

COMMUNITY DEVELOPMENT  
DEPARTMENT REPORT

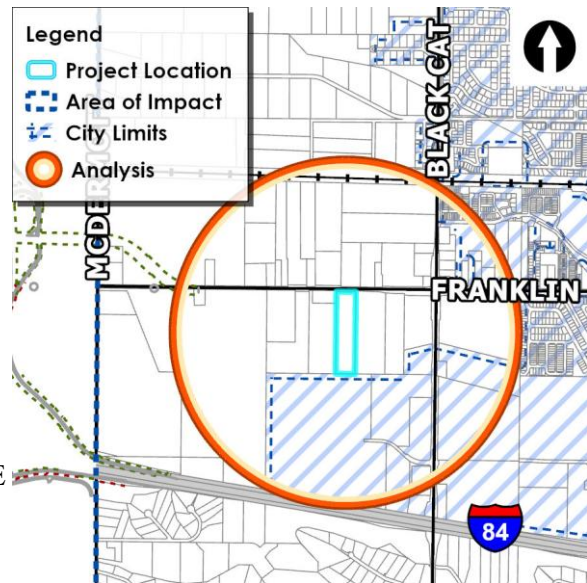


HEARING DATE: 5/21/2026  
TO: Planning & Zoning Commission  
FROM: Nick Napoli, Associate Planner  
208-884-5533  
nnapoli@meridiancity.org

APPLICANT: Shari Stiles

SUBJECT: H-2025-0060  
Butte Fence Annexation

LOCATION: 5233 W. Franklin Road in N 1/2 of the NE 1/4 of Section 16, T.3N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Annexation of 9.14 acres of land with the I-L zoning district for the purpose of complying with the terms outlined in the consent to annex agreement for the existing fencing business (contractors yard with ancillary retail sales) in operation at the subject property.

B. Issues/Waivers

- The subject property was developed in the County and has been in operation for approximately seven years. Because this property was developed under County standards, there are existing site conditions that do not meet current UDC standards. Staff has received a copy of the County’s approval to document these nonconformities over time. Staff is not requiring all of the nonconformities to be brought into conformance at this time.

With any future site expansion or additional development, improvements may be required based on the extent of development proposed, including construction of the future collector roadway. As part of the original approval, the applicant was required to reserve a 30-foot easement along the southern property boundary for preservation of the future Town Center collector identified on the MSM. However, the applicant has acquired additional property, and the future roadway alignment will now bifurcate the property and requires future platting and right-of-way dedication to build the road.

C. Recommendation

Staff: Approval with a development agreement.  
Commission: Pending

D. Decision

City Council: Pending

## II. COMMUNITY METRICS

**Table 1: Land Use**

Description	Details	Map Ref.
Existing Land Use(s)	Industrial (Contractors Yard, Outdoor Storage, and Retail/Showroom)	-
Proposed Land Use(s)	Industrial (Contractors Yard, Outdoor Storage, and Retail/Showroom)	-
Existing Zoning	M1 in Ada County	VII.A.2
Proposed Zoning	Light Industrial (I-L)	
Adopted FLUM Designation	Mixed Employment (M-E)	VII.A.3
Proposed FLUM Designation	Mixed Employment (M-E)	

**Table 2: Process Facts**

Description	Details
Preapplication Meeting date	11/5/2025
Neighborhood Meeting	12/11/2025
Site posting date	5/11/2026

**Table 3: Community Metrics**

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.C
• Comments Received	No	-
• Commission Action Required	No	-
• Access	Franklin Road: Arterial Road	-
ITD Comments Received	Yes; No Comment	Error! Reference source not found.
Meridian Public Works Wastewater		Error! Reference source not found.
• Distance to Mainline	Already Connected	
Meridian Public Works Water		Error! Reference source not found.
• Distance to Mainline	Already Connected	

Note: See section IV. City/Agency Comments & Conditions for comments received or paste the following link into the browser for the public file:  
<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=427040&dbid=0&repo=MeridianCity>

