

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING 7/2/2026

DATE:

TO: Planning & Zoning Commission

FROM: Nick Napoli, Associate Planner

208-884-5533

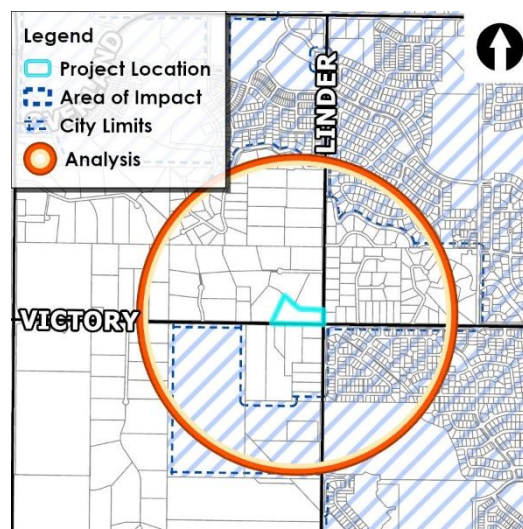
nnapoli@meridiancity.org

APPLICANT: Johnny Watson

SUBJECT: Victory Stake Center

H-2026-0016

LOCATION: Generally located at the northwest corner of W. Victory Road and S. Linder Road in the SE ¼ of the SE ¼ of Section 23, T.3N., R.1W. (Parcel #S1223449000)



I. PROJECT OVERVIEW

A. Summary

Annexation of 5.81 acres of land with the R-8 zoning district and a Conditional Use Permit to construct a 22,630 square foot church.

B. Issues/Waivers

- Staff is asking the Planning and Zoning Commission and City Council to consider the location of cross access to the north and west for future connectivity.
- The steeple currently sits at 69 feet 10 inches. However, the maximum height allowed in the R-8 zoning is 55 feet.

C. Recommendation

Planning Division: Approval with a Development Agreement and Conditions

Planning and Zoning Commission: Pending

D. Decision

City Council: Pending

E. Table of Contents

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II. COMMUNITY METRICS**Table 1: Land Use**

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Church	-
Existing Zoning	RUT in Ada County	VII.A.2
Proposed Zoning	R-8	
Adopted FLUM Designation	Low Density Residential	VII.A.3

Table 2: Project Overview

Description	Details
History	N/A
Physical Features	None
Acreage	4.93 acres

Table 3: Process Facts

Description	Details
Preapplication Meeting date	2/10/2026
Neighborhood Meeting	3/12/2026
Site posting date	6/22/2026

Table 4: Agency Comments

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.D
• Comments Received	Yes; Staff Report	-
• Commission Action Required	Yes	-
• Access	Linder Road: Minor Arterial Road Victory Road: Minor Arterial Road	-
• Traffic Level of Service	Linder Road: Better than “E” Victory Road: Better than “E”	-
ITD Comments Received	Yes; No Comment	I
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	450 feet to the West	
• Impacts or Concerns	Yes; See Pubic Works Comments	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at site	
• Impacts or Concerns	No	

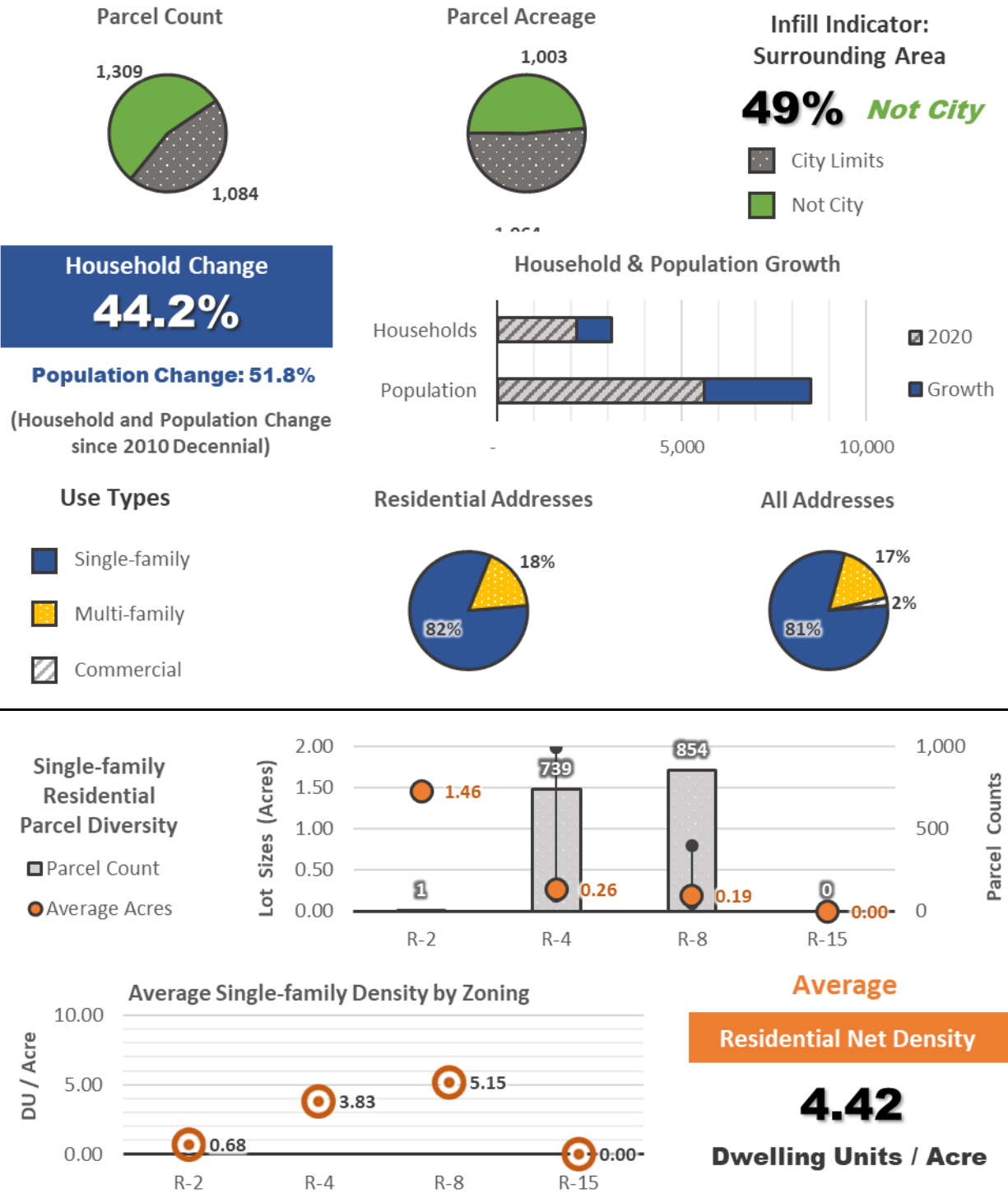
Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record:

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=445209&dbid=0&repo=MeridianCity>

Figure 1: One-Mile Radius Existing Condition Metrics

Reference Parcel: S1223449000

Date Retrieved: 2026 / 5 / 28



Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 2: ACHD Summary Metrics

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
* Linder Road	246-feet	Minor Arterial	324	Better than "E"
* Victory Road	880-feet	Minor Arterial	458	Better than "E"

*** Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).**

Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

This property is designated as Low Density Residential (LDR) on the Future Land Use Map (FLUM) contained in the Comprehensive Plan. This designation allows for the development of single-family homes on large 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.

The Applicant's proposal to develop a 22,630 square foot church on the site is generally consistent with the LDR FLUM designation, which supports residential zoning where a church is allowed as a conditional use. The applicant is not proposing to put any residential on the site and states the primary use of the site will be for Sunday worship with some meetings being on weeknights after 5:00 pm. The applicant indicated the church will allow up to 300 occupants.

In the early stages of the preapplication and annexation process, ACHD told the applicant the access closest to the intersection of Victory and Linder would not be allowed, which limited the applicant to a single access point. As a result, City staff is recommending the applicant provide cross access to allow for stub drives and pedestrian connections to the properties to the north and west (Parcels #R5443271300 and #R5443271100) along Linder Road and Victory Road frontages. By providing flexibility on the location of the future stubs, when the surrounding area redevelops it will allow for additional access points for the church that also integrate with the surrounding residential.

Staff has concerns regarding traffic circulation during Sunday service times. With a single access point serving a church with an occupancy of up to 300 people, there is potential for significant vehicle queuing within the parking lot and, potentially, onto Victory Road. Staff discussed this concern with the applicant, who indicated they are exploring the option of utilizing a traffic control company during Sunday services to help manage ingress and egress.

Staff also evaluated the possibility of relocating the building closer to Linder Road, which would place the majority of the parking area on the west side of the building and provide more direct access to the site's entrance and exit. However, the applicant stated that this alternative was discussed with the property owner and was not preferred, as it would require attendees to walk a greater distance from the parking area to the building.

B. Comprehensive Plan Policies

Comprehensive Plan Policy:	Analysis:
"Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services." (3.03.03F)	City water and sewer service is available and can be extended by the developer with development in accord with UDC 11-3A-21.

“Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)	The proposed church should be compatible with existing and future residential uses in the vicinity which should minimize conflicts and maximize use of land.
“Locate smaller-scale, neighborhood-serving commercial and office use clusters so they complement and provide convenient access from nearby residential areas, limiting access to arterial roadways and multimodal corridors.” (3.07.02B)	The proposed church will provide an opportunity for public congregate in this portion of the City near existing and future residential uses.
“Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.” (6.01.02B)	The proposed development shows a single access point to Victory Road. Originally, the applicant was proposing two access points to Victory Road, however, ACHD did not allow for the access closest to the roundabout to remain. As a result, staff recommends cross access for future stub drives to the north and west for additional future access points as the area redevelops.

C. Site Development and Use Analysis

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

The applicant proposes a church in R-8 zoning district. A church is a conditional use in the R-8 zoning district. The applicant’s narrative states there are no full-time staff or residential components on the site and that the facility will be primarily used for Sunday Worship with some meetings held on weeknights after 5:00 pm. In addition, if the church decides to have any ancillary uses (school, daycare, etc.) they will be required to comply with the allowed uses table for the R-8 zoning district as shown in UDC Table 11-2A-2.

