

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



**In the Matter of the Request for ALT, AZ, CUP, MDA, RZ by Trenton Lundsten, LKV Architects.
Case No(s). H-2026-0041**

For the City Council Hearing Date of: October 6, 2026 (Findings on October 20, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of October 6, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of October 6, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of October 6, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of October 6, 2026, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.
7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of October 6, 2026, incorporated by reference. The conditions are concluded to be

reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for ALT, AZ, CUP, MDA, RZ is hereby approved per the conditions of approval in the Staff Report for the hearing date of October 6, 2026, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be 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, acquire building permits, and commence construction of permanent footings, install underground City utilities, or record a final plat. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the conditional use comply with the current provisions of Meridian City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of October 6, 2026

By action of the City Council at its regular meeting held on the _____ day of _____, 2026.

COUNCIL PRESIDENT JOHN OVERTON	VOTED _____
COUNCIL VICE PRESIDENT ANNE LITTLE ROBERTS	VOTED _____
COUNCIL MEMBER DOUG TAYLOR	VOTED _____
COUNCIL MEMBER LUKE CAVENER	VOTED _____
COUNCIL MEMBER LIZ STRADER	VOTED _____
COUNCIL MEMBER BRIAN WHITLOCK	VOTED _____
MAYOR ROBERT SIMISON	VOTED _____
(TIE BREAKER)	

Mayor Robert E. Simison

Attest:

Chris Johnson
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By: _____ Dated: _____
City Clerk's Office

EXHIBIT A

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING 10/6/2026
DATE:

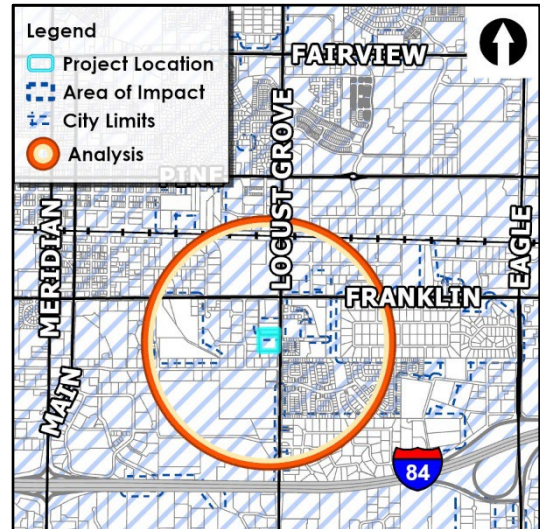
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Trenton Lundsten, LKV Architects

SUBJECT: West Ada – ALT, AZ, CUP, MDA, RZ
H-2026-0041

LOCATION: 215 and 335 S. Locust Grove Road; a portion of the NE ¼ of the NE ¼ of Section 18, Township 3N, Range 1E, parcels: R4833780200, S1118110090 and S1118110071



I. PROJECT OVERVIEW

A. Summary

Annexation and zoning of approximately 1.199 acres of land currently zoned RUT to C-C zoning district; rezone approximately 3.424 acres of land from the I-L zone to C-C zone; modification of the existing Development Agreement (Instrument #2022-001274) to create a new one; a Conditional Use Permit to operate a public school facility; and alternative compliance to reduce the required parking from 185 parking stalls to 145 parking stalls and deviate from the parking lot landscape standards.

B. Issues/Waivers

- The applicant is requesting a waiver for the removal of the requirement for cross access to the southern portion of the property. There are existing recorded easements for cross access to the south and west that were established with the recorded plat of the Katsura Subdivision. The applicant is proposing to construct a fence along the southern boundary which should not be built until the existing cross access easement has been vacated or modified. The cross access to the western property boundary should also be included in the waiver request.
- The applicant is requesting a waiver to reduce the landscape buffer on the north portion of the property from twenty-five (25) feet to sixteen and a half (16.5) feet.

C. Recommendation

Planning Division: Approval with conditions

Planning and Zoning Commission: **Approval with conditions**

D. Decision

City Council: Approved with conditions

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II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Residential/Warehouse	-
Proposed Land Use(s)	Public Education Facility	-
Existing Zoning	RUT/I-L	VII.A.2
Proposed Zoning	C-C	
Adopted FLUM Designation	Civic/MU-C	VII.A.3

Table 2: Project Overview

Description	Details
History	H-2021-0042; DA Inst. # 2022-001274; SHP-2022-0005; A-2022-0040
Acreage	4.49
Lots	3

Table 3: Process Facts

Description	Details
Preapplication Meeting date	5/12/2026
Neighborhood Meeting	4/28/2026
Site posting date	9/4/2026

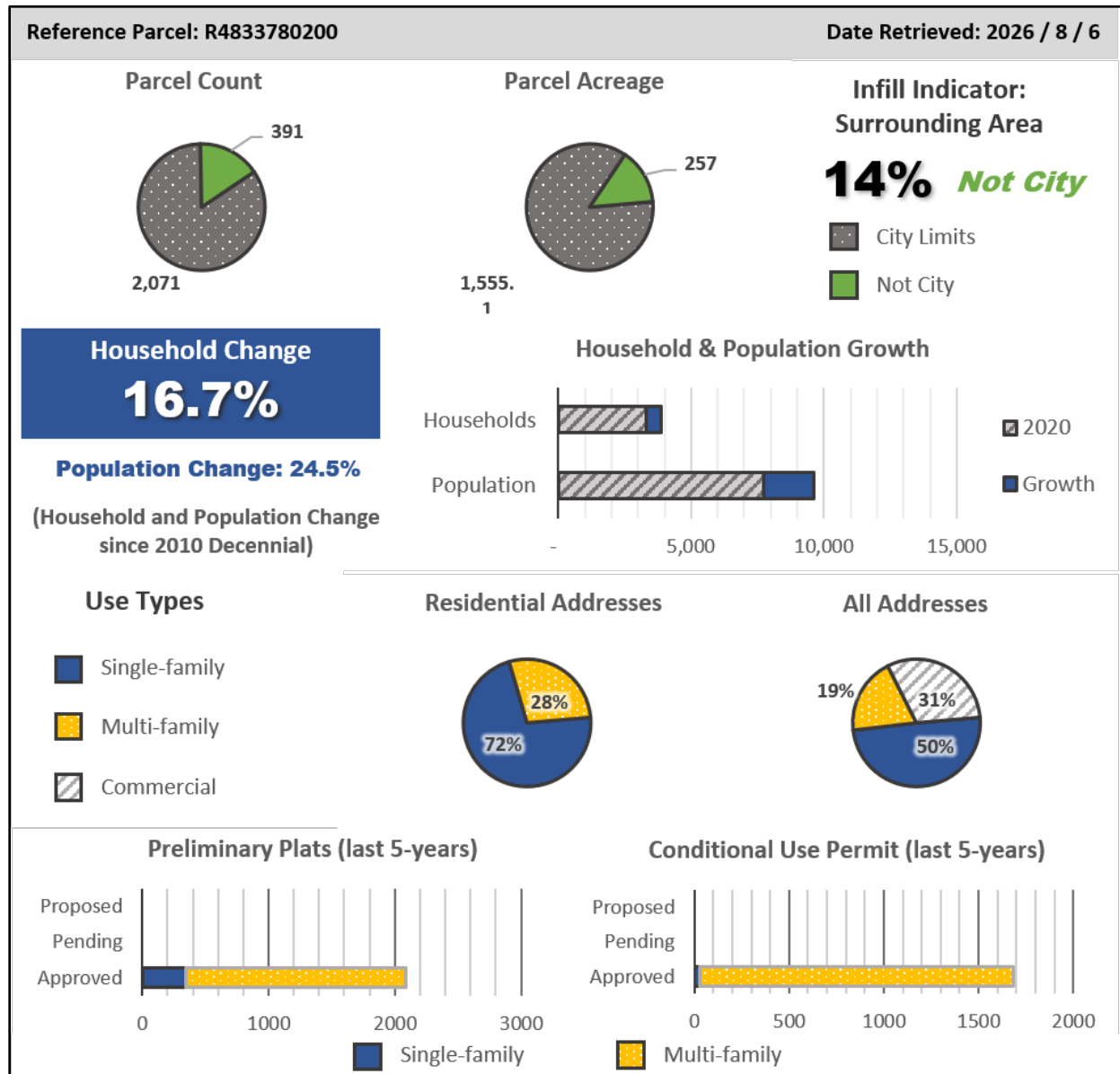
Table 4: Agency Comments

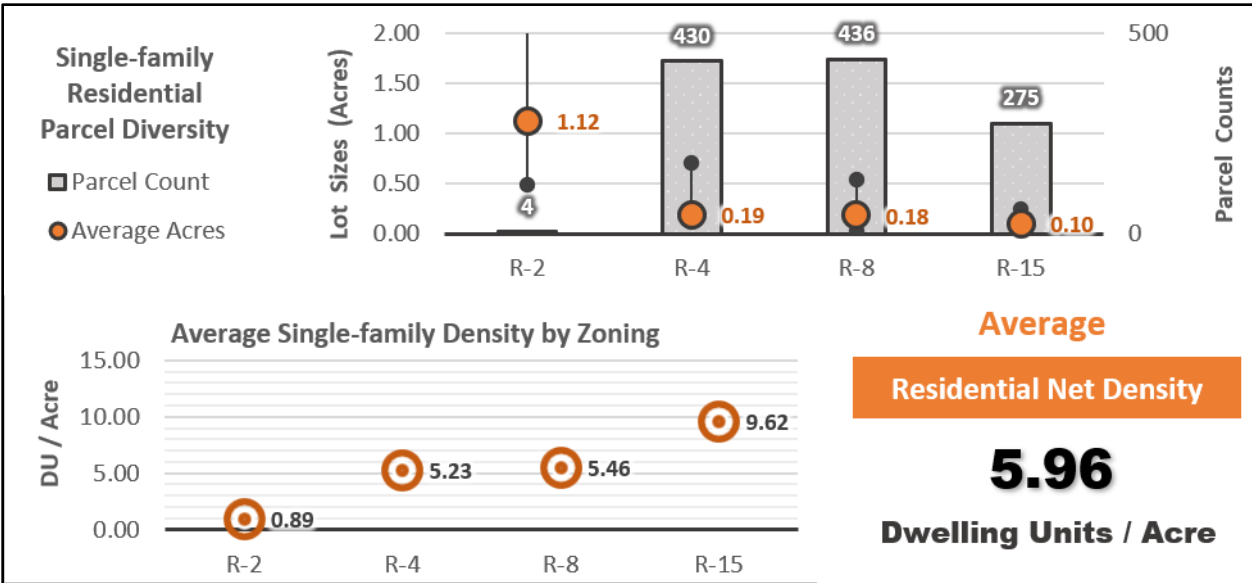
Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.K
• Comments Received	Yes/Staff Report	-
• Commission Action Required	No	-
• Access	S. Locust Grove Road/Arterial	-
• Traffic Level of Service	Better than “E”	-
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Available at the site	
• Impacts or Concerns	No, flow is committed	
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=448009&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
Locust Grove Road	468-feet	Minor Arterial	1,147	Better than "E"

* 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 Locust Grove Road south of Franklin Road was 25,411 on October 15, 2026.

