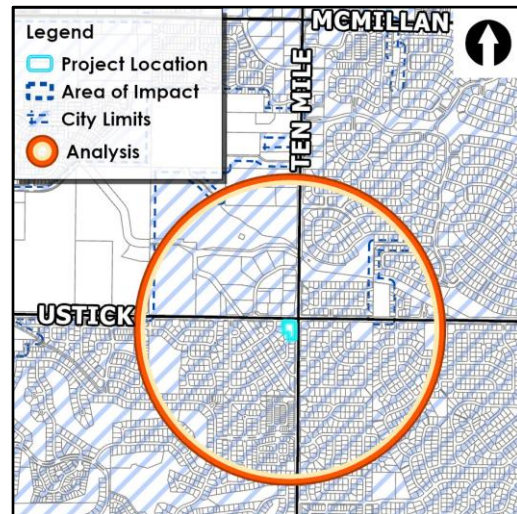


**COMMUNITY DEVELOPMENT  
DEPARTMENT REPORT**



HEARING DATE: 6/18/2026  
 TO: Planning & Zoning Commission  
 FROM: Linda Ritter, Associate Planner  
 208-884-5533  
 lritter@meridiancity.org  
 APPLICANT: Jeff Likes, ALC Architecture  
 SUBJECT: Livewell CUP, MDA  
 H-2026-0004

**LOCATION:** 3175 N. Ten Mile Road, located in the southwest corner of the Ten Mile and Ustick Road intersection, in the NE ¼ of the NE ¼ of Section 3, Township 3N., Range 1W.



**I. PROJECT OVERVIEW**

**A. Summary**

Modification to the existing development agreement (Inst. #2021-135666) to include Animal Care Facility as an allowed use and a Conditional Use Permit for the Animal Care Facility if approved on approximately 1.164 acres of land currently zoned L-O.

**B. Issues/Waivers**

None

**C. Recommendation**

Planning Division: Staff recommends approval of the Development Agreement Modification and Conditional Use Permit with the conditions noted in Section IV below.

Planning and Zoning Commission: [Click or tap here to enter text.](#)

**D. Decision**

City Council: [Click or tap here to enter text.](#)

**E. Table of Contents**

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## II. COMMUNITY METRICS

**Table 1: Land Use**

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Veterinary Clinic	-
Existing Zoning	L-O	VII.A.2
Proposed Zoning	L-O	
Adopted FLUM Designation	Medium Density Residential	VII.A.3
Proposed FLUM Designation	Medium Density Residential	

**Table 2: Project Overview**

Description	Details
History	AZ-10-005 (ACHD Ten Mile); DA Inst. #111024535, H-2021-0122, RZ; MDA 2021-135666
Acreage	1.164

**Table 3: Process Facts**

Description	Details
Preapplication Meeting date	11/18/2025
Neighborhood Meeting	12/2/2025
Site posting date	6/8/2026