2. Dimensional Standards (UDC 11-2):

Future development is required to comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district. *The proposed lot and building placement comply with the minimum dimensional standards.*

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

11-4-3-6: Church or place of religious worship

- Schools, child daycare services, meeting facilities for clubs and organizations, and other similar uses not operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation may be permitted to the extent the activity is otherwise permitted in the district. *The applicant will be required to comply with the specific use standards. The applicant’s narrative states the facility will be used primarily for Sunday worship and won’t have any full-time staff. If this changes, the applicant will be required to obtain the correct permits to establish any of the uses listed above.*

D. Design Standards Analysis

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

The applicant’s site plan depicts the church building located centrally on the parcel with direct frontage on Victory Road. However, along the Linder Road frontage it is primarily the

parking lot facing the road. Due to the shape of the site and access restriction, the applicant decided not to orient the building towards both arterial roadways. The applicant shall apply for alternative compliance as the site layout puts more than 50% of the parking between the building and the street. The alternative compliance application shall be submitted concurrently with the certificate of zoning compliance and design review application.

UDC 11-3A-19 requires an unobstructed walkway the length of the drive aisle for any parking area that exceeds 150 parking spaces or is 200 feet away from the primary building entrance. As a result, staff is recommending a pedestrian connection running through the internal parking lot on the west side of the building to meet this requirement.

Staff is recommending the applicant provide cross access to the properties to the north and west in accord with UDC 11-3A-3. These vehicular and pedestrian stubs should not be aligned with the existing homes so in the future when the area redevelops it will provide better pedestrian and vehicular circulation throughout the site.

2. Landscaping (*UDC 11-3B*):

i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Arterial Road: 25 Feet	Linder Road: 25 feet Victory Road: 25 feet

The proposed landscape buffers are proposed to be 25 feet in width and include a 10 foot multi-use pathway along both Linder Road and Victory Road. The landscape plan shall be revised with the submittal of the certificate of zoning compliance application to show the easternmost drive aisle removed or designated as emergency access only.

ii. Parking lot landscaping

Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8. *The applicants landscape plan depicts parking lot landscaping in mostly compliance with UDC 11-3B-8. The applicant shall lose one (1) parking stall on the western portion of the site due to having thirteen (13) in a row without a planter island. The maximum allowed without a planter island is twelve (12). This shall be revised with the submittal of the certificate of zoning compliance.*

iii. Tree preservation

Per UDC 11-3B-10, Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees).

It does not appear that any trees exist on the property; however, if any trees are present and will be removed, the applicant shall mitigate for the tree and provide a tree mitigation plan with the submittal of the certificate of zoning compliance application.

iv. Storm integration

An adequate storm drainage system shall be required in all developments in accord with the city's adopted standards, specifications and ordinances. Design and construction shall follow Best Management Practice as adopted by the city.

v. Pathway landscaping

The applicant has provided landscaping in conformance with the pathway landscaping standards in UDC 11-3B-12.

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

i. Nonresidential parking analysis

UDC Requirement	Proposed/Analysis
Commercial: 1 Parking Stall per 500 Square Feet of Gross Floor Area	Based on the 22,630 square feet proposed, a minimum of 45 parking stalls is required. The applicant has exceeded this requirement and is proposing 228 parking stalls. However, the applicant shall lose 1 parking stall on the western portion of the site as they have 13 in a row without a planter island.

ii. Bicycle parking analysis

A minimum of one (1) bicycle parking space must be provided for every 25 vehicle spaces or portion thereof per UDC 11-3C-6G; bicycle parking facilities are required to comply with the location and design standards listed in UDC 11-3C-5C. *The applicant did not provide bicycle parking on the proposed site plans. The applicant shall revise their plan to incorporate a minimum of two (2) bicycle parking spaces with the submittal of the certificate of zoning compliance.*

4. Building Elevations (*Architectural Standards Manual*):

Administrative Design Review (DES) and Certificate of Zoning Compliance (CZC) approval is required before building permit submittal for the church addition. The submitted elevations and site plan will be fully analyzed with the future applications.

Conceptual building elevations were submitted for the proposed church. The maximum building height in the R-8 zoning district is 35 feet; however, the UDC allows for steeples to exceed the maximum height by 20 feet. The current elevations show the steeple at 69 feet 10 inches which exceed the maximum height allowed of 55 feet. This shall be revised with the submittal of the design review application. Final design is required to comply with the design standards in the Architectural Standards Manual (ASM).

5. Fencing (*UDC 11-3A-6, 11-3A-7*):

All fencing constructed on the site is required to comply with the standards listed in UDC 11-3A-7.

The applicant has depicted fencing on the landscape plan; however, the type of fencing is not specified. The applicant shall provide a detail of the fencing with the submittal of the certificate of zoning compliance application.

E. Transportation Analysis

1. Access (*UDC 11-3A-3, UDC 11-3H-4*):

The proposed development includes a single access point from W. Victory Road. During the initial pre-application meeting, the applicant proposed two access points onto W. Victory Road; however, the easternmost access was required to be eliminated due to its proximity to the roundabout at the intersection of Linder Road and Victory Road.