**Figure 1: ACHD Summary Metrics**

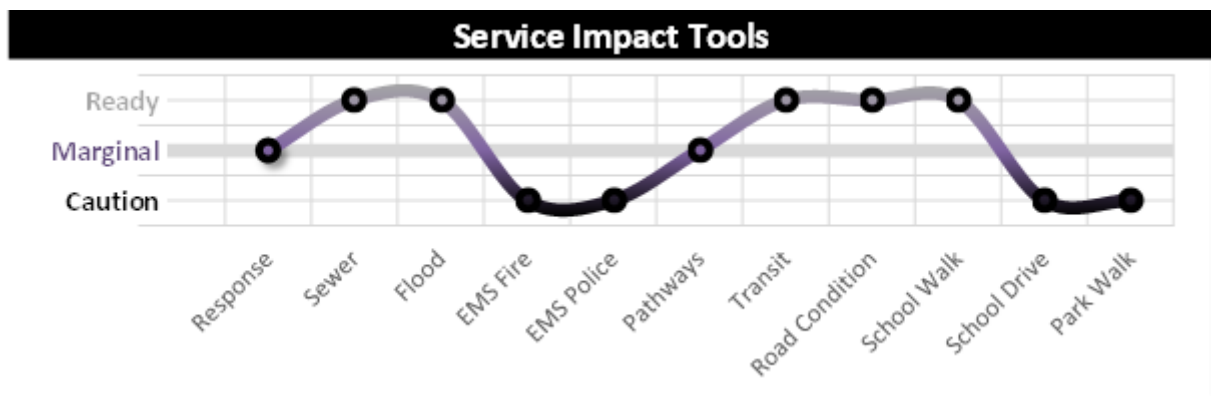
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
* Franklin Road	761-feet	Principal Arterial	543	Better than "E"
** Black Cat Road	N/A	Minor Arterial	417	Better than "E"

\* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

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

**Figure 2: Service Impact Summary**



Notes: See Error! Reference source not found.. Error! Reference source not found..

### III. STAFF ANALYSIS

#### Comprehensive Plan and Unified Development Code (UDC)

##### A. General Overview and History

The subject property was approved for manufacturing facility with accessory office space, product fabrication, assembly, outdoor storage, and retail sales in Ada County. However, since it is annexing into the City it will be considered a contractors yard with ancillary retail sales.

Ada County accepted the application on March 28<sup>th</sup>, 2019, and was approved on July 10<sup>th</sup>, 2019, by the Board of Ada County Commissioners. However, a condition of approval was for Butte Fence to enter into an agreement with the City of Meridian to connect with city sewer and water services. Butte Fence entered into this agreement with the City of Meridian under instrument number 2019-017514. In this agreement, Butte Fence was required to submit an annexation application within sixty (60) days of the subject property being contiguous to city limits. On September 19<sup>th</sup>, 2024, Butte Fence completed a property boundary adjustment in Ada County with the parcel to the west (Parcel # S1216120750) making it contiguous with the property south of the Rosenlof Canal (Parcel # S1216131201). At this point in time, the city was not aware of the subject property boundary adjustment. Once discovered, the City of Meridian sent a letter to Butte Fence on October 8<sup>th</sup>, 2025, giving the property owner until December 31<sup>st</sup>, 2025, to submit an annexation application. As a result, the applicant has submitted this annexation application to comply with the terms of the water and sewer hookup agreement from 2019.

This property is designated as Mixed Employment (M-E) on the Future Land Use Map (FLUM) contained in the Comprehensive Plan.

The purpose of this designation is described by the TMISAP as an area to encourage a diversity of compatible land uses that may include a mixture of office, research and specialized employment areas, light industrial including manufacturing and assembly, and other miscellaneous uses. Mixed Employment areas should provide a variety of flexible sites for small, local or start-up businesses, as well as sites for large national or regional enterprises. Mixed density employment will accommodate a wide variety of employers and serve as a primary gateway to Meridian and Meridian's prosperity.

While the subject use is not primarily what the Mixed Employment designation in the TMISAP calls for, staff is supportive of the proposed annexation with the I-L zoning district due to it being the most appropriate zone for the existing use. Currently, approximately 5.966 acres of the 9.14 acres of land is developed or used as outdoor storage, the remaining 3.176 acres of land will require a certificate of zoning compliance application for any expansion of the proposed use. In addition, the placement of the east-west collector roadway has changed since the approval from Ada County in 2019. The property owner will be required to subdivide the property and construct the collector roadway within two (2) years of the annexation ordinance being recorded.

**Table 4: Project Overview**

Description	Details
History	201900606 ZC-DA-MSP in Ada County; Sewer and Water Agreement Inst # 2019-017514; and 202401384 PBA in Ada County
Physical Features	Rosenlof Drain is on the southern portion of the site
Acreage	9.14 acres

##### B. Site Development and Use Analysis

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

The subject property has an existing 13,000 square foot building that is used as manufacturing and assembly with accessory retail sales, office, and showroom. At the time of this annexation application, the applicant is not proposing an expansion of any buildings.

In addition, the applicant currently has an approximately 3,000 square foot storage building being constructed near the center of the property. This building was approved by Ada County prior to submitting for the annexation application.

