

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 9/8/2026

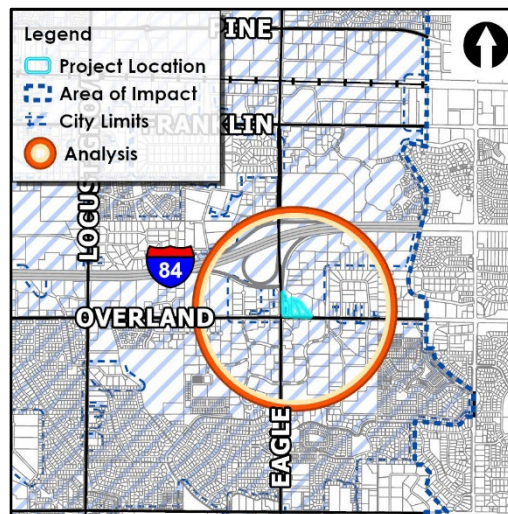
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Julie Hekking, Kimley-Horn

SUBJECT: Rackham Microhospital CUP, MDA, PP
H-2026-0011

LOCATION: 3330 and 3376 E. Overland Road, located in the Southwest ¼ of the Southwest Corner of Section 16, Township 3N, Range 1E, Parcel No(s) S1116336421, S1116336403 and S1116336453



I. PROJECT OVERVIEW

A. Summary

Modification to the existing development agreement (Inst. #109134179) to update certain provisions, the conceptual site plan, and building elevations; a conditional use permit to construct a 24,000 square foot hospital; and a preliminary plat consisting of 2 buildable lots and 1 common lot on approximately 5.21 acres in the C-G zoning district by Kimley Horn.

B. Issues/Waivers

Per UDC 11-4-3-22, if the hospital provides emergency care, the location shall have direct access on an arterial. The proposed hospital use doesn't have access to either of the abutting arterial roadways, Overland and Eagle Roads. Primary access to this site is provided from a local street via Rackham Way, which provides a connection to the arterial street network. ***The City Council should determine if this meets the intent of the requirement.***

C. Recommendation

Planning Division: Approval with conditions

Planning and Zoning Commission: **Approval with Conditions**

D. Decision

City Council: Click or tap here to enter text.

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II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Micro Hospital	-
Existing Zoning	C-G	<u>VII.A.2</u>
Proposed Zoning	C-G	
Adopted FLUM Designation	MU-RG	<u>VII.A.3</u>
Proposed FLUM Designation	MU-RG	

Table 2: Project Overview

Description	Details
History	AZ-08-001, VAC-08-001, DA #109134179
Phasing Plan	1
Physical Features	Eight Mile Creek and Five Mile Creek
Acreage	5.21
Lots	3 (2 building/1 common)

Table 3: Process Facts

Description	Details
Preapplication Meeting date	1/6/2026
Neighborhood Meeting	2/9/2026
Site posting date	7/22/2026

