

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

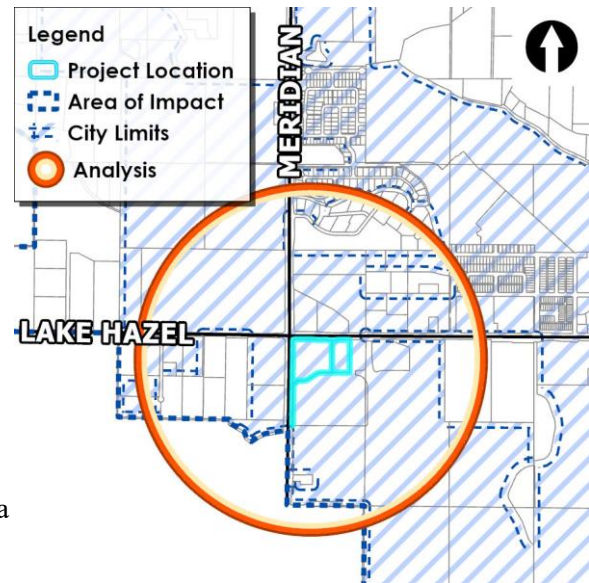


HEARING DATE: 12/16/2025
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Amanda McNutt

SUBJECT: H-2025-0041
Apex Zenith

LOCATION: Located at the southeast corner of Meridian Road and Lake Hazel Road in a portion of Lot 4 of Section 6, T.2N., R.1E.



I. PROJECT OVERVIEW

A. Summary

Preliminary plat to subdivide two (2) existing parcels into seven (7) buildable lots across 11.065 acres of land in the C-G zoning district.

B. Waivers/Issues

Since both E. Tower Lane and S. Momentum Lane are connecting to arterial streets (Meridian Road and Lake Hazel Road), these access points would typically require a City Council waiver per UDC 11-3F-4-2B2. However, these connections were previously approved with the annexation and rezone application (H-2024-0052) so another council waiver is not required.

C. Recommendation

Staff: Approval with conditions.

Commission: Approval with no proposed changes to the staff report.

D. Decision

Council: Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Commercial	-
Existing Zoning	C-G zoning	VII.A.2
Proposed Zoning	C-G zoning	
Adopted FLUM Designation	Mixed Use Regional	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	6/10/2025
Neighborhood Meeting	8/14/2025
Site posting date	12/3/2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.E
• Comments Received	Yes; Staff Report	-
• Commission Action Required	No	-
• Access	Arterial Streets: E. Lake Hazel and S. Meridian Road Collector Streets: S. Prevail Avenue	-
• Traffic Level of Service	Lake Hazel Road: Better than “E”	-
ITD Comments Received	Yes; The applicant is finalizing the STARS agreement with ITD.	
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Available at Site	
• Impacts or Concerns	See Public Works Site Specific Conditions	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at Site	
• Impacts or Concerns	See Public Works Site Specific Conditions	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public [record](#).