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

As previously noted, the subject property was approved for a manufacturing facility with accessory office space, product fabrication, assembly, outdoor storage, and retail sales in Ada County. The applicant is not proposing a different use with the annexation request and intends to expand the use with the additional land acquired on the southern boundary. However, the City of Meridian will constitute the existing use as a contractors yard with ancillary retail sales. With the requested zoning of I-L (Light Industrial), the existing use and proposed expansion is permitted and will be allowed to continue under UDC Table 11-2C-2.

However, there are several non-conformities with the site that do not meet UDC requirements. This includes vegetation coverage requirements, architectural standards for the existing building, and multi-use pathways along arterial roads. Staff is not requiring these to be brought into conformance with this application; however, with future expansions staff will require some of these nonconformities to be remedied or the applicant has the option of seeking a conditional use permit to keep the non-conforming status in accord with UDC 11-1B-4.

3. Dimensional Standards (*UDC 11-2*):

The I-L zoning district requires a 35' street setback, 20' landscape buffer along collector streets, 25' wide buffer along arterial streets, and allows height up to 50'. The existing conditions of the site comply with these dimensional standards. However, with future expansion and construction of the future collector roadway, the applicant shall submit a Preliminary Plat and Certificate of Zoning Compliance application in compliance with the standards listed in UDC 11-2C-3.

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

UDC 11-4-3-8: Contractors Yard

A. All structures or outdoor storage areas shall be located a minimum of one hundred (100) feet from any residential district.

*The proposed contractor's yard is located further than 100 feet from any residential district.*

B. Outdoor storage areas shall comply with Section 11-3A-1411-3A-14, "outdoor storage as an accessory use", of this title.

*The applicant is proposing the outdoor storage to be screened from the public right of way and will have a designated area on the site for it. The applicant will be required to install fencing to screen the storage yard with the construction of the future collector roadway. At that time, the applicant will be required to submit a certificate of zoning compliance application to show the type and location of the fencing.*

C. The site shall not be used as a junkyard or vehicle wrecking yard as herein defined.

*The applicant understands and will comply with this standard.*

### **C. Design Standards Analysis**

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

UDC 11-3A-19 and Comprehensive Plan Goal 5.01.02D emphasize the significance of building frontages along public streets and/or public spaces. The existing building along the Franklin Road frontage has already been constructed so it won't meet this standard but it will be vested as it is an existing condition for the existing use.

2. Landscaping (UDC 11-3B):

i. Landscape buffers along streets

A 20-foot wide landscape buffer is required on both side of the future collector, and a 25-foot wide buffer is required adjacent to arterial streets (Franklin Road). *The applicant has already installed the 25-foot buffer along Franklin Road. This existing buffer does not meet our vegetation coverage requirements; however, due to the existing buffer meeting the required width and trees, staff is not recommending additional vegetation coverage. In addition, the landscaping for the future collector shall be installed at the time the collector roadway is constructed. The applicant will be required to submit a certificate of zoning compliance application for these improvements.*

ii. Parking lot landscaping

Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8. The requirements include 5 ft. perimeter adjacent to streets and islands of at least 50 sq. ft. per every 12 parking spaces. *The applicant has already installed landscaping meeting these requirements for the portion that is developed. Any future development shall meet these requirements and will be analyzed with the Certificate of Zoning Compliance.*

iii. Tree preservation

With future development of the undeveloped portion of the site, a Tree Mitigation Plan should be submitted with the Certificate of Zoning Compliance detailing all existing trees and methods of mitigation outlined by the City Arborist before any trees are to be removed as set forth in UDC 11-3B-10C.5.

iv. 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. In addition, any drainage swales shall meet the requirements listed in UDC 11-3B-11.

v. Pathway landscaping

The proposed pathways along Franklin Road appears to include five (5) feet of landscaping on both sides, meeting UDC requirements. The future pathways on both sides of the future collector roadway will be required to meet this standard.

Given that the TMISAP includes on-street bike lanes, which is not the standard when ten (10) foot multi-use pathways are present, staff has determined that if trees are placed within the eight (8) foot parkway, the applicant may reduce the landscaping on the south side of the multi-use pathway to five (5) feet. However, if trees are not provided in the parkway, the full ten (10) feet of landscaping must be included, as specified in the TMISAP (page 3-20, street section C).

3. Parking (UDC 11-3C):

i. Nonresidential parking analysis

The subject property currently has 41 stalls for the existing business on the property. This was approved in Ada County with project number 201900606 and exceeds the city's parking standard of one (1) space every 2,000 square feet of gross floor area. With future development of the site, the applicant shall provide adequate parking for any additional square footage that is constructed.

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.