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

There are no roadways, bridges or intersections in the general vicinity of the project that are in the Five Year Plan (FYP) or the District's Capital Improvement Plan (CIP).

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

The property located at 335 S. Locust Grove Road was annexed into the City of Meridian in 2021. A Certificate of Zoning Compliance was approved for the existing warehouse in 2022.

The property is part of the Katsura Subdivision, Lot 2, Block 1 recorded in 2024. The current Development Agreement (Inst. No. 2022-001274) limits the use of the property to warehousing, restricts the use of the S. Locust Grove Road access to Monday-Friday, 7 am – 5 pm and requires cross access to the properties to the north and south.

On July 14, 2026, the Meridian City Council approved a request to amend the Future Land Use Map (FLUM) for the properties located at 215 and 335 S. Locust Grove Road, as well as Parcel No. S1118110090. The approved amendment changed the FLUM designations from “General Industrial” and “Mixed-Use Community” to “Civic.”

B. General Overview

Civic Land Use - The purpose of this designation is to preserve and protect existing and planned municipal, state, and federal lands for area residents and visitors. This category includes public lands, law enforcement facilities, post offices, fire stations, cemeteries, public utility sites, public parks, public schools, and other government owned sites within the Area of City Impact.

The proposed annexation and rezoning are intended to facilitate the development of an educational facility and support the expansion of the site to provide additional parking. The applicant will also be required to modify the existing Development Agreement (DA) to establish a new DA, as the current DA was approved for the site’s previous warehouse uses and does not permit operation of an educational institution.

As part of the annexation and rezone, the requirement of a new DA to establish the use, control access and site development.

C. Comprehensive Plan Policies

- “Ensure development provides safe routes and access to schools, parks, and other community gathering places.” (2.02.01G)

Detached sidewalks are proposed adjacent to all public streets, which should assist in providing safe access to the proposed school. The walkway along Owyhee Storm Ave. is proposed to be a 10-foot wide multi-use pathway, which will provide an off-street route for bicyclists.

- “Support infill development that does not negatively impact the abutting, existing development. Infill projects in downtown should develop at higher densities, irrespective of existing development.” (2.02.02C)

The proposed infill development should not negatively impact abutting uses as other industrial uses exist to the west, commercial to the south, and a landscaped buffer is required along the north property boundaries to residential uses which should minimize conflicts. As noted in the Architecture Section below, the building architecture as submitted should not be approved and the warehouse should meet all standards of the ASM at time of Certificate of Zoning Compliance (CZC).

- Reduce the number of existing access points onto arterial streets by using methods such as cross access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity. (6.01.02B)

The concept plan shows two primary access points directly from S. Locust Grove, an arterial. Staff is requiring the applicant to provide cross access to the property to the north per UDC 11-3A-3. Cross access to the properties to the south and west should be required if the proposed development ceases to operate as an educational facility.

- “Ensure the location and design of schools are compatible with existing and planned neighborhoods and land uses.” (2.03.01D)

The proposed school should be compatible with adjacent existing and future residential uses in the vicinity.

D. Site Development and Use Analysis

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

Parcel No. R4833780200 contains an existing warehouse building that is proposed to be converted for use as the West Ada School District (WASD) Career Technical Education (CTE) Center. The primary hours of operation for the campus are anticipated to be 7:00 a.m. to 3:00 p.m., Monday through Friday. Additional hours may occur throughout the school year based on various campus activities. These hours may vary but will comply with all applicable requirements of the UDC for the proposed use.

Parcel Nos. S1118110090 and S1118110071 are proposed to be developed as the parking area serving the CTE Center. The proposed parking area will provide 145 parking spaces.

The existing 74,080-square-foot building is constructed primarily of stucco and formed metal panels. The large warehouse portion features a gable roof, while the front office portions have flat roofs with parapet walls. According to the applicant, the existing building form and exterior materials will remain substantially unchanged as part of the proposed renovation. Exterior modifications will be limited to the addition of exterior doors and windows and an expansion of the mechanical system on the south side of the building.

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

Education institutions are not an allowed use in the I-L zoning district, which is why the applicant is rezoning the parcel to C-C. The FLUM amendment was approved by City Council to change from General Industrial to Civic on July 14, 2026. A Conditional Use Permit (CUP) is required by per UDC Table 11-4-3-14, for education institutions that take access from a collector or an arterial street and there is not a safe, separate pedestrian and bikeway access between the neighborhood and the school site. The proposed school has access from an arterial street (S. Locust Grove Road). The new CTE center will serve existing high schools located more than one mile away, except for the Renaissance High School located approximately one-half mile to the south. No walking or bicycle school trips are anticipated between the CTE center and home high schools. According to WASD, students will be discouraged from walking from Renaissance High School.

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

The proposal will be required to meet the dimensional standards for setbacks, parking requirements, maximum building height, landscape buffers and landscape requirements and for the C-C zoning district and the requirements of UDC 11-4-3-14 Education Institution.

4. Specific Use Standards (*UDC 11-4-3-14*):

The proposed use is required to comply with the specific use standards listed in UDC [11-4-3-14F](#), Education Institution, as follows: *Staff's analysis is in italics.*

A. Accessory uses. Accessory uses including, but not limited to, daycare facilities,

community events, community services, social services, curricular and extracurricular activities, meeting facilities for clubs and organizations, and school administration may be allowed.

1. Community events shall include, but are not limited to, events organized by an association of persons for a social, literary, political, educational or recreational purpose. Community events shall not include retail or other services that are customarily carried on as a business.
2. Curricular or extracurricular activities at an education institution shall include any sporting, musical, dramatic, artistic, fundraising or educational activities associated with any group, association, or classroom of said education facilities. Curricular or extracurricular activities shall not include retail or other services of businesses not directly associated with the education facility.
3. When conducted within an existing structure and site modifications are not proposed and/or required allowed accessory uses do not require a certificate of zoning compliance.
4. Uses not deemed as an accessory use by the Director shall require approval as a principal permitted or conditional use consistent with this title or as a temporary use consistent with [title 3](#), chapter 4 of this Code.

Not applicable as the applicant is not proposing any accessory uses to the proposed CTE Center at this time.

- B. Location criteria for elementary schools. Elementary schools should be located within the center of neighborhoods with access encouraged from local streets. Elementary school locations adjacent to public parks or open space are encouraged. At least thirty (30) percent of the perimeter of an elementary school site should be open to streets or open space areas. *N/A this is not an elementary school.*
- C. Location criteria for middle schools and high schools. Middle and high schools may take access off a designated arterial or collector street. *The proposed school takes access off an arterial street (S. Locust Grove Road).*
- D. Exemption. An education institution with less than one hundred fifty (150) students or located within the TN-R district may be exempt from the requirements for open space, landscaping, parking and drop-off areas. *Not Applicable*
- E. Conditional use requirement. A conditional use permit shall be required for any education institution in which any of the following circumstances exist:
 1. The education institution is in excess of two hundred fifty thousand (250,000) square feet within a residential district; *The proposed school is 74,080 square feet and is located within a residential district.*
 2. The education institution includes lighted fields adjoining or within a residential district; *Not applicable as there are no football fields associated with this project.*
 3. The education institution will generate in excess of one thousand five hundred (1,500) vehicular trips per day; *The proposed school will not exceed 1,500 vehicle trips per day as it will only generate 365 vehicle trips per day.*
 4. The education institution takes access from a collector or an arterial street and there is not a safe, separate pedestrian and bikeway access between the neighborhood and the school site. *The proposed school has access from an arterial street (S. Locust Grove Road). The new CTE center will serve existing high schools located more*

than one mile away, except for the Renaissance High School located approximately one-half mile to the south. No walking or bicycle school trips are anticipated between the CTE center and home high schools. According to WASD, students will be discouraged from walking from Renaissance High School.

Within the site, the bus loading/unloading zone is curbside, allowing students to walk directly to the building without vehicle conflicts or crossing drive aisles. Students parked or being dropped-off/picked-up in the parking lot will require walking across drive aisles. One designated crosswalk is proposed at the northeast corner of the building in front of the bus loading/unloading zone.

- F. Portable classrooms (temporary and permanent). The site plan for all education institutions shall include the location of any future portable classrooms (temporary and/or permanent). *N/A, not proposing portable classrooms.*
1. Temporary portables. A temporary portable classroom shall be an accessory use valid for a maximum period of four (4) years from the date of issuance of a certificate of occupancy.
 - a. Temporary portable classrooms that meet the standards as set forth in subsection (F)(4) of this section shall require a certificate of zoning compliance approval but shall not be subject to design review.
 - b. Temporary portable classrooms that do not meet the standards as set forth in subsection (F)(4) of this section shall require a conditional use permit but shall not be subject to design review.
 2. Permanent portables. Prior to the termination of the four-year permit, the applicant may request to convert a temporary portable classroom to a permanent portable classroom.
 - a. Permanent portable classrooms that meet the standards as set forth in subsection (F)(4) of this section shall require a certificate of zoning compliance and design review approval.
 - b. Permanent portable classrooms that do not meet the standards as set forth in subsection (F)(4) of this section shall require a conditional use permit and design review approval.
 3. Permit termination. Upon termination of the four-year permit, the temporary portable classroom approval shall be null and void and the applicant shall remove the structure immediately.
 4. Standards.
 - a. The portable classroom shall not be located in the front yard of the principal school structure.
 - b. The portable classroom shall not be located in any required yard.
 - c. The placement of the portable classroom shall not reduce the number of off-street parking spaces required.
 - d. The portable structures shall comply with the building code in accord with title 10 of this Code.
 - e. Exterior colors of the portable classrooms shall be compatible with the color of the primary school building.

- f. The roofing material on the portable classrooms shall be of a finish that emits a minimal amount of glare.
 - g. Where the portable classroom is located within two hundred (200) feet of a street and is visible from such a street, the portable classroom shall be screened from view of the street with a minimum of one (1) evergreen tree per fifteen (15) feet of linear structure. The tree shall be a minimum of six (6) feet in height.
- G. Additional standards for education institution, private. The applicant shall provide written documentation that the facility meets the minimum site area guidelines as established by the Idaho State Department of Education. *N/A, not a private education institution*
 - H. Additional standards for vocational or trade schools. The applicant shall provide written documentation that the school will have a major curriculum relating to technological industrial research and processes. *Not applicable.*
 - I. Parking space requirement. In all commercial and residential districts, education institutions shall provide one (1) parking space for every four hundred (400) square feet of gross floor area. *The applicant is requesting alternative compliance for the required parking to be reduced from 185 parking spaces to 145 parking spaces. This request is based on students being transported to the site by buses and the actual square footage of building being utilized resulting in a reduction of parking spaces required.*

E. Design Standards Analysis

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

There is an existing building that will be used as the CTE Center, and the site will be required to provide a twenty-five (25) foot landscape buffer along S. Locust Grove Road. The new parking lot will be required to meet the requirements of UDC 11-3B-8.

