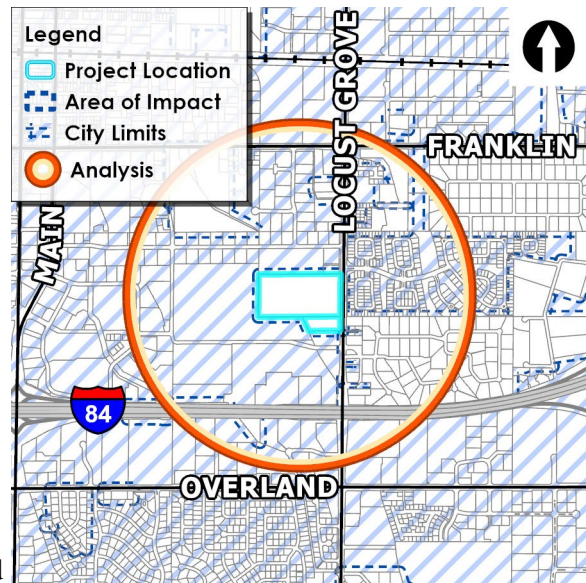


COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 8/15/2024
TO: Mayor & City Council
FROM: Bill Parsons, Current Planning Supervisor
208-884-5533
bparsons@meridiancity.org
APPLICANT: Marty Vizcarra
SUBJECT: H-2024-0027
Idaho State University

LOCATION: Property is generally located on the west side of S. Locust Grove Rd.; midway between E. Franklin Rd. and E. Overland Rd. in the NE 1/4 and SE 1/4 of Section 18, T.3N., R.1E.



I. PROJECT OVERVIEW

A. Summary

Annexation of 23.254 acres of land from RUT and R-6 in Ada County to the C-G zoning district, by Idaho State University.

B. Issues/Waivers

1. The applicant is requesting that the three existing structures not connect to city utilities at this time. After consultation with the City Engineer, staff supports this request, provided that the applicant abandons the existing well and septic system.
2. Continue using the three (3) existing structures for storage. They are currently being used to meet the university's operational needs. Staff is supportive of the buildings remaining on the site as long as the buildings and property are properly maintained.

C. Recommendation

Staff: Approval

D. Decision

Select: Pending.

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant County residence and several outbuildings/Agricultural operations	-
Proposed Land Use(s)	Public Education Institution (ISU Campus)	-
Existing/Proposed Zoning	Rural Urban Transition Area (RUT) and R-6 in Ada County	V.A.2
Future Land Use Designation	Commercial	V.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	Friday, June 7, 2024
Neighborhood Meeting	5/28/2024
Site posting date	8/30/2024

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		III.K
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	S. Locust Grove Road – cross access with the ICOM property to access E. Central Drive	-
• Traffic Level of Service	Better than “E” and Better than “D”.	-
ITD Comments Received	No	III.L

See City/Agency Comments and Conditions Section below and review the public record for all department/agency comments received.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The subject property is currently designated Commercial on the future land use map (FLUM). This designation provides a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases, but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities. Sample zoning include: C-N, C-C, and C-G.

The applicant is requesting the annexation of 23.254 acres of land from the RUT and R-6 zoning districts in Ada County to the C-G zoning district, with the intent to develop the site for a Public Education Institution. This annexation is necessary for ISU to access allocated funds for infrastructure improvements, though no actual development is proposed at this time. Typically, the City requires a concept plan that includes details such as site access, parking, building sizes, pedestrian circulation, and common open space. However, due to the long-term nature of this project, developing these details as part of a comprehensive master plan is crucial. Therefore, City staff has requested that ISU submit a future planned unit development to allow adequate time for master planning the property and coordinating with other partnering agencies.

B. Site Development and Use Analysis

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

The applicant is requesting to retain the three existing structures without connecting them to city utilities until redevelopment can take place. These structures are currently being used for storage to support the university's operational needs. In the meantime, the University commits to regularly maintaining the existing structures and property to ensure they remain clean and orderly. When redevelopment occurs, all existing structures will be removed.