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

The existing building was approved in Ada County under project number 201900606. The existing building does not meet all of the standards required in Meridian Architectural Standards Manual; however, due to it being an existing building, we are not going to require additional design elements for the building. Any future development of the site will be subject to the City of Meridian Architectural Standards Manual. This will be analyzed with a Design Review application for future expansion.

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

Outdoor storage and contractor's yards require closed vision fencing when visible from public right of way. With the extension of the collector roadway bisecting the site the applicant will be required to fence the yard area. The entirety of the yard will be visible and will require an 8-foot closed vision fence around the entirety of the outdoor storage. The applicant shall install an 8-foot fence with any future applications on the southern and eastern boundaries.

#### **D. Transportation Analysis**

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

Currently, the property has one access point to Franklin Road. However, as a part of future development, the applicant will be required to construct a collector roadway in alignment with the collector stubbed from the east. As a result, the property will be given a second access point that will provide additional means of ingress and egress from the site. The existing access off of Franklin Road can remain as previously approved and is proposed to be a shared access point with the proposed development to the east.

It came to staff's attention in April of 2026 that the applicant is currently constructing an additional storage building close to the proximity of the future collector roadway extension. In modeling the neighboring properties proposed alignment with Butte Fences new building, it appears there is adequate room for the road and required landscape buffer to align correctly.

2. Multiuse Pathways (*UDC 11-3A-5*):

The applicant currently has a 5-foot pathway along Franklin Road. When this project was approved in Ada County, it was not ACHD's policy to have multi-use pathways along Arterial and Collector roadways. Since the property is now annexing into the city, the applicant shall widen the 5-foot sidewalk to a 10-foot multi-use pathway along Franklin. In addition, there will be two (2) multi-use pathways, one (1) on each side of the future collector roadway.

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

The applicant currently has a sidewalk coming from Franklin Road to the front of the store. However, the pedestrian connection is not delineated from the driving surface at UDC 11-3A-19 requires. Staff notes this is a nonconforming site condition and will not require the applicant to bring this into conformance with this application.

#### **E. Services Analysis**

1. Waterways (*Comp Plan, UDC 11-3A-6*):

The Rosenlof Drain runs along the southern boundary of the site. The applicant is proposing to leave the drain open as they will not be impeding access to the irrigation canal.

2. Pressurized Irrigation (*UDC 11-3A-15*):  
Underground pressurized irrigation water is required to be provided to each lot within the development as set forth in UDC 11-3A-15.
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.
4. Utilities (*Comp Plan, UDC 11-3A-21*):  
As previously noted, the subject property entered into an agreement with the City of Meridian in 2019 under Instrument # 2019-017514. With future expansions and submittals urban sewer and water infrastructure and curb, gutter, and sidewalks are required to be provided with development.

#### **IV. CITY/AGENCY COMMENTS & CONDITIONS**

##### **A. Meridian Planning Division**

Prior to approval of the annexation ordinance, the DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

- a. The applicant is vested with the non-conformities, however, with future expansions or development applications the applicant shall meet the City's requirements or follow the procedures set forth in UDC 11-1B-4.
- b. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.
- c. Within two (2) years of annexation ordinance approval, the applicant shall subdivide and construct the future collector roadway in accordance with Exhibit C of the TMISAP (Page 3-10) or ACHD standards.
- d. With future expansion, the applicant shall submit a Certificate of Zoning Compliance and Design Review application prior to submittal of building permits.
- e. The applicant shall grant cross access to the parcel to the east (Parcel # S1216110501) for the use of the existing Franklin Road access. A copy of the recorded agreement shall be provided with the first Certificate of Zoning Compliance application or included as a note on a recorded final plat.
- f. The development shall comply with the specific use standards for a contractor's yard in UDC 11-4-3-8.

## B. Meridian Park's Department



**Reviewer:** Kim Warren / Pathways Project Manager

**Planner Assigned:** Nick Napoli

**Project Name:** Butte Fence Annexation **File No:** H-2025-0060 AZ **Date:** 1.16.2026

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.
2. Prior to final approval the applicant shall dedicate a public access easement for a 10' wide detached multi-use pathway within the landscape buffer on W Franklin Rd. 10' multi-use pathway will also be required along the proposed collector roadway at the south project boundary.  
  
Public access easements need only be dedicated for multi-use pathways that lie outside the public ROW. Easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side).  
  
*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.

## C. Ada County Highway District (ACHD)

Click or tap here to enter text.

