

**Public Hearing for Livewell (H-2026-0004) by Jeff Likes, ALC
Architecture, located at 3175 N. Ten Mile Rd.**

- A. Request: Modified Development Agreement to the existing development agreement (Inst. #111024535) to include Animal Care Facility as an allowed use and Conditional Use Permit for the Animal Care Facility if approved on approximately 1.164 acres of land currently zoned L-O.

Lorcher: With that we will start with Item No. 2, H-2026-0004, Livewell at 3175 North Ten Mile Road for a modified development agreement and conditional use permit for an animal care facility and, Commissioners, we are the recommending body for this, because there is a modified development agreement. So, this will go to Council. Okay? We will start with the staff report.

Ritter: Good evening, Commissioners. So, this is -- again this is an application for a conditional use permit and development agreement modification. This site consists of 1.164 acres of land, zoned L-O and is located at 3175 North Ten Mile. In 2021 a request to rezone the property from R-4 to L-O -- to the L-O district was approved. The request was made per the provisions within the Meridian Comprehensive Plan for the purpose of constructing a 10,000 square foot office building in lieu of residential development and a development agreement modification to replace the existing agreement and enter into a new agreement to develop the site consistent with the proposed development plan. Council granted the office use slash zoning per the provisions outlined in the Comprehensive Plan. Again, this application is a modification to the existing development agreement to include an animal care facility as an allowed use, as the current development agreement limits the uses to professional services, personal services and healthcare and social services. As for the animal care facility, a conditional use permit is required for this -- is required to be approved for this use. Access to the property is from Ustick Road, which shall be an entrance only and appropriate signage and striping to -- to inform patrons that this is not an exit for the site. Excuse me. The applicant will need to work with ACHD on any allowed curbing within the right of way to help ensure this access is for ingress only and on Ten Mile this shall be a right-in and right-out only. The applicant has stated that the business hours for this will be 9:00 a.m. to 6:00 p.m., Monday through Friday, and Saturday 12:00 to 6:00 p.m. In this district -- in the L-O and C-N districts business hours are restricted from 6:00 a.m. to 10:00 p.m. unless provided for in the conditional use permit. We will be requiring the applicant to operate within the hours that they provided. So, the -- the existing DA require the applicant to provide a 30 foot landscape buffer along these parcels as part of the provisions of the DA, so the applicant provided -- as you can see on the landscape plan this is what they provided. As far as specific use standards for animal care facility, all animals shall be indoors at all times, except for when being exercised and at such times animals shall be under the supervision and direct control of the caretaker. The applicant has an outdoor area that shows the location where dogs will be able to go and relieve themselves and they will have a caretaker with them at all times and if they don't have a caretaker that is available to go with them they have an area inside where the dogs can relieve themselves. So, they

have to comply with all the specific use standards for this. And they will need to work with Republic when they go in for their certificate of zoning compliance to determine the exact location for their garbage containers. This is a floor plan for their office. So, they did provide conceptual elevations and again, a certificate of zoning compliance and design review will be required for this application and they will have to meet the design standards of -- required by the city and, again, I don't know if you got -- this is the same type of facility that is located off of Eagle Road behind Take Five next to Raising Cane's. This appears to be the exact replica of that building if you haven't seen it. For the square footage that they are proposing they are required to have eight parking spaces, but they provided 43, so they exceed their parking requirements. There were no written testimonies for this application. So, staff is recommending approval of the proposed CUP as we find it in -- in compliance with the Comprehensive Plan and the UDC's with -- the conditions that are included in our staff report and we recommend approval of the modification to the development agreement to include animal care facility as an allowed use and at this time I will be happy to take any questions you have.

Lorcher: Would the applicant like to come forward?

Jones: Thank you. Chad Jones. My address is 1119 East State Street, Suite 120, Eagle, Idaho.

Lorcher: Okay.

Jones: Representing ALC Architecture. We concur in its entirety with the staff recommendation, any of the conditions or requirements that they presented within their staff report. That's really all I have. I will stand for any other questions if you have any.

Lorcher: The other location on Eagle Road, how long has that been in operation?

Jones: Oh, shoot. I have no idea. Will you help me with that?

Lorcher: A year? Six months? Two months? I mean is it --

Jones: It's fairly new. I'm going to introduce --

N.Smith: Neil E. Smith. I'm with Mission Pet Health, which is the -- the owner of the facility here, so -- 417 Devin Drive, Birmingham, Alabama. The location on Eagle Road is not yet open. We have passed certificate of occupancy, so we will be occupying that space in the next 30 days or so. But that -- that building is -- is complete from the exterior and to your point, yes, it will be a -- a pretty much replica of that building and was there this afternoon and it is out really well and very attractive for the neighbors.

Lorcher: Are these the only two locations you have in the Treasure Valley?

N.Smith: We own -- so, Mission Pet Health owns a number of locations across the country and so I think in the greater Boise area we own about ten different animal hospitals. So,

we -- we operate those under independent names. The Livewell Animal Hospital is our new animal hospital brand that we are opening under a singular brand and so we have got across the country 35 to 40 of those and continue to scale those across the country.

Lorcher: Okay. Any other questions for the applicant? All right. Thank you very much. Madam Clerk, do we have anyone signed up to testify?

Lomeli: Thank you, Madam Chair. No one has signed up and no one online has their hand raised.

Lorcher: Did you have any other comments before we close the public hearing? Are you good? All right. May I get a motion to close the public hearing, please?

Smith: So moved.

Stoll: Second.

Lorcher: It's been moved and second to close the public hearing for application 2026-0004, Livewell. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Lorcher: This is a -- this is a challenging corner, because of the roadway -- you know, the way the roadways have just kind of evolved over the years. If the applicant is fine with the right-in, right-out, you know, and the neighbors are good, I think that 30 foot buffer will definitely mitigate any kind of noises. I know when this -- the animal hospital, as opposed to boarding, so I know my dog always ended up in what they called the choir room, because he was always a barker, but -- but, you know, it's a nice small space that could definitely have a niche product there that, you know, would definitely add to our community. So, I'm in support of this. Any other --

Smith: I agree. I think it's also a good, a relatively low volume use --

Lorcher: Right.

Smith: -- that also can give a complimentary service for the local residents. So, I think this is great.

Stoll: I'm supportive of the application. I think as you pointed out the -- the corner is challenging from a transportation standpoint, but it's probably also why it's attractive, so --

Lorcher: Right.

Gelsomino: As anybody on the Parks Commission will say and testify, I have always been a huge dog person and I'm always interested to see the growth in that sector. Also

in favor of the application. Will echo your -- your comments as well, Madam Chair. As a -- just a point of clarification -- I don't want to assume, but being that you brought up the - the topic, so with the hours of operation being what they have established we are assuming that there is no overnight boarding in this particular -- will not be overnight boarding in this particular facility? Okay. Thank you.

Lorcher: Yeah. Just a hospital.

Gelsomino: Perfect.

Lorcher: All right. After considering all staff, applicant and public testimony I move to recommend File No. H-2026-0004 as presented in the staff report for the hearing date of June 18th, 2026, with no modifications to go on to City Council.

Stoll: Second.

Lorcher: It's been moved and seconded to approve Livewell. All those in favor say aye. Any opposed? Motion carries. Thank you very much, gentlemen.

MOTION CARRIED: FOUR AYES. TWO ABSENT.