

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



In the Matter of the Request for a Conditional Use Permit (CUP) is requested to operate a quasi-public (Ada County Sheriff's Office/Training Center) in three (3) existing industrial tenant spaces on 11.13 acres of land for the Ada County Sheriff's Office/Training Center, Located at 2568 E. Lanark Street in the I-L Zoning District, by Ada County Sheriff's Office.

Case No(s). H-2025-0043

For the Planning & Zoning Commission Hearing Date of: October 16th, 2025 (Findings on November 6th, 2025)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of October 16th, 2025, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of October 16th, 2025, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of October 16th, 2025, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of October 16th, 2025, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian Planning & Zoning Commission takes judicial notice of its Unified Development Code codified at Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Amended Comprehensive Plan of the City of Meridian, which was adopted April 19, 2011, Resolution No. 11-784 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this decision, which shall be signed by the Chairman of the Commission and City Clerk and then a copy served by the Clerk

upon the applicant, the Planning Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the conditions of approval in the attached staff report for the hearing date of October 16th, 2025, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the Planning & Zoning Commission's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for a Conditional Use Permit is hereby approved in accord with the conditions of approval in the staff report for the hearing date of October 16th, 2025, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Two (2) Year Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City in accord with UDC 11-5B-6F.1. 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. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period in accord with UDC 11-5B-6F.2.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.F.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the Commission may be granted. With all extensions, the Director or Commission may require the conditional use comply with the current provisions of Meridian City Code Title 11.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of October 16th, 2025.

By action of the Planning & Zoning Commission at its regular meeting held on the _____ day of _____, 2025.

COMMISSIONER MARIA LORCHER, CHAIRMAN	VOTED _____
COMMISSIONER JARED SMITH, VICE CHAIRMAN	VOTED _____
COMMISSIONER BRIAN GARRETT	VOTED _____
COMMISSIONER JESSICA PERREAULT	VOTED _____
COMMISSIONER MATHEW STOLL	VOTED _____
COMMISSIONER MATTHEW SANDOVAL	VOTED _____
COMMISSIONER SAM RUST	VOTED _____

Maria Lorcher, Chairman

Attest:

Chris Johnson, City Clerk

Copy served upon the Applicant, the Planning and Development Services divisions of the Community Development Department, the Public Works Department and the City Attorney.

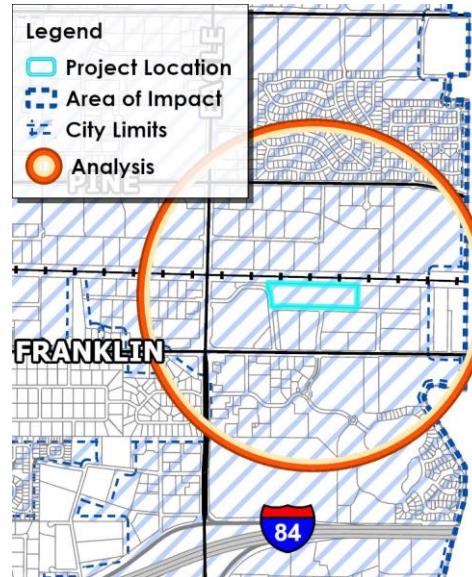
By: _____ Dated: _____
City Clerk's Office

Exhibit A

**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING 10/16/2025
DATE:
TO: Planning & Zoning Commission
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org
APPLICANT: Mathew Navest
SUBJECT: H-2025-0043
Ada County Sheriff's Office Training
Center
LOCATION: Located at 2568 E. Lanark Street in the
SW ¼ of Section 9, T.3N., R.1E.



I. PROJECT OVERVIEW

A. Summary

Conditional Use Permit (CUP) is requested to operate a quasi-public (Ada County Sheriff's Office/Training Center) in three (3) existing industrial tenant spaces on 11.13 acres of land in the I-L zoning district.

B. Recommendation

Staff: Approval with conditions

C. Decision

Commission: Approved as presented in the staff report.

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Industrial	-
Proposed Land Use(s)	Quasi-Public (Ada County Sheriff's Office/Training)	-
Existing Zoning	I-L (Light Industrial)	VII.A.2
Adopted FLUM Designation	General Industrial	VII.A.3