Figure 1: One-Mile Radius Existing Condition Metrics

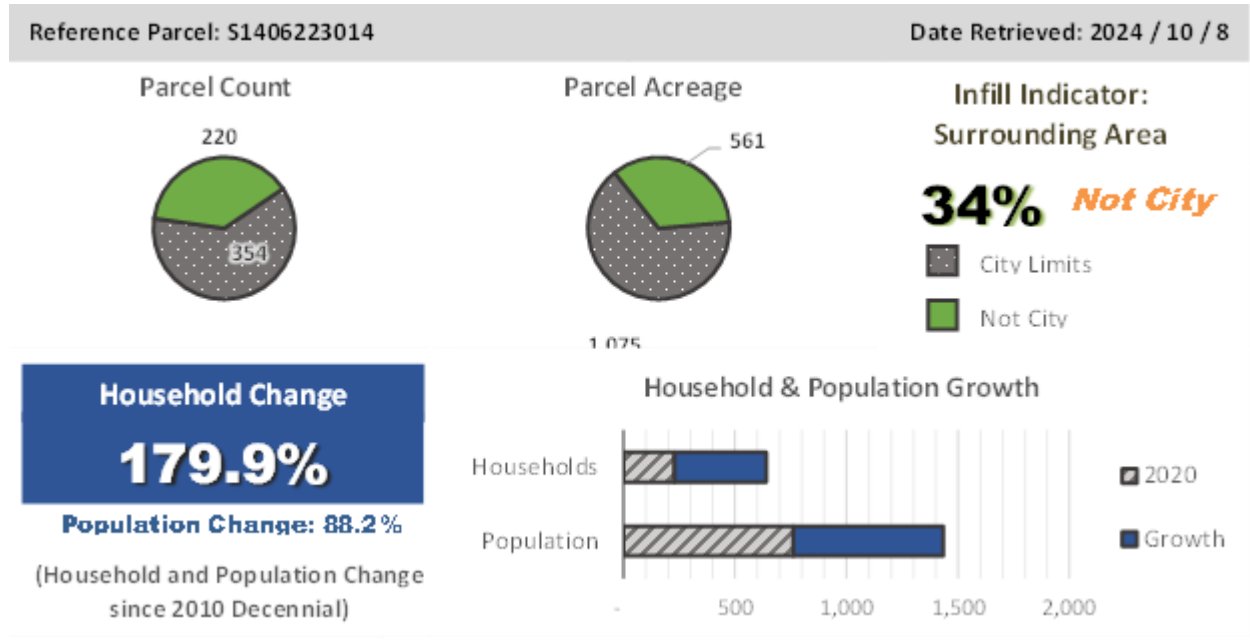


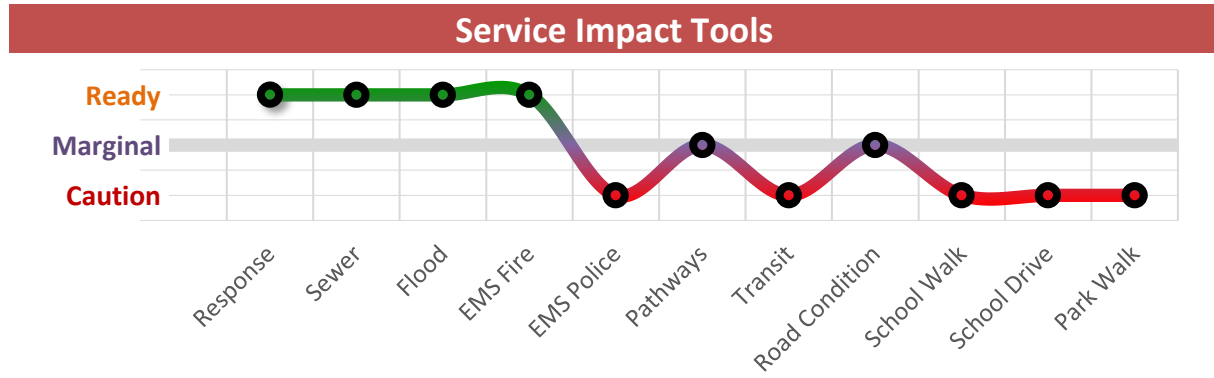
Figure 2: ACHD Summary Metrics

ACHD	E. Lake Hazel Road	E	Existing Lanes	5	Planned Lanes	5	
	Existing Level of Service		Notable ACHD Comments				✓
	(Primary roadway impact)		Programmed IFYP	Y	Programmed CIP	Y	

ACHD	S. Meridian Rd	E	Existing Lanes	5	Planned Lanes	No	
	Existing Level of Service		Notable ACHD Comments				✓
	(Primary roadway impact)		Programmed IFYP	Yes	Programmed CIP	Yes	

**E. Lake Hazel Road has been widened by the applicant to 5 lanes from S. Meridian Road to S. Apex Avenue. The level of service listed above is for the existing 2-lane road. Traffic counts are from June 2018.*

Figure 3: Service Impact Summary



III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The subject properties fall within the larger Apex Zenith project and are designated as Mixed-Use Regional on the Future Land Use Map (FLUM).

The MU-R designation is intended to encourage a balanced blend of employment opportunities, retail, residential dwellings, and public uses, particularly in areas near major arterial intersections. This designation supports a diverse and integrated community where residents can live, work, and shop without needing to travel far. An important component of the MU-R designation is to avoid predominantly single-use developments.

The applicant is proposing a preliminary plat consisting of seven (7) buildable lots across 11.065 acres of land. The plat excludes the additional approximately 140 acres of land as a separate plat will be required with phase two (2) of the larger development. Staff recommends the subject properties be subdivided prior to the issuance of any building permits within the subdivision. However, this subdivision is part of the first phase of the Apex Zenith project, which restricts phase one (1) to three (3) building permits prior to a more in-depth concept plan is provided. Currently, Costco will be using two (2) of the three (3) building permits, and it was previously stated that a regional employment user would be the third building permit on the west side of Prevail Avenue. For this reason, staff is recommending the subdivision be recorded and Phase two (2) of Apex Zenith be approved prior to any building permits being issued within the subdivision.

The applicant has indicated the subdivision is proposed to be completed in a single phase with buildings being constructed at a later date when users are found. Each user will be evaluated when they submit for a certificate of zoning compliance application. The property is allowed to have all the uses listed in UDC 11-2B-2.

Table 4: Project Overview

Description	Details
History	H-2015-0019 AZ; DA Inst# 2016-007072; H-2024-0052; DA Inst# 2025-010344
Phasing Plan	One (1) Phase
Acreage	11.065 acres
Lots	Seven (7) Buildable lots

B. History

The two parcels fronting S. Meridian Road (S1406223014 and S1406223153) were annexed in 2015 with the South Meridian Annexation. These properties were given the placeholder zoning of R-4 until future development. In 2024, the property was rezoned to the C-G zoning district as a part of the larger Apex Zenith project.

