

**Public Hearing for West Ada (H-2026-0041) by LVK Architects,
located at 215 and 335 S. Locust Grove Rd.**

- A. Request: Annexation of approximately 1.199 acres of land from RUT in Ada County to the C-C Zoning District.
- B. Request: Rezone of approximately 3.424 acres of land from the I-L zone to the C-C Zone.
- C. Request: Conditional Use Permit to operate a public education institution in the proposed C-C Zone.
- D. Request: Development Agreement Modification to replace the existing DA (Instrument #2022-001274) with a new one.
- E. Request: Alternative Compliance to reduce the required number of parking stalls from 185 to 145 and to deviate from the parking lot landscaping standards.

Lorcher: The next item on the agenda is H-2026-0041 is a request for annexation, rezone, a DA modification, alternative compliance and a conditional use permit from the West Ada School District and we will begin with the staff report.

Ritter: Good evening, Commissioners. Again, as stated we are here for annexation and zoning of approximately 1.199 acres of land. It's currently zoned RUT and they want it to be zoned C-C and also a rezone of approximately 3.42 acres of land from I-L to C-C for a total of 4.4 acres of land located at 215 and 335 Locust Grove Road and there is a sliver of property in between those two that is also part of this. There is a modification to the existing development agreement to create a new development agreement as the current DA was approved for the site's previous warehouse uses and does not permit operation of an educational institution. There is also a conditional use permit required for education institutions that take access from a collector or an arterial street where there is not a safe, separate pedestrian -- pedestrian and bike access between the neighborhood and school site. Again the proposed school -- it has access from an arterial, which is Locust Grove. The new CTE center will serve existing high schools located more than one mile away, except for Renaissance High School, which is located approximately half a mile to the south. No walking or bicycle school trips are anticipated between the CTE center and the home school -- the home high schools. The students will be discouraged from walking from Renaissance High School. They are also requesting an alternative compliance to reduce the parking from 185 parking stalls to 145 parking stalls and deviate from the parking lot landscape standards. They are also requesting a waiver to remove the cross-access to the southern portion of the property and a five-foot-wide landscape buffer at the cross-access is not required. The applicant will need to request a waiver to remove the required cross-access for the west side of the property as it was not included in their waiver request. Again this is the annexation portion. It is for the sliver of property between

335 and 215 South Locust Grove that is being proposed to be annexed in and zoned. This is the portion of the property that is being proposed for rezoning. It is currently zoned I-L. Education institutions cannot go in an industrial zone. So, again, there is an existing 74,080 square foot warehouse. This is the elevations that were previously approved with this for the existing warehouse that was approved in 2022. As this is -- this property 335 Locust Grove was annexed into the city in 2021 and it is part of the Solara Subdivision that was recorded in 2024. Earlier this year the city initiative comprehensive plan map amendment was done for this prop -- for these properties. Again it was previously listed as general industrial and mixed use community. Staff took this -- the changes -- it was a city-initiated change to turn this into civic in which schools are allowed in that area in order for the -- for this CTE center to move forward. These properties are currently owned by West Ada School District, so as we went and changed a lot of properties to civic that needed to be changed that were kind of overlooked in previous years. So, just bringing everything to current. This is the site plan. Again this is the parking from the properties that will be annexed in and this is the existing facility. The parking spaces here will be designated for staff and visitors. The existing entrance will be for bus only and this is for staff and visitors. So, it will be signed -- we are asking the applicant to sign it that way. Busses will come into the -- to the property, go around the building and, then, drop students off here and, then, come back out. The new entrance for the student parking, which provides cross-access to the north, students will come in this way into the parking lot and, then, walk across into the facility. So, this is the landscape plan that was provided and in the current DA and part of the requirements, because there is an existing home over here -- even though it is vacant there is an existing home here and it's required to have a 25 foot landscape buffer. They are asking for a waiver from that and they are currently showing 16 and a half feet of landscaping along here. Not sure how the property to the north will develop. We have had conversations on it where it showed commercial, but it could come in as commercial or it could come in as multi-family, but we did want a buffer in between the parking lot and whatever will be proposed there. But they are asking for a waiver to reduce that landscaping. They are -- these are the building elevations that were presented. They are going to make some slight modifications to the exterior of the building. They are going to change like the -- some of the exterior doors will add some exterior doors and windows and expand the mechanical system. Any changes made to the exterior of this building will have to go through design review for review and approval. The applicant is aware of that. And, again, as we were talking about the waivers that they were asking for, removal of the requirement for cross-access to the southern portion of the property, to reduce the landscape buffer to the north from 25 feet to six and a half and, again, they did not request a waiver for the cross-access to the western portion of the boundary and they need to address that with commission and council. So, the existing plat already has these access easements recorded. This is a 20-foot access easement going to the west and, then, we come down, it widens to 25 feet and, then, this is the access to the -- provides the cross-access to the south. So, they are already recorded. Staff does not have an issue with them not reciprocating the cross-access at this time, because it is being used for an educational facility. If the property ever sells and changes to something other than an educational institution those easements are there and the reciprocation for cross-access will have to be adhered to. But they did provide the one to the north and they will have to provide an easement for that. So, the alternative