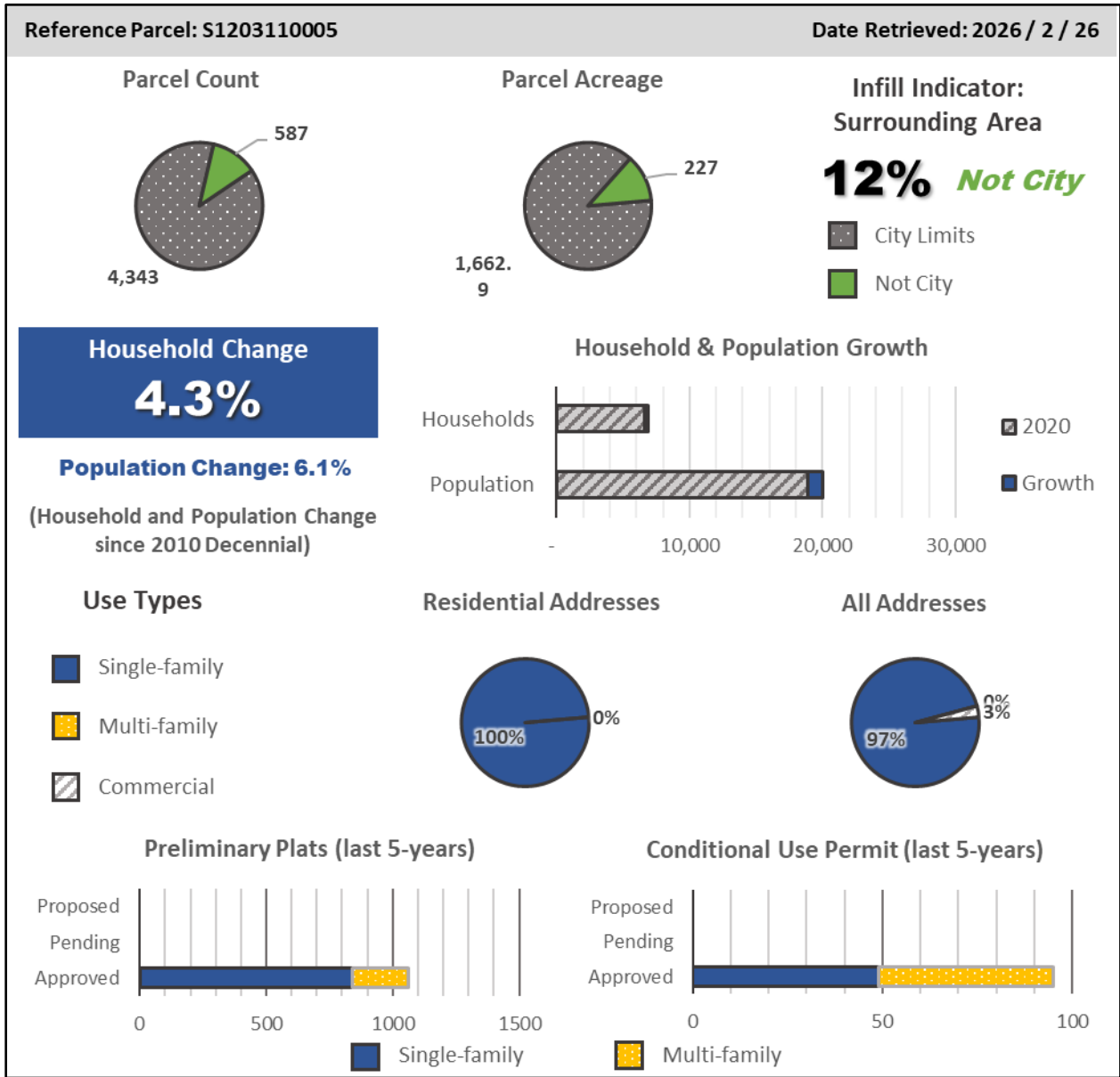
**Table 4: Agency Comments**

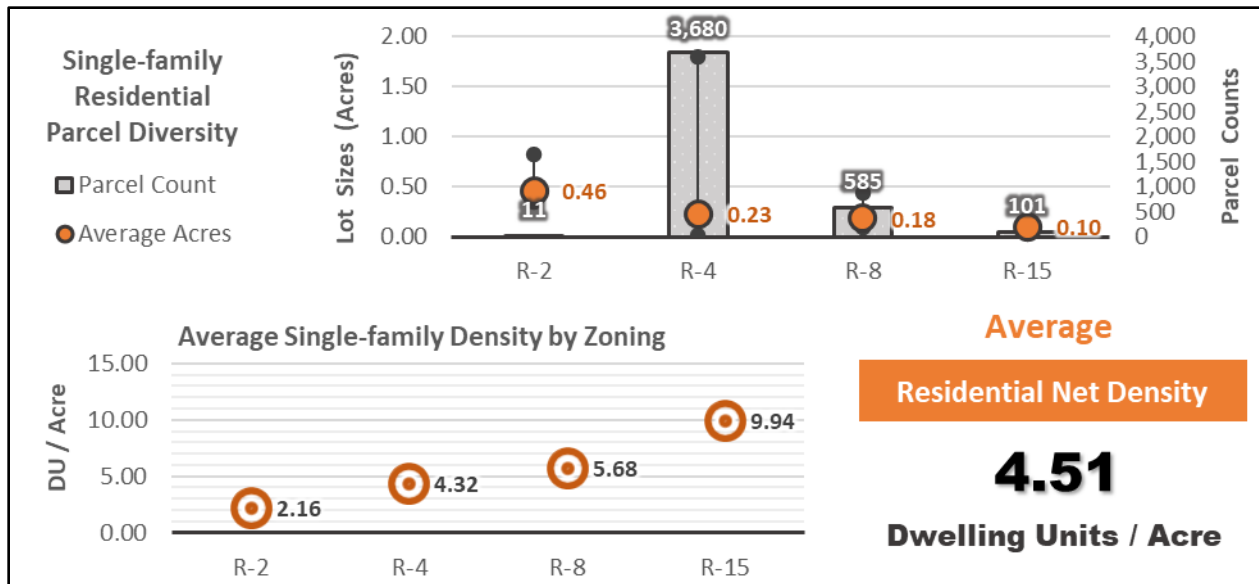
Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.E
• Comments Received	Yes/Staff Report	-
• Commission Action Required	No	-
• Access	Ustick Road/Ten Mile Road	-
• Traffic Level of Service	Better than “E”	-
ITD Comments Received	Yes/No Comment on this project	IV.F
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Available at the site	
• Impacts or Concerns	No	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at the site	
• Impacts or Concerns	No	

Note: See section IV City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430058&dbid=0&repo=MeridianCity>

**Figure 1: One-Mile Radius Existing Condition Metrics**





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

**Figure 2: ACHD Summary Metrics**

## Level of Service Planning Thresholds

### 1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Ustick Road	200-feet	Principal Arterial	760	Better than "E"
Ten Mile Road	303-feet	Minor Arterial	1,500	Better than "E"

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

\* Acceptable level of service for a five-lane minor arterial is "E" (1,540 VPH).

### 2. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Ustick Road west of Ten Mile Road was 12,928 on October 2, 2024.
- The average daily traffic count for Ten Mile Road south of Ustick Road was 32,774 on September 12, 2024.

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

### III. STAFF ANALYSIS

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

##### A. History

In 2021, a request to rezone a 1.16-acre property from R-4 to the L-O zoning district was approved. The request was made per the provision within the Meridian Comprehensive Plan for the purpose of constructing an approximate 10,000 square foot office building in lieu of residential development and a Development Agreement Modification to replace the existing agreement (Inst. #111024535) and enter into a new agreement to develop the site consistent with the proposed development plan. Council granted the office use/zoning per the provisions outlined in the Comprehensive Plan.

The applicant is requesting a Development Agreement Modification to include animal care facility as an allowed use.

##### B. General Overview

The Future Land Use Map (FLUM) designation for this property is Medium Density Residential. This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

##### C. Comprehensive Plan Policies

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

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

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

*The proposed veterinary hospital is within a reasonable response time zone for emergency services.*

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

*There is an existing 6-foot tall fence along the property perimeter to the west and south. A 30-foot-wide landscaped buffer is required adjacent to parcels R2833240180 and R2833240190 per the existing Development Agreement and 20-feet along parcels R2391290360 and S1203110045.*

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

*The proposed veterinary hospital is located adjacent to a residential neighborhood to the west and south. This development is within a low office area and the proposed use will not create conflicts between land uses as the uses.*

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

*The proposed development will connect to City water and sewer systems; services are required to*

*be provided to and through this development in accord with current City plans.*

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

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

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

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

#### **D. Development Agreement Modification**

The existing Development Agreement limits the uses on the property to professional services, personal services and healthcare and social services as defined below.