2. Landscaping (UDC 11-3B):

i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Arterial Road: 25 Feet	S. Locust Grove Road

ii. Parking lot landscaping

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

The applicant provided a landscape plan showing the proposed landscaping for the new parking lot. The landscape plan will be reviewed and approved with the required Certificate of Zoning Compliance (CZC) review and approval. The landscaping will be required to meet the parking lot landscaping requirements outlined in UDC 11-3B-8.

Southern Boundary 5-Foot Parking Lot Landscape Buffer Alternative Compliance Request:

The roadway and retaining wall along the southern portion of the property were previously installed and approved without the required landscape buffer. Under the current site configuration, there is sufficient space to accommodate both the required landscape buffer and the 20-foot fire lane. However, the proposed location of necessary mechanical equipment along the southern side of the building creates a conflict with these requirements.

Due to the building layout and operational requirements of the school, the mechanical equipment cannot be reasonably located in another area of the site. Placement along the southern side of the building is necessary to provide appropriate access for maintenance and service while maintaining the functionality of the remainder of the campus. Accommodating the equipment in this location, while also maintaining the required 5-foot landscape buffer, would reduce the available area for the fire lane and result in a conflict with the required 20-foot fire lane width.

As an alternative to the landscape buffer, West Ada School District proposes constructing a 6-foot concrete wall along the southern property line. The proposed wall will provide a defined separation between the school campus and adjacent property while maintaining privacy and enhancing the security of the school site. It will also allow the District to preserve the required fire lane and provide appropriate access to the mechanical equipment for ongoing maintenance and servicing.

The applicant states this alternative is particularly appropriate given the nature of the school's use and the need to maintain secure, controlled back-of-house areas around the building. The proposed wall will provide a durable physical separation while allowing the site to accommodate necessary building infrastructure and maintain required emergency access. The proposed wall should increase privacy for the school site and decrease noise transmission level to neighboring parcels.

iii. Landscape buffers to adjoining uses

A minimum of a 25-foot-wide buffer is required adjacent to residential land uses in accordance with UDC Tables 11-2C-3, 11-2B-3, and 11-4-3-34F. The buffer shall be landscaped in compliance with the standards of UDC Section 11-3B-9C.

There is an existing house on the property adjacent to the School District's property located at 215 S. Locust Grove Road. This house has been vacant for several years and has the potential to be redeveloped as commercial or multi-family. The applicant is requesting a Council waiver to reduce the landscape buffer from twenty-five (25) feet to sixteen and a half (16.5) feet.

iv. Tree preservation

Per UDC 11-3B-10, Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees).

The applicant shall preserve existing trees four-inch caliper or greater from destruction during the development. If the trees need to be removed, they shall be mitigated with equal caliper.

v. 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.

This is an existing building, and improvements to the site 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
Specific Use Standards: Educational Facility: 1 Parking Stall per 400 Square Feet of Gross Floor Area	145 proposed/185 required The applicant applied for alternative compliance to reduce 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.

Per UDC 11-3C-6G a total of seven (7) bicycle parking spaces is required.

Parking Reduction Alternative Compliance Request:

The applicant is requesting approval of an alternative compliance parking reduction for the proposed Career Technical Education (CTE) Facility. Pursuant to UDC 11-4-3-14, educational institutions are required to provide one parking stall for every 400 square feet of gross floor area. At full build-out, the proposed facility contains approximately 73,800 square feet, resulting in a minimum parking requirement of 185 stalls. The site plan provides 145 parking stalls, representing a reduction of 40 stalls (approximately 22%).

The applicant states that the proposed CTE facility operates differently than a traditional comprehensive high school. Students attend the facility in two scheduled instructional sessions, with one group attending during the morning and a second group attending in the afternoon. This staggered schedule limits the number of students, staff, and visitors on-site at any given time and reduces peak parking demand.

Additionally, the applicant explains that a substantial portion of the building consists of specialized laboratory spaces and associated material storage areas that require significantly larger floor areas but do not proportionally increase building occupancy. Classroom spaces function as accessory instructional areas shared among the specialized labs rather than independent classrooms with separate student populations. As a result, the gross floor area overstates the actual daily occupancy of the building.

The applicant further indicates that only approximately 54,682 square feet of the building represents regularly occupied instructional and administrative space. Applying the parking ratio to this occupied area would result in a parking demand of approximately 137 stalls, which is less than the 145 stalls proposed.

The applicant also identifies physical site constraints that limit additional parking. The site has been designed to separate student vehicle circulation from bus traffic, consistent with discussions with City staff and the Ada County Highway District, improving

overall site safety. In addition, the site provides the required cross-access connection to the adjacent northern property and minimizes curb cuts along Locust Grove Road. Per the applicant, these design considerations improve circulation and connectivity but reduce the amount of developable area available for parking.

Overall, the applicant contends that the proposed parking supply is sufficient to accommodate the anticipated demand based on the facility's operational characteristics, while the site design balances parking needs with safe circulation, interparcel connectivity, and the educational function of the campus. The requested parking reduction appears to be supported by the unique operational characteristics of the CTE facility and the physical constraints of the site, provided the actual parking demand remains consistent with the applicant's operational assumptions.

4. Building Elevations (*Architectural Standards Manual*):

Conceptual elevations were submitted for the existing CTE building as shown in Section VII.H. As this is an existing building, the applicant stated the only modifications that will be made to the exterior as part of the renovation will be the addition of exterior doors and windows, and an expanded mechanical system. No new structures are proposed to be constructed with the subject application.

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

The applicant is proposing six-foot wall along the southern property boundary and a 6-foot chain link fence with privacy slats along the parking lot to the north of the property. This site is very visible, and staff believes the applicant should install a more attractive fence than what is proposed. Staff has in previous developments approved black vinyl coated chain link with no slats.

F. Transportation Analysis

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

Access to the site is from S. Locust Grove Road. The applicant proposes two access points to the property. The first access point is located at the north end of the property and will provide access to the student parking area and facilitate cross access with the adjacent property. The second access point is located farther south and will serve as the primary access for buses, staff, and visitors.

2. Cross Access (*UDC 11-3A-3*)

Where access to a local street is not available, the property owner shall be required to grant cross-access/ingress-egress to adjoining properties, either by recorded easement or as a note on a recorded final plat. This standard is intended to apply primarily to nonresidential properties but may extend to residential properties where the use is anticipated to change to a nonresidential use.

There is an existing recorded easement for cross access to the west and south that was established with the recorded plat of the Katsura Subdivision. Note 5 identifies a twenty-five-foot-wide cross access easement as recorded in Instrument Number 2024-020915. Note 8 identifies a twenty-foot-wide cross access easement as recorded in Instrument Number 2024-020916.

The applicant is requesting to waive the requirement for the southern property boundary which would require the existing easement to be modified. As this area is for bus and emergency vehicle circulation, staff has no issue with the easement not being enforced at this time. If the property is converted to anything other than a school, a portion of the concrete wall will need to be removed and the cross access should be reciprocated.

The applicant did not request a waiver to remove the cross access to the western property boundary and should address this with Commission and Council at the hearings.

Southern Boundary Cross Access Waiver Request:

Per the applicant, the proposed site design provides a continuous fire lane and bus circulation loop around the school building, allowing emergency vehicles and school transportation to efficiently access and circulate the site without relying on cross-access through the southern property line. This internal circulation system provides functional access to the site while maintaining the security and operational needs of the school campus.

In addition, mechanical equipment and other building support functions are proposed along the southern side of the building. Restricting public vehicular access from adjoining parcels will help protect this equipment from potential vehicle conflicts, unauthorized access, and damage.

Maintaining the southern area as a controlled back-of-house portion of the campus is particularly important given the operational requirements of a school facility. The nature of school use also presents unique safety and security considerations that differ from typical commercial or mixed-use development. Public vehicular access to areas immediately adjacent to the back of the building could create unnecessary conflicts with school operations, maintenance activities, emergency access, and secured areas of the campus.

Limiting access along the southern property line will allow the district to better control circulation and maintain a safe environment for students, staff, and visitors.

Staff has no issue with the easement not being enforced at this time. If the property is converted to anything other than an education institution, a portion of the concrete wall will need to be removed and the cross access should be reciprocated. Staff feels the recorded easements should be reciprocated.

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

A continuous internal pedestrian walkway that is a minimum of five (5) feet in width shall be provided from the perimeter sidewalk to the main building entrance(s) for nonresidential uses. The walkway width shall be maintained clear of any obstructions, such as vehicles, outdoor sale displays, vending machines, or temporary structures. The internal pedestrian walkway shall be distinguished from the vehicular driving surfaces through the use of pavers, colored or scored concrete, or bricks.

The applicant is proposing pedestrian connectivity from the parking lot to the building and the sidewalk along S. Locust Grove to the parking lot as required.

G. 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 by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18. Storm drainage

will be proposed with a future Certificate of Zoning Compliance application and shall be constructed to City and ACHD design criteria.

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.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

Annexation & Rezone

A Development Agreement (DA) is required as a provision of annexation and rezone of this property. Prior to approval of the annexation and rezone 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 owner.

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 and rezone. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the site plan and landscape plan included in Section VII and the provisions contained herein.
- b. The property shall be restricted to education institution use only.
- c. Cross access shall be provided as follows: prior to C of O cross access to the north (Parcel # S1118110071); cross access to the west (Parcel # R5652610303) and south (Parcels # R0879824125 and R0879824130) shall only be reciprocated if the property ever ceases to operate as an education institution.
- d. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.
- e. The southernmost access into the site shall serve as the primary access for buses, staff, and visitors only and shall be signed as such.