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

Goal 2.04.01 of the Plan emphasizes the importance of the City partnering with schools, non-profits, and other community-based organizations to provide a variety of educational opportunities throughout all stages of life. The 23.254-acre site is proposed for expansion as part of Idaho State University, a Public Education Institution. The proposed C-G zoning aligns with the comprehensive plan's commercial designation, where an educational institution is a principally permitted use in this zone. Idaho State University envisions the site accommodating academic buildings, university housing (dorms), clinical space (healthcare), multi-use facilities, and outdoor amenities. Given the complexity of the project, the development is expected to unfold over a 30-year timeline. **The applicant will be required to submit and obtain approval of a Planned Unit Development (PUD) prior to developing the property.**

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

With annexation of this property, any future development is required to comply with the dimensional standards listed in UDC Table 11-2B-3 for the C-G zoning district.

C. Design Standards Analysis

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

Goal 5.01.02D of the Plan emphasizes the importance of building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, multifamily, and parking lots into existing neighborhoods. Future development plans, including site layouts, landscape designs, and building elevations, should adhere to the structure and site design standards set

forth in UDC 11-3A-19 and the Architectural Standards Manual (ASM). Additionally, future design concepts will be reviewed and approved through the Planned Unit Development (PUD) process to ensure compatibility with neighboring properties as set forth in UDC 11-7.

2. Landscaping (*UDC 11-3B*):
Future development shall comply with the landscape standards listed in UDC 11-3B.
3. Parking (*UDC 11-3C*):
Future development shall comply with the parking standards listed in UDC 11-3C.

D. Transportation Analysis

1. Access (*Comp Plan and UDC 11-3A-3*):

Please note that the concept plan used in the TIS is subject to change during the City's review of the PUD application. However, it does establish a baseline for evaluating access to this property and future mitigation measures as discussed in this section of the report.

The City has received ACHD's staff report on the proposed annexation request. This development is estimated to generate 5,330 vehicle trips per day, 552 vehicle trips per hour in the AM peak hour and 481 vehicle trips per hour in the PM peak hour, based on the traffic impact study. The TIS also evaluated two (2) accesses to S. Locust Grove Rd. and one (1) access to E. Central Drive.

- Access 1 is proposed as a full access driveway located as far as possible for the Locust Grove Road/Central Drive intersection. The proposed access would replace an existing full-access driveway and is critical to the traffic operation and circulation of the proposed development.
- Access 2 is proposed as a full-access driveway to replace the existing access to the residential home and is critical to traffic operation and circulation of the proposed development.
- Access 3 is proposed as right-out only access due to its proximity to Woodbridge Drive and the neighboring property to the north. Access 3 meets District access spacing standards and avoids turning movement conflicts.

The applicant's proposal does not fully comply with ACHD's Access and Driveway Location Policies. Typically, access for this development would be limited to Central Drive, a collector roadway, because it is a lower-classified roadway than Locust Grove Road, which is a minor arterial. However, Access 1 is necessary for the existing parking lot, and Accesses 2 and 3 are required for internal site circulation. Driveways on Locust Grove Road are generally required to be 660 feet apart from other full-movement driveways or 330 feet apart for driveways limited to right-in/right-out access. Despite these requirements, ACHD supports the applicant's access evaluation from the traffic impact study, as all driveways are essential for proper site circulation, and Access 3 is restricted to right-out only.

Additional improvements identified in the TIS include the construction of a southbound right-turn lane at the Locust Grove Road/Access 2 intersection and a second westbound through lane at the Central Drive/ Locust Grove intersection that runs from the intersection west to terminate as a right-turn drop lane at the Central Drive/Access 1 intersection.