Table 2: Process Facts

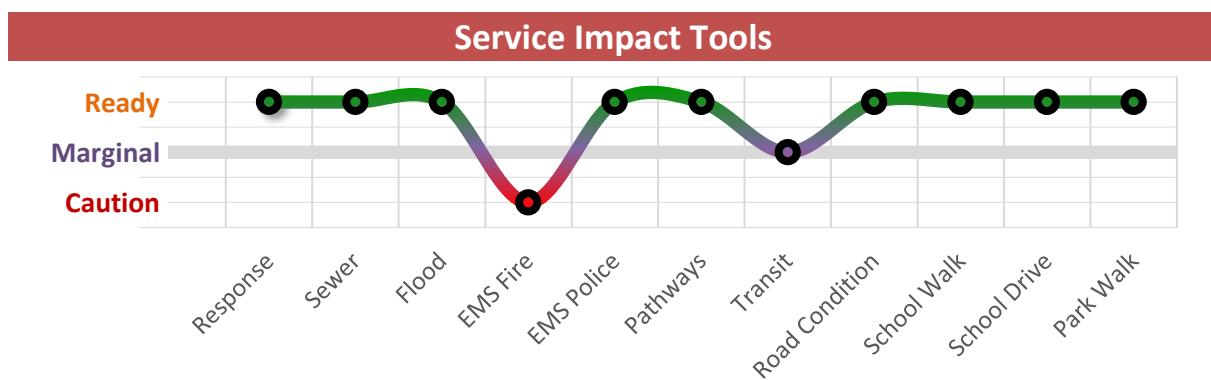
Description	Details
Preapplication Meeting date	7/29/2025
Neighborhood Meeting	9/2/2025
Site posting date	10/6/2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	Yes; Staff Report	-
• Commission Action Required	No	-
• Access	Lanark Street; Collector Road	-
ITD Comments Received	Yes; No comment	
Meridian Public Works Wastewater		
• Distance to Mainline	Existing at site	
• Impacts or Concerns	None	
Meridian Public Works Water		
• Distance to Mainline	Existing at site	
• Impacts or Concerns	None	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public [record](#).

Figure 1: Service Impact Summary



III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

This property is designated Industrial on the Future Land Use Map (FLUM).

The purpose of the Industrial designation is to allow a range of uses that support industrial and commercial activities. Industrial uses may include warehouses, storage units, light manufacturing, flex, and incidental retail and office uses. In some cases, uses may include processing, manufacturing, warehouses, storage units, and industrial support activities.

The applicant proposes to occupy three (3) tenant spaces of an existing industrial building for a quasi-public use. The Ada County Sheriff's office intends to use the space for offices, training space, and a gym. The narrative indicates that the addition of this space would allow for additional training to keep up with the demand needed for new recruits and continue training.

Comprehensive Plan Goals:

“Plan for an appropriate mix of land uses that ensures connectivity, livability, and economic vitality.” (3.06.02)

The proposed use will contribute to the mix of uses in this area and should add to the livability and economic vitality of the community. In addition, it will provide additional emergency services close to State Highway 55.

“Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City.” (3.06.01B)

The proposed use will contribute to the mix of uses in this area; however, the desire for industrial uses will be diminished. While the nature of the use is not industrial, the Ada County Sheriff's Office will be employing more of their employees at this location, which generates employment.

“Preserve the industrial base within designated industrial land use areas by discouraging non-industrial uses and focusing on light manufacturing, distribution, flex-space, and base-employment.” (3.07.01D)

The proposed use is a non-industrial use requesting a CUP to occupy an industrial land use area approved for industrial users. However, due to the nature of the proposed use, staff are supportive of allowing the quasi-public use near a major corridor in State Highway 55.

Table 4: Project Overview

Description	Details
History	CZC-05-032, CZC-06-134
Acreage	11.13 Acres

B. History

The subject property contains a multi-tenant industrial building that was constructed in 2006. Since its construction, the subject tenant spaces have changed several times to different industrial users. The applicant is now proposing a quasi-public use which requires a conditional use permit in the I-L zoning district.

C. Site Development and Use Analysis

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

The proposed quasi-public use is a conditional use in the I-L zoning. The I-L zoning and FLUM designation is meant to provide opportunities for business and employment, which typically includes light manufacturing, research and development, warehousing, and distribution. This use adheres to Policy 3.07.02B, which promotes a mix of land uses that ensures connectivity, livability, and economic vitality. While there are not any other quasi-public users in the area, the addition of a new Ada County Sheriff's office and training facility will allow for better services to residents in the city and in the county. Additionally, the proposed use will allow the Ada County Sheriff's Office to keep up with demand for new recruit training and further advancement of training for existing officers.

2. Dimensional Standards (UDC 11-2):

The proposal meets the dimensional standards in the I-L for setbacks, landscape buffers, landscape requirements and maximum building height.

However, the site plan needs to be modified to allow for a 25-foot drive aisle on the southern portion of the parking being added. This should be revised with the submittal of the certificate of zoning compliance application.

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

A. Public recreation and community centers. The use shall meet the standards in accord with section [11-4-3-2](#), "arts, entertainment or recreation facility, indoors and outdoors", of this chapter.

The applicant is not proposing a public recreation or a community center with this application.

B. Public or quasi-public office. The use shall meet the standards for office use in accord with the district in which the use is located.

The applicant is in compliance with this standard.

D. Design Standards Analysis

1. Landscaping (UDC 11-3B):

The site has already been approved under permit CZC-06-134 and no additional improvements will be required.

In addition, staff is not requiring parking lot landscaping to be installed with this application as UDC 11-3B-8 allows loading areas in the I-L zoning to be exempt from this standard. This will allow future user to remove the parking if they deem necessary. The applicant shall apply for alternative compliance with their certificate of zoning compliance application.

