



Mayor Robert E. Simison

City Council Members:

Treg Bernt
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January 3, 2023

Dr. Aaron Orme, DDS
Orme Family and Implant Dentistry
2201 E. Gala Street
Meridian ID 83642

RE: Notice of Department Determination – Request for Addressing Change
2201 E. Gala Street, Meridian, Idaho
Parcel no. R3052170010

Dear Dr. Orme:

You are hereby notified that pursuant to its authority under Meridian City Code section 8-2-4(A), the Land Development Division of the Community Development Department has reviewed your request for an addressing change, a copy of which is enclosed. You requested that the City authorize suite designations for the two businesses that are co-located in the building at 2201 E. Gala Street. The Department has determined that your request must be **denied**, pursuant to Meridian City Code section 8-2-7(E)(2)(b), which reads:

Multi-tenant commercial building. When multi-tenants are colocated in a commercial building, there shall be a single address assigned. Suite numbers shall be assigned to each tenant space in accordance with this section.

Because there is only one tenant space inside the building located at 2201 E. Gala Street, suite designations may not be assigned to this address. Further, it is the opinion of the Meridian Fire Department that assignment of suite designations to a building with a single tenant space will adversely affect the accurate dispatch of emergency vehicles or delivery of emergency services to this location.

In order for the building to contain two suites, you would need to complete a tenant improvement and establish two separate tenant spaces. Alternatively, you may seek a variance from this Department Determination by submitting a written request for a variance to the Meridian City Clerk's Office, **by 5:00 p.m. on Tuesday, January 10, 2023**. Your request may be delivered to the City Clerk's Office at 33 E. Broadway Avenue, Suite 104, Meridian, Idaho, or you may email your request to cityclerk@meridiancity.org. The request must set forth the specific reasons justifying the variance, including the extraordinary hardship caused by this Department Determination.

Further information about the variance process is available at Meridian City Code section 8-2-11. A copy of Title 8, chapter 2, Meridian City Code, is enclosed for your reference.

Thank you for your inquiry.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce Freckleton", is written over the typed name and title.

Bruce Freckleton
Director, Community Development Department

Encl. (2)



**ORME FAMILY
& IMPLANT DENTISTRY**
EXPERIENCE • AESTHETICS • EXCELLENCE

City Of Meridian
Community Development
33 E Broadway Ave, Ste 102
Meridian, ID 83642

All,

21 Dec. , 2022

We are requesting an address change at 2201 E Gala St. We are requesting the following changes:

Orme Family and Implant Dentistry		Mountain View Pointe Dental
2201 E Gala St, Suite A	and	2201 E Gala St., Suite B
Meridian, Idaho 83642		Meridian, Idaho 83642

There are two separate dental businesses in our building. Having the exact same address with no suite numbers is causing difficulties with the contracting of dental insurance companies. Fee guides are getting dropped or changed which is causing our businesses to lose money. Insurance companies look at locations to determine if we are in-network or out-of-network. When they see a discrepancy, the in-network dentist is being dropped. Insurance companies are continuing to change how they verify in-network and out-of-network and how fee guides are assigned. This has had a direct impact on each of our businesses as these changes are being made. In order for us to continue to not be compromised, a distinction in the address is necessary. This problem is not going to go away and in the future could even cause more issues.

Getting contracted with an insurance company can take up to 4-5 months. So when in-network status changes it can take up to a year to get everything corrected. Again, a direct impact on the company. There will always be two businesses at this location. The current lease agreement is for 10 years. We understand that there is not two separate entrances for each business. The suite numbers are to distinguish each business so that there is no confusion when contracting with insurance companies

Please reconsider your decision. Thank you.

Aaron Orme, DDS

Orme Family and Implant Dentistry

Phone: 208-947-5005

Fax: 208-205-8899

E-mail: Ormedentistry@gmail.com

2201 E. Gala St., Meridian, ID 83642

CHAPTER 2. - UNIFORM STREET NAME AND ADDRESS NUMBER CODE

8-2-1. - Title.

This chapter shall be known as and cited as the "City of Meridian Uniform Street Name and Address Number Code."

(Ord. 17-1737, 7-5-2017)

8-2-2. - Purpose and applicability.