compliance that they are requesting was the removal of the southern boundary five-foot parking lot landscape and the parking reduction. If they were not doing the cross-access we would require a five-foot landscape buffer along the southern boundary, but, instead, they would like to add a wall fence along that for privacy, again, with the understanding that if the property ever sells and becomes something other than an educational institution they will still have to -- the new owners will have to provide that cross-access to the south. So, we are -- we don't have objection to the fence being added, with the understanding that that would have to -- the cross-access would have to be provided if the property becomes anything other than an educational institution and as far as the reduction in the parking stalls, they are required to have 185 parking stalls based on the gross floor area that the school has, but based on the fact that they will be bussing from the schools in the area and that they are only occupying a certain square footage of the building, not the complete building, most of the bottom floor will be used for the students' labs and things and just a small portion of the upstairs is being used and based on the square footage that is being used it's approximately 137 parking spaces that would be required based on that square footage of use and so based on the fact that they are bussing students to the location and that they are not utilizing the whole building staff has no objection to their request for a waiver for alternative compliance for the reduction in parking. So, we did not get any written comments on this application and so staff is recommending approval of this application with the conditions outlined in our staff report and with that I will stand for any questions that you may have.

Lorcher: Would the applicant like to come forward?

Rinehart: Good evening, Chair and Members of the Commission. My name is David Rinehart. I am the chief operating officer for West Ada School District. Thank you for the opportunity tonight to hear about our proposed Career and Technical Education Center in Locust Grove. This is our third Career and Technical Education Center. All three of them, if -- if approved all three of them -- this being the third -- would be -- reside actually in Meridian. One at Meridian High School, one at Renaissance High School and this being our third. The simple -- simplest way to explain the need for the center is we have more students interested in career and technical education than we have space to serve them. This will allow us to expand certain programs that have been very successful and add new programs and ultimately start to also provide more relief at some of our more crowded high schools, again, many of which are in Meridian, Mountain View, Owyhee and Rocky Mountain among some of them. When this center is built out there is no way to know exactly how many students will be here, but they will arrive in shifts. So, it speaks to some of what Ms. Ritter said about the parking waiver. None of the students are here all day, so there will be a shift in the morning and a shift in the afternoon and that shift could be anywhere from 100 to 150 students, many of them will ride the bus and most of our students that come from other schools when they go to CTE centers they pile in the car together, they go to lunch and, then, they go to class and so it's often shared rides, which we also appreciate. This is a flexible career center addressed to -- to take care of the workforce in this community and the programs that we will be beginning with are an expanded welding lab. We do have a waiting list for welding and so this will take a welding lab out of Owyhee, providing more educational space in Owyhee, taking 20 welding

booths from Owyhee and providing 60 at this particular center. We are also particular -- there will be a power sports lab, which is a program we do not have and we have -- we will also have a construction trades lab that will provide opportunities also in electrical and HVAC. Most of all we are excited about developing the area's -- really the first semiconductor manufacturing lab in collaboration with Micron and we know that this will become an increasingly important part of our region economy. This -- as Ms. Ritter said we will be circulating busses clockwise around the site. We do that so that the door -- when they get to the northern portion the door is facing the school and they don't have to cross traffic. They just simply walk into the building. We will have anywhere between three and five busses arriving three times a day. ACHD has recommended -- required us to make sure that this is a right-in, right-out site only. As somebody who has tried to turn left into that site and tried to turn left out of that site I'm glad that we are not going to have juniors in high school trying the same or busses trying the same. So, we will plan accordingly. That will be a -- that will be a right-in, right-out. One of the reasons -- Ms. Ritter also referred to the variance we are asking for in the southern portion of a reduced landscape buffer and showed the -- the pictures of that -- that wall. That's -- that's simply a mathematical need, because between the building and some of the ventilation systems for welding that are on the outside of that building and, then, space for a bus, we don't have the -- we don't have the required space really to -- to safely move that bus through and so a reduction, along with the fact that we currently own those concrete walls and have a place -- and have a -- an easy way to use them and they -- they seem to fit that site very well. We will be maintaining the approximately 20 parking spots at the front of the building as Ms. Ritter referred to and those would be for staff and for visitors. We have worked closely with Ada County Highway District and we have worked for a long time with Mr. Parsons and Ms. Ritter and the entire staff to plan for the site and to make it safe and to make it good for students. We thank them for their hard work. We concur with recommendations. There is a recommendation in the report for a -- for a galvanized fence to become a coated fence or a vinyl fence. We will work through that with our contractor and architect and we concur that that -- that is something that we will certainly do. As we will accommodate all the recommendations. I believe that is the essence of what I want to cover this evening. I will also invite Toby Norskog from LKV forward to talk through any of the other site or building specifics. Thank you