2. Parking (UDC 11-3C):

i. Nonresidential parking analysis

A minimum of one (1) off-street parking space is required per 2,000 square feet (s.f.) of gross floor area. The applicant is proposing to exceed the parking requirements by adding 77 new parking stalls on the rear of the property. However, the drive aisle dimensions on the proposed new parking do not meet the requirements in the UDC. The applicant will be required to revise this and bring it into conformance with UDC 11-3C-6.

In addition, staff is not requiring parking lot landscaping to be installed with this application as UDC 11-3B-8 allows loading areas in the I-L zoning to be exempt from this standard. This will allow future user to remove the parking if they deem necessary.

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. Bicycle parking is not depicted on the plans and shall be shown with the submittal of the certificate of zoning compliance.

3. Building Elevations (*Comp Plan, Architectural Standards Manual*):

The approved building elevations and perspectives were submitted for the industrial building as shown in Section VII. *As stated throughout this report, these elevations have already been approved through the administrative process and the building is already existing. The submitted elevations are for supplementary purposes only.*

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

No additional fencing is being proposed with this application.

E. Transportation Analysis

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

Access is existing off E. Lanark Street, an industrial collector. There are currently six (6) curb cuts that lead to access to different parts of the building. The applicant is not proposing to change any of these access points. These access points were approved with CZC-06-134.

2. Sidewalks (*UDC 11-3A-17*):

There is existing 5-foot-wide attached sidewalks along E. Lanark Street Avenue that meet UDC standards. Any damaged curb, gutter, or sidewalk is required to be replaced.

F. Services Analysis

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

Underground pressurized irrigation water is required to be provided as set forth in UDC 11-3A-15.

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

Storm drainage is required to comply with the standards listed in UDC 11-3A-18.

3. Utilities (*Comp Plan, 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. The applicant shall comply with the site plan, landscape plan, and building elevations approved with CZC-05-032, including the modifications listed below.
2. The proposed project shall comply with the standards listed in UDC 11-4-3-30, Public or Quasi-Public Use.

3. The site plan shall be revised to provide a 25-foot-wide drive aisle along the southern portion of the proposed parking area. This revision shall be included with the submittal of the Certificate of Zoning Compliance application.
4. The applicant shall apply for a certificate of zoning compliance and alternative compliance applications prior to submitting for a building permit for the site modifications.
5. 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.
6. Prior to occupying the space, the applicant shall obtain either a tenant improvement or certificate of occupancy fast track approval from the Building Division.

V. FINDINGS

A. 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.
The site meets all the dimensional and development regulations of the I-L zoning district for the proposed use. Therefore, the Commission finds the site is large enough to accommodate the proposed use.
2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.
The Commission finds the proposed use will be harmonious with the Comprehensive Plan in that it will provide additional emergency services, employment, training opportunities near State Highway 55, which will contribute to the mix of uses desired in the MU-NR Comprehensive designation as desired.
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.
The Commission finds the design, construction, operation and maintenance of the proposed use with the conditions imposed, should be compatible with other uses in the general vicinity but may moderately change the character of the area due to the limited I-L zoning within the City.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
The Commission finds that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area.

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.

The Commission finds the proposed use will be served by essential public facilities and services as required.

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.

The Commission finds the proposed use will not create 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.

The Commission finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.

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.

The Commission finds the proposed use will not result in the destruction, loss or damage of any such features.

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 Conditional Use Permit per the provisions included in Section IV in accord with the Findings in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard this item on October 16th, 2025. At the public hearing, the Commission moved to approve the subject conditional use permit request.

1. Summary of the Commission public hearing:

- a. In favor: Mathew Navest
- b. In opposition: None
- c. Commenting: Mathew Navest
- d. Written testimony: None
- e. Staff presenting application: Nick Napoli
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