The resulting access configuration is consistent with Comprehensive Plan Goal 6.01.02B, which encourages reducing the number of access points onto arterial roadways through access management strategies such as cross-access agreements, frontage and backage roads,

and improved connectivity between local and collector streets. The proposal is also consistent with Ada County Highway District (ACHD) access management policies.

While the proposed single access point complies with both ACHD policies and the Comprehensive Plan, staff has concerns regarding traffic circulation during peak periods, particularly Sunday service times. Given the anticipated occupancy of the church, vehicle queuing may occur within the site and has the potential to extend onto W. Victory Road. Staff discussed these concerns with the applicant, who indicated they are exploring the use of a traffic control company during Sunday services to assist with traffic operations and site circulation.

Staff also evaluated an alternative site layout that would relocate the building closer to Linder Road, allowing a greater portion of the parking area to be situated west of the building and closer to the site access. This configuration could improve internal circulation and reduce queuing distances. However, after consideration by the property owner, this alternative was not preferred because it would increase the walking distance between the parking area and the building entrance.

2. Pedestrian Connectivity (*UDC 11-3A-5, UDC 11-3A-8, UDC 11-3A-17*):

The proposed plan includes a pedestrian walkway from the multi-use pathway along Victory Road to the main entrance of the church building. In addition, the parking immediately surrounding the building has parking adjacent to it which allows for several other connection points. The site/landscape plan submitted both reflect compliance with this standard.

F. Services Analysis

1. Pressurized Irrigation (*UDC 11-3A-15*):

The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.

2. Storm Drainage (*UDC 11-3A-18*):

An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City.

3. Utilities (*UDC 11-3A-21*):

Both the Plan and the UDC establish policy and regulations for extending and connecting to City utilities. Goal 3.03.03G of the Plan mandates urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities. All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer. NOTE: A Certificate of Zoning Compliance and Administrative Design Review application shall not be submitted until the Annexation Ordinance is approved by City Council.

Currently, a fee of \$611.47 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting annexation. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the conceptual development plan and building elevations included in Section VIII and the provisions contained herein.
- b. The only uses allowed to operate on the property are church or place of religious worship (UDC 11-4-3-6) and those allowed as an accessory use.
- c. The applicant shall provide cross access and stub drives to the properties to the north and west (Parcels R5443271300 and R5443271100) in accord with UDC 11-3A-3

Conditional Use Permit:

1. The site and/or landscape plan submitted with the Certificate of Zoning Compliance application shall be revised as follows:
 - i. Provide a fencing exhibit and detail showing location and type of fencing.
 - ii. The landscaping between the drive aisle and fence of northern portion of the site above the building shall be widened to 5 feet in accord with UDC 11-3B-8.
 - iii. Revise the plan to incorporate a minimum of two (2) bicycle parking spaces with the submittal of the certificate of zoning compliance.
 - iv. Revise the elevations to lower the steeple from 69 feet 10 inches to the maximum height allowed of 55 feet.
 - v. Lose one (1) parking stall on the western portion of the site due to having thirteen (13) in a row without a planter island. The maximum allowed without a planter island is twelve (12).
 - vi. Add a pedestrian connection through the western parking lot to the primary entrance of the building.
 - vii. Dimension the landscape buffers along both Victory and Linder to ensure they are a minimum of 25 feet.
2. Compliance with the standards listed in UDC 11-3A-6 for a church or place of religious worship is required.
3. Future development of the site shall comply with the standards in the City's Unified Development Code (UDC).
4. A Certificate of Zoning Compliance, Design Review, and Alternative Compliance application shall be submitted and approved for the proposed use prior to submittal of a building permit

application. The design of the site and structure shall comply with the standards listed in UDC 11-3A-19 and the design standards listed in the Architectural Standards Manual.

5. Provide a traffic control plan with the submittal of the certificate of zoning compliance application for Sunday services.
6. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC 11-5B-6. A time extension may be requested as set forth in UDC 11-5B-6F.

B. Meridian Public Works

NON-PLAT CONDITIONS

PUBLIC WORKS DEPARTMENT

Site Specific Conditions of Approval

1. Burnside Ridge has dry Sewer Line approximately 450ft to the West of the proposed sewer line in Victory Rd. Applicant is encouraged to work with Burnside Ridge to ensure proper elevation is installed for future connection. Or install Sewer at minimum slope.
2. Bring 8" "dogleg" stub into property (bring in 8" main and have it 90 degree). Water service and fire line to come off of stub.
3. If a Well is located on the site it must be abandoned per regulatory requirements, and proof of abandonment must be provided to the City.
4. Ensure no sewer services pass through infiltration trenches.
5. Provide 20' Easements for mains, hydrant laterals and water services. Easements should extend up to the end of main/hydrant/water meter and 10' beyond it.
6. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). Sewer/water easement varies depending on sewer depth. Sewer 0-20 ft deep require a 30 ft easement, 20-25 ft a 40 ft easement, and 25-30 ft a 45 ft easement. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
5. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources (IDWR). The Developer, Owner, or project Engineer, shall provide a statement addressing

- whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9-4-8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
 9. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
 10. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
 11. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
 12. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
 13. Developer shall coordinate mailbox locations with the Meridian Post Office.
 14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
 15. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
 16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
 17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
 18. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
 19. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
 20. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. Irrigation Districts