- *Healthcare and social services (NAICS Code 62).* The use of a site for ambulatory healthcare services. Included in this use are offices of dentists; physicians; chiropractors; optometrists; mental health practitioners; physical, occupational and speech therapists; audiologists; outpatient care centers; family planning centers, medical and diagnostic laboratories, imaging centers, kidney dialysis centers; blood and organ banks. Social service uses include, but are not limited to, individual and family services; community food and housing, emergency and other relief services; vocational rehabilitation services; services for the elderly and persons with disabilities; vocational rehabilitation services; and emergency and other relief services.
- *Personal services.* The use of a site for the provision of individualized services generally related to personal needs. Personal service uses include, but are not limited to, beauty services such as salons, hair, nail and skin care, spa, and barbers; fitness training and instruction; locksmiths; and repairs such as footwear and leather goods, and watches.
- *Professional services.* Professional service uses include, but are not limited to: Architects, landscape architects and other design services; graphic designers; consultants; lawyers; media advisors; photography studios; and general offices. The term does not include healthcare and social service.

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

#### **5. CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

5.1 Owners/ Developer shall develop the Property in accordance with the following special conditions:

- e. The allowed uses on the subject shall be limited to professional services, personal services, healthcare and social services, **and an animal care facility with a Conditional Use Permit.**

#### **E. Site Development and Use Analysis**

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

*There are no existing structures on this site.*

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

*The proposed use “Animal Care Facility” is an allowed use with an approved conditional use permit per UDC. However, the current Development Agreement limits the uses to*

*professional services, personal services, and healthcare and social services. The applicant is proposing to modify the Development Agreement to include Animal Care Facility as an allowed use.*

3. Dimensional Standards (UDC 11-2):

*The proposal meets the dimensional standards for setbacks, landscape buffers, parking requirements, landscape requirements and maximum building height.*

4. Specific Use Standards (UDC 11-4-3-1):

- All animals shall be indoors at all times, except when being exercised. At such times, animals shall be under the supervision and direct control of a caretaker.  
*The applicant is proposing a fenced area at the south end of the facility for pet relief for larger animals. The animals will be supervised and on a leash at all times when outside the clinic.*
- The facility owner and/or operator shall comply with all state and local regulations relative to such a facility and shall maintain housekeeping practices designed to prevent the creation of a nuisance and to reduce noise and odor to a minimum.  
*The animals will be indoors at all times except when relieving themselves. All animal waste shall be maintained and discarded in a manner that minimizes odor. **The applicant will need to coordinate with Republic Services for the appropriate size and location of the proposed trash enclosure and relocate it to an area that is away from the residential development.***

5. Hours of Operation (UDC 11-2B-3B):

*Business hours of operation within the L-O and C-N Districts shall be limited from 6:00 a.m. to 10:00 p.m. The applicant is proposing to operate the business within the following hours: Monday through Friday - 9 a.m. to 6 p.m.; Saturday - 12 p.m. to 6 p.m. The applicant will be required to operate the hours provided.*

**F. Design Standards Analysis**

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

*There are no existing structures on this site. Attached sidewalks along Ustick Road and Time Mile Road have been installed. A twenty-five (25) foot landscape buffer will be required along Ustick Road and Ten Mile Road. has been installed on the north side of the property as it is adjacent to a residential neighborhood.*

2. Landscaping (UDC 11-3B):

i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Arterial Road: 25 Feet	The applicant is proposing 25 feet of landscaping along W. Ustick Road and N. Ten Mile Road.

ii. Parking lot landscaping

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

iii. Landscape buffers to adjoining uses

A minimum 20-foot-wide buffer is required adjacent to residential land uses in accordance with UDC Table 11-2B-3. The buffer shall be landscaped in compliance with the standards of UDC Section 11-3B-9C.

*The applicant is proposing a 30-foot landscaped buffer along the western and southern property lines adjacent to parcels R2833240180 and R2833240190 per the existing Development Agreement and 20-feet along parcels R2391290360 and S1203110045.*

iv. Storm integration

An adequate storm drainage system shall be 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.

*Development will be required to meet UDC 11-3B-11 for stormwater integration.*

3. Parking (UDC 11-3C):

i. Nonresidential parking analysis

UDC Requirement	Proposed/Analysis
Commercial: 1 Parking Stall per 500 Square Feet of Gross Floor Area	Eight (8) parking spaces are required/The applicant is proposing 43 parking spaces exceeding the parking requirements.

ii. Bicycle parking analysis

A minimum of one (1) bicycle parking space must be provided for every 25 vehicle spaces or portion thereof per UDC 11-3C-6G; bicycle parking facilities are required to comply with the location and design standards listed in UDC 11-3C-5C.