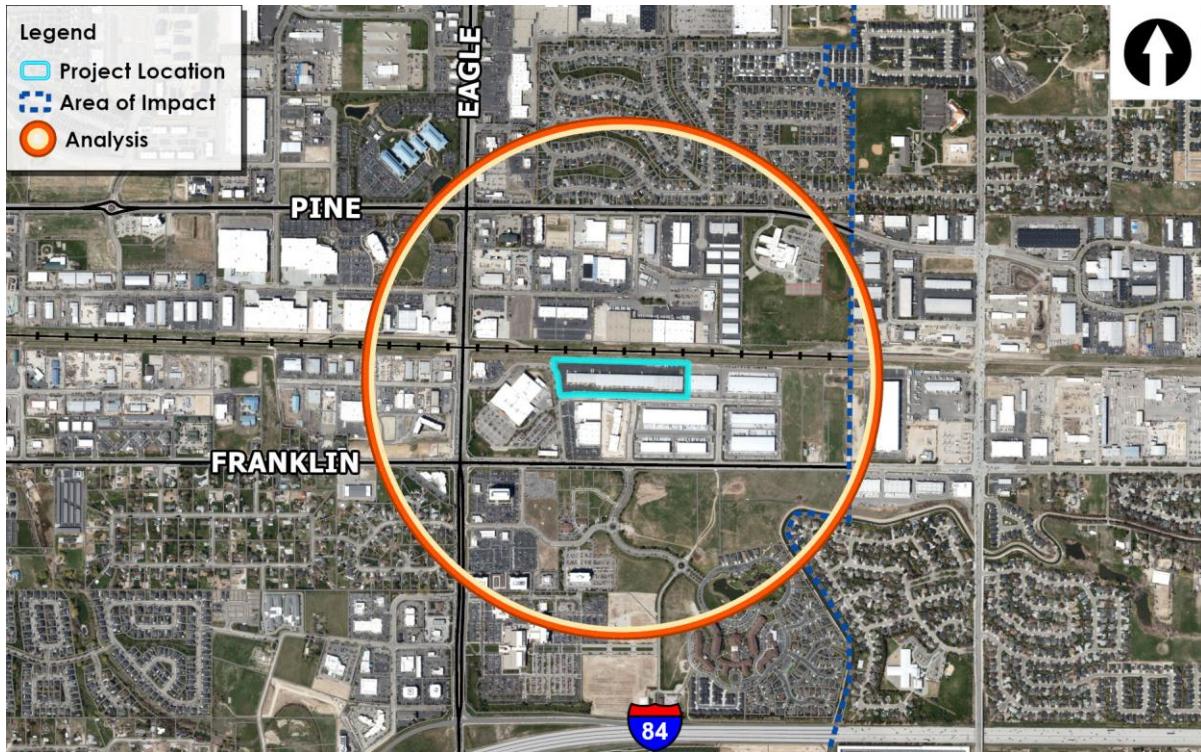
- a. None
3. Key issue(s) of discussion by Commission:
 - a. There were no issues with the discussion from Commission; However, they did ask questions about the type of training that will be occurring on the site. This resulted in no further questions or concerns.
4. Commission change(s) to Staff recommendation:
 - a. None

VII. EXHIBITS

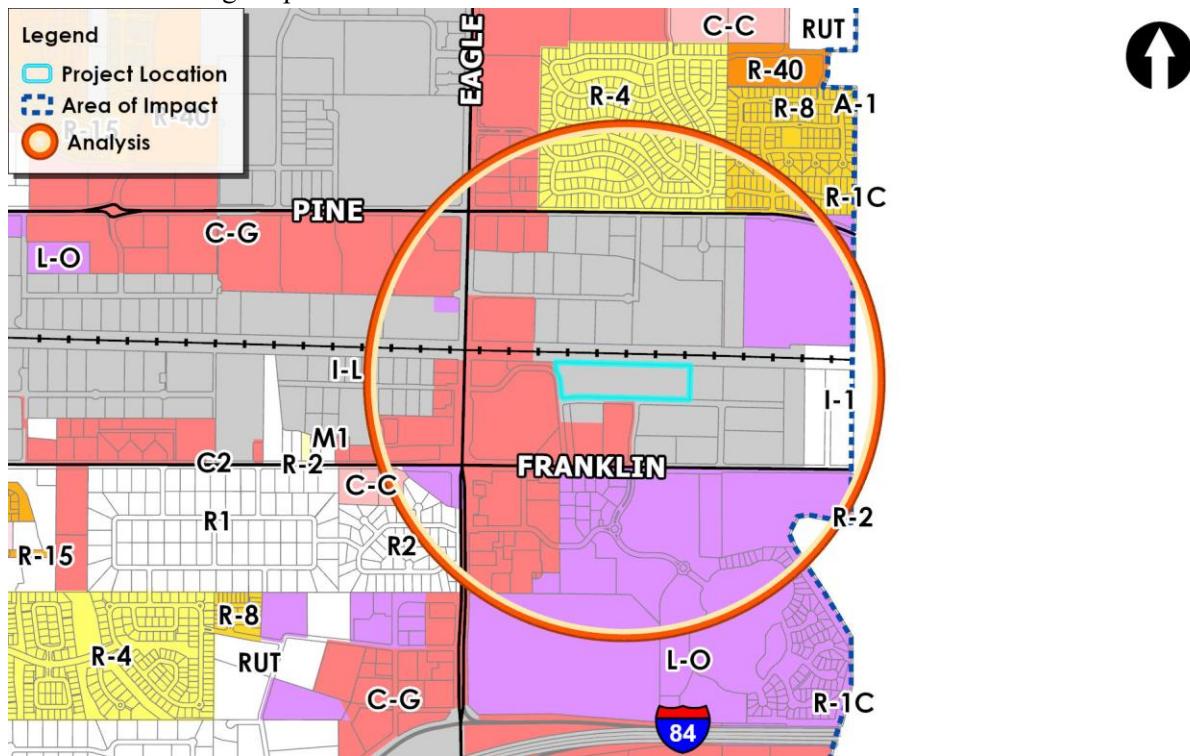
A. Project Area Maps

(link to [Project Overview](#))