Conditional Use Permit

1. Compliance with the dimensional standards listed in UDC [Table 11-2B-3](#) for the C-C zoning district is required with the exception of building height. Education facilities are allowed a maximum building height of 50 feet as set forth in UDC [11-2A-3E.3](#).
2. Compliance with the standards listed in UDC 11-4-3-14 – Education Institution, is required.
3. 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.
4. The applicant shall provide written documentation that the facility meets the minimum site area guidelines as established by the Idaho State Department of Education per UDC [11-4-3-14G](#) with the Certificate of Zoning Compliance application.
5. The applicant shall complete a property boundary adjustment to combine the three parcels prior to C of O.
6. The applicant shall provide a 25-foot wide landscape buffer along the northern boundary to residential land use as required per UDC Table 11-2C-3, landscaped per the standards listed in UDC 11-3B-9C, unless otherwise waived by City Council.
7. The final landscape plans shall be submitted with the Certificate of Zoning Compliance shall provide the following:
 - a. The applicant shall provide a black vinyl coated fence without slats or construct a solid vinyl or wood fence. Provide fence details

- b. The applicant shall provide tree mitigation if trees are removed in accord with UDC 11-3B-10. Provide a tree mitigation section
 - c. Depict the landscaping required within the parking lot and buffer area along S. Locust Grove per UDC 11-3B.7.
 - d. Provide bicycle rack details
8. Provide a recorded cross-access agreement to parcel S1118110065 agreement prior to occupancy of the building and relinquish or vacate the existing easements.
 9. 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

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.
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. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=448542&dbid=0&repo=MeridianCity>

D. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=448542&dbid=0&repo=MeridianCity>

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;
Staff finds annexation and rezoning of the subject site with a C-C zoning designation is consistent with the Comprehensive Plan Civic FLUM designation for this property, if the Applicant complies with the provisions in Section IV.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the map amendment and rezoning to the recommended C-C zoning district and associated development is consistent with the regulations outlined for the district.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds that the map amendment and rezoning 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 City water and sewer service is available at and to be extended to this development. The provision of the CTE facility in this area will assist in providing for the education needs of the community in this area of the City.
5. The annexation (as applicable) is in the best interest of city.
Staff finds the proposed annexation and rezoning is in the best interest of the City if the property is developed in accord with the provisions in Section IV.

B. Alternative Compliance (UDC 11-5B-5E) Parking Reduction

In order to grant approval for an alternative compliance application, the Director shall determine the following:

1. Strict adherence or application of the requirements are not feasible; or
The applicant states that the proposed Career Technical Education (CTE) facility will operate differently from a traditional comprehensive high school. Students will attend the facility in two scheduled instructional sessions, with one group attending in the morning and a second group attending in the afternoon. This staggered schedule limits the number of students, staff, and visitors on-site at any given time and reduces peak parking demand.
Additionally, the applicant explains that a substantial portion of the building consists of specialized laboratory spaces and associated material storage areas that require significantly larger floor areas but do not proportionally increase building occupancy. Classroom spaces will function as accessory instructional areas shared among the specialized laboratories rather than as independent classrooms with separate student populations. As a result, the gross floor area overstates the actual daily occupancy of the building.

The applicant further indicates that approximately 54,682 square feet of the building consists of regularly occupied instructional and administrative space. Applying the applicable parking ratio to this occupied area results in a parking demand of approximately 137 stalls, which is less than the 145 stalls proposed.

Based on the information provided above, the Director finds that the requested parking reduction meets the applicable requirements.

The Director has no objection to removal of the required 5-foot-wide landscape buffer along the south side of the property.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

The applicant states that applying the applicable parking ratio to the regularly occupied area of the building would result in a parking demand of approximately 137 stalls, which is less than the 145 parking stalls proposed.

The Director finds alternative compliance requests an equal means for meeting the requirements.

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

The Director finds that the proposed alternative means will not be materially detrimental to public welfare or impair the intended uses and character of surrounding properties.

C. Alternative Compliance (UDC 11-5B-5E) Southern Landscape Parking Lot Buffer

In order to grant approval for an alternative compliance application, the Director shall determine the following:

1. Strict adherence or application of the requirements are not feasible; or

The applicant states that the proposed Career Technical Education (CTE) facility will operate differently from a traditional comprehensive high school. Students will attend the facility in two scheduled instructional sessions, with one group attending in the morning and a second group attending in the afternoon. This staggered schedule limits the number of students, staff, and visitors on-site at any given time and reduces peak parking demand.

As an alternative to the required landscape buffer, West Ada School District proposes constructing a 6-foot-tall concrete wall along the southern property line. The proposed wall will provide a defined separation between the school campus and the adjacent property while maintaining privacy and enhancing site security. The wall will also allow the District to preserve the required fire lane and maintain appropriate access to mechanical equipment for ongoing maintenance and servicing.

The Director has no objection to removal of the required 5-foot-wide landscape buffer along the south side of the property.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

3. *The applicant states that the proposed concrete wall is an appropriate alternative to the required 5-foot-wide landscape buffer given the nature of the school's use and the need to maintain secure and controlled back-of-house areas around the building. The proposed wall will provide a durable physical separation between the school site and adjacent properties while allowing the site to accommodate necessary building infrastructure and maintain required emergency access. The applicant further states that the wall will enhance privacy*

for the school site and reduce noise transmission to neighboring properties. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

The Director finds that the proposed alternative means will not be materially detrimental to public welfare or impair the intended uses and character of surrounding properties.

D. 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.

The site was previously approved as a warehouse in the L-I zoning district. The Comprehensive Plan Map designation and zoning was recently amended for Parcel No. R4833780200, S1118110090 and S1118110071 from General Industrial and Mixed-Use Community to Civic.

Parcel No. S1118110071 is proposed to be annexed and zoned C-C to provide parking for the CTE Center. Unfortunately, the parcels do not provide enough room for the required parking. However, West Ada School District is proposing to bus students from the surrounding schools to the Center which will help reduce the need for the required parking. The applicant has applied for alternative compliance to reduce the required parking based on the square footage the building proposed to be occupied and the fact that the District is busing students to the site. Therefore, if the Commission and City Council support the two alternative compliance requests Staff finds the site suitable 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 use will be harmonious with the Comprehensive Plan in that it will provide additional employment and services for residences in the area.

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 design, construction, operation and maintenance of the proposed use with the conditions imposed will be compatible with other uses in the general vicinity.

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 that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area.

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 adequately 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 result in the destruction, loss or damage of any such features.
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 natural, scenic or historic 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 annexation, Development Agreement modification and alternative compliance per the provisions in Section IV in accord with the Findings in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard this item on September 17, 2026. At the public hearing, the Commission moved to approve the subject alternative compliance, annexation, Conditional Use Permit, Development Agreement modification and rezone request.

1. Summary of the Commission public hearing:

- a. In favor: David Reinhart and Toby Norskog, representing the property owner WSAD
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application: Linda Ritter
- 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 October 6, 2026. At the public hearing, the Council moved to approve the subject alternative compliance, annexation, Conditional Use Permit, Development Agreement modification and rezone requests.

1. Summary of the City Council public hearing:

- a. In favor: Derek Bub, David Reinhart, Toby Norskog and Sean Conner representing the property owner WSAD
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application: Linda Ritter
- f. Other Staff commenting on application: Dawn Battles, ACHD

2. Key issue(s) of public testimony:

- a. None

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

- a. Heavy traffic along S. Locust Grove Road; students going north from the site when restricted to a right in/right out; potentially in the future moving all the students from S. Locust Grove Road to S. Adkins Way to access the CTE Center; have discussions with ACHD about managing traffic safely through this corridor as it continues to grow.

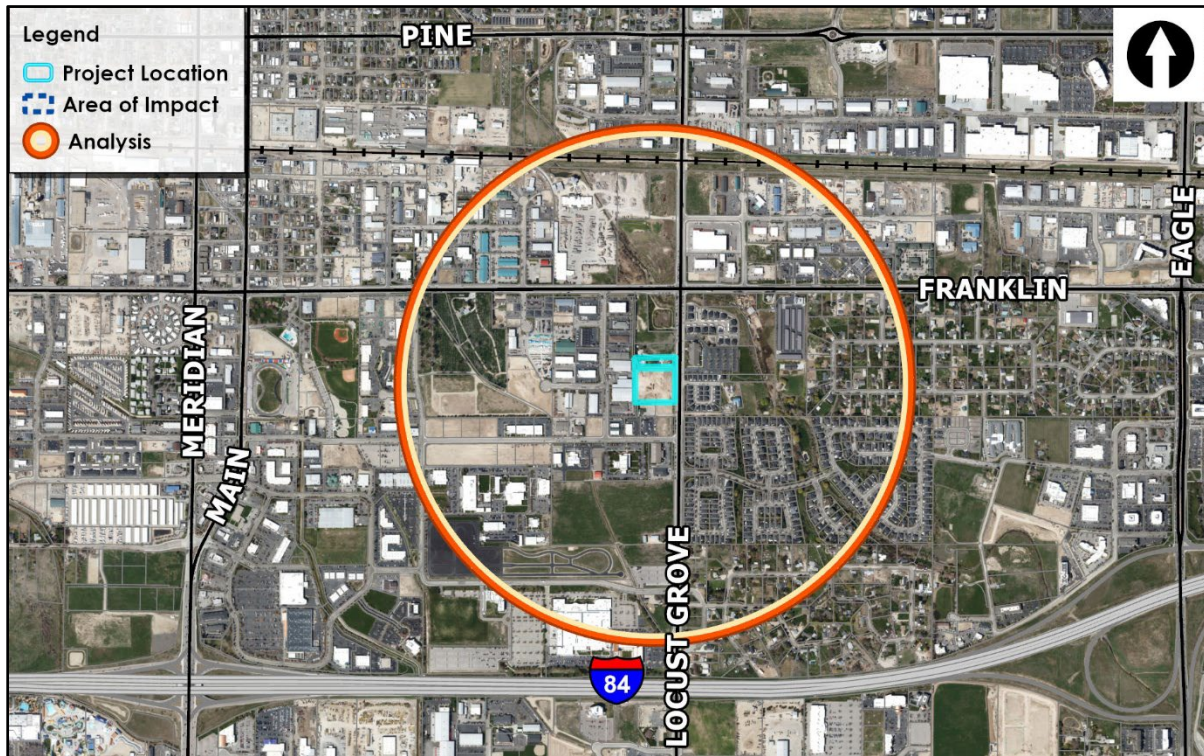
4. City Council change(s) to Commission recommendation:

- a. None

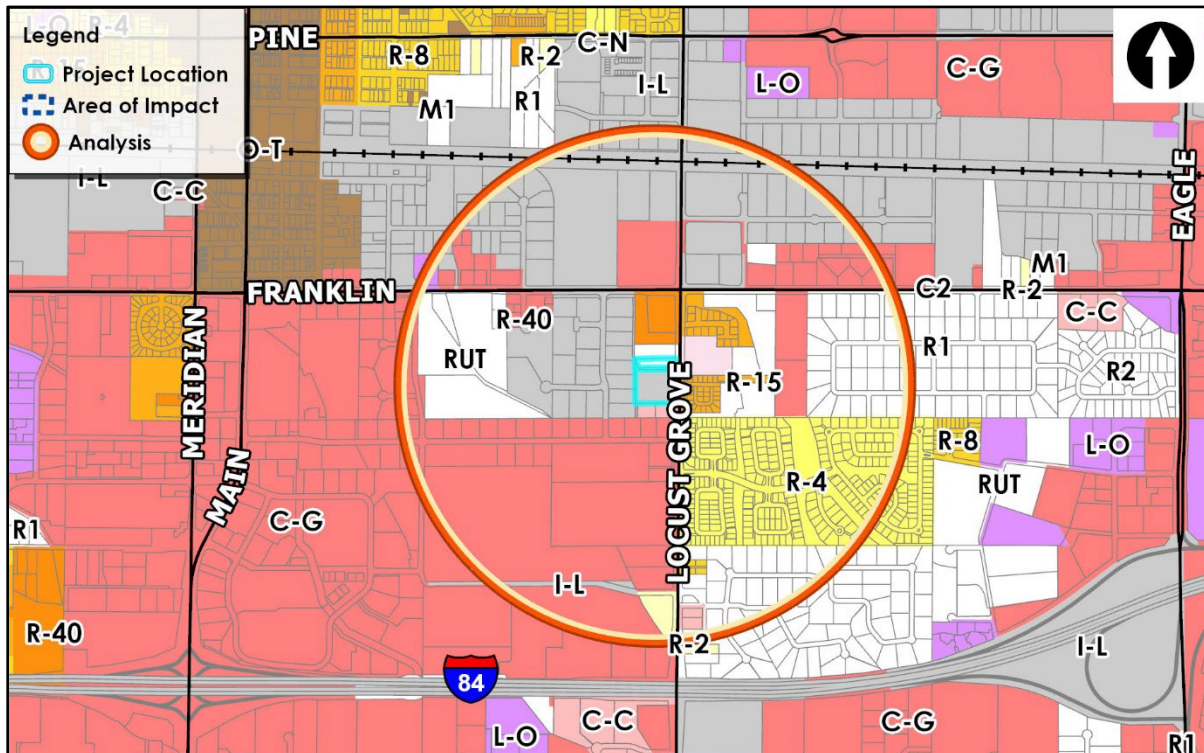
VII. EXHIBITS

A. Project Area Maps

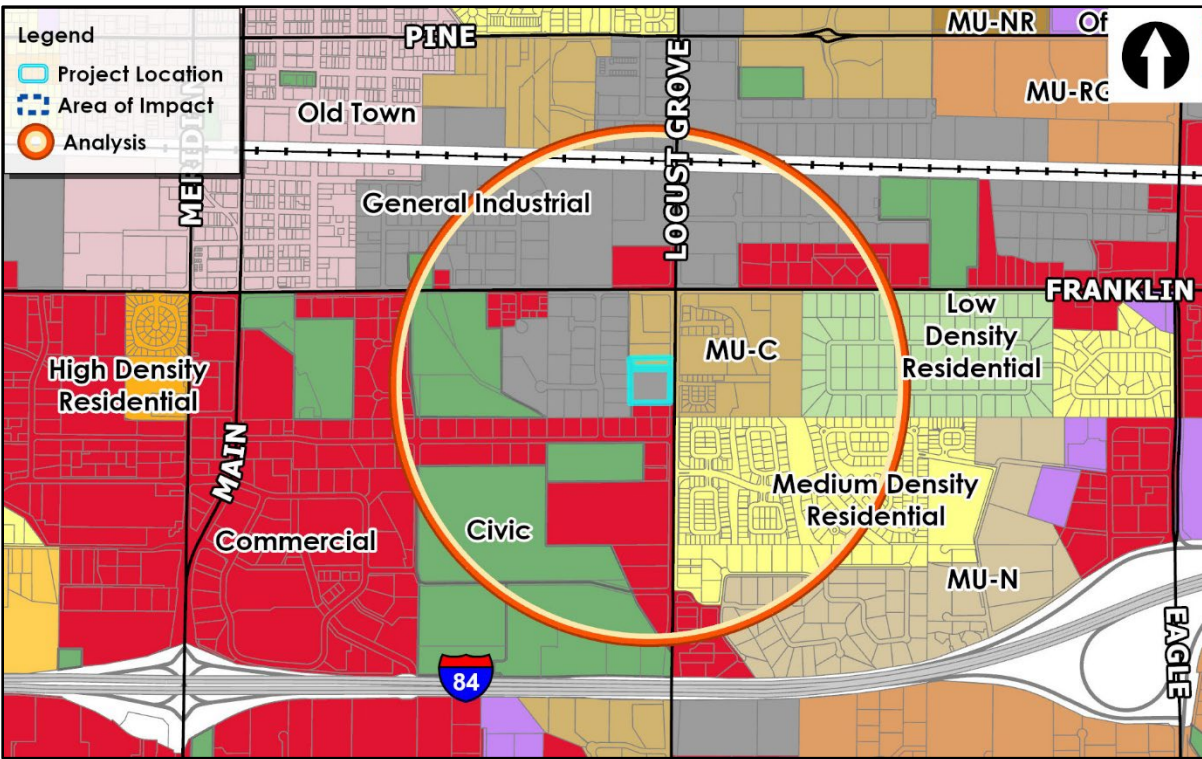
1. Aerial



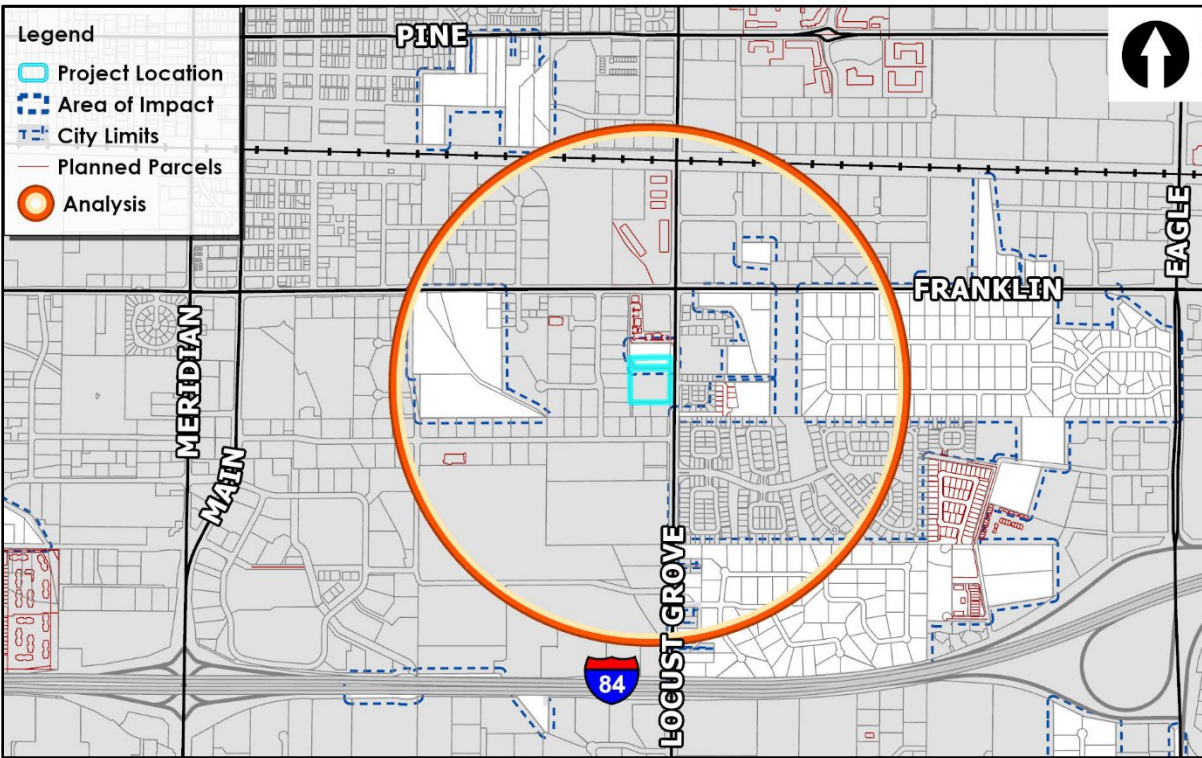
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Service Accessibility Tool (Existing Conditions)