Lorcher: Do you have a different site or is it this site that -- that Toby will talk about? I'm sorry, what was that last sentence that --

Rinehart: Madam Chair, I -- I will simply invite Toby Norskog up to -- to talk from the architect's point of view.

Lorcher: Oh. Okay. Thanks.

Rinehart: Thanks.

Lorcher: Hi. If you could just state your name and address for the record, please.

Norskog: Yeah. Toby Norskog, LKV Architects, 21 -- 2400 Riverwalk Drive, Boise, Idaho.

Lorcher: Thanks.

Norskog: So, we are the architect that's helping facilitate West Ada and the design. I would like to -- Linda, do you mind if you go to the site plan real quick? I just kind of want to orient -- orient you guys to the site. I guess I don't have a pointer, but -- so, as David said, you know, Locust Grove is off to the east. Busses will come in off the -- the southern curb cut. They will loop around the building. That will also be the fire access lane and -- and it's designed that way. We kept it that way. The building -- the existing building that's on the site has basically used up the entire site -- the allowable area that it could possibly use. So, we were kind of -- so, we had to step back and be like, well, how can we use that, it's -- it's -- it's taken up the footprint; right? So, that was the -- the fire egress path for the -- the previous owner. So, we kept that and we decided to make that the bus circulation path as well. We worked with ACHD and we went back and forth on a -- on a few designs and -- and we all agreed that separating the student parking lot from the bus was preferred. It's the safest way to go. So, that's why the bus loops around the building, pulls up to the northern side, which will become the new student entrance. So, the administrative area is -- is off that student entrance, that main one. It's also along the eastern side of Locust Grove. Those are going to be the administrative areas. The labs pretty much circle -- or do a U shape around the building. They will be primarily on -- sorry -- primarily on the western side. That's where construction will be at. That's where power sports will be. On the southern you have welding. All of these CTE programs come with large pieces of equipment; right? And it's a pre-engineered metal building and we cannot put anything on top of the roof. So, everything has got to go on the ground. We are going to screen all the mechanical equipment, but that is -- that is why we came into some issues with the site constraints as far as requesting a waiver on the southern side. We need 20 feet for the -- for fire and the mechanical units. They kind of started growing on that side. We had like 12 -- 12 extra feet that we could absorb and the mechanical units are there. They have to be there for the -- the use of the space. The northern side, the landscape reduction, that's just us trying to cram as many parking spots in there as we can. We are hoping that -- that you guys are good with that by us providing the cross-access to the northern side, which is per city code, but -- yeah. And, then, like David said, right-in, right-out for the site just to create -- so we don't create a mess on Locust Grove. ACHD is requiring candlesticks in the -- in the center drive aisle of Locust Grove as well. So, that will force students, staff, visitors to head south and it will help prevent the students from cutting through the neighbors to the east and getting to McDonald's during lunch hour. So, we feel -- we agree with -- with Linda -- Linda's recommendation -- Linda and Bill's recommendation and we stand for any questions.

Lorcher: Okay. Thank you very much. Madam Clerk, do we have anybody signed up to testify?

Lomeli: Madam Chair, no one has signed up.

Lorcher: And nobody is on Zoom? Anybody else in chambers that has anything to say? Dave, did you have any final comments before we close the public hearing? Okay.

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: I just have one question. It seems like this is a yes, but I just want to confirm. The staff report mentions not having requested a waiver to remove the cross-access to the west. Is that -- that something that is amenable to be done before council? What's the intention with that?

Norskog: Commissioner, yes, currently there is a cross-access to the west. It's currently barricaded with concrete. We did not ask for a waiver on that, so we will do that before City Council.

Lorcher: Okay. Thank you very much. Commissioner Perreault.

Perreault: So, I just wanted to get one more clarification on that western access. The students won't be coming from Atkins Way and kind of weaving back through to get into the parking lot?

Norskog: Commissioner, no. Currently it's barricaded off and the -- the neighbors to the west -- they have a bunch of trucks out there, trailers out there, there is really no way to get through. They -- they are the ones that barricaded it and it's not intended to use the western access for the school district.