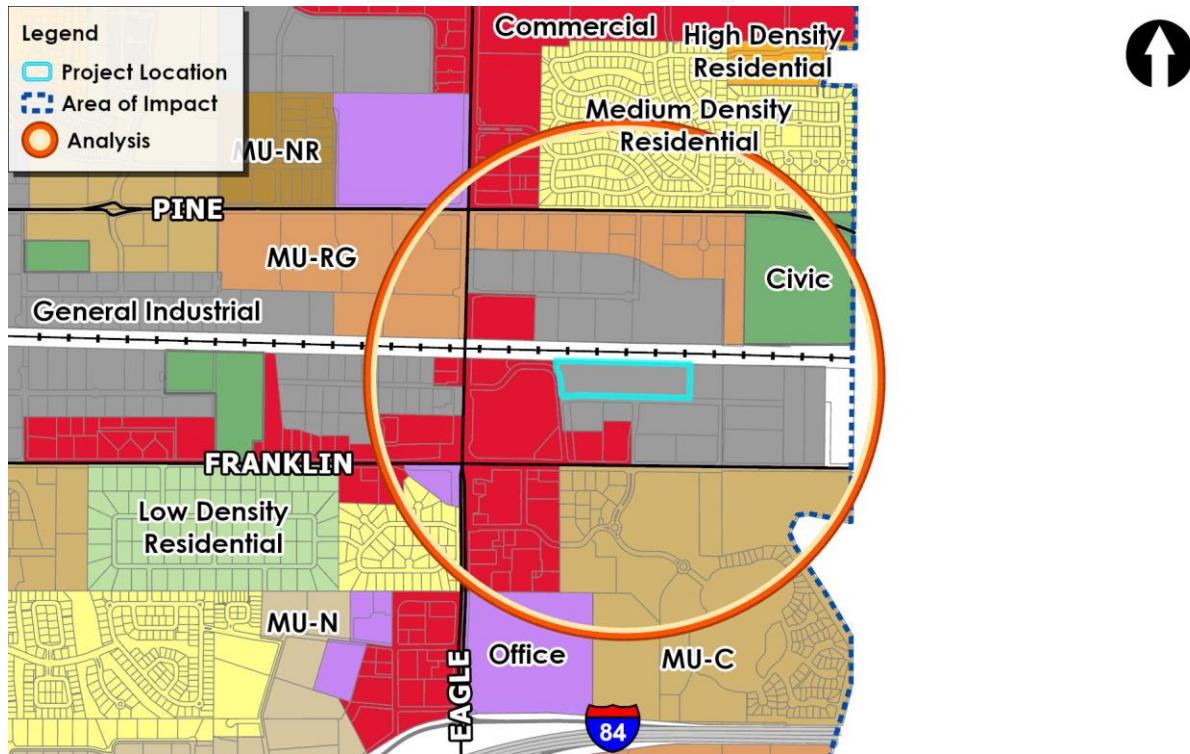
1. Aerial



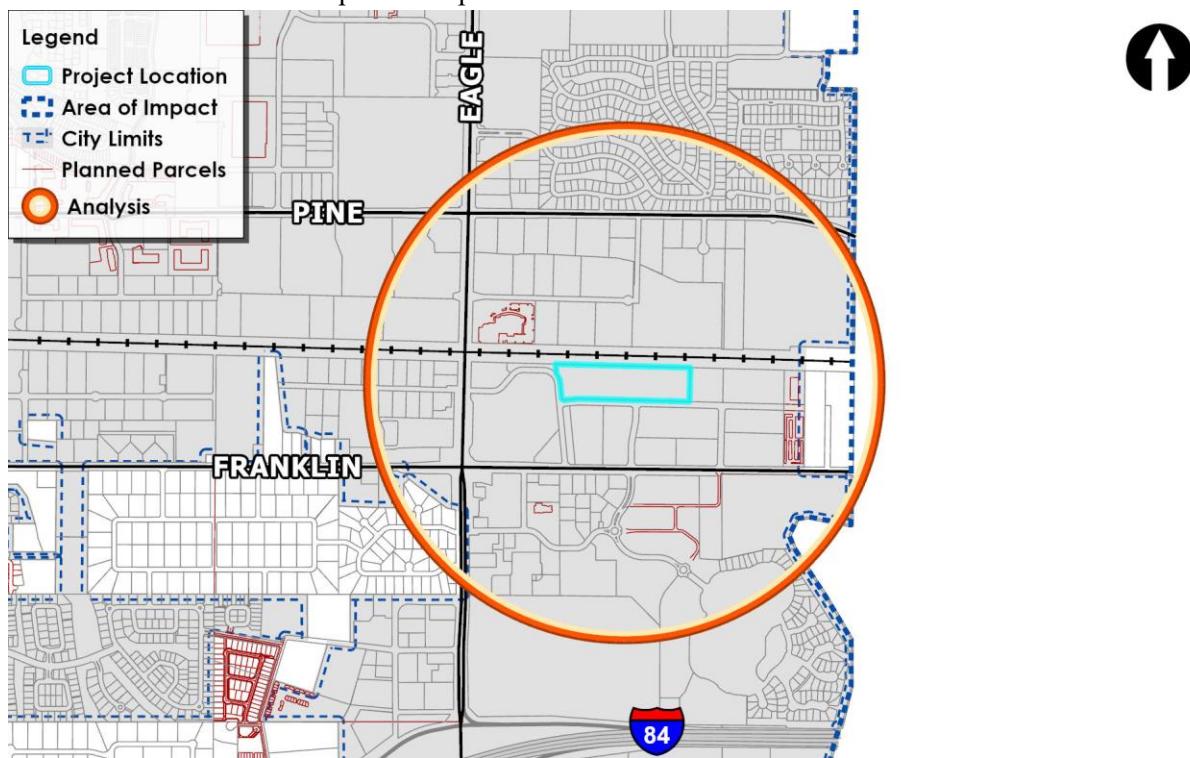
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