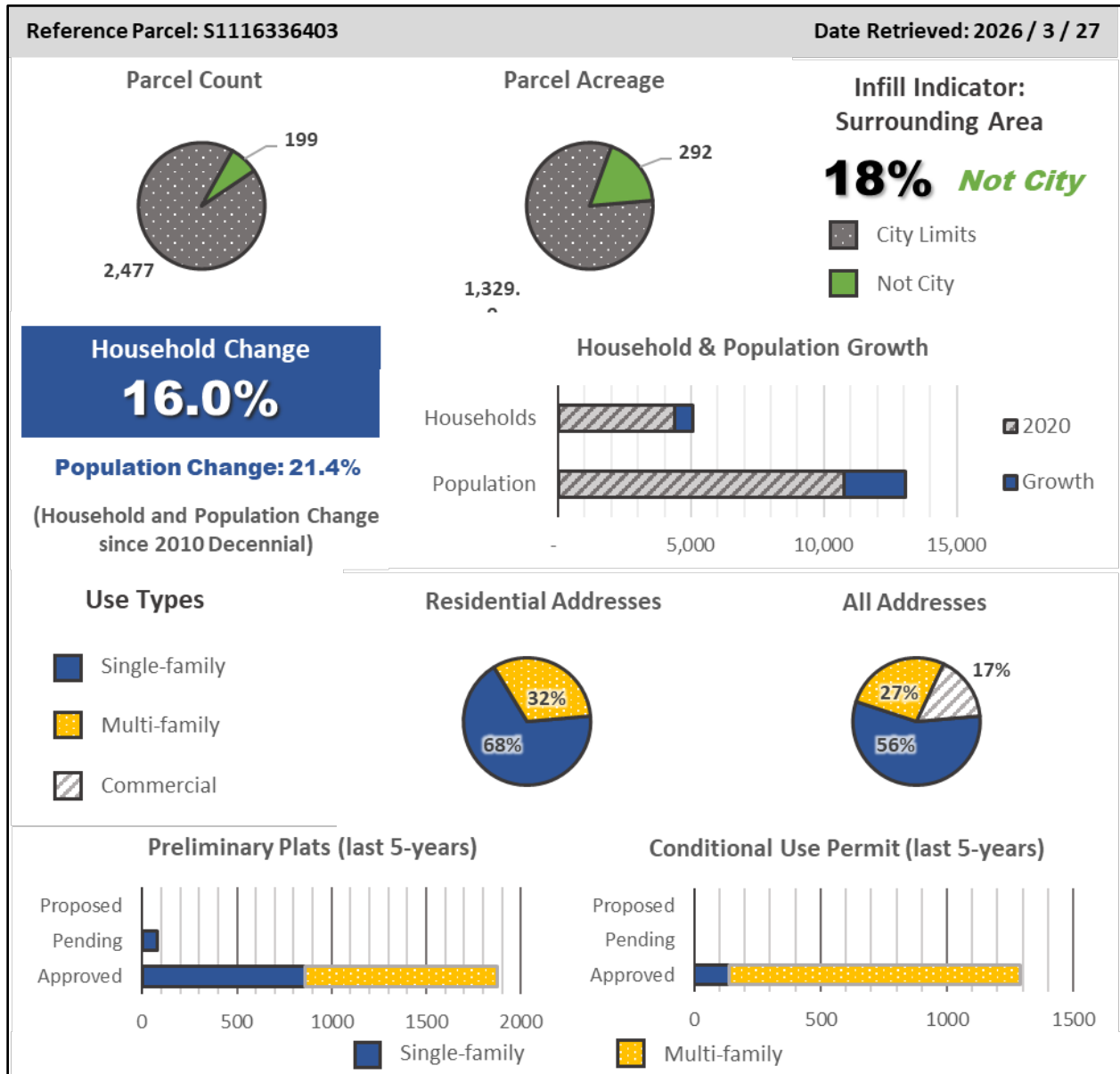
Table 4: Agency Comments

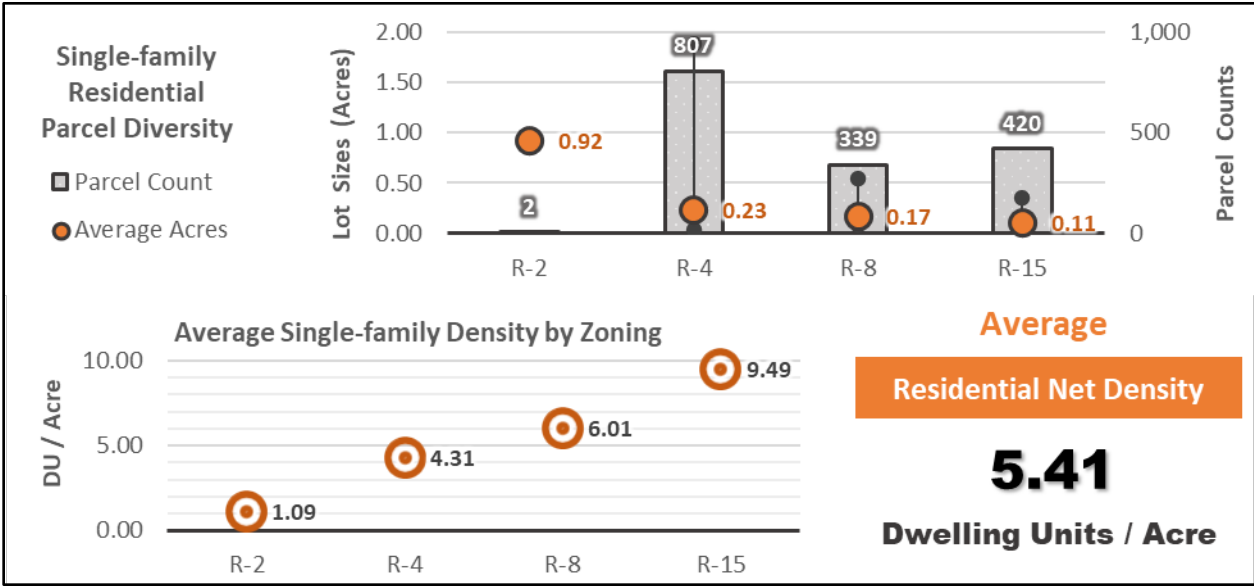
Agency / Element	Description / Issue	Reference
Ada County Highway District		<u>IV.K</u>
• Comments Received	Yes/Staff Report	-
• Commission Action Required	Yes, right-of-way vacation	-
• Access	Rackham Way via Overland Road or Eagle Road	-
• Traffic Level of Service	Overland Road – Better than “E” Eagle Road – Better than “E”	-
ITD Comments Received	No Comments Received	<u>IV.L</u>
Meridian Public Works Wastewater		<u>IV.B</u>
• Distance to Mainline	Available at the site	
• Impacts or Concerns	No	
Meridian Public Works Water		<u>IV.B</u>
• Distance to Mainline	Available at the 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=450990&dbid=0&repo=MeridianCity>

Figure 1: One-Mile Radius Existing Condition Metrics





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

Figure 2: ACHD Summary Metrics

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
* Overland Road	665-feet	Principal Arterial	1,254	Better than "E"
* Eagle Road	615-feet	Principal Arterial	1,648	Better than "E"
** Rackham Way	655-feet	Local	N/A	N/A

* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).

* Acceptable level of service for a seven-lane principal arterial is "E" (2,720 VPH).

** ACHD does not set level of service thresholds for local streets.

2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Overland Road east of Eagle Road was 30,471 on June 20, 2024.
- The average daily traffic count for Eagle Road south of I-84 was 46,767 on August 7, 2024.
- There are no traffic counts available for this segment of Rackham Way.

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Bridge #1218 on Rolling Hills Drive over the Five Mile Creek is scheduled in the FYP to be replaced with a construction year yet to be determined.
- Overland Road is listed in the CIP to be widened to 7-lanes from Locust Grove Road to Eagle Road between 2041 and 2045.
- Overland Road is listed in the CIP to be widened to 7-lanes from Eagle Road to Cloverdale Road between 2041 and 2045.
- The intersection of Eagle Road and Overland Road is listed in the CIP to be widened to 7-lanes on the north leg, 6-lanes on the south, 8-lanes east, and 8-lanes on the west leg, and re-signalized between 2041 and 2045.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

Approximately 9.06 acres of land was annexed and zoned C-G (General Retail & Service Commercial District) from the RUT and R1 (Ada County) in 2008 to be developed with retail and restaurant uses in the future. Concurrently, the applicant requested to vacate the existing right-of-way of S. Rackham Way. Approval of the proposed vacation application would allow the applicant to do a land swap with ACHD and to reconstruct Rackham Way to Overland Road further to the east. The site was vacant except for an ACHD park and ride parking lot on the northern portion of the annexation area. The park and ride lot was proposed to remain.

B. General Overview

The Future Land Use Map (FLUM) designates this area as Mixed-Use Regional (MU-R). The purpose of this designation is to provide a mix of employment, retail, residential dwellings, and public uses near major arterial intersections. The intent is to integrate a variety of uses together, including residential, and to avoid predominantly single use developments such as a regional retail center with only restaurants and other commercial uses.

In reviewing development applications, the City will consider the following items in MU-R areas:

- Development must comply with the Functional Integration principles for development in all Mixed Use areas.
- Residential uses are expected to comprise between 10% and 30% of the development area, with gross densities ranging from 6 to 40 units/acre (of the residential area).
- The minimum for non-retail commercial uses such as light-office, office, clean industry, or entertainment uses, is 20% of the mixed use area.
- Retail commercial uses should comprise a maximum of 50% of the development area.
- Where the development proposes public and quasi-public uses to support the development, the developer may be eligible for the following additional coverage area bonuses for retail or residential development (beyond the base allowance):
- For land that is designated for a public use, such as a library or school, the developer is eligible for a 2:1 bonus (e.g. - if there is a one-acre library site planned and dedicated, the project would be eligible for two additional acres of retail development).
 - For active and shared open space or passive recreation areas, such as a park, tot-lot, or playfield, the developer is eligible for a 2:1 bonus (e.g. - if a park is 10 acres in area, the site would be eligible for 20 additional acres of retail development).
 - For plazas that are integrated into a retail project, the developer would be eligible for a 6:1 bonus. Such plazas should provide a focal point (such as a fountain, statue, and water feature), seating areas, and some weather protection. That would mean that by providing a half-acre plaza, the developer would be eligible for three additional acres of retail development.
 - Where the development site has transit available or stops are planned, an additional 20% of the site may be dedicated to residential uses. Alternatively, this bonus may be applied where the development site is within one-mile of planned transit stops or an identified employment area, and where last-mile transportation features are incorporated into the site including thoughtfully located and integrated ride share

parking, commensurate with potential trip capture. Other innovations to reduce traffic and/or parking impacts and capture local trips may be considered.

- Sample uses, appropriate in MU-R areas would include: All MU-N and MU-C categories, entertainment uses, major employment centers, clean industry, and other appropriate regional-serving uses. Sample zoning includes: R-15, R-40, TN-C, C-G, and M-E.

C. Comprehensive Plan Policies

- “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 services are available and can be extended by the developer with development in accord with UDC 11-3A-21.

- “Ensure that quality fire protection, rescue and emergency medical services are provided within Meridian.” (4.11.03)

Public services are available to serve this site.

- “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.” (3.07.01A)

The proposed development meets the requirements of the C-G zoning districts and the site is designed to be compatible with the surrounding uses.

- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)

The proposed hospital is located in a commercial area and not adjacent to a residential neighborhood. The proposed use will not create conflicts between land uses.

- “Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.” (3.03.03A)

The proposed development will connect to City water and sewer systems; services are required to be provided to and through this development in accord with current City plans.