After the annexation the applicant submitted a property boundary adjustment to reconfigure the properties to allow for legal parcel for development. This is the reason why Costco is not included within this subdivision.

C. Site Development and Use Analysis

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

The site currently has no existing structures. The applicant shall be required to hook up to city utilities with the construction of the new buildings.

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

The subject properties were rezoned with the C-G zoning designation, which allows for a variety of uses. The narrative discusses the subdivision being consistent with commercial users that include large retail, office uses, and other supporting commercial. Currently, the existing Development Agreement limits certain uses, specifically restricting retail uses to a maximum of 50% of the C-G zoning district. In addition, the DA requires a minimum of 20% non-retail commercial uses within the C-G portion of the property. These restrictions aim to align with the comprehensive plan to provide a mix of commercial uses that include retail, employment, and neighborhood-serving uses. The property will remain subject to the same Development Agreement provisions, along with the restrictions in UDC 11-2B-2.

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

The C-G zoning district requires a thirty-five (35) foot landscape buffer along entryway corridors, a twenty-five (25) foot landscape buffer along arterial roads, a twenty (20) foot landscape buffer along collector roads, a ten (10) foot landscape buffer along local streets and allows a height up to sixty-five (65) feet. The applicant has not provided any building footprints; however, the submitted plans meet the requirements of the C-G zone. Any future development shall comply with the C-G dimensional standards listed in UDC 11-2B-3.

D. Design Standards Analysis

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

The subject subdivision does not show a concept plan for placement of the buildings; however, the development agreement requires a minimum of 40% of the buildable frontage to be occupied by building facades or public space. This will be evaluated with the certificate of zoning compliance submittals. **The applicant will be required to frame buildings along the arterial and state highway corridors to meet this provision.**

2. Landscaping (*UDC 11-3B*):

i. Landscape buffers along streets

A thirty-five (35) foot wide landscape buffer is required along all entryway corridors (Meridian Road), a twenty-five (25) foot wide landscape buffer is required along all arterial roadways (Lake Hazel Road), a ten (10) foot landscape buffer is required along all local streets (Tower Lane and Momentum Lane). These landscape buffers are depicted on the landscape plan and comply with the standards for the C-G zoning district.

However, the preliminary plat shows a significant portion of the landscaping is proposed to be inside of the right of way. The applicant shall provide a license agreement with the transportation authority to certify the entire landscape buffer will meet UDC requirements. The buffers shall be outside of the proposed deceleration lanes and start at the back of the curb. Additional landscaping on each lot will be addressed with future certificate of zoning compliance applications.

These landscape buffers and the private streets (Tower Lane and Momentum Lane) have not been installed yet. These will be required as part of the subdivision improvements. The applicant is proposing the subdivision to be completed in a single phase.

The applicant shall comply with the vegetation coverage calculations with the final plat to ensure they are meeting the 70% vegetation coverage at maturity with no more than 65% of this coverage coming from lawn or other grasses. These buffers shall be landscaped per the standards in UDC 11-3B-7C.

In addition, the development agreement requires the landscape buffer included in this subdivision to be completed prior any building occupancy within the larger Apex Zenith development, including Costco.

- ii. Parking lot landscaping
Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8. The requirements include five (5) foot perimeter adjacent to streets and islands of at least 50 sq. ft. per every twelve (12) parking spaces. Any parking that does not abut seven (7) feet of overhang shall have parking blocks. These requirements will be analyzed with the Certificate of Zoning Compliance.
 - iii. Landscape buffers to adjoining uses
Landscaping is required to be provided along abutting uses. These requirements will be analyzed with the Certificate of Zoning Compliance application.
 - iv. Tree preservation
A Tree Mitigation Plan should be submitted with the Certificate of Zoning Compliance detailing all existing trees and methods of mitigation outlined by the City Arborist before any trees are to be removed as set forth in UDC 11-3B-10C.5.
 - v. Storm integration
Storm drainage is required to comply with the standards listed in UDC 11-3A-18. Drainage swales shall not be within the landscape buffers along Meridian Road and Lake Hazel Road.
3. Parking (*UDC 11-3C*):
- i. Nonresidential parking analysis
UDC 11-3C-6B requires one space for every five hundred (500) sq. ft. of gross floor area in commercial districts. However, if restaurants are proposed one (1) space for every two hundred and fifty (250) sq. ft of gross floor area is required. These parking standards will be analyzed with the submittal of the certificate of zoning compliance applications.
 - 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. This will be reviewed with the submittal of the certificate of zoning compliance applications.
4. Building Elevations (*Comp Plan, Architectural Standards Manual*):
Building elevations were submitted with this application but are high level and not specified for any single building. The proposed elevations include a mix of materials, pedestrian scale elements such as lighting and awnings, and glazing along the storefronts. In addition, the development agreement that governs the site requires development to be consistent with the Meridian Architectural Standards Manual. Staff will evaluate the building elevations for consistency with the ASM and DA with the submittal of the certificate of zoning compliance and design review applications.
5. Fencing (*UDC 11-3A-6, 11-3A-7*):
Fencing is not depicted on the concept or landscape plan. Any future fencing shall be in compliance with UDC 11-3A-7 and 11-3A-6.
6. Parkways (*Comp Plan, UDC 11-3A-17*):
UDC 11-3A-17 requires parkways of a minimum width of 8 feet. The applicant has indicated in their narrative that the parkways are 8 feet in width, however it is not dimensioned on the landscape plan. These parkways are provided along the private streets within the development alongside the five (5) foot sidewalks. The parkways shall be dimensioned and a minimum of 8 feet in width in the final plat application.