1. Boise Project Board of Control

RICHARD DURRANT
CHAIRMAN OF THE BOARD

WILLIAM PATTERSON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY BUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL
(FORMERLY BOISE U.S. RECLAMATION PROJECT)

3405 OVERLAND ROAD
BOISE, IDAHO 83706-3105

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE ALUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1407

03 June 2026

City Clerk's Office
33 E Broadway Avenue
Meridian ID, 83642

RECEIVED
JUN 05 2026
CITY OF MERIDIAN
CITY CLERK'S OFFICE

RE: Victory Stake Center LDS Church
3145 S Linder Rd, Meridian
Boise-Kuna Irrigation District
Sundell Lateral 83+00
Sec. 23, T3N, R1W, BM.

H-2026-0016
BK-85

Nick Napoli, Planner:

There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned properties; however, they do in fact possess a valid water right.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors. Landowner/developer must do their due diligence to contact all owners of neighboring properties on this matter.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,


Thomas Ritthaler
Assistant Project Manager

tbr/tr

cc: Kevin Reeves Watermaster, Div; 2 BPBC
Alicia Flavel Secretary-Treasurer BKID
File

D. Ada County Highway District (ACHD)



Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

Date: May 14, 2026

To: Johnny Watson

Staff Contact: Matt Pak, Planner

Project Description: Victory Stake Center

Trip Generation: This development is estimated to generate 200 vehicle trips per day, 13 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 12th edition.

Proposed Development Meets	
All ACHD Policies	
Requires Revisions to meet ACHD Policies	X

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	
No	

ACHD Planned Improvements	
FYP	X
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS 3
Cyclist	LTS 4

Is Transit Available?	
Yes	
No	X

connecting you to more

Ada County Highway District - 5800 N Meeker Avenue - Boise, ID - 83713 - PH 208-387-6100 - FX 345-7650 - www.achdidaho.org

V. FINDINGS

A. Annexation (UDC 11-5B-3E)

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 annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
Staff finds the applicants proposal to annex 5.81 acres of land with the R-8 zoning district for the development of a 22,630 square foot church is consistent with the Low Density Residential FLUM designation.

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the proposed map amendment to the R-8 zoning district and conceptual development generally complies with the R-8 purpose statement as the church contributes to a low traffic generating use for nearby residents to congregate. The churches primary hours are Sunday mornings, which is not during peak hour traffic times.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds the proposed map amendment will not be materially detrimental to the public health, safety, and welfare.
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
Staff finds city services are available to the provided to this development.
5. The annexation (as applicable) is in the best interest of city.
Staff finds the annexation is in the best interest of the city.

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

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

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
Staff finds the site is large enough to accommodate the proposed use and meets all the dimensional standards in the R-8 zoning district. This determination is based on several factors, including the applicant's revisions to incorporate additional parking, the condition for future cross access to the north and west, and the church operating primarily on Sunday mornings.
2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.
Staff finds the proposed uses will be harmonious with the Meridian Comprehensive Plan.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
Staff finds the design, construction, operation and maintenance will be compatible with residential uses in the area and in the future when the area redevelops.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
Staff finds that the subject development will not adversely affect other properties in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
Staff finds the proposed use can be served adequately by essential public facilities and services.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
Staff finds the proposed uses will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
Staff finds the proposed use will not involve activity or processes, materials, equipment and conditions of operation that will be detrimental to any person, property, or the general welfare.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.
Staff finds the proposed use will not result in the destruction, loss, or damage of a natural, scenic or historic feature.
9. Additional findings for the alteration or extension of a nonconforming use:
Not Applicable.
10. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,
Not Applicable.
11. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.
Not Applicable.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed amendment to the Annexation and Conditional Use Permit per the provisions in Section IV in accord with the Findings in Section V.

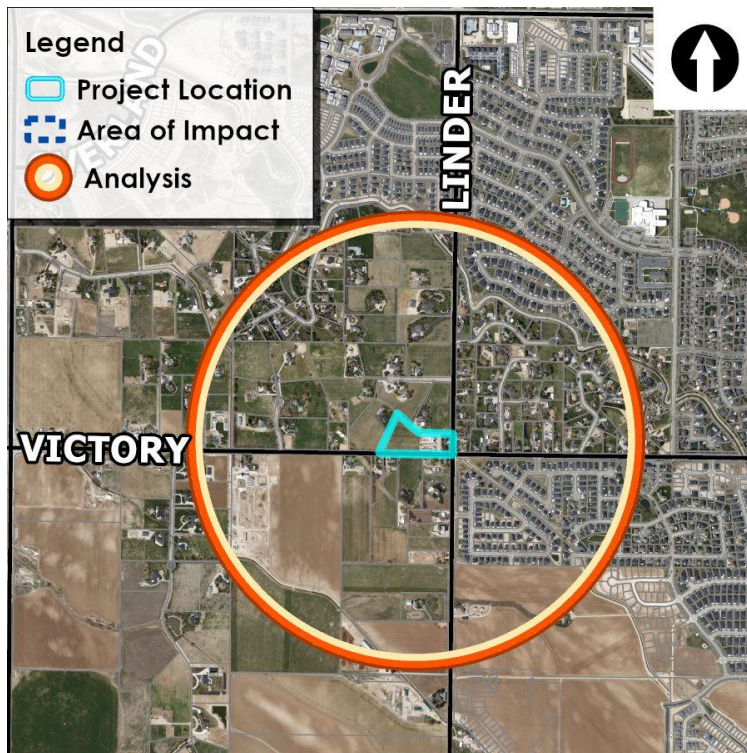
B. Commission:

C. City Council:

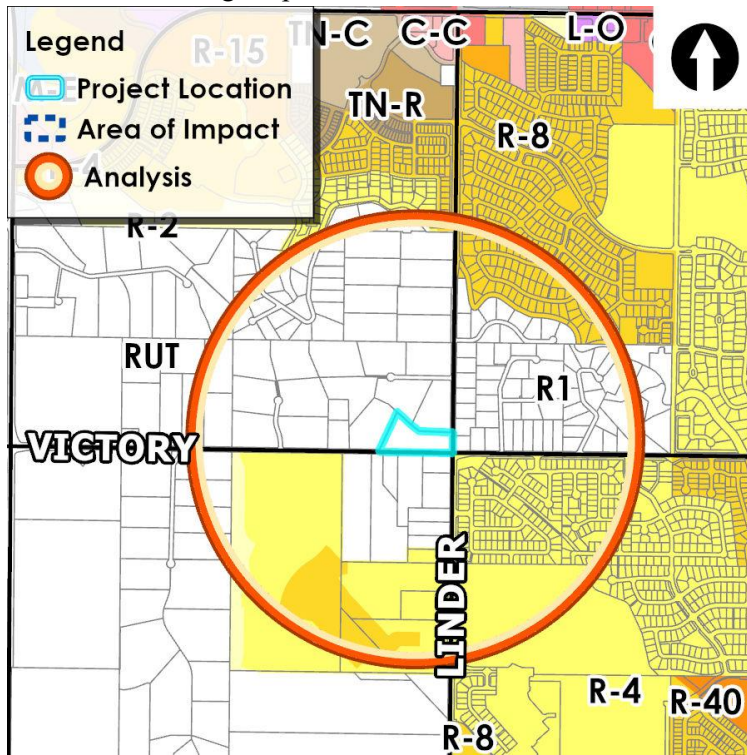
VII. EXHIBITS

A. Project Area Maps

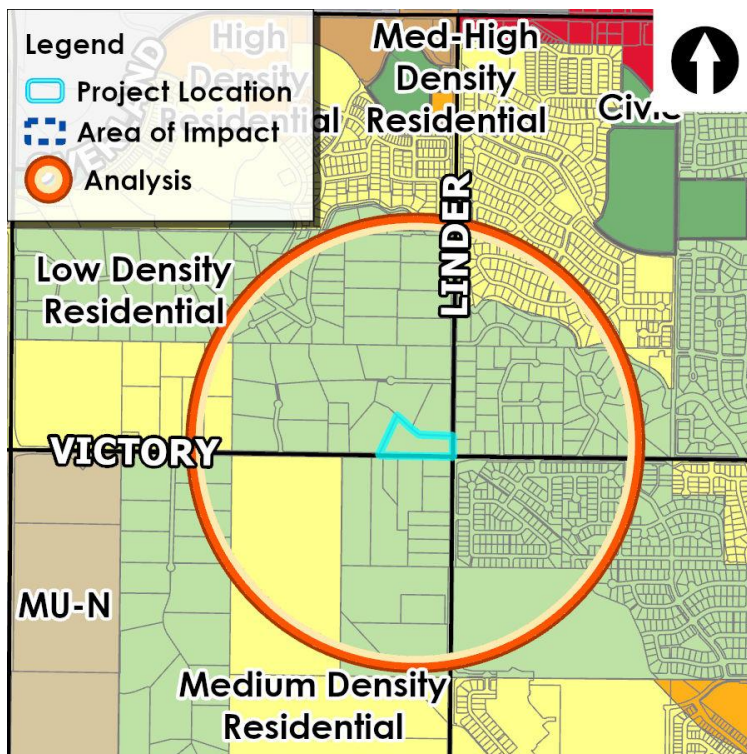
1. Aerial



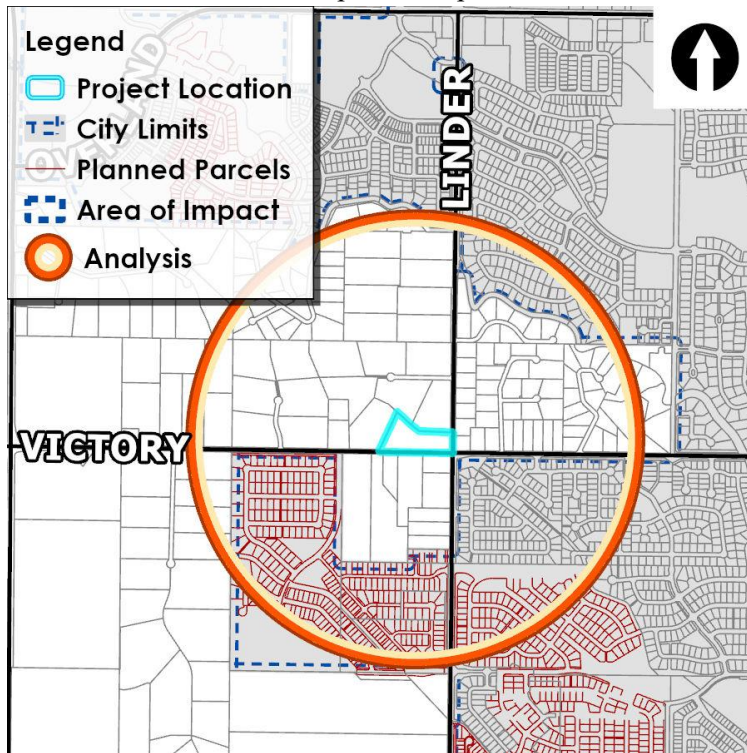
2. Zoning Map



3. Future Land Use



4. Planned Development Map



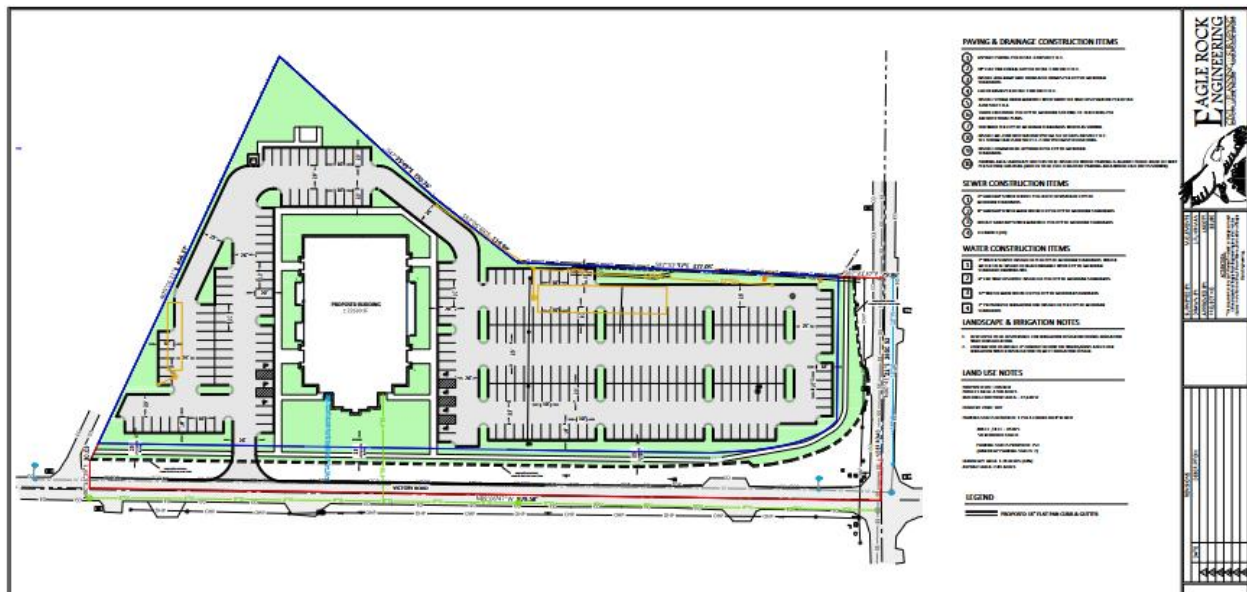
B. Service Accessibility Tool (Existing Conditions)

Criteria	Description
Location	Within 1/2 mile of City Limits
Extension Sewer	Trunkshed mains < 500 ft. from parcel
Floodplain	Either not within the 100 yr floodplain or > 2 acres
Emergency Services Fire	Response time < 5 min.
Emergency Services Police	Reporting District meets response time goals most of the time
Pathways	Within 1/4 mile of future pathways
Transit	Within 1/4 mile of future transit route
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS NOT in 5 yr work plan
School Walking Proximity	From 1/2 to 1 mile walking
School Drivability	Not within 2 miles driving of existing or future school
Park Walkability	No park within walking distance by park type