PARCEL R4833780200 SERVICE ACCESSIBILITY

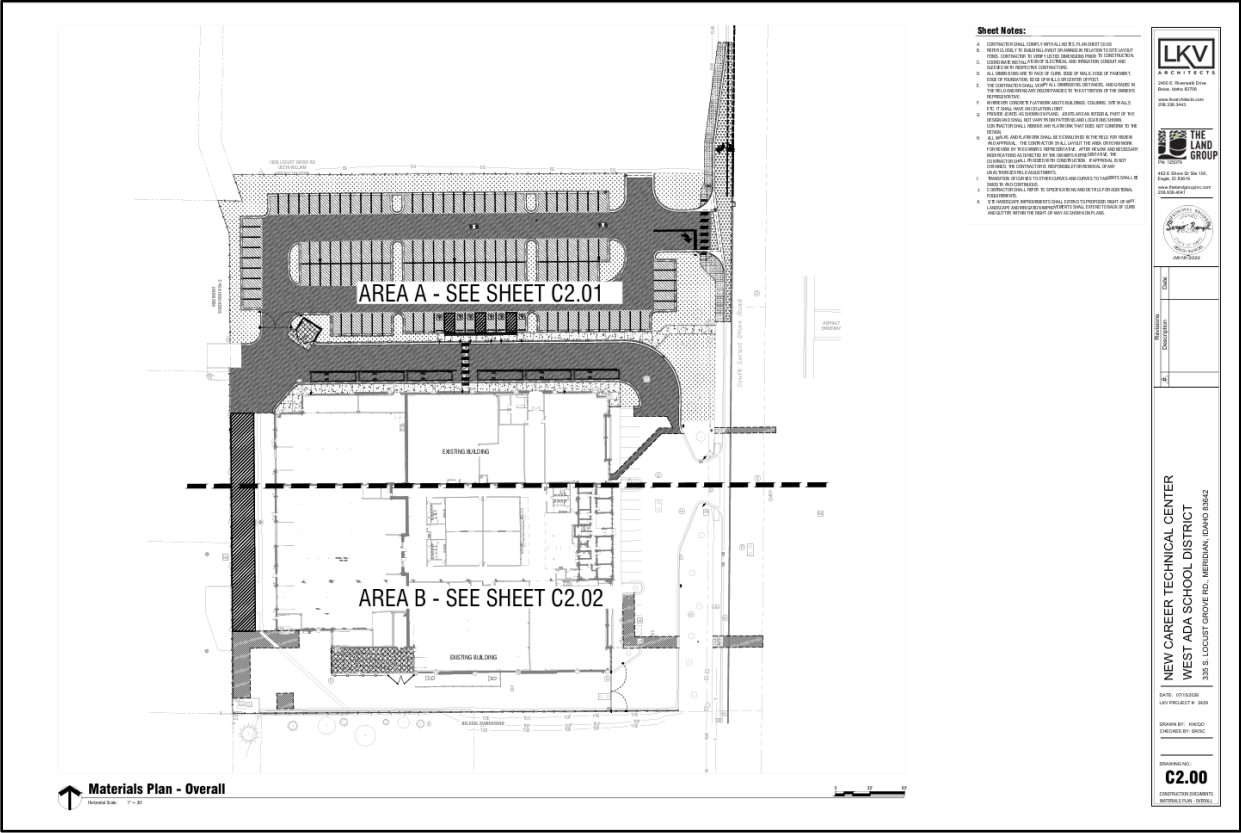
Overall Score: 35	63rd Percentile
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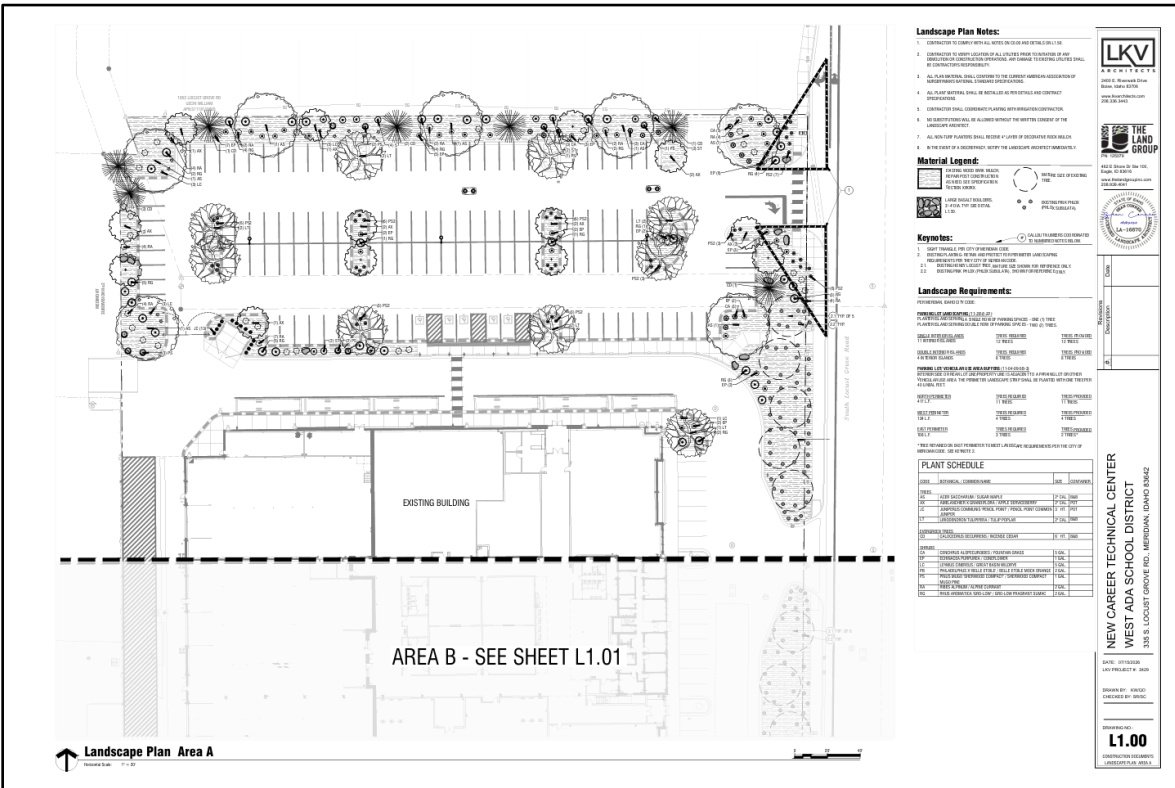
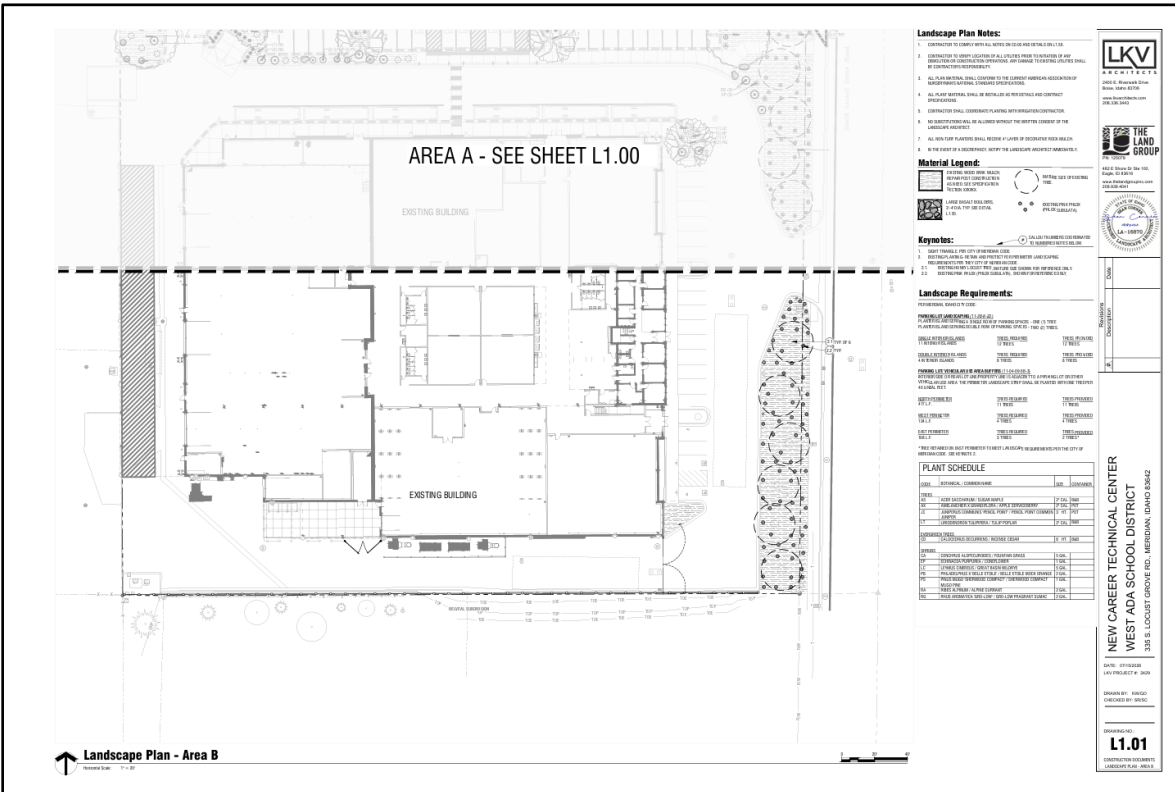
Criteria	Description
Location	In City Limits
Extension Sewer	Trunkshd mains < 500 ft. from parcel
Floodplain	Either not within the 100 yr floodplain or > 2 acres
Emergency Services Fire	Response time < 5 min.
Emergency Services Police	Reporting District meets response time goals most of the time
Pathways	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 existing (# of lanes)
School Walking Proximity	Within 1/2 mile walking
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)
Park Walkability	No park within walking distance by park type

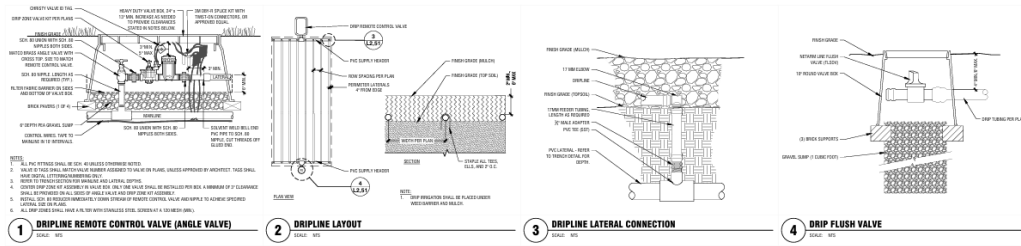
C. Subject Site Photos



D. Site Plan (date: 7/15/2026)







LKV
 ARCHITECTS
 2000 E. Meridian Blvd.
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 www.lkvarchitects.com
 208.333.8883

THE
 LAND
 GROUP
 1000 S. Capitol Blvd., Ste. 100
 Boise, ID 83725
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 208.333.8883

PROJECT:
 DRAWING:
 DATE: 07/22/2020
 LKV PROJECT #: 240

DRAWN BY: WJG
 CHECKED BY: WJG

(DRAWING NO.)
L2.51
 (CONSTRUCTION DOCUMENTS)
 (PROJECTION DETAIL)

NEW CAREER TECHNICAL CENTER
 WEST ADA SCHOOL DISTRICT
 3302 S. LOCUST GROVE RD., MERIDIAN, IDAHO 83428

KATSURA SUBDIVISION
A RESUBDIVISION OF LOT 2, BLOCK 2, MEDMONT SUBDIVISION NO. 1 &
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
COUNTY OF MERIDIAN - IDAHO - STATE OF IDAHO
2024

PLAT SHOWING

DETAIL "A"
SCALE: 1"=60'

DETAIL "B"
SCALE: 1"=20'

DETAIL "C"
SCALE: 1"=20'

REFERENCES:

- MEDMONT SUBDIVISION NO. 1, BOOK 75, PAGES 7794-7795
- MEDMONT SUBDIVISION NO. 2, BOOK 78, PAGES 8453-8454
- BELLEVUE SUBDIVISION, BOOK 116, PAGES 17493-17495
- MURDOCH SUBDIVISION NO. 2, BOOK 83, PAGES 9158-9159
- RECORD OF SURVEY, NO. 3071
- RECORD OF SURVEY, NO. 4502
- RECORD OF SURVEY, NO. 7075
- RECORD OF SURVEY, NO. 10859
- RECORD OF SURVEY, NO. 10859
- WARRANTY DEED, INST. NO. 2020-012834
- WARRANTY DEED, INST. NO. 2019-121778
- WARRANTY DEED, INST. NO. 2023-004282
- DECLARATION OF CROSS-ACCESS EASEMENT, INST. NO. 2024-020915
- DECLARATION OF CROSS-ACCESS EASEMENT, INST. NO. 2024-020916
- AFFIDAVIT OF CORRECTION OUTLAW DEED, INST. NO. 2024-020917
- AFFIDAVIT OF CORRECTION OUTLAW DEED, INST. NO. 2024-020918
- AFFIDAVIT OF CORRECTION OUTLAW DEED, INST. NO. 2024-020919