- “Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.” (3.03.03G)

Urban sewer and water infrastructure and curb, gutter and sidewalks are required to be provided with development as proposed. Curb, gutter and sidewalks have already been installed for this development.

- “Slow the outward progression of the City's limits by discouraging fringe area development; encourage development of vacant or underutilized parcels currently within City limits.” (4.05.03B)

Development of the subject vacant land, currently in the City limits, is encouraged over parcels on the fringe of the City. The development of this property will result in better

provision of City services.

D. Development Agreement Modification

The applicant is proposing the following modification to the existing Development Agreement:

5. CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:

- 5.1 Owners/ Developer shall develop the Property in accordance with the following special conditions:
3. The detailed site plan and building elevations submitted with any CUP and/or CZC application for this site shall substantially comply with the conceptual site plan and building elevations submitted to the City as shown in Exhibit B" and with the requirements of this Agreement. Upon build-out, the development shall include a minimum of 2 and a maximum of 4 buildings on this site. No footprint for a single building shall exceed **25,000** ~~20,000~~ square feet. Further, no building shall exceed 4 stories in height, with a maximum height of 65 feet.
11. ~~In lieu of providing a stub street from Rackham Way to the west easement boundary of the Eight Mile Creek, Owner/Developer shall be required to dedicate property (equal to the area originally proposed for a stub street) to ACHD for possible expansion of the park and ride lot if ACHD determines, within 6 months of approval of the DA by City Council, that this property will be beneficial to expand the park and ride facility and will be used for those purposes. If ACHD determines that the property is not needed, then the applicant has no obligation. The applicant shall submit a letter from ACHD of their final determination on this matter within this six month period.~~
19. ~~Owner/Developer shall pay a proportionate share of the cost of construction of a vehicular connection (bridge) across the Five Mile Creek in the amount of \$34,141.80 based on the calculations shown in Exhibit "C". A surety, without a sunset clause, in a form acceptable to the City Attorney shall be submitted prior to the first Certificate of Zoning Compliance being issued for the Property.~~

E. Site Development and Use Analysis

1. Existing Structures/Site Improvements (UDC 11-1):

The site is currently vacant. The applicant is proposing to construct a 24,000 square foot micro-hospital with services including a full emergency department with 10 exam rooms including one trauma room and one isolation room; a full imaging department with x-ray, CT scan and MRI. There will be 8 overnight patient beds for anyone requiring an overnight or longer stay. The applicant states there will be 8 employees and anticipate a daily high of 30-50 patrons, with an average of 20-30 patrons per day.

The hospital will be one-story in height with landscaping surrounding all perimeter property lines. The main entrance for patients with pickup/drop off area is on the west side of the building. A separate ambulance pickup/drop off area is provided on the south side of the building. It's important to note at Nutex's existing facilities, less than 1% of all patients arrive or leave via ambulance. The majority of ambulance trips to the facility will be when a patient is leaving via ambulance to be transferred to another larger emergency care facility like St Alphonsus or St. Lukes. Per the applicant, the Nutex hospital is a concierge patient choice type facility, often preferred over general hospitals for less urgent specific patrons needs.

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

The proposed use “hospital” is an allowed use with an approved conditional use permit per UDC 11-2B-2. Per UDC 11-1A-1, hospital is defined as a medical institution licensed by the state that is devoted to the maintenance and operation of facilities for the medical or surgical care of patients twenty-four (24) hours a day, including air transport facilities. The term hospital does not include healthcare and social services, nursing and residential care facility, or establishments that forcibly confine patients.

The current Development Agreement states the uses allowed pursuant to this Agreement are only those uses allowed in the approved C-G zone under the UDC. Hospitals are allowed with the approval of a Conditional Use Permit.

3. Dimensional Standards (UDC 11-2):

The proposal meets the dimensional standards for setbacks, landscape buffers, parking requirements, landscape requirements and maximum building height requirements for the C-G zoning district.

4. Hours of Operations (UDC 11-2B-3B):

Business hours of operation within the C-C and C-G Districts shall be limited from 6:00 a.m. to 11:00 p.m. when the property abuts a residential use or district. Extended hours of operation in the C-C and C-G Districts may be requested through a conditional use permit.

The property does not abut a residential use or district and therefore has no limitation on their hours of operation. The applicant states the hospital will operate 24/7 to serve area residents requiring care.

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

The proposal shall meet the following requirements of UDC 11-4-3-22 for a hospital:

- A. If the hospital provides emergency care, the location shall have direct access on an arterial street.

The hospital has access from Rackham Way, which is a local road via E. Overland Road. There is no direct access to the adjacent arterial streets.

Per the applicant, the consolidation of access points on the main arterial roadways (Eagle and Overland roads) onto Rackham Way will create a much safer and controlled environment for anticipated patrons, with less than 1% of trips anticipated to arrive/leave utilizing emergency ambulance services.

The City Council should determine if the local street access to Overland Road meets the intent of the ordinance to allow the emergency services associated with the proposed use.

- B. Accessory retail uses including, but not limited to, retail shops, food or beverage service, and personal service shops, may be allowed if designed to serve patrons of the hospital and their visitors only.

The applicant is some type of retail or food service development for Lot 2, Block 2.

- C. No hospital shall be located within one thousand (1,000) feet of the following uses: Explosive manufacturing or storage, flammable substance storage, foundry, freight and truck terminal, manufacture or processing of hazardous chemicals, power plant, food product storage and processing plant.

There are no explosive manufacturing or storage, flammable substance storage, foundry, freight and truck terminal, manufacture or processing of hazardous chemicals, power

plant, food product storage and processing plant within 1,000 feet of the proposed hospital.

F. Design Standards Analysis

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

There are currently no structures on the subject site. The applicant is proposing a preliminary plat to reconfigure parcel and right-of-way boundaries to accommodate the required realignment of Rackham Way, moving it farther from the intersection of E. Overland Road and S. Eagle Road. The existing right-of-way for Rackham Way will need to be vacated prior to approval of the final plat. Lot 1, Block 1 of the preliminary plat is proposed as a remnant parcel created by the new Rackham Way alignment. It is intended to be open space and/or used for storm drain facilities. The use for Lot 2, Block 2 is unknown at this time, the use may be geared towards a retail or restaurant. Any future development of the parcel will be guided by the existing C-G zoning designation and the new development agreement.

The applicant shall provide a cross-access easements or similar vehicular and pedestrian connections to the adjacent properties per UDC 11-3A-19.

2. Landscaping (UDC 11-3B):

i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Entry Way Corridor: 35 Feet	35-foot-wide landscape buffer along S. Eagle Road and E. Overland Road
Local Road: 10 Feet	10-foot-wide landscape buffer along Rackham Way

ii. Parking lot landscaping

Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8.

Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8.

iii. Storm integration

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 as set forth in UDC 11-3A-18. A Geotechnical Evaluation and geotechnical groundwater monitoring report was submitted with this application.

iv. Pathway landscaping

A landscape strip a minimum of five (5) feet wide shall be provided along each side of the pathway. Designs are encouraged in which the width of the landscape strip varies to provide additional width to plant trees farther from the pathway, preventing root damage. The landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover. There shall be a minimum of one (1) tree per one hundred (100) linear feet of pathway. If this calculation results in a fraction of five (5) or greater, round up to an additional tree; if the calculation results in a fraction less than five (5), round the number down. The minimum width of the landscape strip shall be two (2) feet to allow for maintenance of the pathway.