*The applicant is proposing two bicycle parking spaces.*

4. Building Elevations (Architectural Standards Manual):

*Conceptual building elevations were submitted for the proposed structure as shown in Section VII(F). Building materials consist of hardi board trim, hardi board lap siding, hardi board fascia, hardi board shake siding, synthetic stone sill, synthetic stone wainscot, and shingle roof. Final design is required to comply with the design standards in the Architectural Standards Manual.*

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

*The applicant is not proposing any fencing as there is existing fencing for the site.*

**G. Transportation Analysis**

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

*Access is being proposed off W. Ustick Road and Ten Mile Road. The current Development Agreement requires the access to Ustick as an entrance- only and include appropriate signage and striping to inform patrons that it is not an exit for the site. The proposed access to N. Ten Mile Road shall be limited to right-in/right-out only access.*

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

*Detached sidewalks currently exist along Ustick Road and Ten Mile Road. The applicant is providing a five-foot-wide pedestrian walkway from the sidewalk along Ustick Road to the building.*

**H. Services Analysis**

1. Pressurized Irrigation (UDC 11-3A-15):

*The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-*

*point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.*

2. Storm Drainage (UDC 11-3A-18):

*An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18. A Geotechnical Evaluation and geotechnical groundwater monitoring report was submitted with this application.*

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

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

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

## IV. CITY/AGENCY COMMENTS & CONDITIONS

### A. Meridian Planning Division

1. The modified Development Agreement shall be signed by the property owner(s) and returned to the Planning Division within six (6) months of the City Council approval of the Findings. The Development Agreement shall, at minimum, incorporate the following provisions:
  - a. The allowed uses on the subject site shall be limited to professional services, personal services, ~~and~~ healthcare and social services, and an animal care facility with a Conditional Use Permit.
2. Future development of this site shall comply with the previous conditions of approval and terms of the existing Development Agreement and the conditions contained herein [H-2021-0122, RZ; MDA 2021-135666].
3. The proposed project shall comply with the standards listed in UDC [11-4-3-22](#) for animal care facilities.
4. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved for the proposed use prior to the submittal of a building permit application. The design of the site and structures shall comply with the standards listed in UDC [11-3A-19](#); the design standards listed in the [Architectural Standards Manual](#).
5. The hours of operations for the Animal Care Facility shall be limited to 9:00 a.m. to 6:00 p.m. Monday through Friday and 12:00 p.m. to 6 p.m. on Saturdays.
6. Outdoor lighting shall comply with the standards listed in UDC 11-3A-11. Lighting details shall be submitted with the Certificate of Zoning Compliance application that demonstrates compliance with these standards.
7. The final landscape plans shall be submitted with the Certificate of Zoning Compliance and depict the landscaping required within the buffer area per UDC 11-3B-9C.
8. Remove the gravel within the landscape buffer along Ustick Road and Ten Mile Road and replace with lawn or other vegetative groundcover.
9. The applicant shall coordinate with Republic Services for the appropriate size and location of the proposed trash enclosure. The trash enclosure shall be relocated away from the residential development.
10. All animals shall be indoors at all times, except when being exercised or relieving themselves. At such times, animals shall be under the supervision and direct control of a caretaker and remain within the designated fenced area.
11. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC [11-5B-6](#). A time extension may be requested as set forth in UDC [11-5B-6F](#).

### B. Meridian Public Works

#### Site Specific Conditions of Approval

1. Existing water main stubs installed to serve undeveloped areas that remain unused by new development shall be abandoned at the time of the new development. These stubs shall be abandoned at the active main by removal of the gate valve and installation of a blind flange or

plug at the fitting. Gate valves shall not be abandoned in place without prior approval of the City Engineer. Any associated easements that are in place for these stubs shall be properly eliminated per City requirements.

2. Callout removal of the blow-off. Water service should be tied into the main a max of 3' from the dead-end. Our GIS record shows the stub extending further into the site. If need be abandon a portion of the main so this requirement is met.
3. If a Well is located on the site it must be abandoned per regulatory requirements and proof of abandonment must be provided to the City.
4. If there is not a PUE along the property boundary then 20' easement is required up to the Water Meter and 5' beyond.
5. Provide 20' Easements for mains, hydrant laterals and water services. Easements should extend up to the end of main/hydrant/water meter and 10' beyond it.
6. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.

#### General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). Sewer/water easement varies depending on sewer depth. Sewer 0-20 ft deep require a 30 ft easement, 20-25 ft a 40 ft easement, and 25-30 ft a 45 ft easement. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
5. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources (IDWR). The Developer, Owner, or project Engineer, shall provide a statement

- addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
  9. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
  10. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
  11. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
  12. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
  13. Developer shall coordinate mailbox locations with the Meridian Post Office.
  14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
  15. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
  16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
  17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
  18. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at [http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272).
  19. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety,

which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

20. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

**C. Meridian Parks Department**

Detached sidewalks and bike lanes already exist in this location. No multi-use pathways required with this application.

**D. Idaho Department of Environmental Quality (DEQ)**

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430092&dbid=0&repo=MeridianCity>

**E. Ada County Highway District (ACHD)**

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430092&dbid=0&repo=MeridianCity>

**F. Idaho Transportation Department (ITD)**

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430092&dbid=0&repo=MeridianCity>

## V. FINDINGS

### A. Conditional Use (UDC 11-5B-6E)

The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.  
*Staff finds the site is large enough to accommodate the proposed use.*
2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.  
*Staff finds the proposed veterinary hospital will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section IV of this report.*
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.  
*Staff finds the proposed design, construction, operation and maintenance of the proposed use will be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area.*
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.  
*Staff finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section IV of this report.*
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.  
*Staff finds the proposed use will be served by essential public facilities and services as required.*
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.  
*Staff finds the proposed use will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.*
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.  
*Staff finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.*
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.  
*Staff finds the proposed use will not result in the destruction, loss or damage of any such features.*
9. Additional findings for the alteration or extension of a nonconforming use:  
*Not applicable*

10. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

*Not applicable*

11. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

*Not applicable*

## VI. ACTION

### A. Staff:

Staff recommends approval of the Development Agreement Modification and Conditional Use Permit with the conditions noted in Section IV of the staff report.

### B. Commission:

The Meridian Planning & Zoning Commission heard this item on [date]. At the public hearing, the Commission moved to approve the subject [app] request.