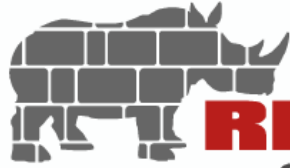
LEGEND

- KATSURA SUBDIVISION BOUNDARY LINE
- RECORD BOUNDARY LINE
- LOT LINE
- SECTION LINE / CENTER LINE
- CENTER LINE
- EASEMENT LINE (SEE NOTE 1)
- 25' WIDE LANDSCAPE BUFFER (SEE NOTE 4)
- 25' WIDE CROSS ACCESS EASEMENT (SEE NOTE 5)
- 25' WIDE CROSS ACCESS EASEMENT (SEE NOTE 5)
- 25' WIDE CROSS ACCESS EASEMENT (SEE NOTE 5)
- CROSS ACCESS EASEMENT (SEE NOTE 7)
- SURVEY LINE
- ACHD SLOPE EASEMENT (SEE NOTE 7 AND DETAIL A)
- FOUND BRASS CAP AS NOTED
- FOUND 5/8" IRON PIN, PLS 3260 (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON PIN PLS 3260 (UNLESS NOTED OTHERWISE), RESET 5/8"x24" IRON PIN w/ PLASTIC CAP "PLS 17220"
- SET 5/8"x24" IRON PIN w/ PLASTIC CAP "PLS 17220"
- CALCULATED POINT, NOT FIELD LOCATED
- WC WITNESS CORNER
- POB POINT OF BEGINNING
- LOT NUMBER (THIS PLAT)

NOTES:

- A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE EASEMENT IS HEREBY RESERVED ALONG ALL SUBDIVISION BOUNDARY LINES, UNLESS SHOWN OTHERWISE. LOTS 1 AND 3 SHALL HAVE BLANKET TYPE PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENTS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE REGULATIONS AT THE TIME OF RE-SUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE NAMPA & MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3606(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED TO ASSESSMENTS FROM THE NAMPA & MERIDIAN IRRIGATION DISTRICT.
- A TWENTY FIVE (25) FOOT WIDE LANDSCAPE BUFFER AS REQUIRED BY CITY OF MERIDIAN UNIFIED DEVELOPMENT CODE 11-38-70 (SEE LEGEND).
- A TWENTY FIVE (25) FOOT WIDE CROSS ACCESS EASEMENT, AS RECORDED IN INST. NO. 2024-020915, RECORDS OF ADA COUNTY, ID (SEE LEGEND)
- LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A BLANKET TYPE IDAHO POWER EASEMENT, AS RECORDED IN INST. NO. 618941, RECORDS OF ADA COUNTY, IDAHO
- LOT 2, BLOCK 1 IS AFFECTED BY ACHD SLOPE EASEMENTS, AS RECORDED IN INST. NO. 103080932 AND 105090844, RECORDS OF ADA COUNTY, IDAHO.
- A 50.00 FOOT WIDE CROSS ACCESS EASEMENT AS RECORDED IN INST. NO. 2024-020916, RECORDS OF ADA COUNTY, IDAHO.
- LOT 1, BLOCK 1 IS A COMMON AREA LOT TO BE OWNED AND MAINTAINED BY STONEBROOK BUSINESS PARK PROPERTY OWNERS ASSOC., INC. OR THEIR SUCCESSORS AND/OR ASSIGNS
- FOUND 1/2" REBAR, PLS 3260 SET IN CONCRETE, UNABLE TO REPLACE WITHOUT DAMAGING THE FENCE.

G. Proposed Fencing



RhinoRock.com
CONCRETE FENCING

THERE'S A NEW KIND OF CONCRETE FENCE....

THE
**AFFORDABLE
KIND!**



The RhinoRock Concrete Fence is LIGHT WEIGHT....

Manufactured with a unique process that was developed over a ten year period, the RhinoRock fence panel achieves its light weight and strength by combining a high performance fiber reinforced concrete outer shell with a structural foam core. The six foot tall by nine foot long panel only weighs 230 lbs. Lighter weight means lower cost to produce, install, and ship.

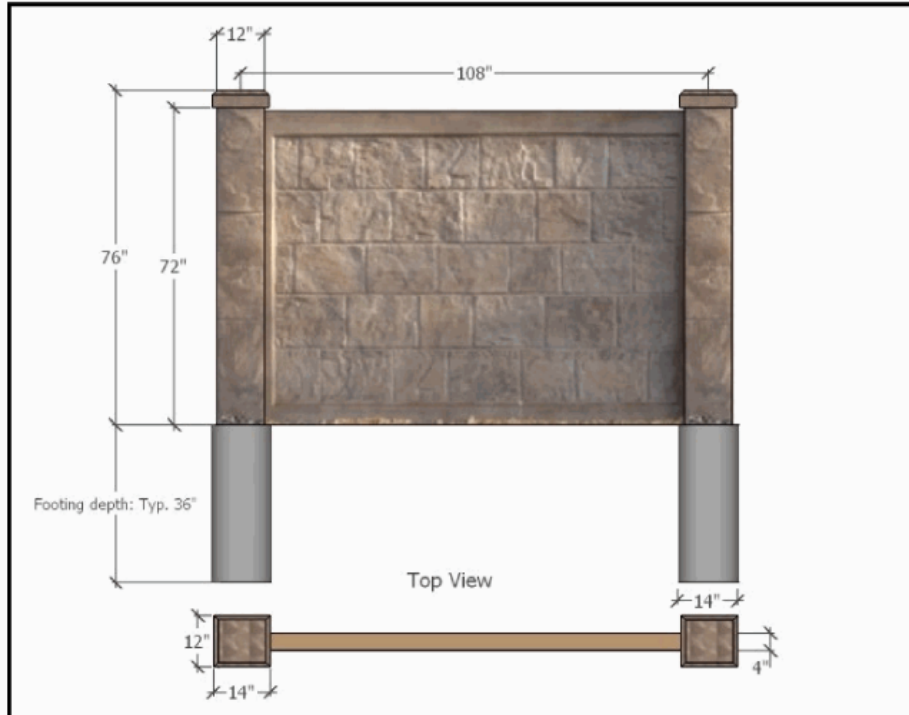
The combination of the tough concrete shell and the foam core yields a panel that is strong, yet light weight. Formal engineering testing has shown that the panel can support over 1.5 tons of water placed on it's free spanning face, which is equivalent to a 160 mph wind load.

Since the panel exterior is made of a high performance concrete, unlike many other fencing materials, it is....

- totally UV stable
- not affected by water
- dimensionally stable
- unaffected by seasonal temperature changes
- maintenance free
- is a GREEN product: 50% of concrete material is a recycled material
- easily color stained on site to compliment homes or commercial buildings.



RHINOROCK FENCE SPECIFICATIONS



TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 259 cm	72"x102"
Weight of Panel	105 Kg	230 lbs
Weight per area	21.5kg/m ²	4.9lbs/ft ²
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume	4-4.50%	
Compressive Strength of proprietary concrete mix design	4x10 ⁷ N/m ²	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10 ⁶ - 1.4x10 ⁷ N/m ²	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion	<4%	
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
Freeze/thaw performance	200 freeze thaw cycles with no damage	
Derby, fungus, or mushroom attack	none	
Termite food source	none	

MANY COLORING OPTIONS AVAILABLE



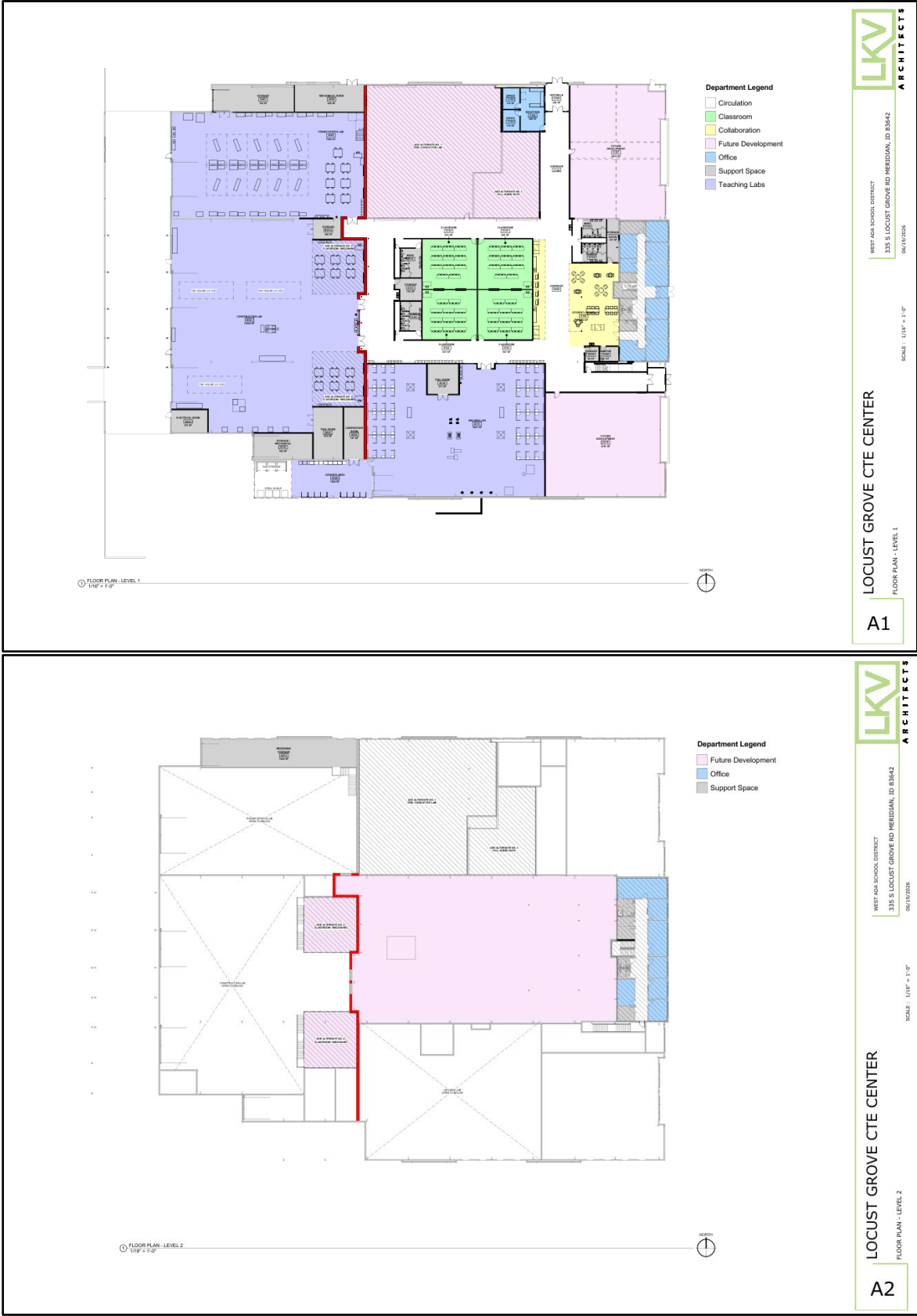
The Rhinorock fence comes in a natural concrete gray, but can be stained on site to compliment your home or commercial project. The stain is a penetrating stain that is designed for concrete and does not require any maintenance. The color stain will also aid in the removal of graffiti. Visit RhinoRock.com and see available colors on the concrete colors page.