## V. FINDINGS

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

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan; *Based on previous approvals, Staff finds the proposed development is consistent with the TMISAP designation of Mixed Employment and the proposed development will be consistent with the previous approval of the Black Cat Industrial Business Complex on the property to the south.*

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;  
*Staff finds that, although the proposed map amendment to I-L zoning is not the preferred designation within the Mixed-Employment area, it is appropriate in this case. Given the existing use of the site, the I-L zoning is consistent with the zoning to the south, and the proposed use aligns with the purpose and intent of the I-L zone.*
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;  
*This application proposes to annex 9.14 acres of property with the I-L zoning district to allow for an established user to continue its operation in the city. Staff finds the proposed development will not be detrimental to the public health, safety, and welfare.*
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and  
*Staff finds that the proposed zoning amendment will not result in any adverse impact upon the delivery of services by any political subdivision providing services to this site.*
5. The annexation (as applicable) is in the best interest of city.  
*Staff finds the proposed annexation and zone of I-L to be in the best interest of the city due to previous approvals for the property to the south and the existing use on the site.*

## VI. ACTION

### A. Staff:

Staff recommends approval of the proposed Annexation per the provisions in Section IV in accord with the Findings in Section V.

### B. Commission:

Pending

### C. City Council:

Pending

## VII. EXHIBITS

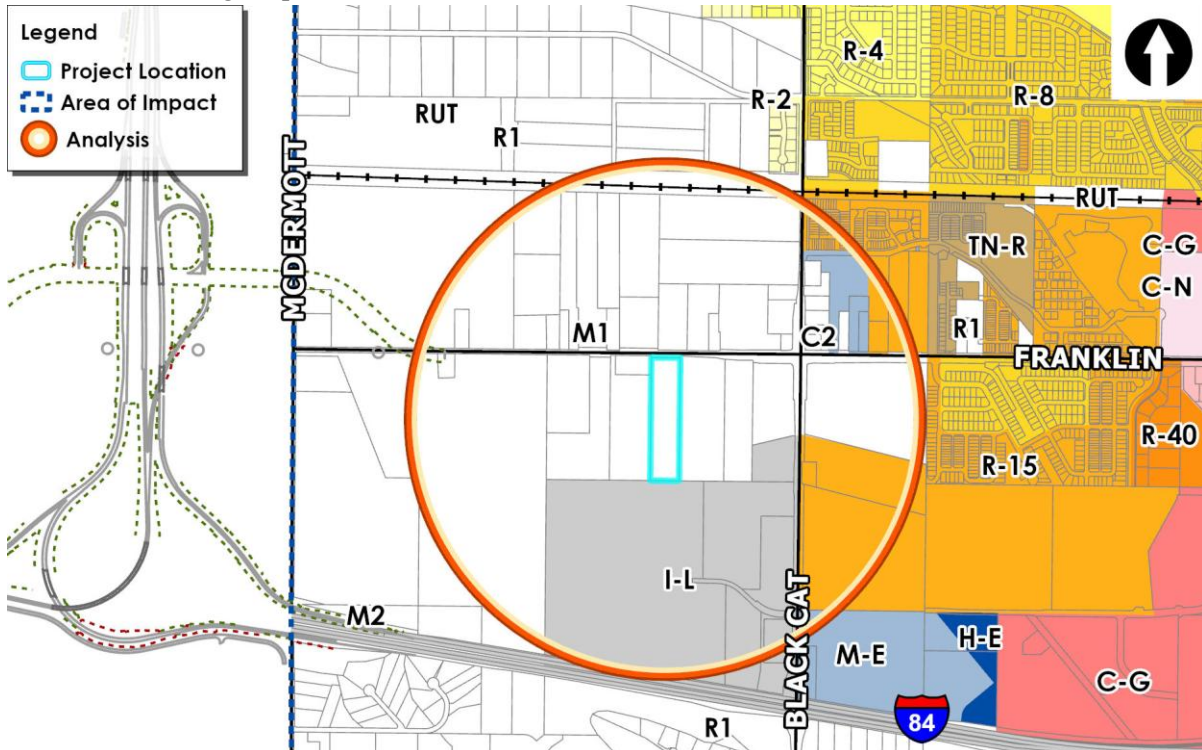
### A. Project Area Maps

(link to [Project Overview](#))