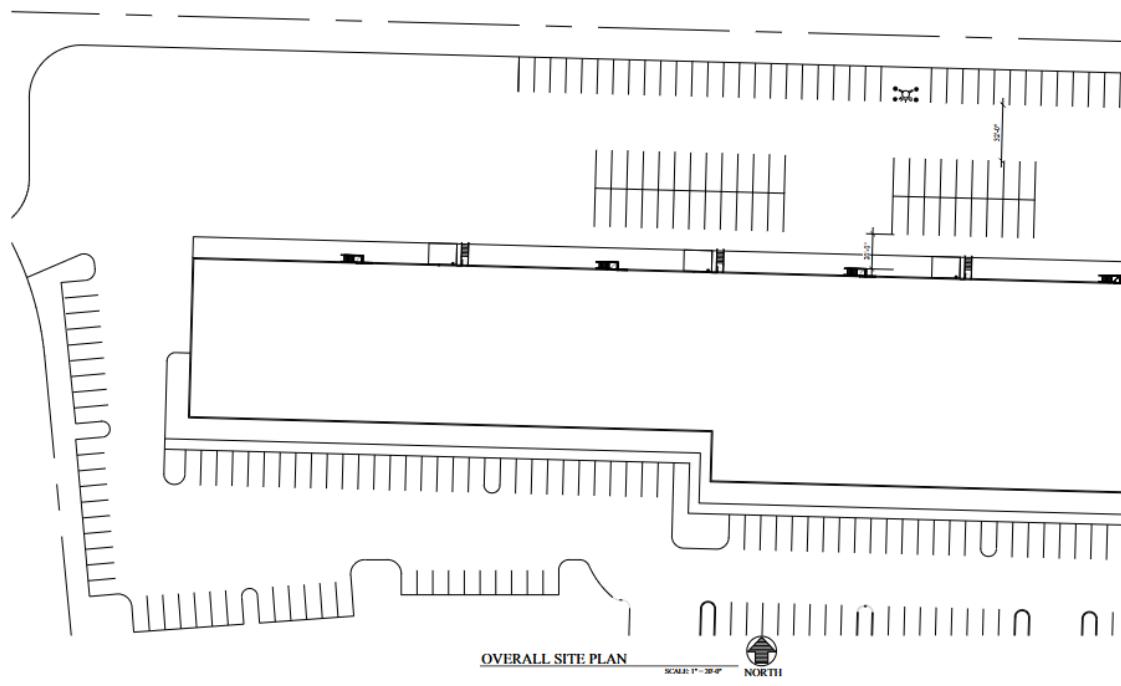
C. Service Accessibility Report

Overall Score: 31	93rd Percentile
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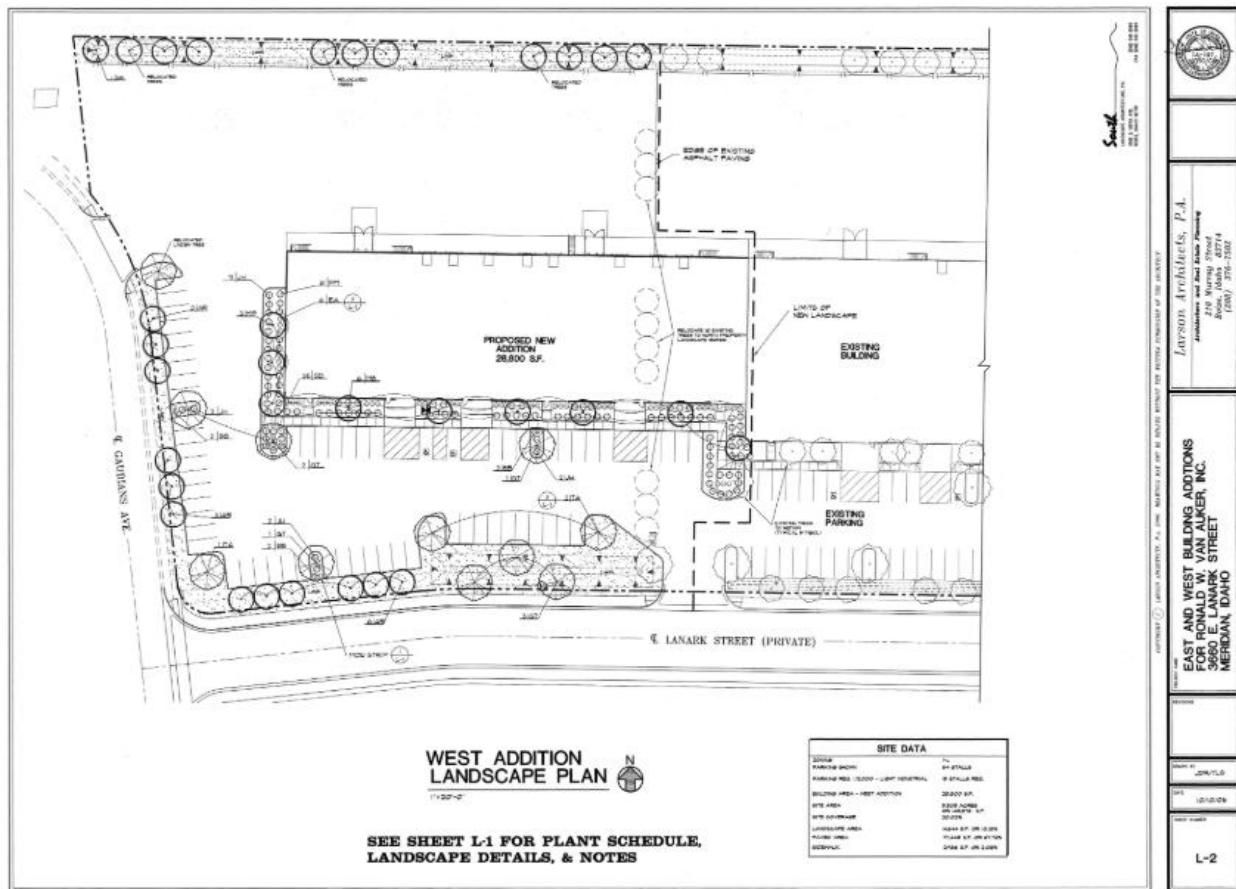
Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time > 9 min.	RED