E. Transportation Analysis

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

Access is proposed via E. Tower Lane (private street) off E. Lake Hazel Road in the form of a right-in right-out, S. Momentum Lane (private street) off S. Meridian Road in the form of a right-in right-out and S. Prevail Avenue in the form of a full access. The applicant is applying for a private street application for E. Tower Lane and S. Momentum Lane to allow for the commercial drive aisles to be named. This will allow for better wayfinding of address points for residents and emergency services.

With the larger Apex Zenith development (H-2024-0052), the development agreement requires the entirety of Aristocrat Drive and Prevail Avenue (both collector roads) to be constructed prior to the first certificate of occupancy. These roads will be constructed along with E. Tower Lane and S. Momentum Lane prior to the certificate of occupancy for the subdivision or Costco.

A traffic study was completed with H-2024-0052, which contemplated approximately 98 acres of commercial uses, which include the portion of the subdivision that is currently proposed.

Direct lot access to S. Meridian Road and E. Lake Hazel Road is prohibited except for E. Tower Lane and S. Momentum Lane.

The applicant is depicting a second access along E. Tower Lane (private street) to Lot 4, Block 1; however, staff is recommending a shared access on the property line with the Costco Fuel Station (Parcel # S1406223040). The site plan on the Certificate of Zoning Compliance application (A-2025-0078) for Costco depicted an access point on the shared property line.

In addition, the applicant has recorded a signed STARS agreement with the Idaho Transportation Department (ITD) which has highlighted improvements to Meridian Road including deceleration lanes at their access points. These improvements are anticipated to be completed prior to certificate of occupancy for the Costco project.

2. Multiuse Pathways, Pathways, and Sidewalks (*Comp Plan, UDC 11-3A-5, UDC 11-3A-8, UDC 11-3A-17*):

The preliminary plat proposes an extension of the ten (10) foot multi-use pathway along S. Meridian Road and E. Lake Hazel Road. In addition, the applicant is proposing five (5) foot sidewalks along the private streets on the interior of the subdivision to promote pedestrian connectivity. However, the pedestrian connections from the multi-use pathway to the front entrances of each building have not been depicted. The pedestrian connections shall be depicted with the submittal of the certificate of zoning compliance and design review applications for each site.

3. Private Streets (*UDC 11-3F-4*):

The applicant is proposing two (2) private streets in the form of E. Tower Lane and S. Momentum Lane with this application. These private streets are depicted on the plat and have an eighty-six (86) foot easement that spans across the full street section including forty (40) foot street width, eight (8) foot parkways, five (5) foot sidewalks on both sides, and ten (10) feet of landscaping on the back of the sidewalk.

Since the plat is located within the MU-R FLUM designation, it is critical to have connectivity for pedestrians that are integrated with vehicular access points. The applicant has provided five (5) foot sidewalks on both sides of the private streets which will connect with

ten (10) foot multi-use pathways along Meridian Road, Lake Hazel Road, and Prevail Avenue. This will help promote the connectivity and walkability that is envisioned in the MU-R principles.

No residential units are proposed directly off of these private streets as this section of the larger Apex Zenith project is designated for commercial uses.

The applicant is showing two (2) access points to E. Tower Lane for Lot 4, Block 1 and the off-site property for the Costco Fuel Station. Staff is recommending these be consolidated into a single access point off of the private street due to limiting conflict points. The approved Costco CZC depicted a shared access point that was on the property line between proposed Lot 4, Block 1 and the Costco Fuel Facility.

Since both E. Tower Lane and S. Momentum Lane are connecting to arterial streets (Meridian Road and Lake Hazel Road), these access point would typically require City Council waivers per UDC 11-3F-4-2B2. However, these connections were previously approved with the annexation and rezone application (H-2024-0052) so another council waiver is not required.