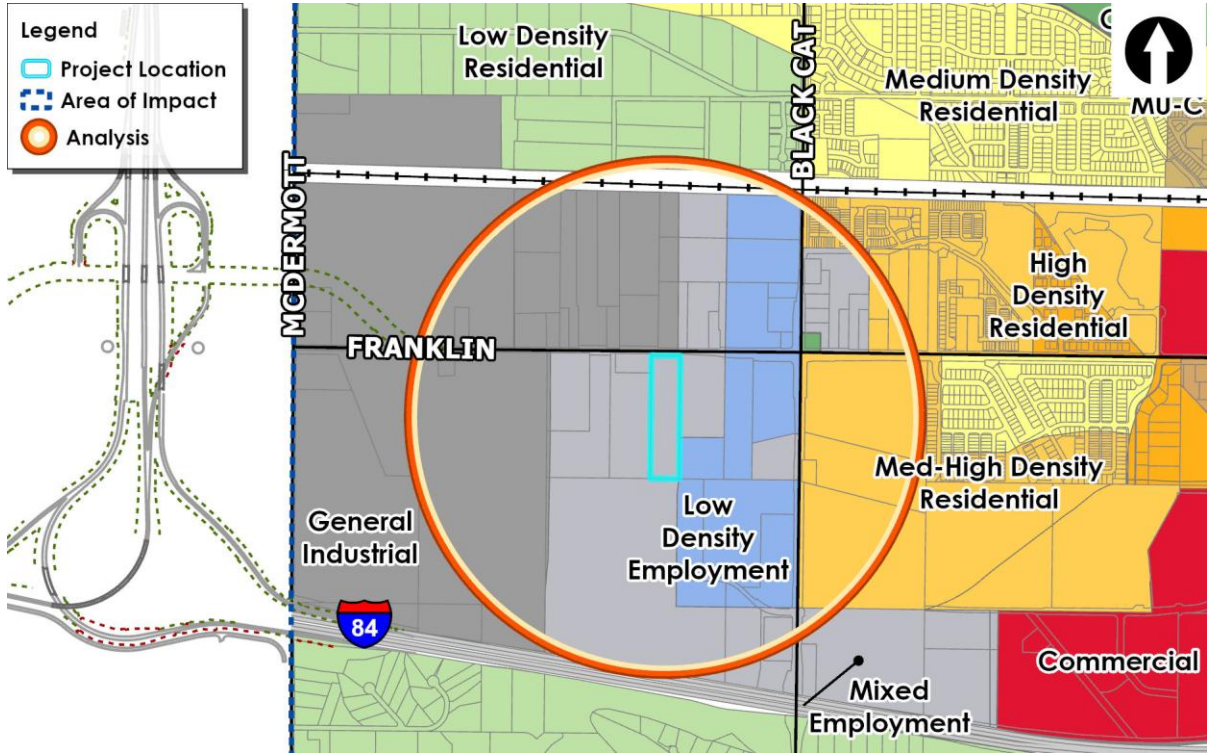
#### 1. Aerial



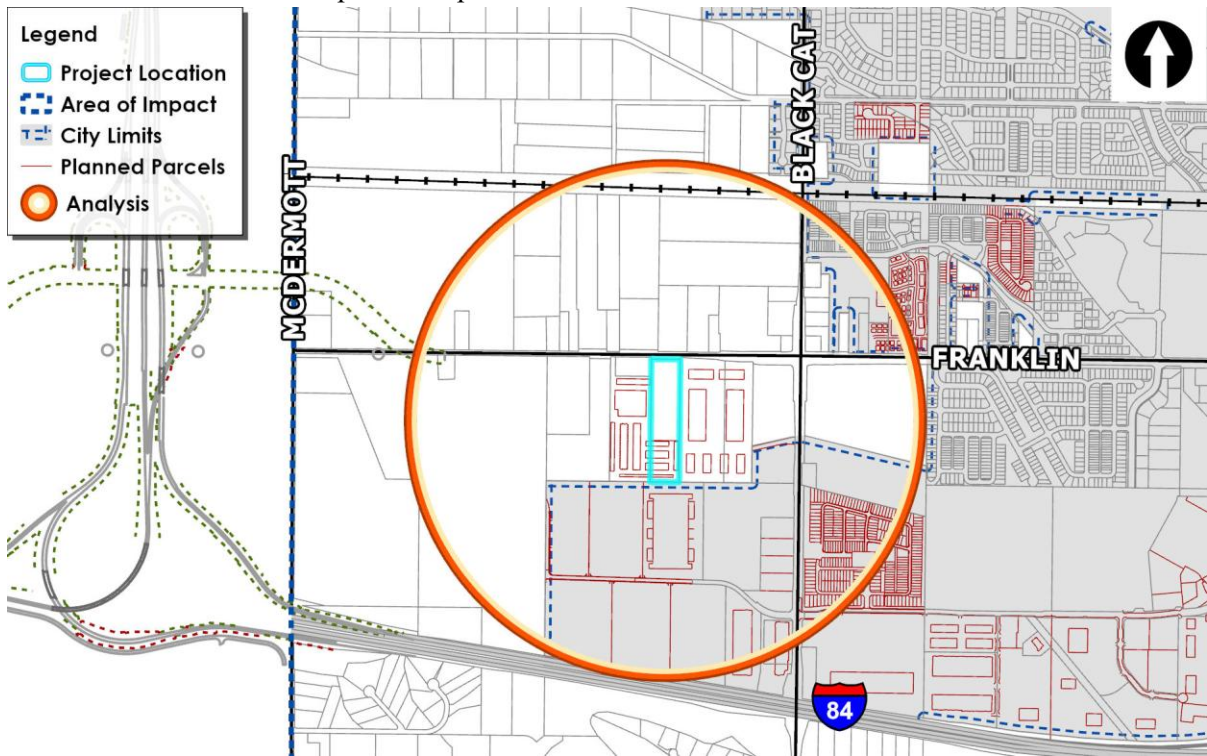
#### 2. Zoning Map



### 3. Future Land Use



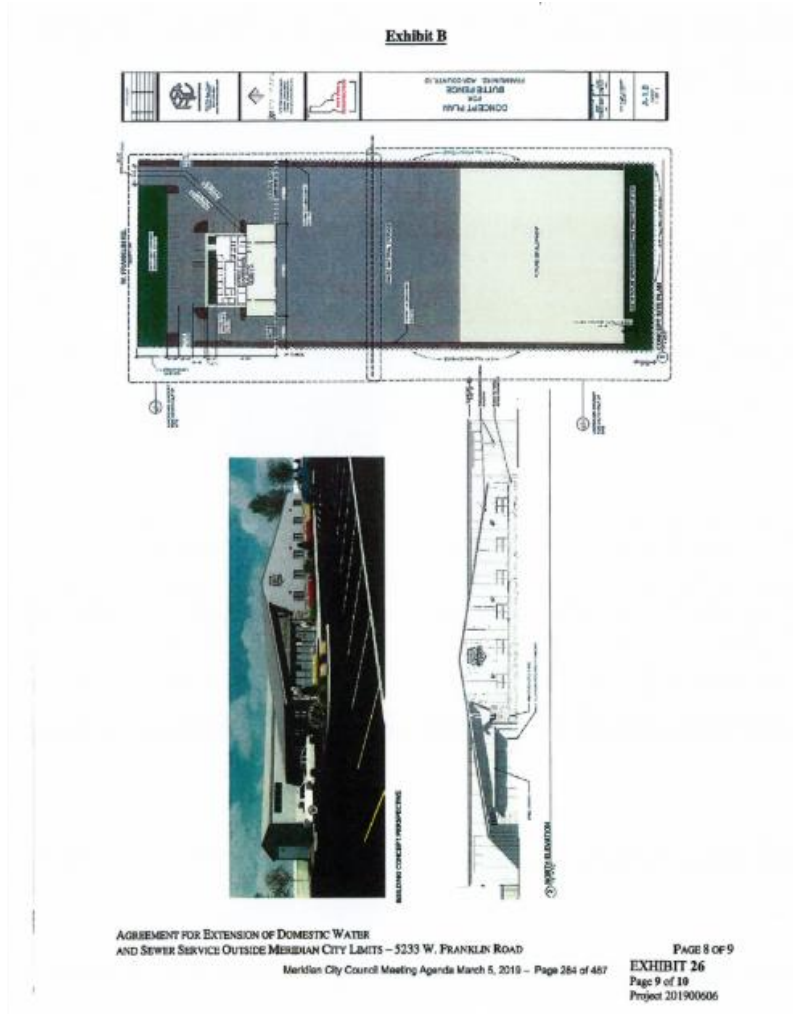
### 4. Planned Development Map



**B. Subject Site Photos**



C. Site Plan (date: 7/16/2025)



## D. Previous Ada County Approval



### BEFORE THE BOARD OF ADA COUNTY COMMISSIONERS

In re:

Application of Butte Fence

Project No. 201900606 ZC-DA-MSP

### FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

#### FINDINGS OF FACT

If any of these Findings of Fact are deemed Conclusions of Law, they are incorporated into the Conclusions of Law section.

**A. The Board finds that the record is comprised of:**

1. Exhibits to the Staff Report.
2. Exhibit A to the Findings of Fact, Conclusions of Law and Order.
3. All other information contained in Ada County Development Services File for Project No. 201900606 ZC-DA-MSP.
4. All information and testimony presented at the Public Hearing held on July 10, 2019.

**B. As to procedural items, the Board finds the following:**

1. In accordance with Section 8-7A-2B of the Ada County Code, the applicant completed a pre-application conference with the director prior to the submittal of the application on August 9, 2018.
2. In accordance with Section 8-7A-3 of the Ada County Code, the applicant held a neighborhood meeting on February 25, 2019.
3. On March 28, 2019, Development Services accepted Project #201900606 ZC-DA-MSP and scheduled it for public hearing before the Ada County Planning and Zoning Commission on May 9, 2019.