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of future transit route	YELLOW
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

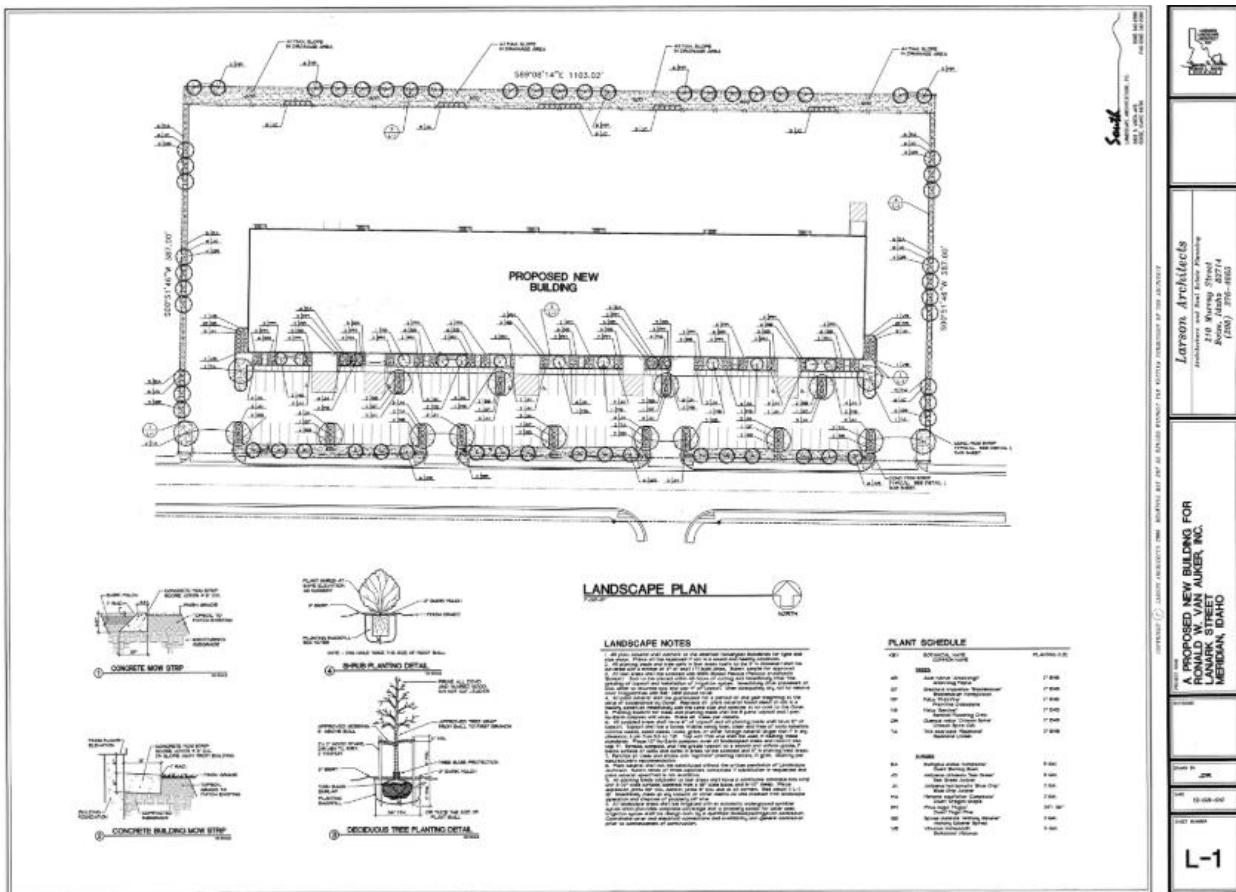
D. Site Plan (date: 9/4/2025)