The applicant will be required to add additional landscaping along both sides of the pathway on the northwest side of the property leading up to Rackham Way.

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	Forty-eight (48) parking spaces are required/The applicant is proposing 57 parking spaces exceeding the parking requirement for the 24,000 square foot building.

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 will be required to provide at least two bicycle parking spaces. This will be required to be shown on the plans at the time of the Certificate of Zoning Compliance application.

4. Building Elevations (Architectural Standards Manual):

Conceptual building elevations were submitted for the proposed hospital as shown in Section VII(F). Final design is required to comply with the design standards in the Architectural Standards Manual.

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

The applicant will be required to provide a six (6) foot high open vision fence along Eightmile Creek outside of the easement.

6. Outdoor Service and equipment Areas (UDC 11-3A-12):

Outdoor utility meters, HVAC equipment, trash dumpsters, trash compaction and other service functions shall be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Safe access and adequate lighting should be provided in these areas.

With the submittal of the Certificate of Zoning Compliance application, the applicant will need to show the location of any outdoor service areas for review and approval.

G. Transportation Analysis

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

Access to the site is from S. Rackham Way via E. Overland Road. The applicant is proposing a preliminary plat to reconfigure parcel and right-of-way boundaries to accommodate the required realignment of Rackham Way, shifting it farther from the intersection of E. Overland Road and S. Eagle Road. The existing right-of-way for Rackham Way will need to be vacated prior to the submittal of the final plat.

Lot 1, Block 1 of the preliminary plat is proposed as a remnant parcel created by the new Rackham Way alignment. It is intended to be open space and/or used for storm drain facilities. The use for Lot 2, Block 2 is unknown at this time, the use may be geared towards retail or restaurant. Any future development of the parcel will be guided by the existing C-G zoning designation and the amended development agreement.

Overland Road is currently improved with five travel lanes, expanding to seven lanes at the intersection with S. Eagle Road. Improvements along the site frontage include vertical curb, gutter, and a 7-foot-wide attached concrete sidewalk. Existing right-of-way along E. Overland Road varies from 96 to 121 feet in total width (48 to 66 feet from the roadway

centerline). The Ada County Highway District (ACHD) is requiring the applicant to dedicate additional right-of-way along the site's frontage to provide a total of 74 feet of right-of-way from the roadway centerline.

Access to the realigned Rackham Way will be restricted to ambulances and patrons traveling to the site. Eastbound traffic exiting the development will be directed to use Silverstone Way. According to ACHD, the intersection at S. Eagle Road and E. Overland Road cannot be reconfigured to accommodate U-turn movements.

Staff is requiring the removal of the existing attached sidewalk and install a detached multi-use pathway (10' concrete sidewalk) along E. Overland Road and S. Eagle Road. The multi-use pathway along S. Eagle Road will be required to curve to the northeast to connect with the 10' sidewalk along S Rackham Way.

The realigned Rackham Way will include 5' attached sidewalk on both sides of the roadway, directing pedestrians further away from the Eagle and Overland intersection and improving overall pedestrian safety. The proposal also includes an internal sidewalk network that provides safe pedestrian connections between surface parking areas and building entrances. In addition, cross access will be provided to the adjacent property to the east, allowing for a future connectivity and circulation flexibility.

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

A detached multi use pathway (10' concrete sidewalk) along E. Overland Road is required as well as a 10' detached sidewalk along S. Eagle Rd from the intersection at Overland Rd north as far as the extent of the existing attached sidewalk, where it shall then curve to the northeast to connect with the 10' sidewalk along S. Rackham Way. The existing attached sidewalk along S. Eagle Road shall be removed. The realigned Rackham Way will include 5' attached sidewalk on both sides which will help guide pedestrians further away from the Eagle and Overland intersection.

An internal pedestrian pathway shall be provided from the sidewalk. The internal pedestrian walkway shall be distinguished from the vehicular driving surfaces through the use of pavers, colored or scored concrete, or bricks.

3. Subdivision Regulations (UDC 11-6):

- i. Dead end streets
Not applicable
- ii. Common driveways
Not applicable
- iii. Block face
Not applicable

H. Services Analysis

1. Waterways (UDC 11-3A-6):

Natural waterways intersecting, crossing, or lying within the area being developed shall remain as a natural amenity and shall not be piped or otherwise covered as set forth in UDC11-3A-6-1. All irrigation ditches crossing this site shall be piped or otherwise covered as set forth in UDC 11-3A-6B.3.

There are no natural waterways within the project area. However, the Five Mile Creek and Eight Mile Creek are adjacent to the property.

2. 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.

3. 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 as set forth in UDC 11-3A-18. A Geotechnical Evaluation and geotechnical groundwater monitoring report was submitted with this application.

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

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

There are existing water and sewer services stubbed to the property. Any unused services shall be abandoned per the UDC.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

Development Agreement Modification

1. The amended Development Agreement shall be signed by the property owner(s) and returned to the Planning Division within six (6) months of the City Council approval of the Findings. The Development Agreement shall, at minimum, incorporate the following provisions:
 - a. The detailed site plan and building elevations submitted with any CUP and/or CZC application for this site shall substantially comply with the conceptual site plan and building elevations submitted to the City as shown in Exhibit B" and with the requirements of this Agreement. Upon build-out, the development shall include a minimum of 2 and a maximum of 4 buildings on this site. No footprint for a single building shall exceed ~~20,000~~ 25,000 square feet. Further, no building shall exceed 4 stories in height, with a maximum height of 65 feet.
 - b. ~~Owner/Developer shall pay a proportionate share of the cost of construction of a vehicular connection (bridge) across the Five Mile Creek in the amount of \$34,141.80 based on the calculations shown in Exhibit "C". A surety, without a sunset clause, in a form acceptable to the City Attorney shall be submitted prior to the first Certificate of Zoning Compliance being issued for the Property.~~
 - c. Provide a stub street or commercial drive aisle up to the Eightmile Creek for future cross-access to Parcel No. R8178650100.

Preliminary Plat

- ~~2. Complete the vacation/exchange prior to submittal of the first final plat.~~
3. No building permits shall be issued prior to ~~issued until the plat has been recorded and the existing Rackham Way right-of-way has been vacated to establish the new roadway.~~ The plat shall be recorded prior to Certificate of Occupancy for the first building permit
4. If the existing segment of Rackham Way that is proposed to be vacated/ exchanged is not approved, redesign the site and resubmit a revised preliminary plat for review. At a minimum, per ACHD, improve the west side of Rackham Way abutting the entire site as a complete 36-foot wide commercial street section with vertical curb, gutter, and a minimum 5-foot wide concrete sidewalk.
5. The landscape plan prepared by Christopher M. Rose, Landscape Architect; dated July 2, 2026 shall be revised as follows:
 - a. Show the six (6) foot high open vision fence along Eightmile Creek outside the easement.
 - b. Provide the dimension for the 8-foot wide landscape strip between the existing back-of-curb and the street edge of sidewalk along E. Overland Road per ACHD requirement.
 - c. Provide an internal pedestrian pathway shall be provided from the sidewalk. The internal pedestrian walkway shall be distinguished from the vehicular driving surfaces through the use of pavers, colored or scored concrete, or bricks.
 - d. Provide additional landscaping along both sides of the pathway on the northwest side of the property leading up to Racham Way that meets the requirements of UDC 11-3B-12 Pathway Landscaping.

6. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
7. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
8. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the preliminary plat, in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or a time extension may be requested.
9. A floodplain development permit is required before any earth disturbing activity within the floodplain overlay district. The proposed building must be elevated to the flood protection elevation, 2' above BFE or 1' after LOMR-F is approved by FEMA.
10. The proposed building on Lot 2, Block 1 shall obtain a Certificate of Zoning Compliance and Design Review approval prior to the submittal of a building permit application. The design of the site and structures shall comply with the standards listed in UDC 11-3A-19; the design standards listed in the Architectural Standards Manual.
11. Close the two existing driveways on Overland Road, located 330-feet and 518-feet east of the existing Rackham Way, with vertical curb, gutter, landscaping and 10-foot-wide detached concrete sidewalk.
12. The Applicant shall comply with all conditions of ACHD.
13. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

Conditional Use Permit

14. The proposed project shall comply with the standards listed in UDC [11-4-3-22](#) for hospitals.
15. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved for the proposed use prior to the submittal of a building permit application. The design of the site and structures shall comply with the standards listed in UDC [11-3A-19](#); the design standards listed in the [Architectural Standards Manual](#).
16. Outdoor lighting shall comply with the standards listed in UDC 11-3A-11. Lighting details shall be submitted with the Certificate of Zoning Compliance application that demonstrates compliance with these standards.
17. 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

Site Specific Conditions of Approval

1. Water main through site needs to be 12".

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three

feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.

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). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. 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. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
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. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. 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. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.

11. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
12. 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.
13. 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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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. Meridian Park's Department

The following will be required for development of the proposed project:

CONDITIONS OF APPROVAL - PATHWAYS

1. The project developer shall design and construct multi-use pathways consistent with the location and specifications set forth in the Meridian Pathways Master Plan Map and Master Pathways Plan Document Chapter 3). Any proposed adjustments to pathway alignment shall be coordinated through the Pathways Project Manager. See Interactive Pathways Map on City Website.
2. Prior to final project approval the applicant shall dedicate a public access easement for a detached multi use pathway (10' concrete sidewalk) along W Overland Rd. 10' detached sidewalk shall also be constructed along N Eagle Rd from the intersection at Overland Rd north as far as the extent of the existing [attached] sidewalk to be removed, where it shall then curve to the northeast to connect with future 10' sidewalk along S Rackham Way.

Easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side). All pathways shall be located outside of irrigation district easements unless permission is specifically obtained from the governing irrigation district.

Easement need only be dedicated for multi-use pathways that lie outside the public ROW. Follow ACHD easement requirements for detached sidewalks along public roadways.

Use standard City template for public access easement. Submit all easements online through Citizen's Access Portal.

3. Construct multi-use pathways per paving section based on existing site conditions as recommended by project civil engineer in accord with UDC 11-3A-8 and 11-3B-12. Prior to final approval the applicant's engineer shall provide written documentation (stamped plans depicting recommended paving section) that the pathway segment was constructed per the recommended specifications.
4. The owner (or representative association) of the property affected by each public access easement shall have an ongoing obligation to maintain the multi-use pathway.
5. 6' high open vision fencing shall be installed between pathways and (live) water irrigation canals and laterals as detailed in the Meridian Pathways Master Plan, Chapter 3, page 3-5. All other fence details per UDC 11 3A-7.
6. Project developer shall be responsible for obtaining license agreement and other permission(s) as required for constructing within irrigation district easements.
7. Should any discrepancy exist between these conditions of approval and the requirements of the irrigation district, the developer shall work with Pathways Project Manager to achieve a pathway design that meets both City and irrigation district objectives. City requirements as stated shall not (nor are they intended to) override those of the irrigation district having jurisdiction over the project area.

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=450991&dbid=0&repo=MeridianCity>

E. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=450991&dbid=0&repo=MeridianCity>

F. 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 C-G zoning district for the proposed use. Therefore, Staff finds the site 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.
Staff finds the proposed use will be harmonious with the Comprehensive Plan in that it will provide additional employment and services for residences in the area.
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 of the proposed use with the conditions imposed will be compatible with other uses in the general vicinity.
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 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.
Staff finds the proposed use will be adequately 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.
Staff 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.
Staff finds the proposed use will not result in the destruction, loss or damage of any such features.
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 development is preserving the Eight Mile Creek and Five Mile Creek by keeping them open as natural 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

G. Preliminary Plat (UDC-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
Staff finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the conditions of approval in Section IV.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
Staff finds the availability of public services for the proposed development is adequate.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
Staff finds the proposed development is in compliance with scheduled improvements and maintenance in accordance with the City's Capital Improvement Plan.
4. There is public financial capability of supporting services for the proposed development;
Staff finds there is public financial capability of supporting services for the proposed development.
5. The development will not be detrimental to the public health, safety or general welfare; and
Staff finds the proposed development is not detrimental to the public health, safety, and general welfare.
6. The development preserves significant natural, scenic or historic features.
Staff finds the development is preserving the Eight Mile Creek and Five Mile Creek by keeping them open as natural features.

V. ACTION

A. Staff:

Staff recommends approval of the proposed preliminary plat and Development Agreement modification per the provisions in Section IV in accord with the Findings in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard this item on August 6, 2026. At the public hearing, the Commission moved to recommend approval of the subject Preliminary Plat, Development Agreement modification and Conditional Use Permit request.

1. Summary of the Commission public hearing:

- a. In favor: Kelli Spath, Kimley Horn, representing the property owner
- b. In opposition: Idaho Association of Health Plans
- c. Commenting: Robert Seeley, Emergency Medicine Physician and CEO of the Post Falls ER and hospital; Ethan Mansfield, Hawkins Companies
- d. Written testimony: Idaho Association of Health Plans
- e. Staff presenting application: Linda Ritter
- f. Other Staff commenting on application: Bill Parsons

2. Key issue(s) of public testimony:

- a. Operation of the proposed hospital facility as concierge microhospital, site circulation, type of development on Lot 2, if the traffic situation at Eagle and Overland were taken into account when making the access determination, timing of right-of-way vacation and final plat submittal

3. Key issue(s) of discussion by Commission:

- a. Site circulation, how the proposed business will operate

4. Commission change(s) to Staff recommendation:

- a. Amend condition No. 3 to allow for the issuance of the building permits after the right-of-way vacation but before the recording of the final plat.

C. City Council:

The Meridian City Council heard these items on [date]. At the public hearing, the Council moved to approve the subject [app] and [app] requests.

1. Summary of the City Council public hearing:

- a. In favor:
- b. In opposition:
- c. Commenting:
- d. Written testimony:
- e. Staff presenting application:
- f. Other Staff commenting on application:

2. Key issue(s) of public testimony:

a.

3. Key issue(s) of discussion by City Council:

a.

