Empowering students to lead productive lives.

Date: 06/12/25

RE: H-2025-0029

Dear Commissioners and Council Members,

Kuna School District has reviewed the application of Case No. H-2025-0029 and has no objection to the application as it is presented. Thank you.

Sincerely,

Tim Jensen & Jason Reddy

Kuna School District Planning Team

Kim Bekkedahl,
Superintendent

Brian Graves,
Asst. Superintendent

Jason Reddy,
Assistant Superintendent

Bradley Steadman,
Chief Financial Officer

Allison Westfall,
Communications Director

Kevin Gifford,
Curriculum, Instruction &
Assessment Director

Kelly Schamber,
Special Education Director

Charlene Way

From: Timothy Jensen <tejensen@kunaschools.org>
Sent: Thursday, June 5, 2025 2:13 PM
To: Clerks Comment
Subject: AOCI Comprehensive Plan Map Amendment H-2025-0029

External Sender - Please use caution with links or attachments.

Kuna School District has no official comment on this application as it does not lie within our boundaries.

Tim Jensen Ed.S
KSD Planning & Development Team
Principal-Fremont MS
IMLA President

CONFIDENTIALITY NOTICE: This e-mail, including attachments, is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your device.

CONFIDENTIALITY NOTICE: This e-mail, including attachments, is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your device.

Charlene Way

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Saturday, June 7, 2025 3:16 PM
To: Clerks Comment
Subject: AOCI Comprehensive Plan Map Amendment H-2025-0029

External Sender - Please use caution with links or attachments.

Good Afternoon,

ITD does not have any comments regarding the comprehensive plan map amendment.

Thank you!

Kendra Conder

District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



YOUR Safety *► YOUR Mobility ***► YOUR Economic Opportunity**

Charlene Way

From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Monday, June 9, 2025 10:47 AM
To: Clerks Comment
Subject: RE: Development Application Transmittals - AOCI Comprehensive Plan Map Amendment H-2025-0029

External Sender - Please use caution with links or attachments.

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

Sincerely,



Carlene Oberg
Administrative Assistant I
Idaho Department of Environmental Quality
1445 North Orchard Street Boise, Idaho 83706
P: (208) 373-0550 | <http://www.deq.idaho.gov/>
Carlene.Oberg@deq.idaho.gov
Developer. Empathy. Woo: Includer. Belief

From: clerk@meridiancity.org <clerk@meridiancity.org>
Sent: Thursday, June 5, 2025 9:47 AM
To: BRO Admin <BRO.Admin@deq.idaho.gov>
Subject: Development Application Transmittals - AOCI Comprehensive Plan Map Amendment H-2025-0029

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.

<div></div>	
Development Application Transmittal	

Link to Project Application: AOCI Comprehensive Plan Map Amendment (H-2025-0029)
Hearing Date: June 26, 2025
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



Built for Business, Designed for Living

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.

Project Name: H-2025-0029

Project Description: AOCI Comprehensive Plan Map Amendment - CPAM

Review Comments List Date: 6/17/2025

Ref. # 1, Water Modeling Review, Tyson Glock, 5/28/25 9:24 AM, Cycle 1, Info Only

Comment:

Distance to Mainline - NA

Impacts or Concerns -

Future water planning will plan accordingly.