In line with ACHD's policies, the Comprehensive Plan and the UDC require developments to access a lesser-classified street. Goal 6.01.02B of the Plan encourages minimizing the number of existing access points onto arterial streets by utilizing methods such as cross-access agreements, access management, and frontage or backage roads, while promoting connectivity between local and collector streets. The purpose of UDC 11-3A-3 is to enhance safety by consolidating and/or limiting access points to arterial streets, ensuring safe entry for

motorists. Currently, the primary access to this property is from S. Locust Grove Road. However, the City previously required cross-access to this property through the ICOM parking lot. Staff concurs with the ACHD report and agrees some access to Locust Grove Road is necessary for internal site circulation. With a future development application, both the City and ACHD will review access points on S. Locust Grove Road and E. Central Drive. At a minimum, the driveway and cross-access provided by the ICOM property should be utilized for the proposed development. Staff also encourages the applicant to explore additional access options through coordination with the Idaho State Police. Staff recommends a provision in the development agreement requiring the applicant to comply with the access standards set forth in UDC 11-3A-3.

2. Multiuse Pathways (*Comp Plan & UDC 11-3A-5 and UDC 11-3A-8*):

Both the Plan and the Unified Development Code (UDC) set forth policies and regulations for extending multiuse pathways in conjunction with new development. Goal 4.04.01A of the Plan encourages new developments and subdivisions connect to the existing pathway system. Multiuse pathways should be constructed in accordance with the City's Comprehensive Plan, the Meridian Pathways Master Plan, the Ada County Highway District Master Street Map, and the Roadways to Bikeways Master Plan. The Pathways Master Plan indicates a multi-use pathway along the Hunter Lateral, connecting with S. Locust Grove Road on the northeast portion of the site. The pathway currently stubs at the property line from the ICOM parking lot on the southern border. With future development, the applicant will be required to extend this pathway through the site and landscape it in accordance with UDC 11-3A-5, 11-3A-8, and 11-3B-12C.

E. Services Analysis

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

The Hunter Lateral bisects the property, with an easement that extends a minimum of 100 feet in total—50 feet on either side of the lateral's centerline. The applicant proposes to tile and pipe the irrigation canal in accordance with UDC 11-3A-6. Any improvements within the easement area will require approval from the Nampa Meridian Irrigation District (NMID).

2. Utilities (*Comp Plan, UDC 11-3A-21*):

Both the Plan and the UDC establish policy and regulations for extending and connecting to City utilities. Goal 3.03.03G of the Plan mandates urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities. Connection to City water and sewer services is typically required with annexation, unless otherwise approved by the City Engineer in accordance with UDC 11-3A-21. As mentioned, the applicant is requesting that the three existing structures not connect to city utilities at this time. After consultation with the City Engineer, staff supports this request, provided that the applicant abandons the existing well and septic system.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions *IF* City Council determines annexation is in the best interest of the City:

1. Before commencing development on the property, the applicant must submit and obtain approval of a Planned Unit Development (PUD) application.
2. The three existing buildings on the site shall be used solely for storage until future development is proposed, and the existing well and septic system must be abandoned.
3. The property and existing structures must be maintained to prevent them from becoming a noxious use in accordance with UDC 11-3A-10.
4. Access to the property must comply with the standards set forth in UDC 11-3A-3. The City and ACHD will determine appropriate access to S. Locust Grove Road and E. Central Drive during the review and approval of the PUD application.

B. Ada County Development Services



ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300
<https://adacounty.id.gov/developmentservices>

PHONE (208) 287-7900
FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

July 19, 2024

Bill Parsons
Ada County Development Services
200 W Front Street
Boise, ID 83702

RE: H-2024-0027 / 785 S Locust Grove Road / Idaho State University Annexation

Bill,

The City of Meridian has requested feedback regarding the proposed annexation and rezone from Rural Urban Transition (RUT) to General Retail and Service Commercial (C-G) of 23.25 acres located at 785 S Locust Grove Road. The proposed future uses are to include facilities for academic, residential, clinical and community needs.

Ada County is supportive of the proposed annexation as it is compatible with *Goal 2.2* of the Ada County Comprehensive Plan, which encourages urban development be directed to Areas of City Impact where investments in urban services have already been made.

Ada County is supportive of the proposed zone to C-G as it is compatible with the Future Land Use Map of the Meridian Comprehensive Plan, as adopted by Ada County, as it designates the subject property as *Commercial*, which is intended to provide retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses, and may include multi-family.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

C. Quality (DEQ)

See public record.