C. Subject Site Photos

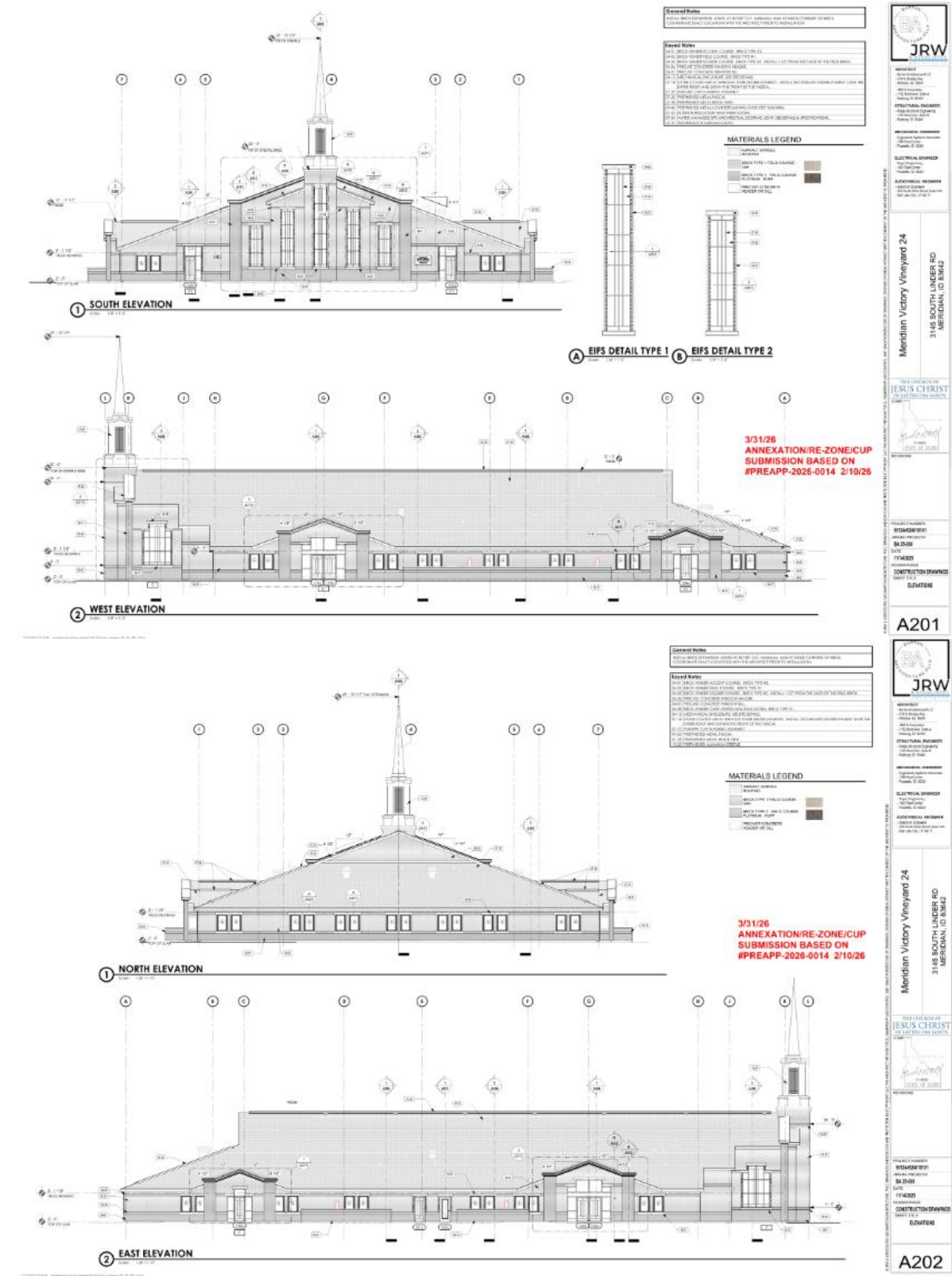


D. Concept Plan (date: 4/1/2026)



E. Landscape Plan (date: 4/1/2026)





G. Annexation Legal Description & Exhibit Map

LEGAL DESCRIPTION FOR CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS PARCEL 1

A parcel of land located in the Southeast 1/4 of the Southeast 1/4, Section 23, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

The East line of the Southeast 1/4 of Section 23, Township 3 North, Range 1 West, Boise Meridian, derived from found monuments and taken as North 00°41'22" East with the distance between monuments found to be 2650.52 feet.

BEGINNING at Southeast corner of said Section 23, Township 3 North, Range 1 West, Boise Meridian from which the East 1/4 corner of said section 23 bears North 00°41'22" East a distance of 2650.52 feet;

Thence leaving said Southeast corner and along the South line of the Southeast 1/4 of the Southeast 1/4, North 89°06'47" West, a distance of 879.58 feet;

Thence leaving said South line North 00°53'19" East, to the Southeast corner of Lot 11, Block 1, Majestic View Subdivision, Book 61, Pages 6110 & 6111, a distance of 30.03 feet;

Thence leaving said Southeast corner and along the East line of said Lot 11, North 25°06'11" East, to the Northeast corner of said Lot 11, a distance of 496.37 feet;

Thence leaving said Northeast corner and along the South line of Lot 12, Block 1, Majestic View Subdivision, Book 61, Pages 6110 & 6111, South 47°35'40" East, to the Southeast corner of said Lot 12, a distance of 230.36 feet;

Thence leaving said Southeast corner and along the South line of Lot 13, Block 1, Majestic View Subdivision, Book 61, Pages 6110 & 6111, the following Two (2) courses:

South 52°05'49" East, a distance of 119.99 feet;

South 67°31'37" East, to a point on the East line of the Southeast 1/4 a distance of 406.99 feet;

Thence along said East line, South 00°41'22" West, a distance of 246.53 feet to the **POINT OF BEGINNING**.

Said Parcel containing 253,148 square feet or 5.81 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
207 S. Kimball Ave. Suite 207
Caldwell, Idaho 83605
(208) 465-5687



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VIII. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Data retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: $R-2 < 5.0$; $R-4 < 2.0$; $R-8 < 1.0$; $R-15 < 0.5$; $R-40 < 0.25$.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunk sheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

C. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.
- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.