AI MERIDIAN BUSINESS CENTER

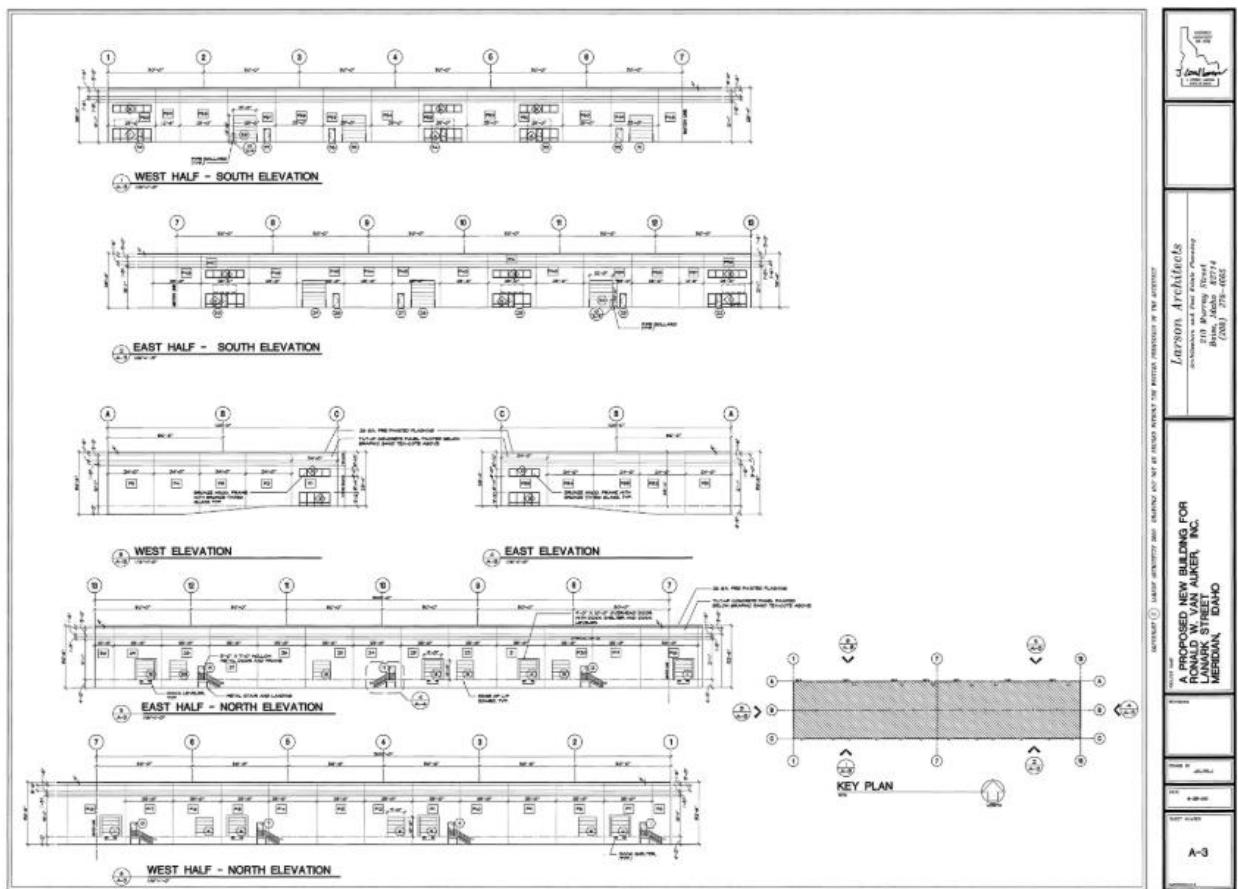


E. Landscape Plan (date: 9/4/2025)





F. Building Elevations



CITY OF MERIDIAN FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION & ORDER
CASE NO(S). H-2025-0043