D. Idaho State Police

See public record.

E. Ada County Highway District (ACHD)



Alexis Pickering, President
 Miranda Gold, Vice-President
 Jim Hansen, Commissioner
 Kent Goldthorpe, Commissioner
 Dave McKinney, Commissioner

Date: August 2, 2024

To: Marty Vizcarra, via email

Staff Contact: KaraLeigh Troyer, Planner

Project Description: Idaho State University

Trip Generation: This development is estimated to generate 5,330 vehicle trips per day, 552 vehicle trips per hour in the AM peak hour and 481 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

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

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

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

ACHD Planned Improvements	
IFYWP	X
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS 4
Cyclist	LTS 3

Is Transit Available?	
Yes	
No	X

Comments: The tables above list the existing conditions of the surrounding roadways without the proposed development as this application is for annexation and rezone only. With a future development application, this summary will be updated to reflect the development and its impact.

connecting you to more

Ada County Highway District · 3775 Adams Street · Garden City, ID · 83714 · PH 208 387-6100 · FX 345-7650 · www.achdidaho.org

V. FINDINGS

A. Annexation and/or Rezone (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;
Commission finds the Applicant's request to annex the subject property with C-G for the future expansion of Idaho State University is consistent with the Commercial land use designation for this property.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the proposed map amendment to C-G and development generally complies with the purpose statement of the commercial districts in that it will contribute to the range of educational and community opportunities available in the City consistent with the Comprehensive Plan.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed residential uses should be compatible with adjacent single-family residential homes/uses in the area.
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
Staff finds City services are available to be provided to this development. Comments were not received from WASD on this application so Staff is unable to determine impacts to the school district.
5. The annexation (as applicable) is in the best interest of city.
Staff finds the proposed annexation is in the best interest of the city if the applicant is required to come through a Planned Unit Development for future expansion of the site.

VI. ACTION

A. Staff:

Staff recommends approval of the annexation based on the analysis in section III and Findings in section V.

B. Commission:

The Meridian Planning & Zoning Commission heard this item on August 15, 2024. At the public hearing, the Commission moved to recommend approval of the subject AZ request.

Summary of Commission public hearing:

- a. In favor: Brian Sagendorf
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application: Bill Parsons

f. Other Staff commenting on application: None

Key issue(s) of public testimony:

a. None

Key issue(s) of discussion by Commission:

a. Future access to serve the proposed development.

Commission change(s) to Staff recommendation:

a. None

Outstanding issue(s) for City Council:

a. See [issues/waivers](#) section at the beginning of the report.

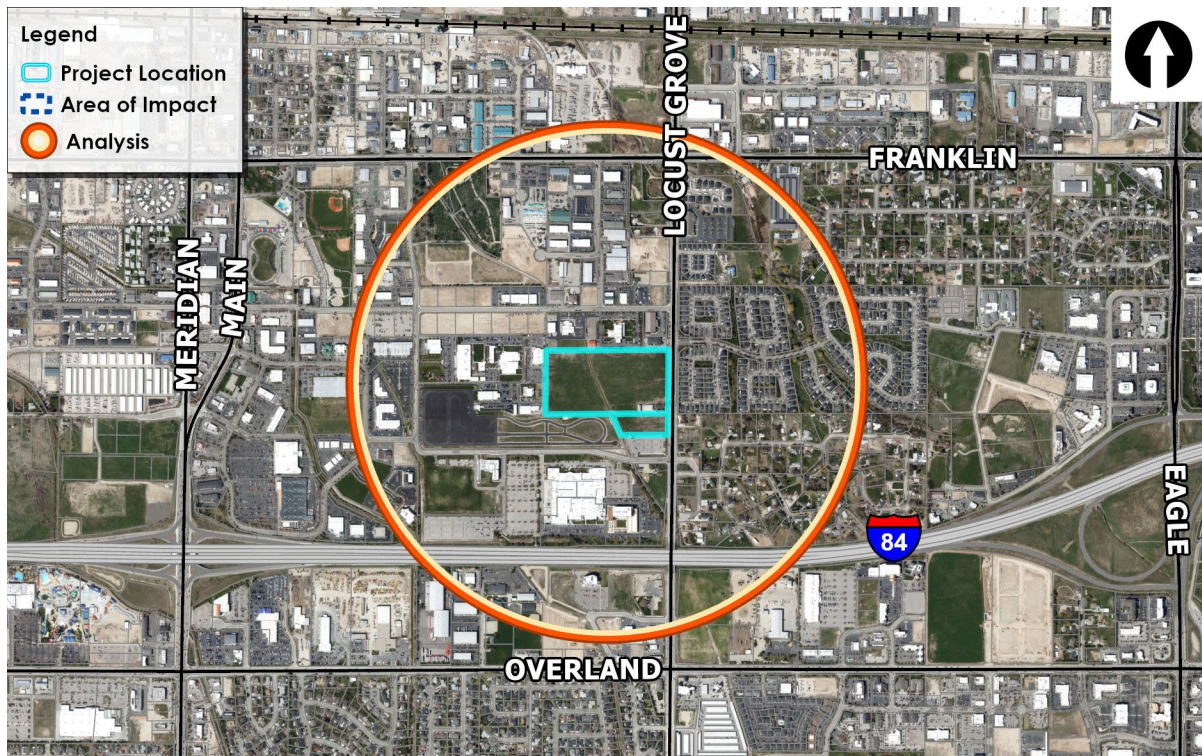
C. City Council:

Action Pending.

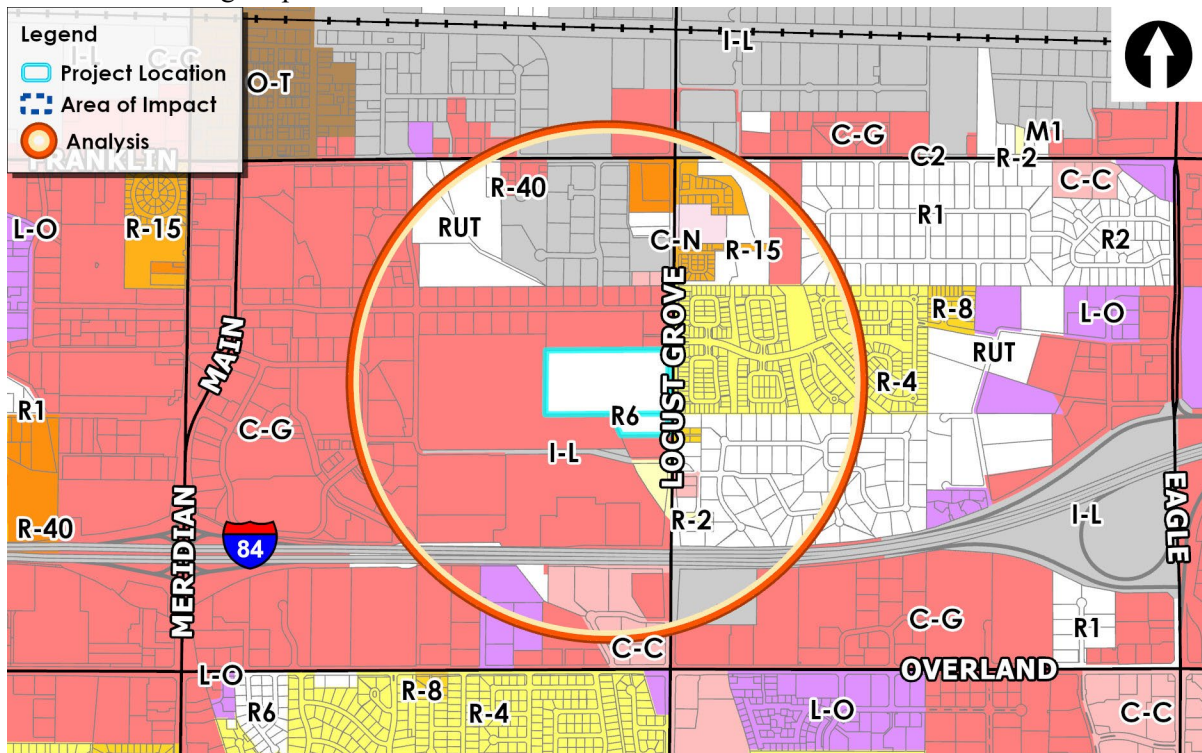
VII. EXHIBITS

A. Project Area Maps

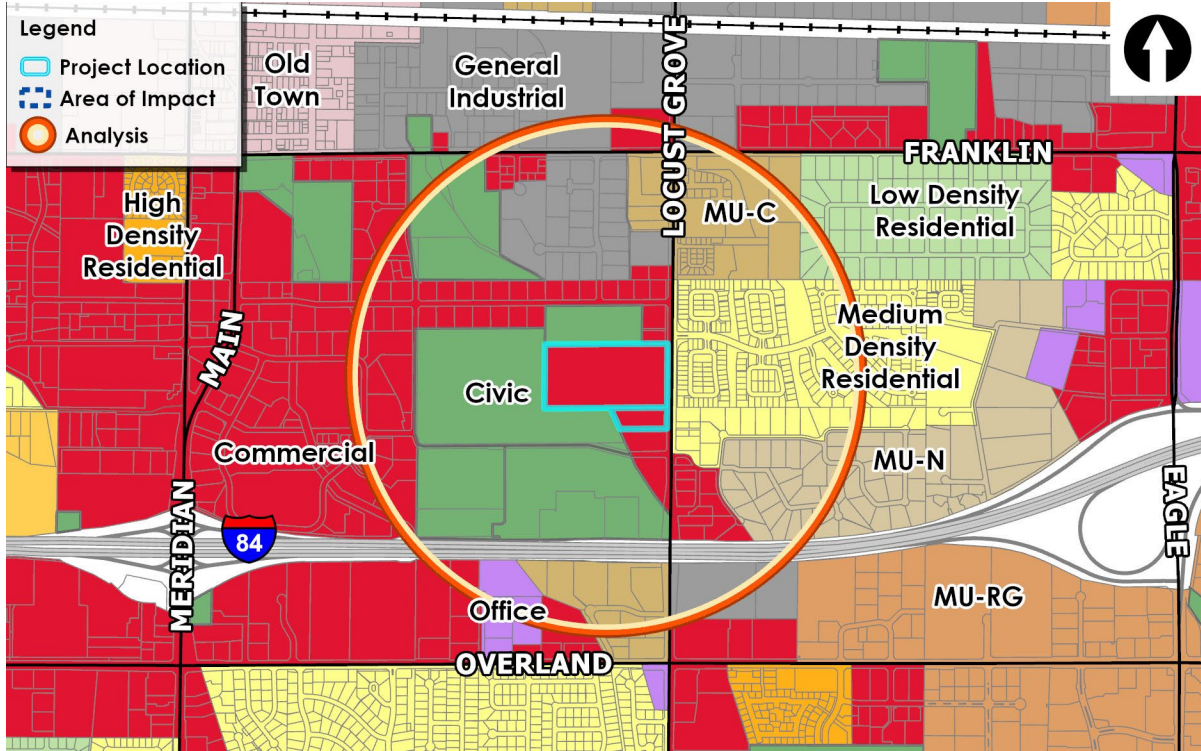
1. Aerial



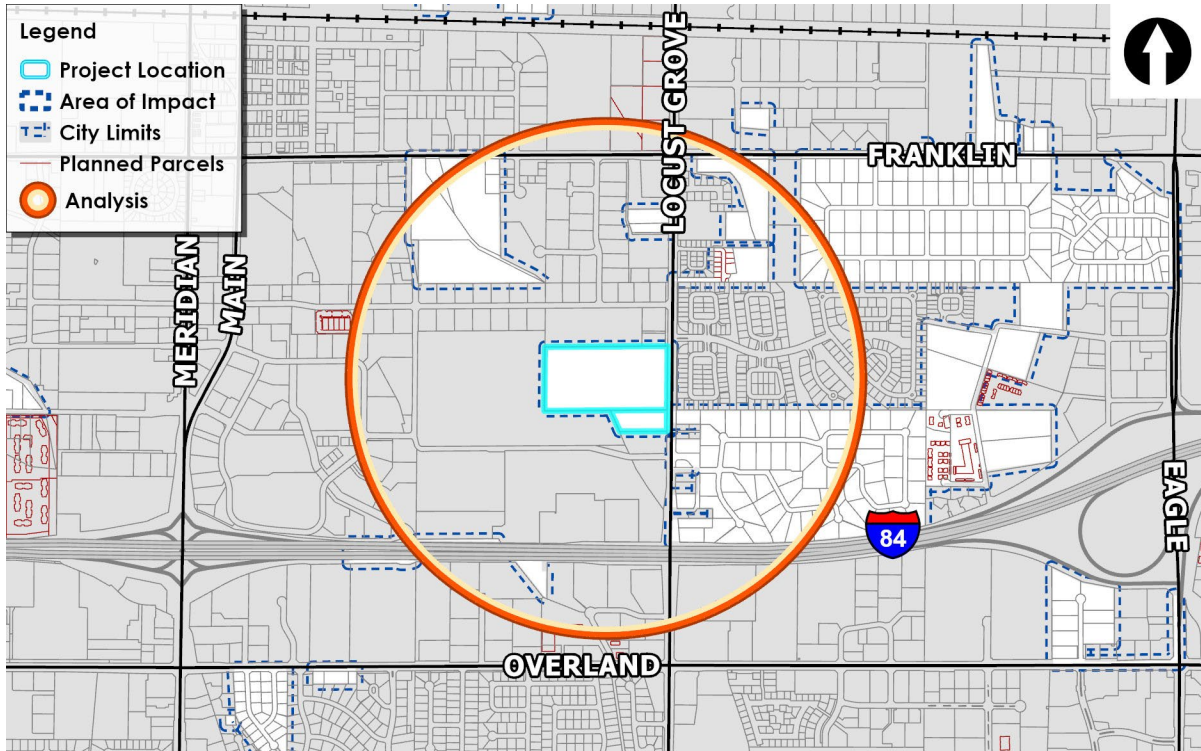
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



C. Service Accessibility Report

Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of current transit route	GREEN
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