#### 1. Summary of the Commission public hearing:

- a. In favor:
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application:
- f. Other Staff commenting on application: None

#### 2. Key issue(s) of public testimony:

- a. None

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

- a. None

#### 4. Commission change(s) to Staff recommendation:

- a. None

### C. City Council:

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

#### 1. Summary of the City Council public hearing:

- a. In favor:
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application:
- f. Other Staff commenting on application: None

#### 2. Key issue(s) of public testimony:

- a. None

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

- a. None

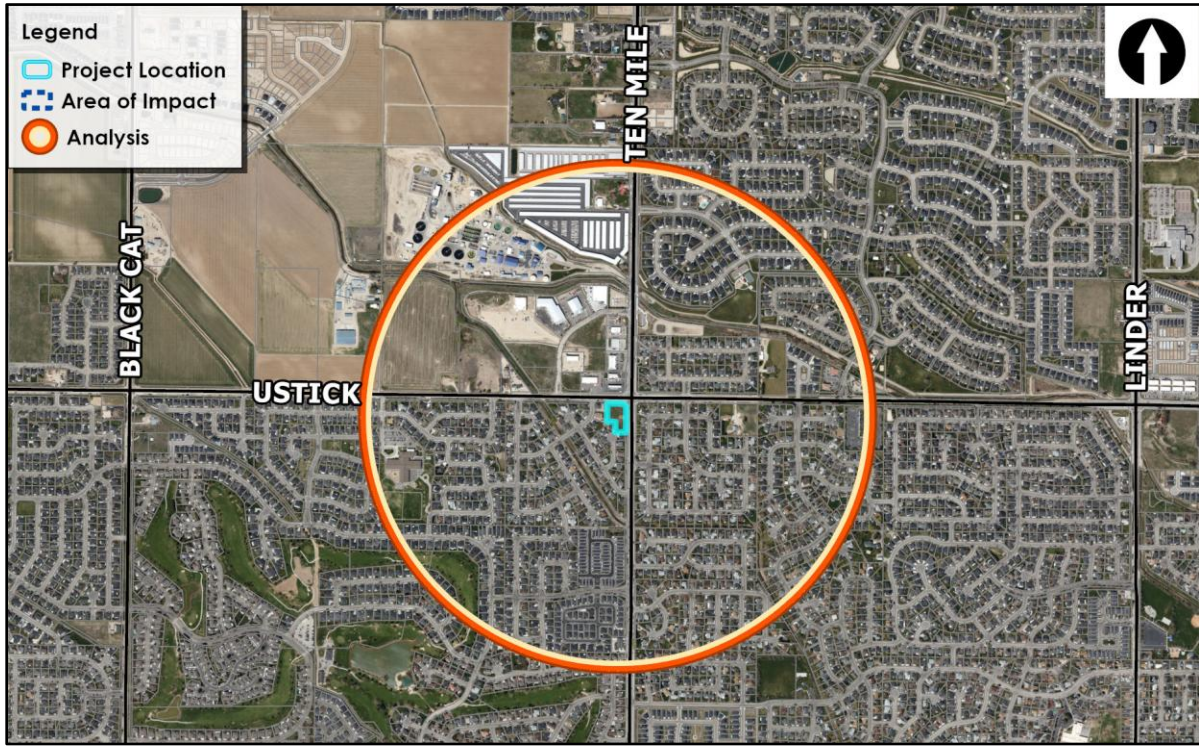
#### 4. City Council change(s) to Commission recommendation:

- a. None

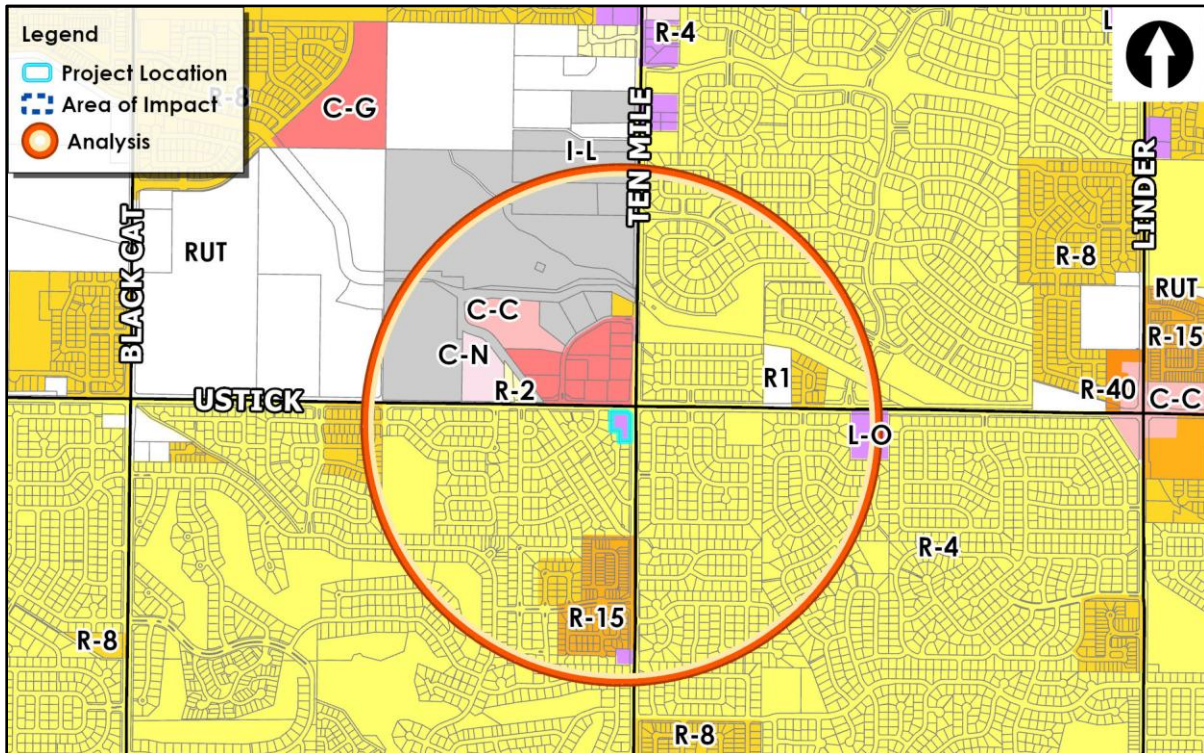
VII. EXHIBITS

A. Project Area Maps

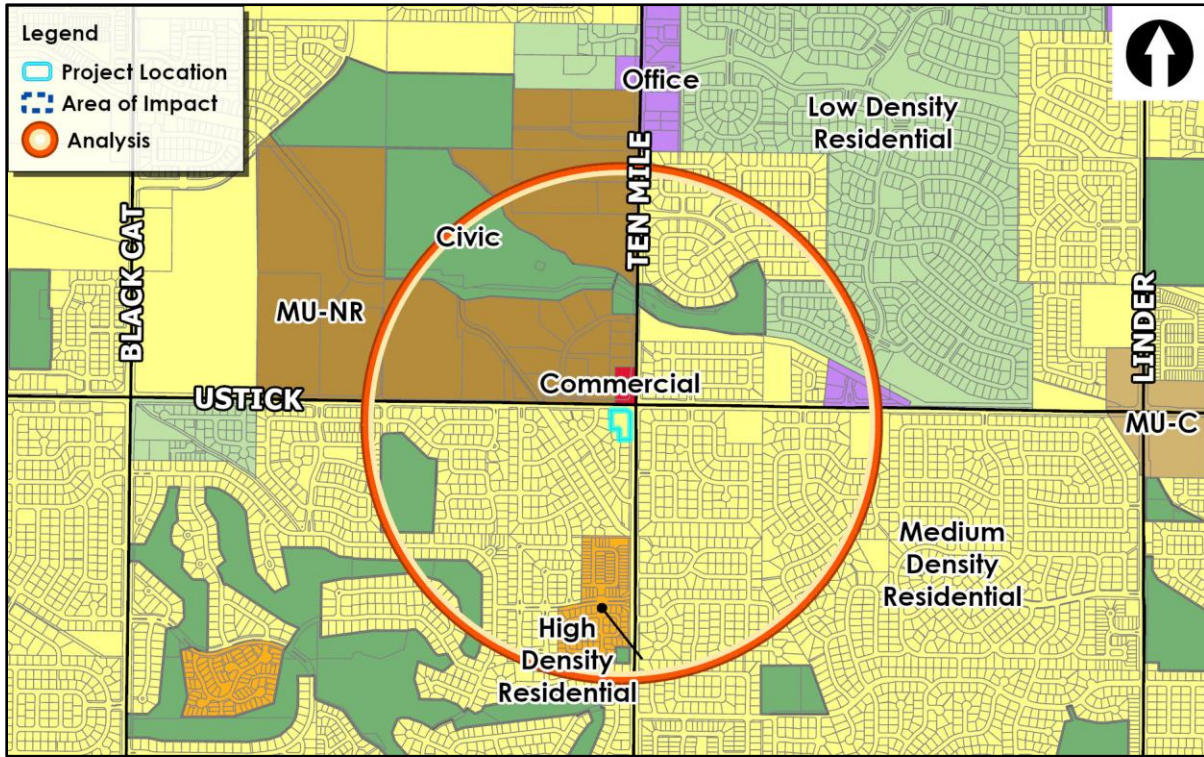
1. Aerial



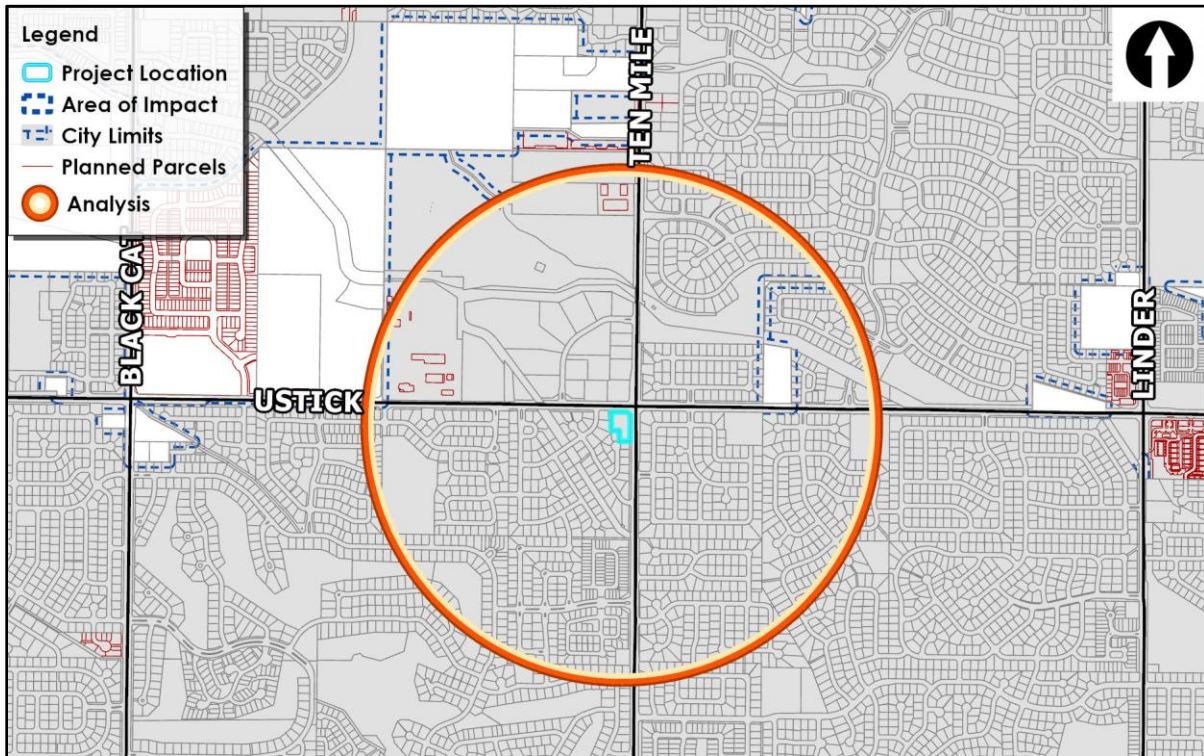
2. Zoning Map



### 3. Future Land Use



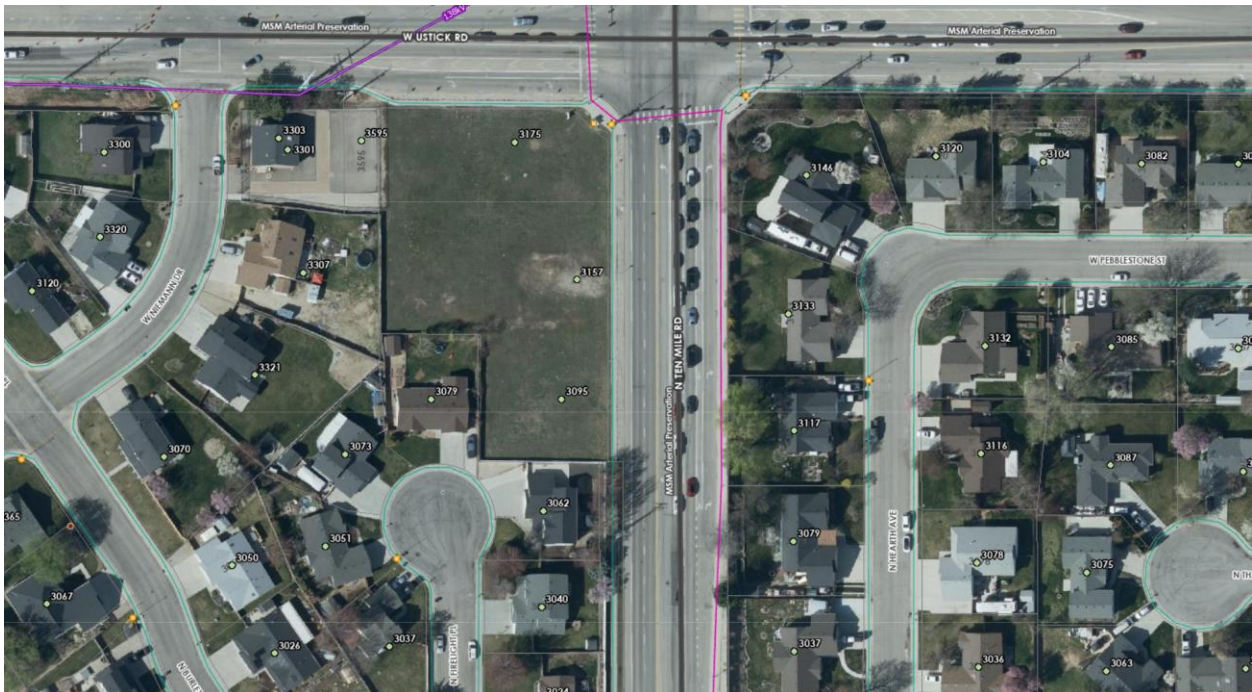
### 4. Planned Development Map



**B. Service Accessibility Tool (Existing Conditions)**

<b>PARCEL S1203110005 SERVICE ACCESSIBILITY</b>	
<b>Overall Score: 34</b>	<b>84th Percentile</b>
<b>Criteria</b>	<b>Description</b>
Location	In City Limits
Extension Sewer	Trunkshed mains < 500 ft. from parcel
Floodplain	Either not within the 100 yr floodplain or > 2 acres
Emergency Services Fire	Response time < 5 min.
Emergency Services Police	Reporting District meets response time goals some of the time
Pathways	Within 1/4 mile of current pathways
Transit	Not within 1/4 of current or future transit route
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches
School Walking Proximity	Within 1/2 mile walking
School Drivability	Either a High School or College within 2 miles OR a Middle or
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2
Report generated on 02-26-2026 by MERIDIAN\ritter	