This chapter is adopted for the purpose of providing the proper implementation, administration and enforcement of a uniform street name and address number grid system to assist the public, public safety, and emergency services providers in the consistent identification of roadways and property addresses. This chapter shall apply to all lands within the corporate limits of Meridian and Meridian City area of impact incorporated and unincorporated territory as such boundaries shall exist from time to time.

(Ord. 17-1737, 7-5-2017)

8-2-3. - Definitions.

ACHD means the Ada County Highway District.

Address means the combination of an address number and street name that identifies a residence, dwelling, business, structure, industry or other property.

Address number means the number assigned to a residence, dwelling, business, structure, industry or other property that is expected to be displayed upon the structure or property for the purpose of property identification to emergency service providers and the U.S. Postal Service, among others.

Address subdesignation means the address alpha or numeric sub- designation used to identify individual buildings, units or suites within a common complex.

Alley means a public or private way affording only secondary means of access to abutting property at the back or side of a property. An alley does not have a street name associated with it.

Assessor means the office of the Ada County Assessor.

Assessor's street name and address database means a database to archive streets, street names, addressing grids, and assigned addresses within Ada County which have received official recognition by the Board, Assessor, or a City Council. The database shall be made available for access by the public at reasonable times and in a manner prescribed by the Assessor.

8-2-5. - Delegation and rescission of authority.

The Council hereby delegates both responsibility and authority for implementing this chapter to the department.

(Ord. 17-1737, 7-5-2017)

8-2-6. - Standards for designation of street names.

All new street names shall be established in accordance with the same general standards hereinafter set forth and shall be made a part of the Assessor's Street Name and Address Database.

- A. *Standards.* The following standards shall be used in determining or approving street names.
1. *Name required.* Any street, whether public or private, that provides access to two (2) or more addressed structures or properties must be officially named according to the provisions of this chapter.
 2. *Names to conform.* Street names shall generally conform to the recommendations given to the department by the Assessor and other affected jurisdictions.
 - a. *Exception.* Where the recommendations given to the department differ from the standards set forth in this section, the designation of the street name shall be established in accordance with the standards set forth herein.
 3. *Change in direction.* If a street makes a very obvious change in direction, as determined by the department, a new street name shall be assigned except as provided for "L" shaped streets in this section. Whenever this situation occurs, the change of street name shall occur at the nearest intersection to the point where the direction changes.
 4. *Cul-de-sac or dead end streets.* The name and posttype given to a cul-de-sac or dead end street depends on the overall length of the cul-de-sac or dead end street, as follows.
 - a. *Length of one hundred (100) feet or less.* A cul-de-sac or similar dead end street that has an overall length of one hundred (100) feet or less (as measured along its centerline from the centerline of the principal street that it intersects to the point of radius or centroid of the cul-de-sac) shall carry the same name and the same posttype as the street from which it emerges.
 - b. *Length of more than one hundred (100) feet.* A cul-de-sac or similar dead end street that has an overall length of more than one hundred (100) feet (as measured along its centerline from the centerline of the principal street that it intersects to the point of radius or centroid of the cul-de-sac) shall carry a new name and posttype, and must be named in accordance with the provisions herein.
 - 5.

11. *One designation.* Where a new street connects or aligns with two (2) differently named streets, the department shall determine which existing name will be used, giving consideration to the existing streets' lengths, classifications, and usage.
12. *Posttypes.*
 - a. Where a proposed street aligns with an existing street which has an incorrect posttype, the proposed street shall be named with the correct posttype.
 - b. The following posttypes, and no others, shall be attached to the corresponding type of street:
 - (1) *Avenue.* A north-south street generally running in a straight line.
 - (2) *Boulevard.* A street that is eighty (80) feet wide or greater and which directional travel is separated by a raised median strip, usually landscaped. The use of this term must be approved by ACHD.
 - (3) *Court.* An east-west cul-de-sac or dead-end street.
 - (4) *Drive.* A street generally meandering in an east-west direction.
 - (5) *Lane.* A private street.
 - (6) *Place.* A north-south cul-de-sac or dead-end street.
 - (7) *Road.* A designated street which extends through both urban and rural areas. The use of this term must be approved by ACHD.
 - (8) *Street.* An east-west street generally running in a straight line.
 - (9) *Way.* A street generally meandering in a north-south direction.
13. *Predirection.* Every segment of street shall include a predirectional of north (N), south (S), east (E), or west (W), based on the street's direction of travel and its location relative to the initial point of the addressing grid in which it lies.
 - a. Streets that meander or are diagonal relative to cardinal directions shall be treated as either north-south or east-west streets. Once orientation is established, the most appropriate predirectional shall be used throughout the entire length of street, except as provided for "L" shaped streets in this section. The predirectional will not change even if the street changes direction.
 - b. Numbered streets shall be assigned two (2) predirectionals.
 - c. Street names shall not contain the words north, south, east or west or any combination or abbreviation thereof; these terms shall be used as predirectionals only.

