



Mayor Robert E. Simison

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January 2, 2025

TO: Meridian Planning and Zoning Commission
CC: Caleb Hood, Deputy Director
Emily Kane, Deputy City Attorney
Craig Bergman, Addressing Technician
Kelly Johnston, Addressing Technician
FROM: Brian McClure, Long-range Planning Supervisor
RE: Street Name Change, N Cooper Ln to N Cooper Ave

Purpose of Hearing

A request for a street name change was received from Ada County for a change from N Cooper Ln to N Cooper Ave (see Exhibit A: Vicinity Map). Meridian City Code sections 8-2-10(A) and 8-2-10(B)(2)(d)(2)(A) require a public hearing on this request, since more than 5 addresses will be affected by the impacts of this request. The public hearing provides affected stakeholders with an opportunity for public testimony prior to a decision from the Meridian Planning and Zoning Commission on the request.

Context

The City of Meridian participates in a countywide addressing system that is critical in supporting emergency management systems (EMS). This addressing system also serves as the point of beginning for most of the City's planning and building permits. Street naming and street name changes are overseen by the multi-agency Ada County Addressing Committee (AACC), which consists of representatives from EMS, planning, and various other agencies.

On October 29, 2024, the AACC voted to change the name of N Cooper Lane to N Cooper Ave. The AACC also requested the Ada County Highway District (ACHD) to install a street sign that reads, "N Cooper Ave" (see Exhibit B: Site Photos). The installation of the street sign prior to Meridian's approval of the street name change was premature, and all properties are currently addressed from N Cooper Ln. The Committee's vote should be treated as a recommendation, and serves as an official request by Ada County for a street name change pursuant to Meridian City Code section 8-2-10(B)(2)(a), which reads: "Another public agency may request that an existing street name be changed by filing a written request with the department including the reasons for the requested change, or the department may do so at its discretion."

Code References and Standard of Review

“Posttype” is defined by Meridian City Code section 8-2-3 as the Meridian City Code section 8-2-6(A)(12)(b) as “one (1) of the following labels attached as a suffix to the name of a street[:] avenue, boulevard, court, drive, lane, place, road, street or way.” Meridian City Code section 8-2-6(A)(12)(b), importantly, indicates that the posttype “Lane” is to be used for a private street only.

Meridian City Code section 8-2-10(B)(2)(e) reads:

Commission decision. Following the public hearing, the commission shall grant or deny the request, and in so doing, the commission shall take into consideration the testimony provided, the department’s findings, the Assessor’s comments, the impact of the proposed street name change on public safety including the accurate dispatch of emergency vehicles or delivery of emergency services, the date of the original dedication of the street, the number of existing addresses on the street in question, and any other factors pertinent to proposed street name change.

Department Findings

Impact of the proposed street name change on public safety: The Department finds that changing the street name from N Cooper Lane to N Cooper Avenue will improve public safety, including the accurate dispatch of emergency vehicles or delivery of emergency services.

Date of the original dedication of N Cooper Lane: 9/29/2023

Number of existing addresses on N Cooper Lane: 50 addresses will be affected by this street name change. The Wood Rose Apartments, located on this street, are not fully constructed or occupied at this time.

Other factors pertinent to proposed street name change:

Woodrose Apartment Annexation, application H-2021-0092

In 2021 the City of Meridian annexed parcel# S0436346615 as part of the Wood Rose Apartment project. All of the application materials for this project referenced a N Cooper Ln, rather than N Cooper Ave. It is not fully understood why a lane (private street only) posttype was assigned, given that the right-of-way would be dedicated for a public street. Nonetheless, the project was approved without correction to the posttype, including from ACHD, which referenced the “lane” posttype throughout their staff report for this project (see Exhibit B: Site Photos).

Address Change for dwelling units on parcel# R9532190400

In 2022 Ada County requested that a secondary dwelling on parcel# R9532190400 be officially addressed in Meridian’s addressing system. The existing primary residence was addressed as 3335 N Cooper Ave, though it had no access to Cooper Ave, and instead took access from Ustick Road. Meridian readdressed the permanent residence as 3335 N Cooper Ln, and added a new address for the secondary dwelling, which address was also on N Cooper Ln. Ada County supported addressing both of these units off of N Cooper Ln.

(It is this property that makes the connection of what is currently N Cooper Ln to N Cooper Ave., given that the existing home would likely have to be torn down or moved to facilitate a public roadway.)

Woodrose Apartment Conditional Use Permit, application H-2022-0086

In 2023 the Wood Rose Apartments project received conditional use permit (CUP) approval to move forward with the development of the apartment complex. The record of decision for this application uses both N Cooper Ave and N Cooper Ln. The ACHD staff report only references Cooper Ln, and City of Meridian documentation references both Cooper Ave and Cooper Ln. Ada County did not provide any public comment on this application. However, a specific finding in the approved findings of fact does state, “The Applicant shall deed the required right-of-way for N. Cooper **Avenue** to ACHD.”