THERE'S A NEW KIND OF CONCRETE FENCE....

**THE
AFFORDABLE
KIND!**

H. Floor Plan (date: 6/19/2026)



I. Building Elevations (date: 6/19/2026)



J. Annexation Legal Description & Exhibit Map



LEGAL DESCRIPTION

Exhibit "A"

June 23, 2026
Project No.: 125079

ANNEXATION / REZONE
WEST ADA SCHOOL DISTRICT
SOUTH LOCUST GROVE ROAD

An area of land being situate in the Northeast quarter of the Northeast quarter of Section 18, Township 3 North, Range 1 East, Boise Meridian, City of Boise, Ada County, Idaho, being more particularly described as follows:

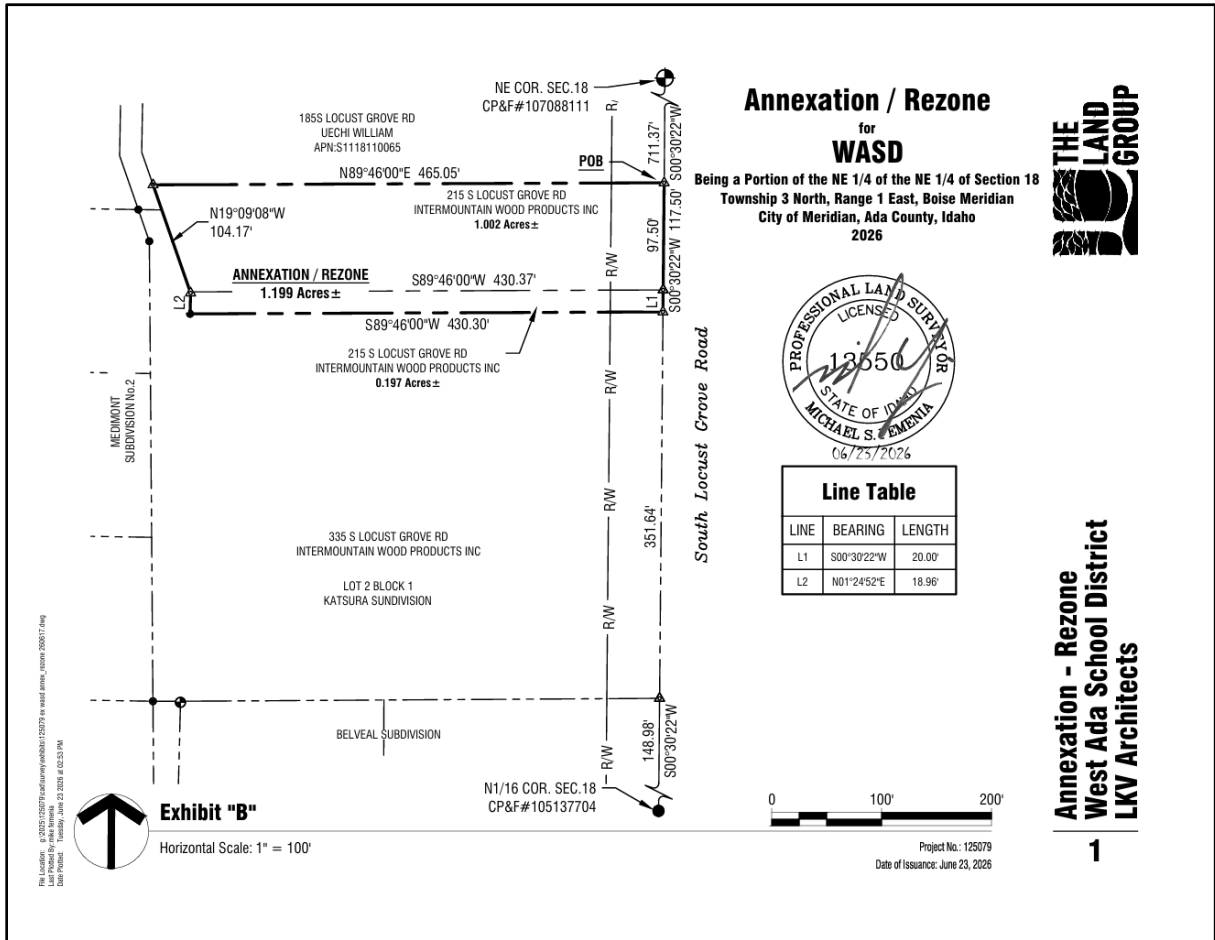
COMMENCING at the Northeast corner of said Section 18, thence on the east section line of said Section 18, South 00° 30' 22" West, 711.37 feet, to the **POINT OF BEGINNING**:

Thence continuing on said east section line, South 00° 30' 22" West, 117.50 feet;
Thence leaving said section line, South 89° 46' 00" West, 430.30 feet;
Thence North 01° 24' 52" East, 18.96 feet;
Thence North 19° 09' 08" West, 104.17 feet;
Thence North 89° 46' 00" East, 465.05 feet to the **POINT OF BEGINNING**.

The above-described area of land contains 1.199 acres, (52,252 Ft²) more or less.

PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS





K. Rezone Legal Description and Exhibit Map



LEGAL DESCRIPTION

Exhibit "A"

June 23, 2026
Project No.: 125079

REZONE

WEST ADA SCHOOL DISTRICT
SOUTH LOCUST GROVE ROAD

An area of land being situate in the Northeast quarter of the Northeast quarter of Section 18, Township 3 North, Range 1 East, Boise Meridian, City of Boise, Ada County, Idaho, being more particularly described as follows:

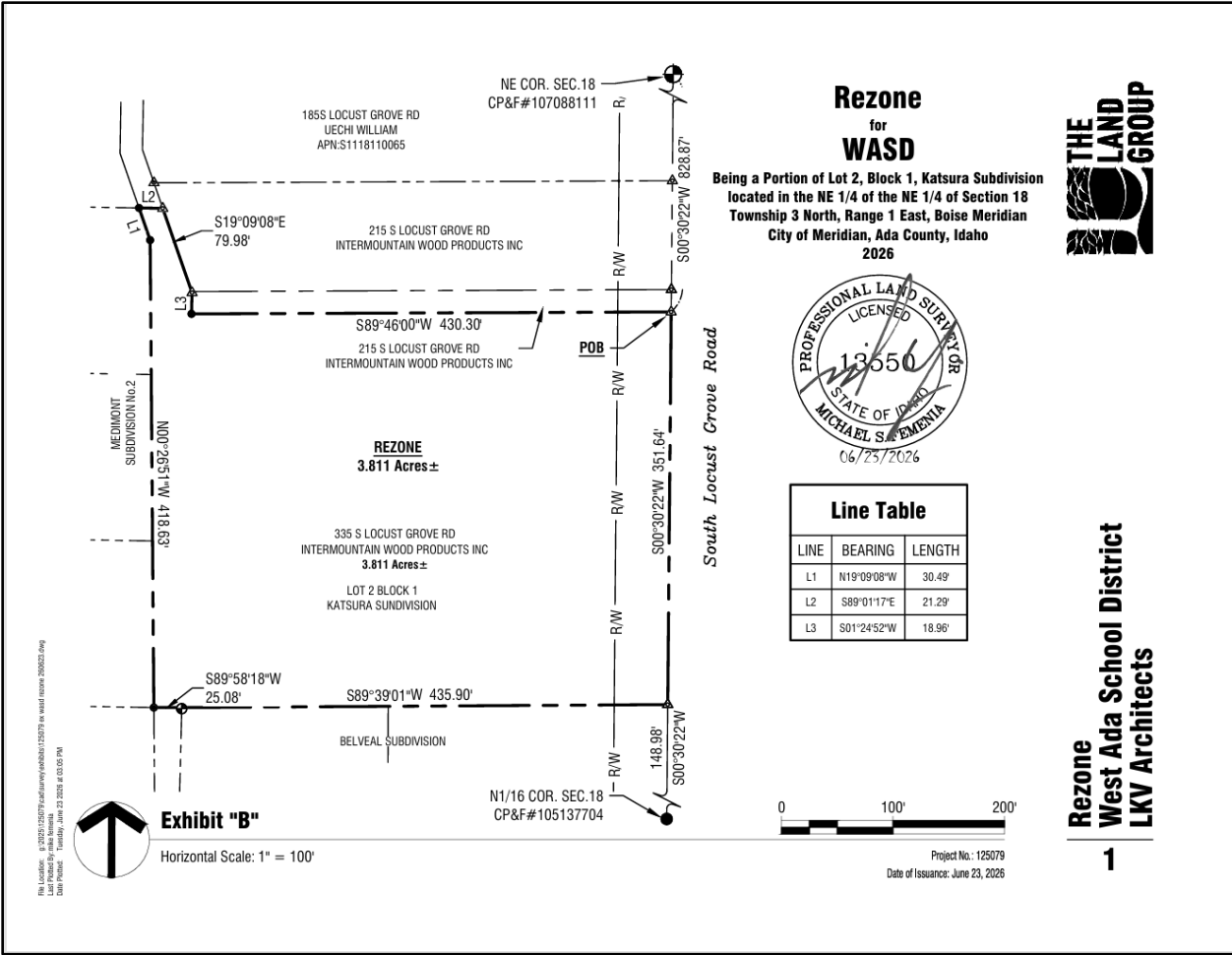
COMMENCING at the Northeast corner of said Section 18, thence on the east section line of said Section 18, South 00° 30' 22" West, 828.87 feet, to the **POINT OF BEGINNING**:

Thence continuing on said east section line, South 00° 30' 22" West, 351.64 feet;
Thence leaving said section line, South 89° 39' 01" West, 435.90 feet;
Thence South 89° 58' 18" West, 25.08 feet;
Thence North 00° 26' 51" West, 418.63 feet;
Thence North 19° 09' 08" West, 30.49 feet;
Thence South 89° 01' 17" East, 21.29 feet;
Thence South 19° 09' 08" East, 79.98 feet;
Thence South 01° 24' 52" West, 18.96 feet;
Thence North 89° 46' 00" East, 430.30 feet to the **POINT OF BEGINNING**.

The above-described area of land contains 3.811 acres, (166,011 Ft²) more or less.

PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS





Rezone
West Ada School District
LKV Architects
1

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.