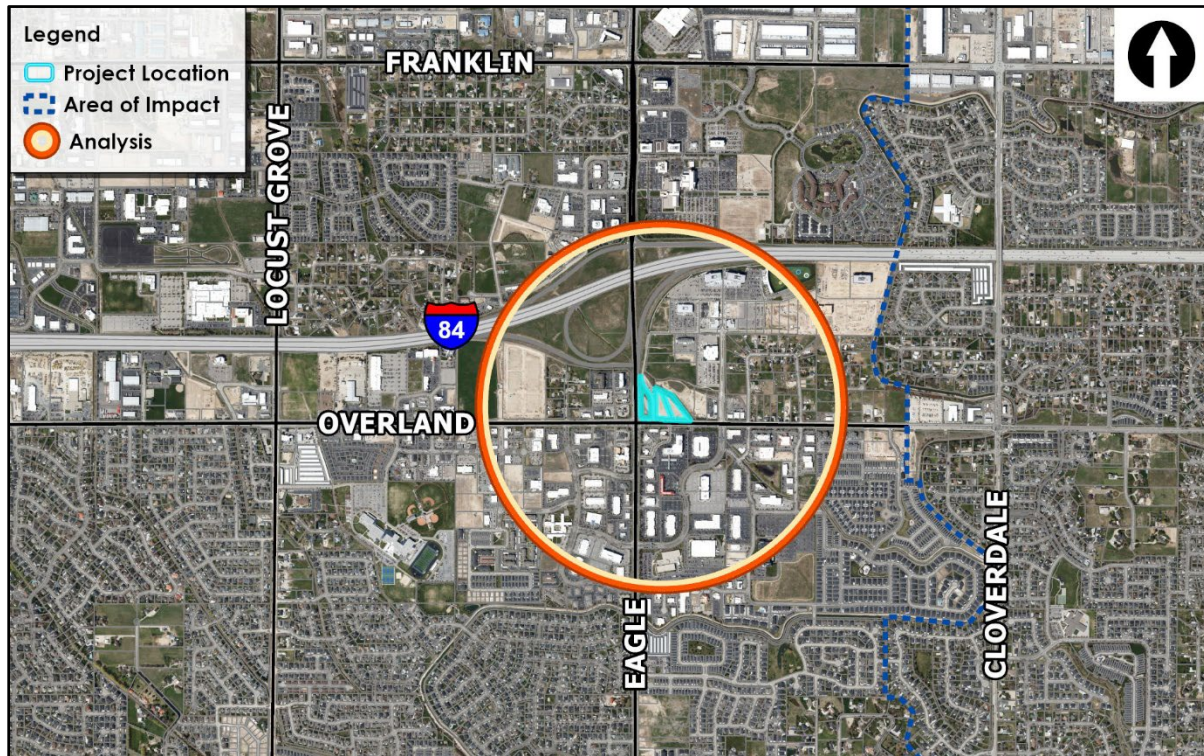
4. City Council change(s) to Commission recommendation:

a.

