

Chris Johnson

From: Chris Johnson
Sent: Tuesday, January 20, 2026 10:56 AM
To: Mary Wall; Clerks Comment; City Clerk
Cc: Nick Napoli; Kurt Starman; Bill Nary
Subject: RE: 24-51 Meridian Luxe (H-2025-0035)- Request for Reconsideration of Minimum Tree Size for Residential/Commercial Landscape Buffer

Ms. Wall,

Your request or reconsideration has been received. This matter has been scheduled to be heard by City Council on Tuesday, February 10, 2026 at the 6:00 PM Regular Meeting, held in City Council Chambers, Meridian City Hall, 33 E. Broadway Ave. Meridian. This reconsideration request is not a public hearing, and therefore there will be no opportunity to present or introduce new materials. City Council will review your request and make a determination.

City Code related to the procedure for a reconsideration request can be found [at this link](#).

Please feel free to contact my office if you have any questions.

Thank you.

Chris Johnson

City Clerk | City of Meridian
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208.888.4433 | Email: cjohnson@meridiancity.org



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From: Mary Wall <mary@pe-services.biz>
Sent: Tuesday, January 20, 2026 9:15 AM
To: Clerks Comment <comment@meridiancity.org>; City Clerk <CityClerk@meridiancity.org>
Cc: Nick Napoli <nnapoli@meridiancity.org>
Subject: RE: 24-51 Meridian Luxe (H-2025-0035)- Request for Reconsideration of Minimum Tree Size for Residential/Commercial Landscape Buffer

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To the City Clerk of Meridian Idaho:

Please accept this email as our formal Request for Reconsideration of the requirement for 6-inch caliper deciduous trees to be placed in the landscape buffer adjacent to the existing residential zone.

Existing Condition:

The approved Finding of Facts and Conclusions of Law and Decision & Order for Meridian Lux – H-2025-0035 states that the applicant will be required to install 6-inch caliper or larger deciduous trees and 8-foot-tall coniferous trees in the landscape buffer area adjacent to the residential zone. (Caliper refers to the diameter of a tree's trunk)

Proposed Condition:

Applicant will be required to install 3-caliper inches or larger deciduous trees, when available, and a minimum of 12-foot-tall coniferous trees in the buffer area adjacent to the residential zoning district.

Justification for requested reconsideration:

During the public hearing for this project there was a discussion regarding what “more mature” landscaping meant in reference to our proposal to install “more mature” landscaping in the buffer area adjacent to the residential subdivision. Without our landscape architect in attendance at the hearing we were not prepared to outline our specific proposal. The follow up discussion touched briefly on how deciduous trees are measured (by the caliper inch) but did not include a discussion on what the caliper size meant in terms of the height and age of trees, or, more importantly, on what is available through the local nurseries. In the end, City Council voted to require the installation of 6 caliper or larger deciduous trees in the buffer area.

Based upon follow up research into the sizes and availability of trees from the local wholesale nurseries in the Treasure Valley we have determined that **6-inch caliper trees are not available**. In general, the availability of trees is outlined below:

2-inch caliper and smaller: Generally, always available

2.5-inch caliper: Generally available but in limited supply

3.0-inch caliper: very limited availability

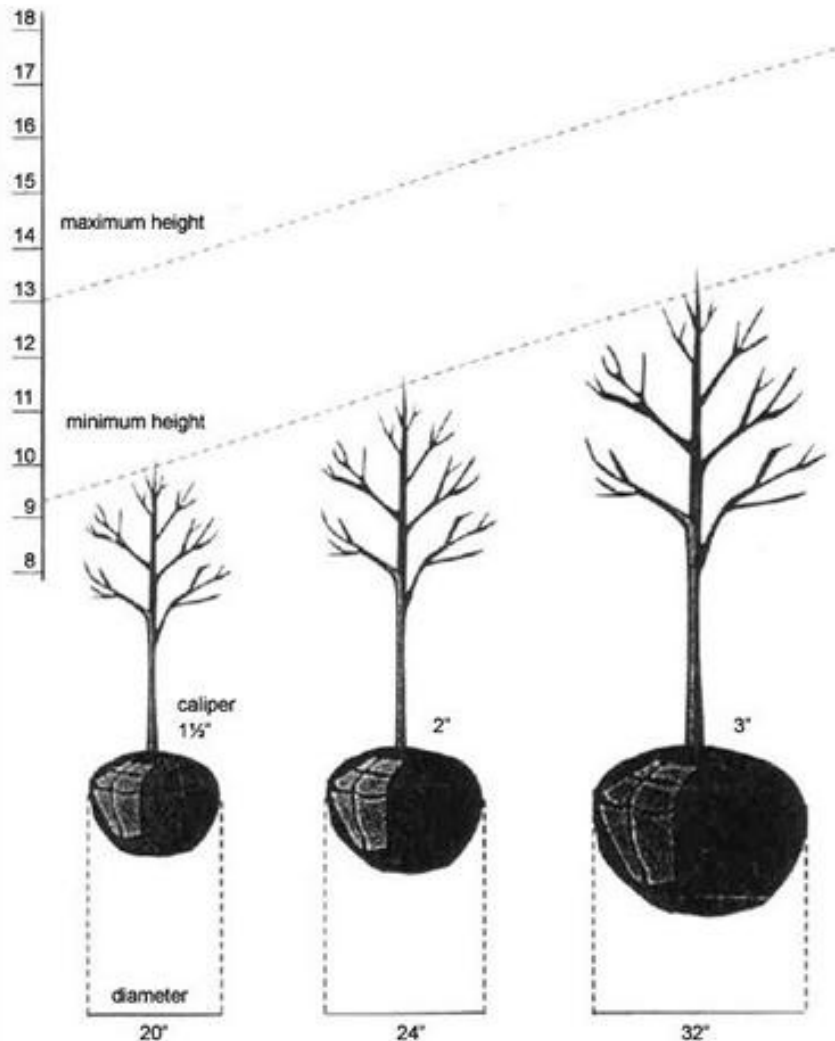
3.5-4-inch caliper: seldom available

Greater than 4-inch caliper: Not typically available

Due to the unavailability of the 6-caliper inch deciduous trees at the local nurseries, we are requesting reconsideration of this requirement. We propose installing trees that are readily available at the local nurseries but are older, larger and fuller than the minimum size normally required by Code (2-caliper inch). The figure below demonstrates how much taller and fuller a 3-caliper inch tree is versus a 2-caliper inch tree. The 3-caliper inch tree is typically 3 to 4 feet taller than the 2-caliper inch tree.

We also propose installing conifer trees that are a minimum of 12-foot tall instead of the 8-foot-tall requirement called out in the Finding of Facts. This will provide a more immediate buffer for the residential neighbors.

Meridian City Code requires a minimum 2-caliper inch tree for deciduous trees and 8-foot-tall minimum for evergreen trees. Our intent in proposing to install more mature trees in the buffer was to achieve the desired buffering of the residential area earlier than would be achieved with the installation of standard,



minimum allowable size of trees. Meridian City Code also requires that trees be placed such that the tree canopies touch within 5 years of planting. By planting trees that are more mature, taller, and fuller we will meet the requirement of tree canopies touching in less than 5 years.

Attached is today's list of available trees from Jayker Re-Wholesale Nursery Inc (a local Treasure Valley supplier) which shows the current limited availability of trees that are larger than 2-caliper inches. Tree availability increases significantly in the spring but this list still reflects the limited availability of the larger trees relative to the smaller trees, and reflects the absence of trees over 4-caliper inches.

Please let me know if you require any additional information or materials to consider this request for reconsideration complete.

Thank you,

Mary B. Wall, PE

Principal
(406) 600-6218



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