F. Services Analysis

1. Waterways (*Comp Plan, UDC 11-3A-6*):
There is an existing irrigation ditch that runs through the property connecting to the east and west. The applicant is proposing to pipe this ditch and protect the existing irrigation boxes.
2. Pressurized Irrigation (*UDC 11-3A-15*):
An underground pressurized irrigation system is required to be installed to provide irrigation to each lot in the subdivision in accord with the standards listed in UDC 11-3A-15.
3. 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.
4. Utilities (*Comp Plan, 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

1. Future development of this site shall comply with the previous conditions of approval and terms of H-2015-0019 AZ; H-2024-0052 AZ, RZ; DA Inst# 2025-010344 and the conditions contained herein.
2. Future development of the proposed lots is required to comply with the dimensional standards C-G zoning districts in UDC *Table 11-2B-3*, as applicable. The 35-foot wide entryway corridor street buffer, 25-foot-wide arterial street buffer, 20-foot wide collector street, and 10-

foot landscape buffers along the private streets. Buffers may be placed in an easement rather than a common lot in accord with UDC 11-3B-7C.2a.

3. The final plat and landscape plan shall be revised as follows:
 - a. Provide the license agreement from ACHD and ITD for landscaping within the transportation authority's right of way.
 - b. Add a plat note or reference the CCR instrument number for cross-access and maintenance of the private streets.
 - c. Depict landscaping within required street buffers in accord with standards listed in UDC 11-3B-7C; all required landscape buffers along streets shall be designed and planted with a variety of trees, shrubs, lawn, or other vegetative ground cover. Plant materials in conjunction with site design shall elicit design principles including rhythm, repetition, balance, and focal elements.
 - d. Revise the plat and landscape plans to include the dimensions of the pathways.
 - e. Depict landscaping along all pathways per the standards in UDC 11-3B-12C. A 5' wide landscape strip is required on both sides of the pathway planted with a *mix* of trees, shrubs, lawn and/or other vegetative ground cover.
4. Comply with all ACHD's staff report conditions of approval.
5. Use a shared access point between the Costco Fuel Station and Lot 4, Block 1 off E. Tower Lane as depicted on the CZC for Costco A-2025-0078.
6. The subject properties shall be subdivided and phase two (2) of the Apex Zenith project shall be approved prior to the issuance of any building permits within the subdivision.
7. Provide a detailed maintenance agreement for the private streets and how the Costco property will work with the subdivision for maintenance of those roads with the Final Plat application.
8. Each lot within the subdivision shall submit a certificate of zoning compliance and design review application prior to submittal of a building permit.
9. Depict bike racks and pedestrian connections on the plans submitted with the future CZC and Design Review application in accordance with UDC 11-3C-5C.
10. Comply with all of the private street standards listed in UDC 11-3F.
11. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
12. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11- 6 B- 7.
13. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

Wastewater	
<ul style="list-style-type: none"> Distance to Sewer Services Sewer Shed Estimated Project Sewer ERU's WRRF Declining Balance Project Consistent with WW Master Plan/Facility Plan 	<p>Sewer main is partly been constructed, however looping is required through Developments either through the North or the East.</p> <p>See application</p> <p>Yes</p>
<ul style="list-style-type: none"> Impacts/concerns 	<ul style="list-style-type: none"> See Public Works Site Specific Conditions
Water	
<ul style="list-style-type: none"> Distance to Water Services Pressure Zone Estimated Project Water ERU's Water Quality Project Consistent with Water Master Plan Impacts/Concerns 	<p>Water main has partly been constructed, however looping is required through developments either through the North or the East.</p> <p>See application</p> <p>None</p> <p>Yes</p> <p>Please see Conditions</p>

NON-PLAT CONDITIONS

PUBLIC WORKS DEPARTMENT

Site Specific Conditions of Approval

1. Project will require looping of the Water Main. This can either come from the east or a second connection to Lake Hazel Rd north of the road.
2. 12" main should run parallel to S Meridian Rd through the development to meet to and through requirements. The City will seek opportunities to provide stubs or at least easements to Meridian Road to allow properties west of Meridian Rd to develop.
3. 12" main also required along the 1/2 mile marker from Meridian Rd to the East.
4. Provide to-and-through Water and Sewer mains to the south and East where relevant.
5. Engineer to verify if there is a well onsite. 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. Utilities will need to be provided for review.
6. 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.
7. Ensure no sewer services pass through infiltration trenches.

8. 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.
5. 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. The Developer's 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.
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. Meridian Park's Department



Reviewer: Kim Warren / Pathways Project Manager

Planner Assigned: Nick Napoli

Project Name: Apex-Zenith **File No:** H-2025-0041 – PP **Date:** 9.9.2025

The following will be required for development of the proposed project:

CONDITIONS OF APPROVAL - PATHWAYS

1. The project developer shall design and construct multi-use pathways consistent with the location and specifications set forth in the Meridian Pathways Master Plan Map and Master Pathways Plan Document Chapter 3). Any proposed adjustments to pathway alignment shall be coordinated through the Pathways Project Manager.
2. Prior to final plat approval the applicant shall dedicate a public access easement for 10' wide detached multi-use pathways (concrete sidewalks) along E. Lake Hazel Rd., S. Meridian Rd, and the mid-mile collector roadway and roundabout at the east edge of the project. Easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side). Easement need only be dedicated for multi-use pathways that lie outside the public ROW.