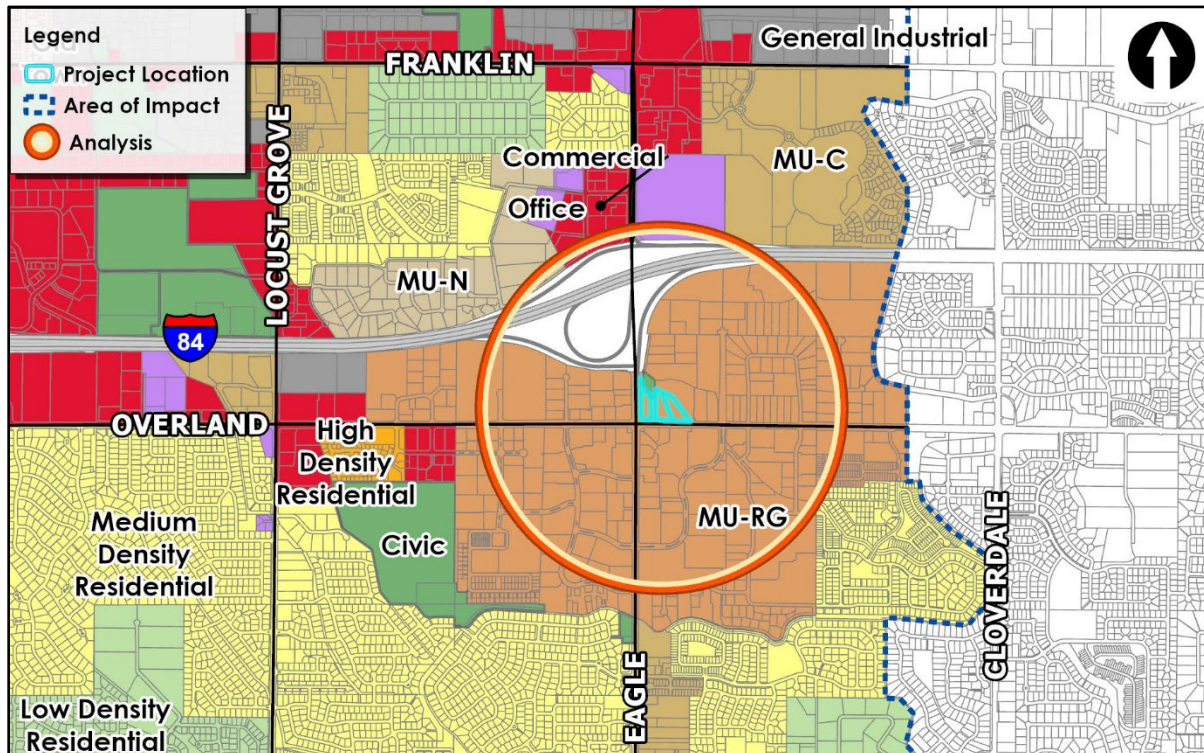
VI. EXHIBITS

A. Project Area Maps

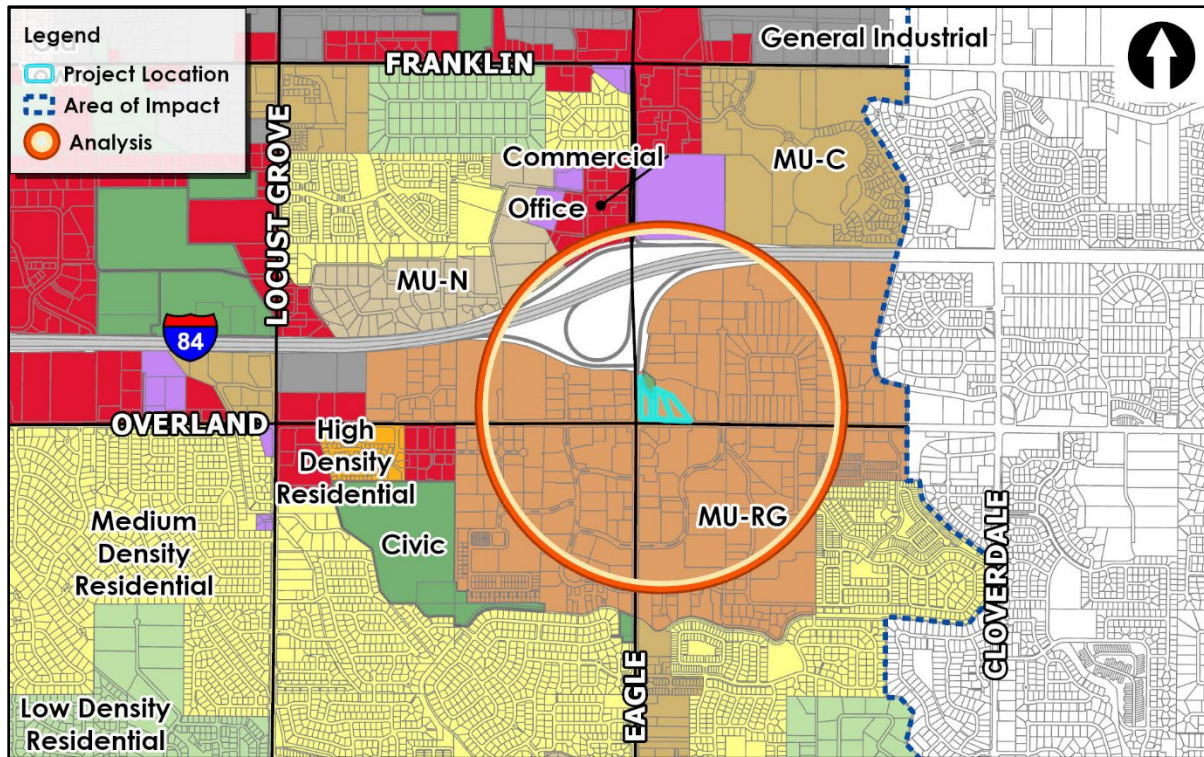
1. Aerial



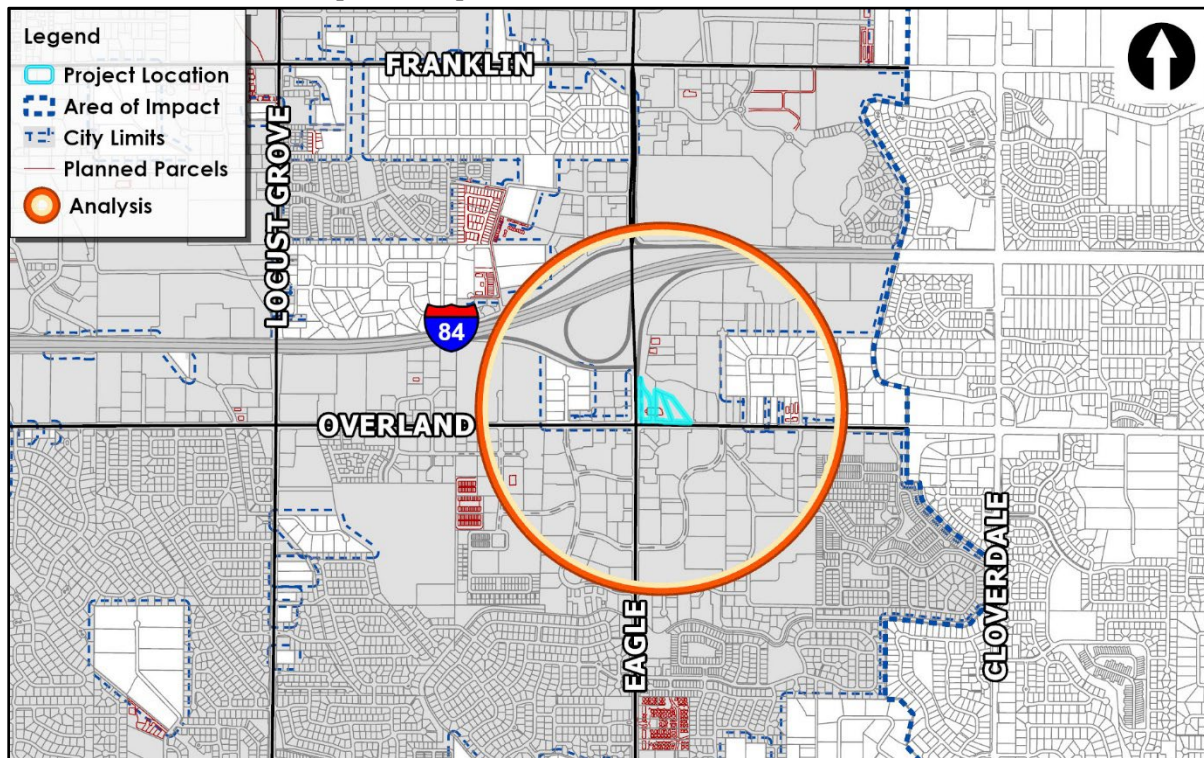
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Service Accessibility Tool (Existing Conditions)

PARCEL S1116336403 SERVICE ACCESSIBILITY

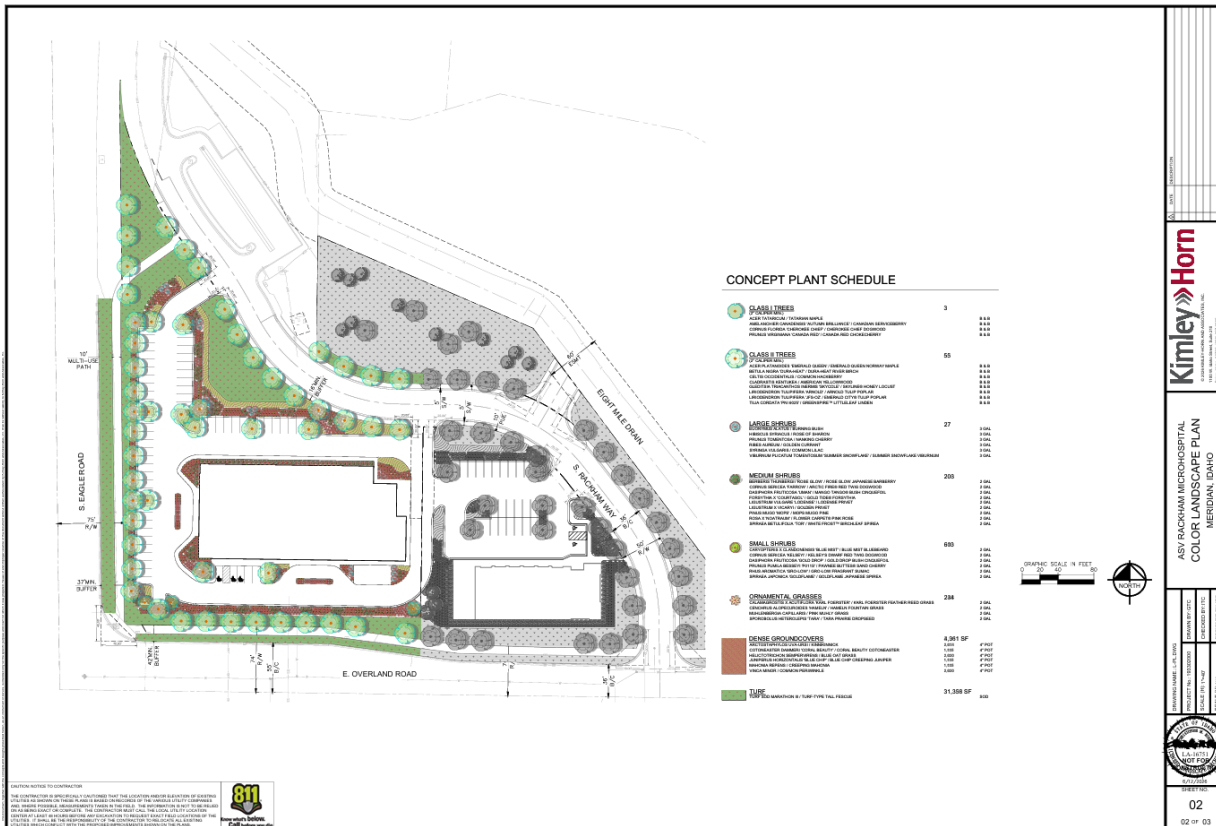
Overall Score: 25	75th Percentile
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Criteria	Description
Location	In City Limits
Extension Sewer	Trunkshed mains < 500 ft. from parcel
Floodplain	Within 100 yr floodplain & < 2 acres
Emergency Services Fire	Response time < 5 min.
Emergency Services Police	Reporting District does not have enough data to report results
Pathways	Within 1/4 mile of current pathways
Transit	Within 1/4 mile of current transit route
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)
School Walking Proximity	Within 1/2 mile walking
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)
Park Walkability	No park within walking distance by park type