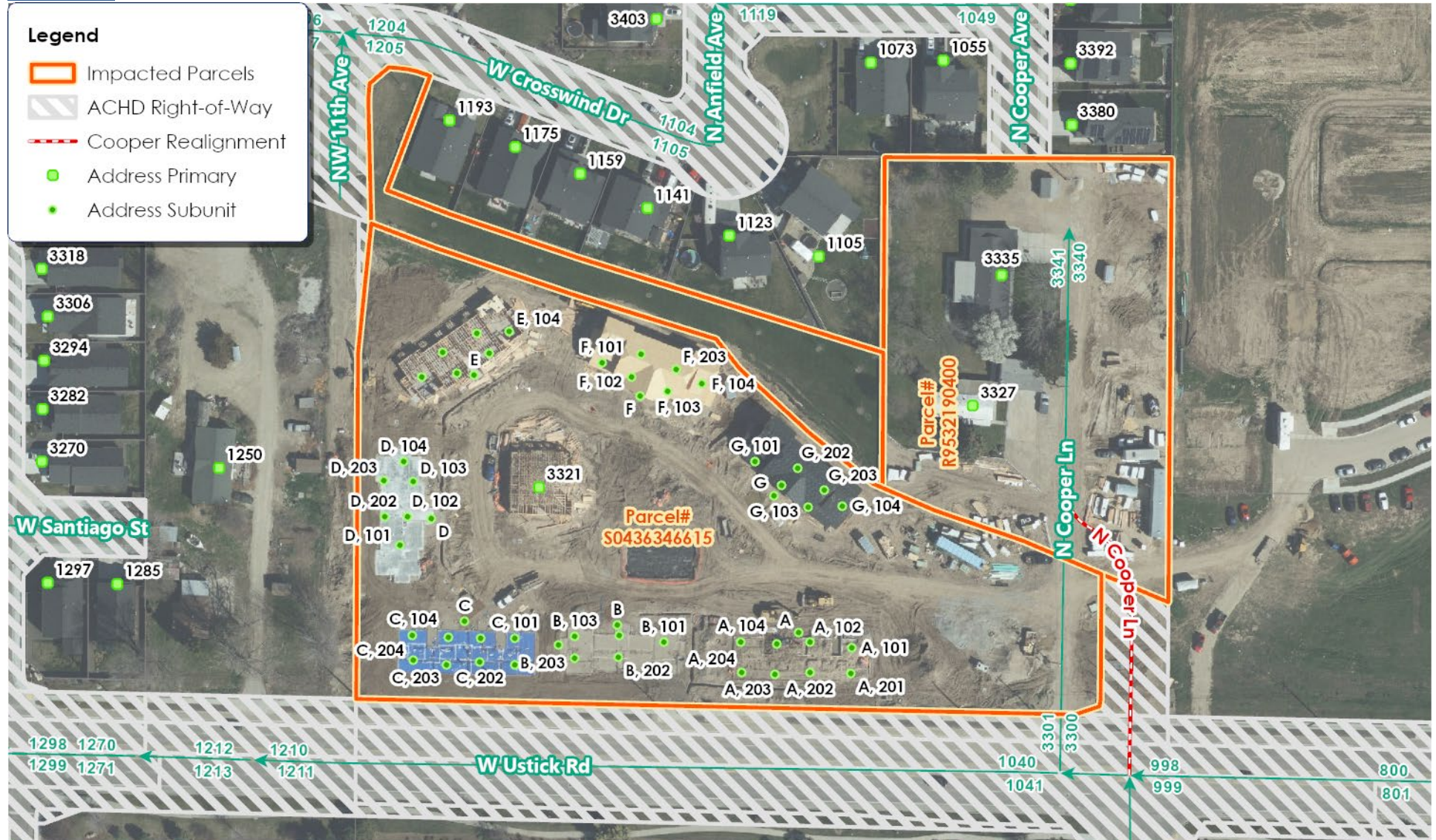
It is understood that at some point Ada County requested a name change from N Cooper Ln to N Cooper Ave, but record and timing of that request have not been found. The City likely moved forward with the “lane” posttype due to confused records and a misalignment in the Meridian, ACHD, and Ada County Assessor’s Office approvals. Meridian and the Assessor’s Office staff are working to improve coordination for these types of projects to avoid this situation in the future.

Department Recommendation

Staff is in support of Ada County’s request and recommends that the Commission approve the requested change from N Cooper Lane to N Cooper Avenue. While the impacts of a street name change may cause inconvenience for some stakeholders in the short term, especially for the property owners who previously changed their addresses from Ustick to N Cooper Ln, the appropriate posttype for this street is “Avenue,” as this is not a private street, and therefore not a “Lane.” Public safety, the dispatch of emergency vehicles, and the delivery of emergency services to the properties on the renamed street will not be impacted by this change.

Changing N Cooper Ln to N Cooper Ave will also put the issues related to this request to rest, once and for all. A future extension of Cooper Ln, north to connect to Cooper Ave would eventually require a name change and affect even more stakeholders in the future, when the Wood Rose Apartments are fully occupied. The requested action will not modify any addressing numbers (only the posttype).

Exhibit A



N Cooper Ln Vicinity Map



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.

Print Date: 11/22/2024
User: bmcclure



Exhibit B: Site Photos

Wood Rose Apartment Wayfinding



N Cooper Ave Street sign (new)