(Ord. 17-1737, 7-5-2017)

8-2-7. - Street address numbering standards.

Posting address numbers. The owner of each structure shall post the assigned address number in such a manner that it is clearly visible from the street. Address numbers shall comply in all respects with premises identification requirements set forth in both the International Fire Code and Building Code as adopted and/or amended by the City of Meridian. Address numbers must be posted prior to occupancy.

(Ord. 17-1737, 7-5-2017)

8-2-9. - Process for naming new streets.

A. *New street name proposals.*

1. New street names may be proposed only in conjunction with a development or private street application.
2. New street name proposals may only be submitted by the property owner listed on the associated development application, the property owner's authorized representative, or a government agency.
3. Proposed new street names will be reviewed and may receive preliminary approval in accordance with the process established by the Assessor.
4. A property owner or their authorized representative may seek a variance of a new street name decision in accordance with the process set forth under this chapter.

B. *Final approval.*

1. If no circumstances require rescission of the Assessor's preliminary approval pursuant to the Assessor's established process, final approval of the street name is granted automatically with Council's final approval of the associated development or Department Director final approval of the private street application.

(Ord. 17-1737, 7-5-2017)

8-2-10. - Changes to existing street names; address numbers.

A. *Public hearing required.* In addition to the process set forth in this section, changing an existing street name or multiple existing address numbers of five (5) or more, requires an affirmative action of the commission at a public hearing before any change shall take effect.

1. *Notice of public hearing.* All affected property owners having frontage on the subject street shall be notified by mail at least thirty (30) days before the public hearing. Notice shall include the reason for the hearing, and the place, date, and time set for the hearing.

B. *Changes to existing street names.*

1. *Reasons for change.* Existing street names may only be changed if the existing name is not in compliance with this chapter and/or the existing name negatively impacts public safety or the delivery of emergency services.

emergency vehicles or delivery of emergency services, the date of the original dedication of the street, the number of existing addresses on the street in question, and any other factors pertinent to proposed street name change.

f. *Notice of commission decision.* The department shall mail to all affected property owners having frontage on the subject street written notice of the commission's final decision. Such notice shall include notice of the right to appeal the commission's decision to City Council in accordance with the requirements of this chapter. The commission decision is deemed final after approval of the findings of facts, conclusions of law, decision, and order.

g. *ACHD notification.* Following entry of a final decision to approve a request to change an existing street name, and expiration of the appeals period or resolution of any pending appeals, ACHD shall be notified of the newly assigned street name according to the Assessor's established process to coordinate through ACHD invoicing for all costs associated with production and installation of the new street signs; remittance shall be to ACHD.

3. *Effective date.* No change to an existing street name shall become effective until ninety (90) days after entry of a final decision to approve a request to change an existing street name, and expiration of the appeals period or resolution of any pending appeals, and ACHD's receipt of payment for the new street signs.

C. *Changes to existing address number.*

1. *Process for address number change.* Where deemed necessary or desirable, and in accordance with this section, the department may change one (1) to four (4) existing address numbers at its own discretion. When five (5) or more related address changes are deemed necessary or desirable the department shall schedule a public hearing before the commission following the public notice provisions set forth in this section.
2. *Reasons for change.* Existing address numbers may be changed only in the following situations:
 - a. The existing address number conflicts with the official address number grid;
 - b. The existing address number conflicts with any of the requirements of this chapter;
 - c. The existing address number is not in sequence and/or does not run consecutively in the same direction as the official address number grid;
 - d. The existing address number is such that the assignment of address numbers for new development is not practical and in keeping with the addressing standards as set forth in this chapter;
 - e. When a new street is approved and the existing address must reflect the new street name using the correct numerical range for the new street;

requirements of this chapter. The commission decision is deemed final after approval of the findings of facts, conclusions of law, decision, and order.