C. Subject Site Photos



VI. Exhibits

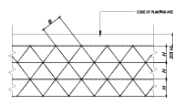


1 TREE PLANTING

2 SHRUB/GROUNDCOVER PLANTING 1" = 20' SEA-193-302-4

3 PLANTING IN PARKING ISLAND

PARKING SPACE PLANTING



THIRDS- STAGE-0	STAGES BETWEEN STAGE-0	TOTAL AREA PER UNIT
0	0	0.0
1	1	0.5
2	2	0.8
3	3	0.9
4	4	0.9
5	5	0.9
6	6	0.9
7	7	0.9
8	8	0.9
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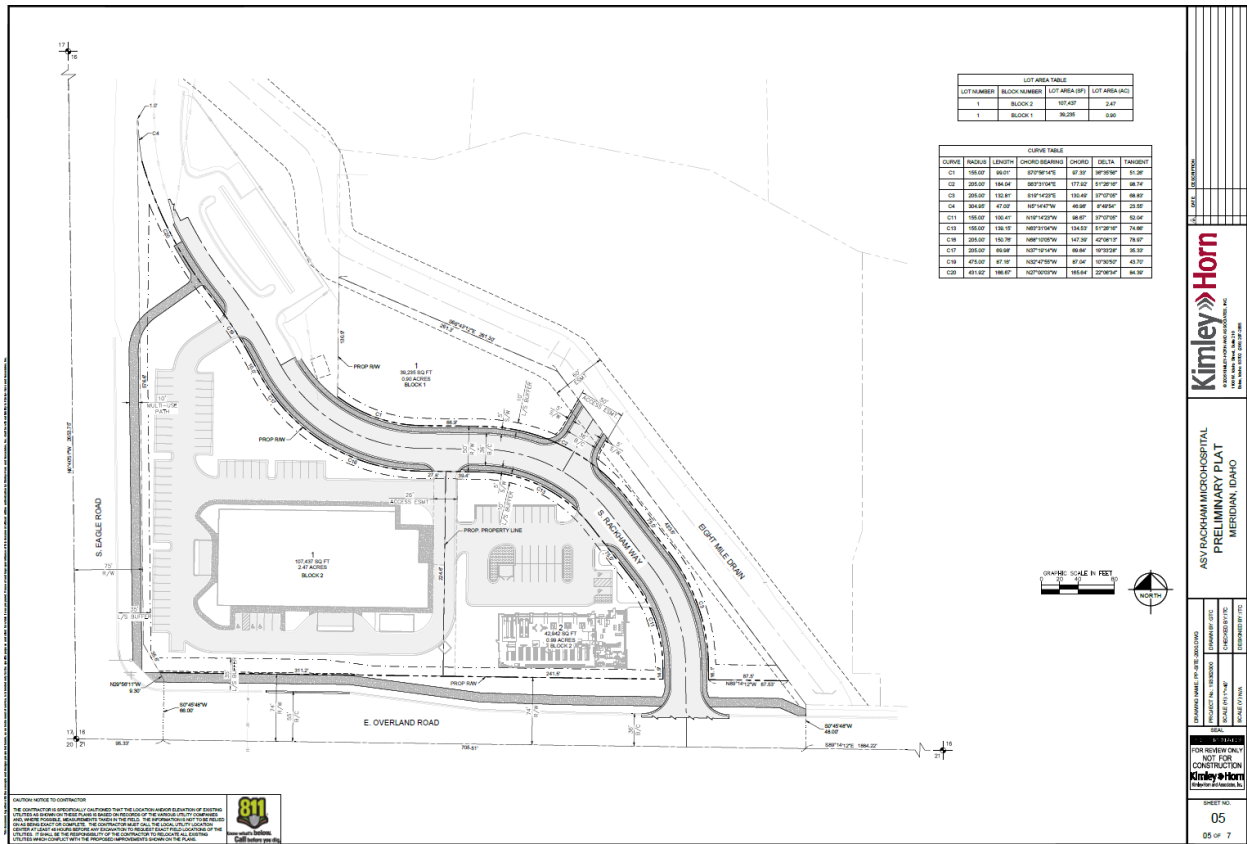
5 PLANT SPACING DIAGRAM
1" = 10'

CAUTION: NOTICE TO CONTRACTOR

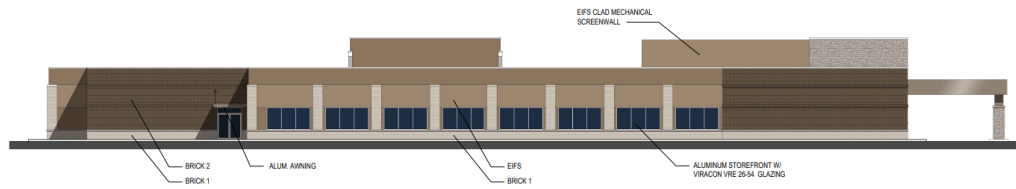
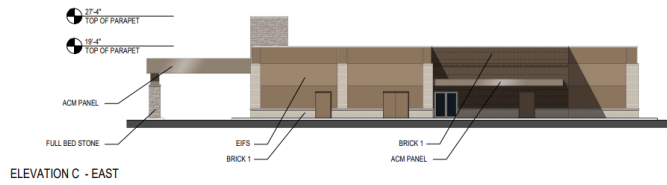
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR LOCATION OF EXISTING UTILITIES AS SHOWN ON THEIR PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MAY BE POSSIBLE MISADVENTURES TARGET IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AND BEING POSSIBLE MISADVENTURES. THE CONTRACTOR MUST USE THE LOCAL UTILITY LOCATION CENTERS AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION TO HIGHLY EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

811 Know what's below. Call before you dig.

E. Preliminary Plat (date: 6/15/2026)



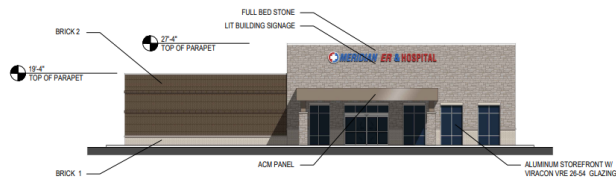
F. Building Elevations (date: 2/26/2026)



NUTEX MERIDIAN MICRO-HOSPITAL
MERIDIAN, IDAHO



SCHEMATIC ELEVATIONS



NUTEX MERIDIAN MICRO-HOSPITAL
MERIDIAN, IDAHO



SCHEMATIC ELEVATIONS

VII. 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.