Perreault: And one more additional question. So, it sounds like there is going to be about 250 students -- and this may be a question for our COO, but there might be 250 students to start and, then, there is room for future expansion. Do we know what the maximum number of students will be at full expansion and how that might affect the parking ratio?

Norskog: Commissioner -- Commissioner, I will start that off and hand it over to David, but the max growth -- the max student population for the school when it's fully built out is 250 in the morning -- you can correct me if I'm wrong -- and 250 in the -- in the afternoon and so the -- the way the building is set up is that there is so much -- there is so much storage area; right? And there is so much joint uses of labs, classrooms that -- that as -- as they go through the day the students that are in the labs are the same students that are going to be in the classrooms. So, calculating the entire square footage of the building by 400 to get your parking count seemed excessive for this use. So, we were hoping that it could be more of the -- the occupied space and how the building is actually used to -- to quantify those parking stall counts. So, it would be the lab spaces, the classroom spaces and, then, the future growth areas is all calculated -- I can't remember which page on the staff report and it came out to approximately 50 some thousand square feet; right? And if we divide that by four that gets us down to more of a 137 number. But David can talk more about the students, but --

Rinehart: Madam Chair, Commissioner, Toby is right on the numbers and those -- the way the classes run they run in block -- what are called block schedules. So, a student

shows up in the morning, takes a couple of classes in say welding. He -- he or she may be in the lab for part of it, in the classroom for part of it and, then, they will get in their car, they will go home, there will be a short break and, then, the next group. But full build out -- and we are leaving space for two additional labs that we -- we are not proposing any TI on in this -- this portion. It's hard to say for sure, but I think 250 would be the absolute max per shift.

Lorcher: Right. Just out of curiosity, if you got all your approvals would you start again - - would you start in the fall?

Rinehart: Madam Chair, we -- we would like to and part of -- part of that is we have to -- we have to either start in the fall or we, frankly, have to wait another year, because a midyear in CTE -- this is pulling things out of other buildings. For example, at Meridian High when we pull out small engines and turn it into power sports, that space is going to become space for a JROTC program and in order to do that to schedule students at mid-year, you can't quite do a CTE. So, our fantastic construction management firm of ESI represented here and our architects and landscape architects have had to throttle down with your city to see if we can get this open in August.

Lorcher: Got you. Any other questions? All right. Thank you, gentlemen. Could I get a motion to close the public hearing?

Gelsomino: So moved.

Smith: Second.

Lorcher: It's been moved and seconded to close the public hearing on application 2026-0041 for West Ada School District. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Lorcher: Ironically, I substituted for CTE today at Meridian High School. I -- I hadn't even prepared my meeting for tonight -- or meeting for tonight, so I didn't know there was a correlation. It is quite an endeavor to have the students move out of -- none of the -- very few kids that were in my class today actually went to Meridian High. They all came from somewhere else and the -- the bus circulation is a real thing. It was controlled chaos I believe and they all begged me -- they are like can you let us go a few minutes early? The parking lot is such a nightmare to get out of here and we have to get to our next place and being the substitute I was like carry on safely. So, I know CTE is -- has one of the highest graduation rates in the city -- for West Ada School District and it -- the -- having the trades out there is obviously very important for not only our future for our young people, but for our community, not only here in Meridian, but Idaho. I applaud you for collaborating with Micron and -- and the other vendors that you have to be able to have these programs. It's very impressive. I was very disappointed to see that the levy didn't pass to have the building built by Owyhee, but this seems like a very nice alternative. The

Jaybil thing happened many years ago with the central office and, you know, you are taking kind of the same playbook for this and to reuse the space makes total sense to me. So, being able to cross the I's and -- or dot the I's and cross the T's makes sense to me. Commissioners, do you have any other things to say about this application?

Perreault: Madam Chair?

Lorcher: Commissioner Perreault.

Perreault: I was equally excited to see this come onto the agenda. I think that the CTE is a huge asset to our community. Really thrilled that Meridian gets to be the one to host these opportunities for our students and my son was a Meridian High graduate who took every career technical class he could -- he could take. I think he was at Renaissance more than he was at Meridian High. So, we appreciate all you are doing.

Lorcher: And if it's right-in, right-out and they have to go down Central to get to their next spot, they go past the Idaho State Patrol. So, I think they will all be well behaved as far as their driving is concerned. With that after considering all staff, applicant and public testimony, I move to recommend approval for File No. H-2026-0041 presented in the staff report for the hearing date of September 17th with no modifications.

Smith: Second.

Lorcher: It's been moved and second to approve West Ada School District CTE Center on Locust Grove. All those in favor say aye. Any opposed? Motion carries. Gentlemen, thank you very much.

MOTION CARRIED: FIVE AYES. TWO ABSENT.