*Use standard City template for public access easement. **Submit all easements online through Citizen's Access Portal.***

3. Construct multi-use pathways per paving section based on existing site conditions as recommended by project civil engineer in accord with UDC 11-3A-8 and 11-3B-12. Prior to final approval the applicant's engineer shall provide written documentation (stamped plans depicting recommended paving section) that the pathway segment was constructed per the recommended specifications.
4. The owner (or representative association) of the property affected by each public access easement shall have an ongoing obligation to maintain the multi-use pathway.
5. Project developer shall be responsible for obtaining license agreement and other permission(s) as required for constructing within or across irrigation district easements.

D. Boise Project Board of Control (Irrigation District)

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

21 October 2025

City Clerk's Office
33 E Broadway Avenue
Meridian ID, 83642

RE: Apex Zenith
E Lake Hazel and South Meridian Rd, Meridian
Boise-Kuna Irrigation District
Rawson Canal 259+90
Sec. 06, T2N, R1E, BM.

PP H-2025-0041

BK-146



Nick Napoli:

There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors. Landowner/developer must do their due diligence to contact all owners of neighboring properties on this matter

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into the live irrigation system is permitted.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact their office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Written confirmation from the Boise-Kuna Irrigation District and the City of Meridian is required as to who will own and operate the irrigation system.

If the district is to own and operate this pressurized irrigation system, Boise Project Board of Control will require a set of plans be sent to Jim Money, Civil Survey Consultants, Inc. at 1400 E. Watertower Street, Meridian, Idaho 83642-3513 for his review, comments and approval.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full-size hard copy of the irrigation and drainage plans.

E. Ada County Highway District (ACHD)



Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

September 22, 2025

To: Amanda McNutt, via email
Brighton Corporation
2929 W Navigator Drive, Suite 400
Meridian, ID 83642

Subject: MPP25-0023 / H-2025-0041
Southeast Corner of Lake Hazel Road and Meridian Road
Apex Zenith Phase 1

This is a staff level approval of a preliminary plat for Apex Zenith Phase 1. On August 26, 2025, the Ada County Highway District reviewed and approved this site as part of MER25-0080/A-2025-0078 Costco at Meridian for a new warehouse, fuel facility, and distribution center on 23.6-acres. The site-specific conditions of approval also apply to MPP25-0023/H-2025-0041 Apex Zenith Phase 1 for the development of 7 commercial lots.

The applicant will be required to pay all applicable platting and review fees prior to final approval.

If you have any questions, please contact me at (208) 387-6391.

Sincerely,

KaraLeigh Troyer
KaraLeigh Troyer
Planner
Development Services

cc: City of Meridian (Nick Napoli), via email

F. Idaho Transportation Department (ITD)

Charlene Way

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Monday, October 20, 2025 8:59 AM
To: Clerks Comment
Subject: Apex Zenith PP H-2025-0041

External Sender - Please use caution with links or attachments.

Good morning,

ITD has reviewed the application transmittal for H-2025-0041 and does not have any comments. The Department is working with the applicant to finalize a STAR agreement, which will facilitate transportation improvements for this site.

Thank you,

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



V. FINDINGS

A. Preliminary Plat and Short Plat (UDC-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
The Commission finds the proposed plat is in conformance with the Comprehensive Plan and will be consistent with the UDC if the Applicant complies with the above-noted conditions. The commission finds the proposed plat is in compliance with the Comprehensive Plan due to no change in the existing zoning and providing pedestrian connection through the commercial subdivision.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
The Commission finds public services are currently being extended and will be available to serve the site and will be adequate to accommodate the proposed development.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
The Commission finds the proposed plat is in conformance with scheduled public improvements in accord with the City's CIP.
4. There is public financial capability of supporting services for the proposed development;
The Commission finds there is public financial capability of supporting services for the proposed development.

5. The development will not be detrimental to the public health, safety or general welfare; and
The Commission finds the proposed development will not be detrimental to the public health, safety or general welfare.
6. The development preserves significant natural, scenic or historic features.
The Commission is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

B. Private Streets

In consideration of the private street application the decision-making body shall make the following findings:

1. The design of the private street meets the requirements of this Article;
The Commission finds the design of the private street meets the requirements listed in Article A of the private street code.
2. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity;
The Commission finds the proposed private streets will not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity.
3. The use and location of the private street shall not conflict with the Comprehensive Plan and/or the Regional Transportation Plan; and
The proposed access points to arterial roadways were previously approved by City Council with the Apex Zenith application (H-2024-0052). Due to the previous approval, the Commission finds the private streets do not conflict with the Comprehensive Plan and the Regional Transportation Plan.
4. The proposed residential development (if applicable) is a new or a gated development community, promotes infill, or is a planned unit development.
Not applicable. The proposed development is not residential.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed preliminary plat with the conditions listed above in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on November 20th, 2025. At the public hearing, the Commission moved to recommend approval of the subject preliminary plat requests.