D. Annexation Legal Description & Exhibit Map

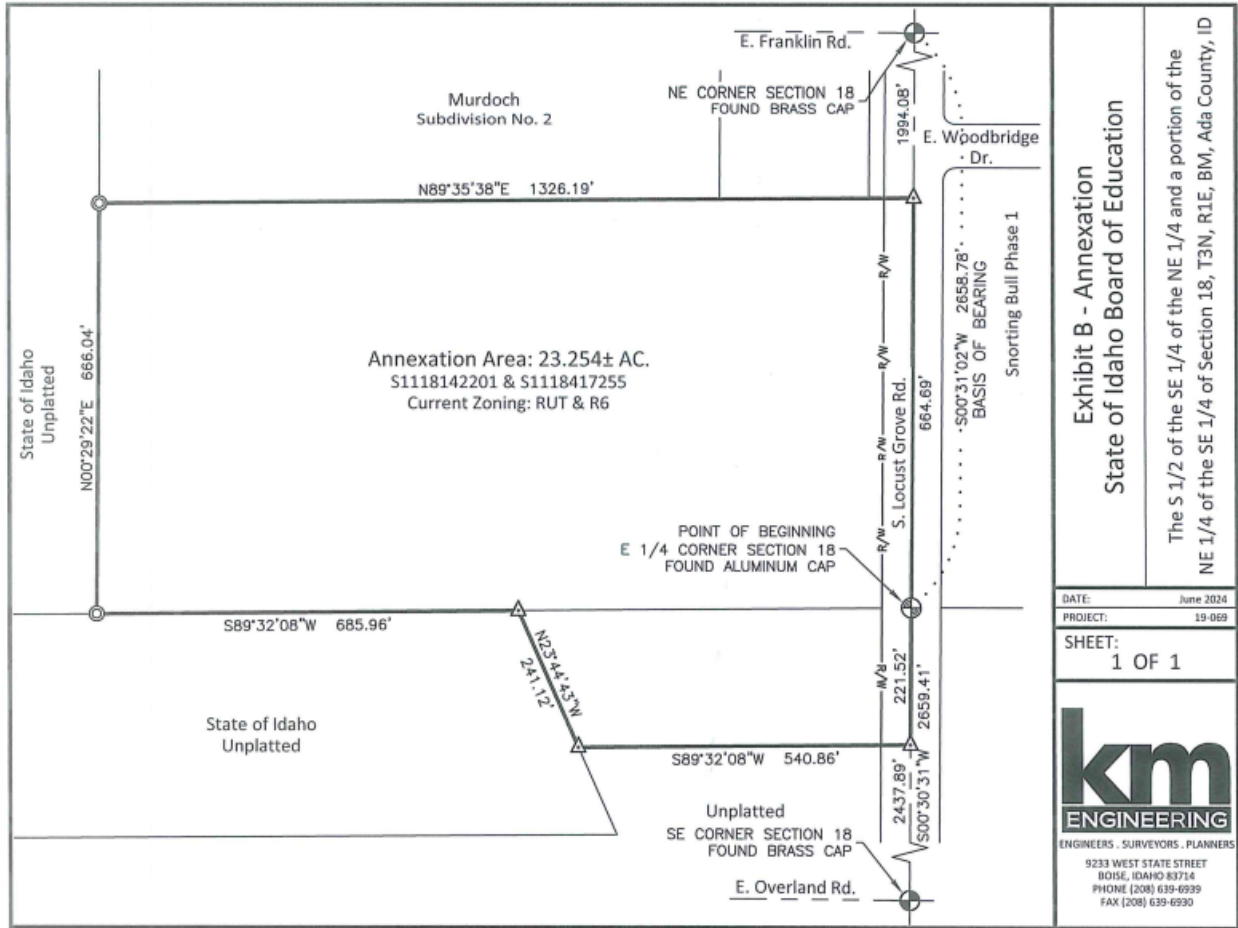


Exhibit B - Annexation
State of Idaho Board of Education

The S 1/2 of the SE 1/4 of the NE 1/4 and a portion of the NE 1/4 of the SE 1/4 of Section 18, T3N, R1E, BM, Ada County, ID

DATE:	June 2024
PROJECT:	19-069
SHEET:	1 OF 1

km
ENGINEERING
 ENGINEERS · SURVEYORS · PLANNERS
 9233 WEST STATE STREET
 BOISE, IDAHO 83714
 PHONE (208) 639-6939
 FAX (208) 639-6990

June 7, 2024
Project No. 19-069

Exhibit A
Legal Description for
Annexation

A parcel of land being the South 1/2 of the Southeast 1/4 of the Northeast 1/4 and a portion of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

BEGINNING at an aluminum cap marking the east 1/4 corner of said Section 18, which bears $S00^{\circ}31'02''W$ a distance of 2,658.78 feet from a brass cap marking the northeast corner of said Section 18;
Thence following the easterly line of said southeast 1/4 of Section 18, $S00^{\circ}30'31''W$ a distance of 221.52 feet;
Thence leaving said easterly line, $S89^{\circ}32'08''W$ a distance of 540.86 feet to the centerline of an irrigation lateral;
Thence following said centerline, $N23^{\circ}44'43''W$ a distance of 241.12 feet to the southerly line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4;
Thence leaving said centerline and following said southerly line, $S89^{\circ}32'08''W$ a distance of 685.96 feet to a 5/8-inch rebar;
Thence leaving said southerly line and following the westerly line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4, $N00^{\circ}29'22''E$ a distance of 666.04 feet to a 5/8-inch rebar;
Thence leaving said westerly line and following the northerly line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4, $N89^{\circ}35'38''E$ a distance of 1,326.19 feet;
Thence leaving said northerly line and following the easterly line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4, $S00^{\circ}31'02''W$ a distance of 664.69 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 23.254 acres, more or less.

Attached hereto is Exhibit B and by this reference is hereby made a part of.