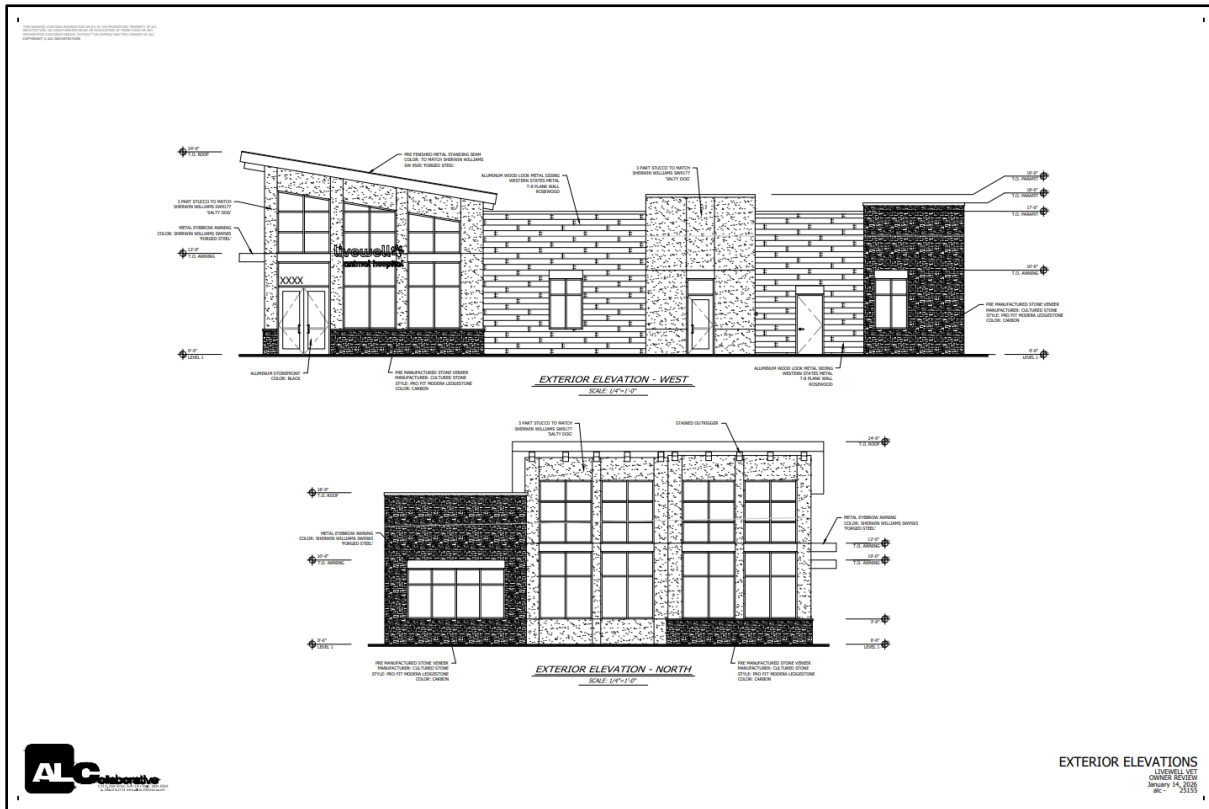
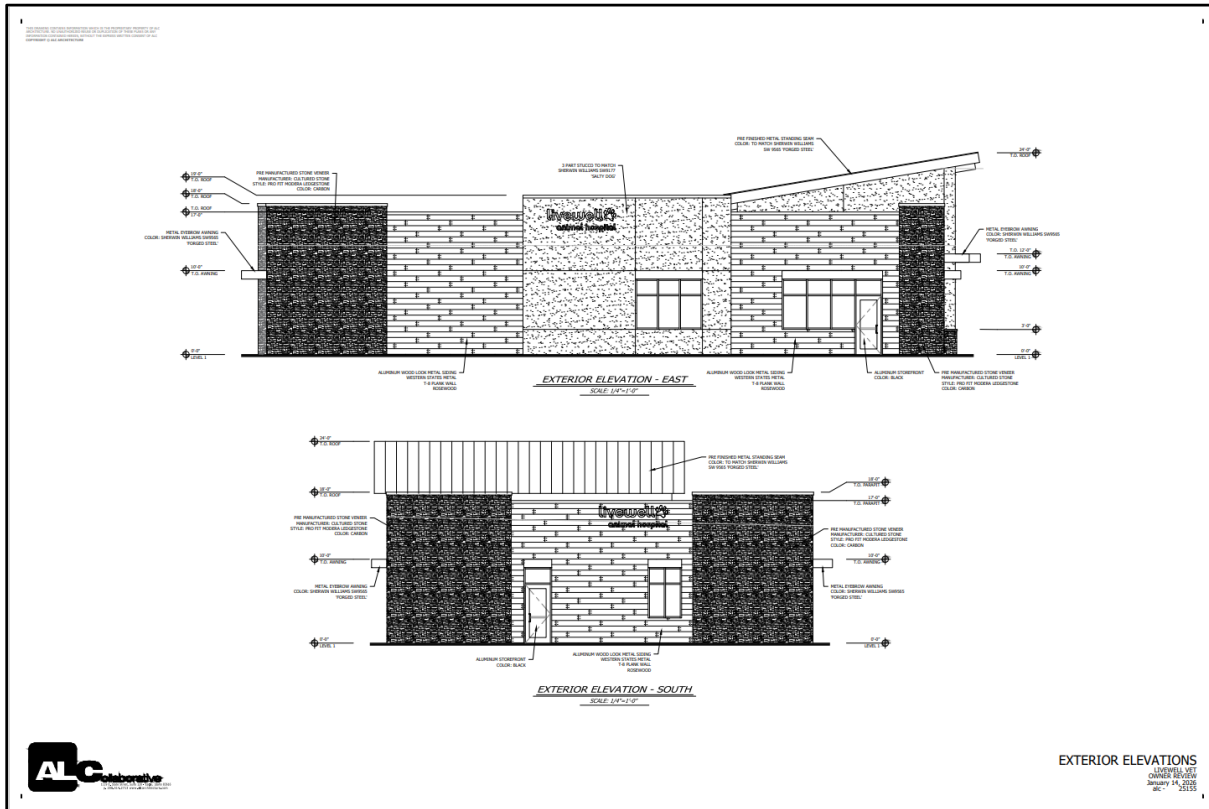
### C. Subject Site Photos







## F. Building Elevations (date: 1/14/2026)





## VIII. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

### A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: R-2 < 5.0; R-4 < 2.0; R-8 < 1.0; R-15 < 0.5; R-40 < 0.25.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

### B. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunk sheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

### C. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements: are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.
- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.