- b. *Effective date.* No change to multiple existing address numbers of five (5) or more related addresses shall become effective until ninety (90) days after official action by the commission or expiration of the applicable appeal period whichever is longer.
- 6. *Exigent circumstances; waiver of notice requirements.* The department shall have authority to lessen notice requirements in certain circumstances including, but not limited to:
 - a. *Imminent initiation of development.* The department determines that change of the initial address assigned to building lot is required to comply with the addressing standards as set forth in this chapter and that affecting such change prior to initiation of development is administratively prudent;
 - b. *Public safety.* The department determines that circumstances warrant waiver of notice requirements due to public safety concerns;
 - c. *Timely notice.* The department shall provide notice in as timely a manner as feasible under the circumstances utilizing any and all available methods of contacting property owner.
- 7. *Posting date.* New address numbers must be posted by the property owner by the effective date.
- D. *Notification to public agencies.* The department shall notify certain public agencies of changes of street name or address number within five (5) working days of the written final decision as determined by the expiration of the appeals period or resolution of any pending appeals. Notification will be provided to affected agencies as determined by the department, including public health and safety agencies; United States Post Office; and utility companies.
- E. *Property owner's responsibility.* At or before such time of the effective date, if the property owner's address has changed, the property owner shall complete a change of address form with the United States Postal Service and display the new address number as required by this section. It shall be the sole responsibility of the property owner to notify the property owner's banks, creditors, periodicals and any other persons of the new street name and/or address number.

(Ord. 17-1737, 7-5-2017)

8-2-11. - Variances and appeals.

A. *Variances.*

- 1. *Grant of variance by Commission.* The standards and requirements of these regulations may be modified or varied by the Commission where the enforcement of the rules hereunder will result in extraordinary hardship; provided, that substantial justice is done and the public

That multiple tenants would be required to change their address along with the primary user.

- (D) That the existing address number can be administered and maintained for future development.
- (E) That not assigning a proposed new street name would have substantial negative monetary impact to the property owner.

3. *Process for requesting variance.*

- a. A property owner may seek a variance from a department determination in which the property owner is an affected party by submitting a written request for variance to the City Clerk's Office within five (5) working days of the date of written notification of the department determination. A copy of the notice of appeal shall be provided to the department.
- b. A request for variance must specifically set forth the reasons justifying the variance including the extraordinary hardship caused by the regulations and decision of the department.
- c. The department may submit a response to the City Clerk's Office and the property owner within five (5) working days of receipt of the request for variance.
- d. The City Clerk's Office shall schedule the matter for a public hearing before the commission at the first available opportunity and provide notice of the hearing to the parties.
- e. On the date and time duly noticed for the hearing before the commission, the parties may provide testimony and/or evidence to assist the commission in reaching a decision regarding the requested variance. The commission decision shall be supported by findings of fact and conclusions of law.
- f. The commission's decision shall become final upon its approval of written findings of fact and interpretations or applications of this chapter supporting the decision.
- g. The City Clerk's Office shall mail written notification of the final decision to the property owner. Such notice shall include notice of the right to appeal the commission's decision to City Council according to the process set forth in this section.

B. *Appeals.*

- 1. *Limited right of appeal to Council.* The Council may affirm, overturn, or modify a decision by the Commission only where the Commission's findings of fact are not based upon substantial evidence or the conclusions of law are erroneous. No new evidence shall be presented on appeal to City Council. The Council shall decide the matter upon consideration of the record of hearing before the Commission. The decision of the Council shall be final.
- 2. *Appeals process.*

Posting address required. All persons shall post the address number of his property as designated by the City Council and as required by this chapter and all other applicable provisions of law.

- D. *Violation a misdemeanor.* Each violation of these regulations shall be a misdemeanor. Each violation for each day it shall continue shall constitute a separate offense, and each violation shall be punishable as provided in Idaho Code § 18-113.

(Ord. 17-1737, 7-5-2017)