## E. Annexation Legal Description & Exhibit Map

### Legal Description Bison NW LLC – Annexation and I-L Rezone

A parcel of land located in the N ¼ of the NE ¼ of Section 16, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an Aluminum cap monument marking the northeast corner of said NE ¼ of Section 16, from which an Aluminum cap monument marking the northwest corner of said NE ¼ (North ¼ corner) bears N 89°24'39" W a distance of 2641.49 feet;

Thence N 89°24'39" W along the north boundary of said NE ¼ a distance of 1254.51 feet to the **POINT OF BEGINNING**;

Thence leaving said north boundary S 0°38'31" W a distance of 1328.24 feet to a point on the south boundary of said N ¼ of the NE ¼ of said Section 16;

Thence along said south boundary N 89°23'33" W a distance of 299.78 feet to a point;

Thence leaving said south boundary N 0°37'58" E a distance of 1328.15 feet to a point on the north boundary of said NE ¼;

Thence along said north boundary S 89°24'39" E a distance of 300.00 feet to the **POINT OF BEGINNING**.

This parcel contains 9.14 acres and is subject to any easements existing or in use.

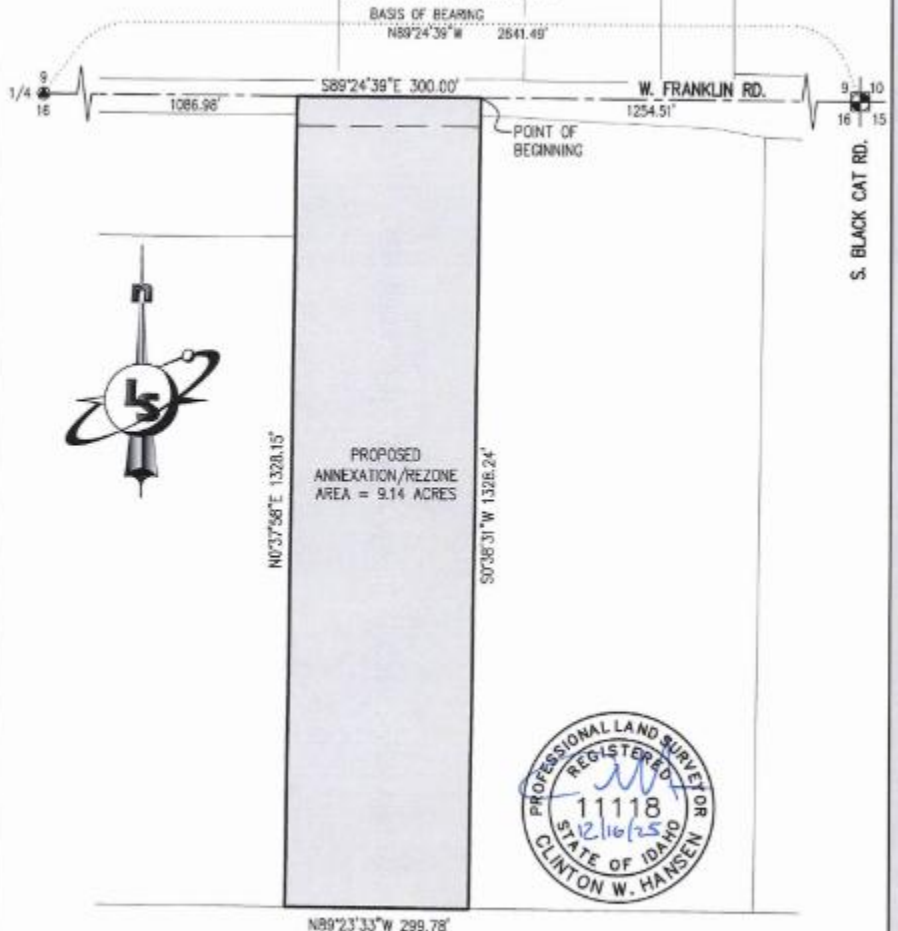
Clinton W. Hansen, PLS  
Land Solutions, PC  
December 15, 2025



Bison NW LLC Annexation/Rezone  
Job No. 15-65  
Page 1 of 1

# PROPOSED ANNEXATION AND REZONE - EXHIBIT

PROPERTY LOCATED IN THE N 1/2 OF THE NE 1/4 OF SECTION 16,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
ADA COUNTY, IDAHO



**LandSolutions**  
Land Surveying and Consulting  
231 E. 9TH ST.  
MERIDIAN, ID 83642  
(208) 288-2040 (208) 288-2557 fax  
www.landsolutions.biz