1. Summary of Commission public hearing:
 - a. In favor: Amanda McNutt
 - b. In opposition: None
 - c. Commenting: Amanda McNutt
 - d. Written testimony: None
 - e. Staff presenting application: Nick Napoli
 - 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. The Commission discussed the proposed subdivision and the timing with the larger Apex Zenith Project. However, there were no concerns with the proposal and the Commission recommended approval of the application.
- 4. Commission change(s) to Staff recommendation:
 - a. None
- 5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

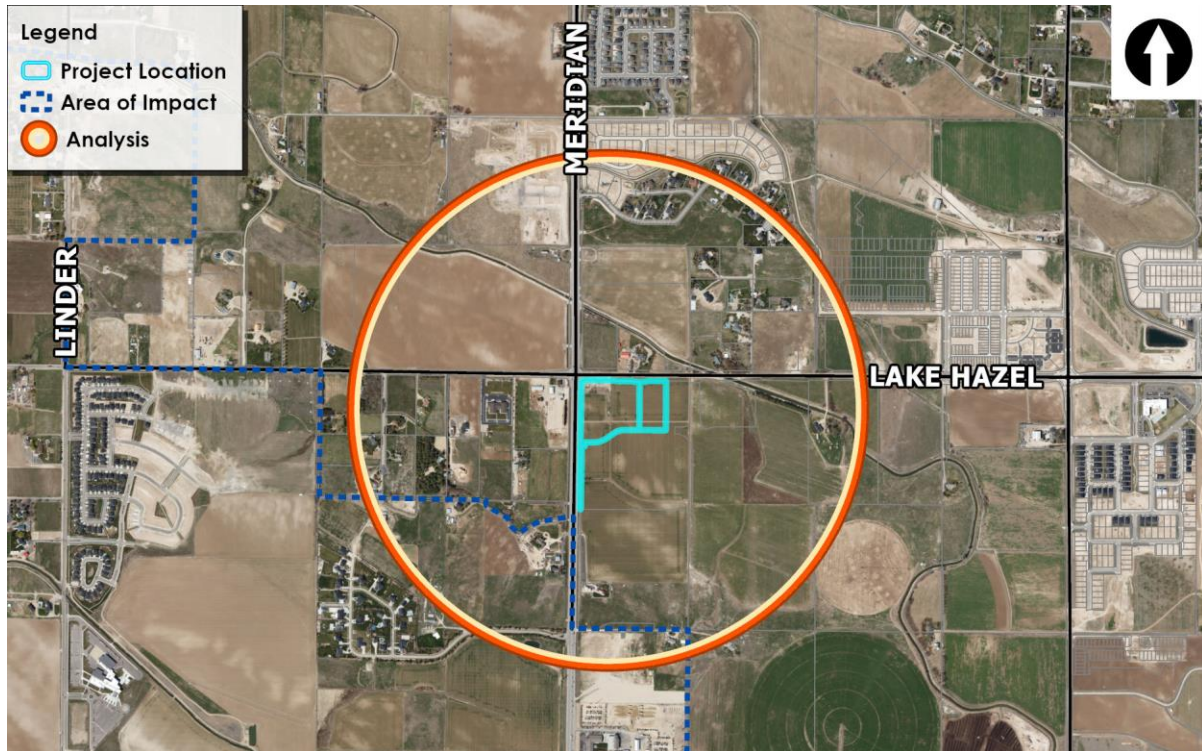
Pending

VII. EXHIBITS

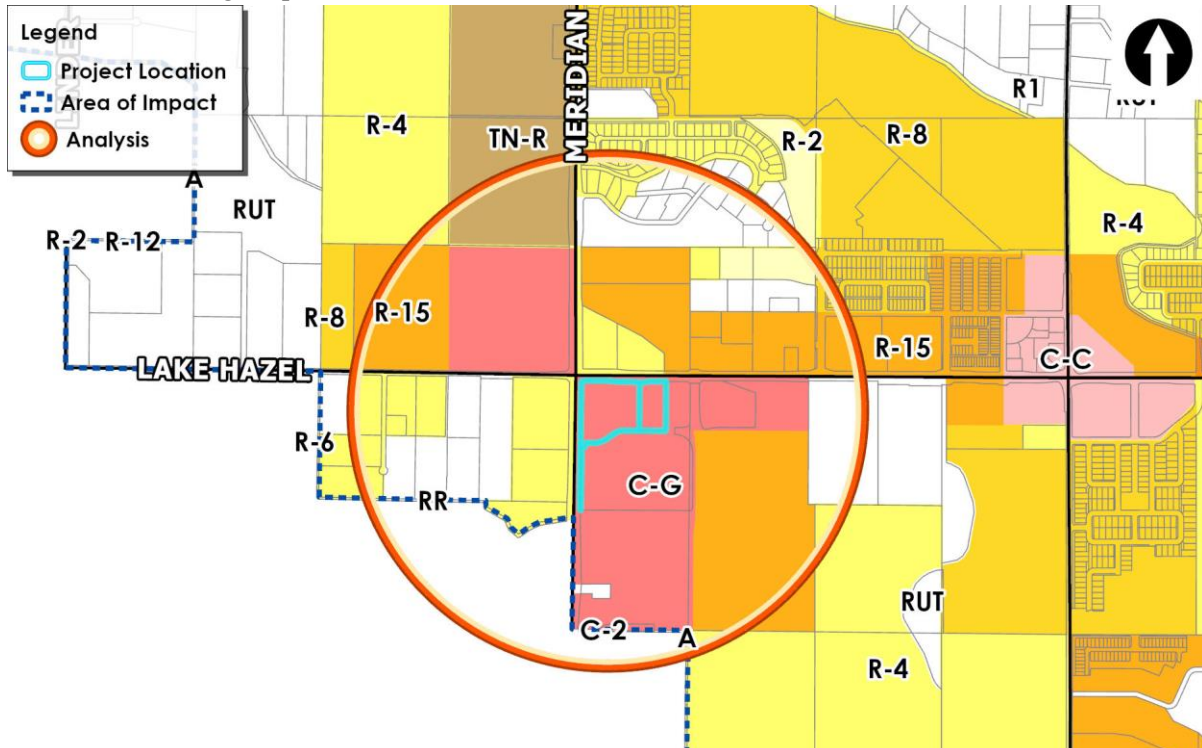
A. Project Area Maps

(link to [Project Overview](#))

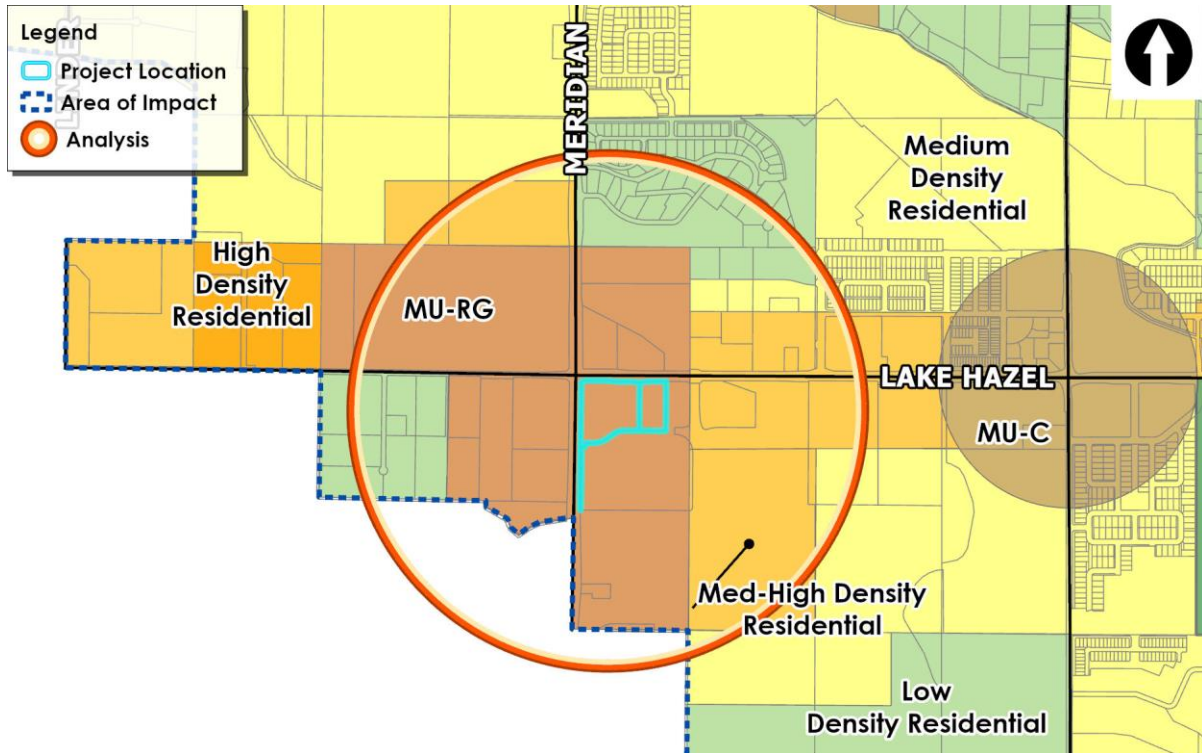
1. Aerial



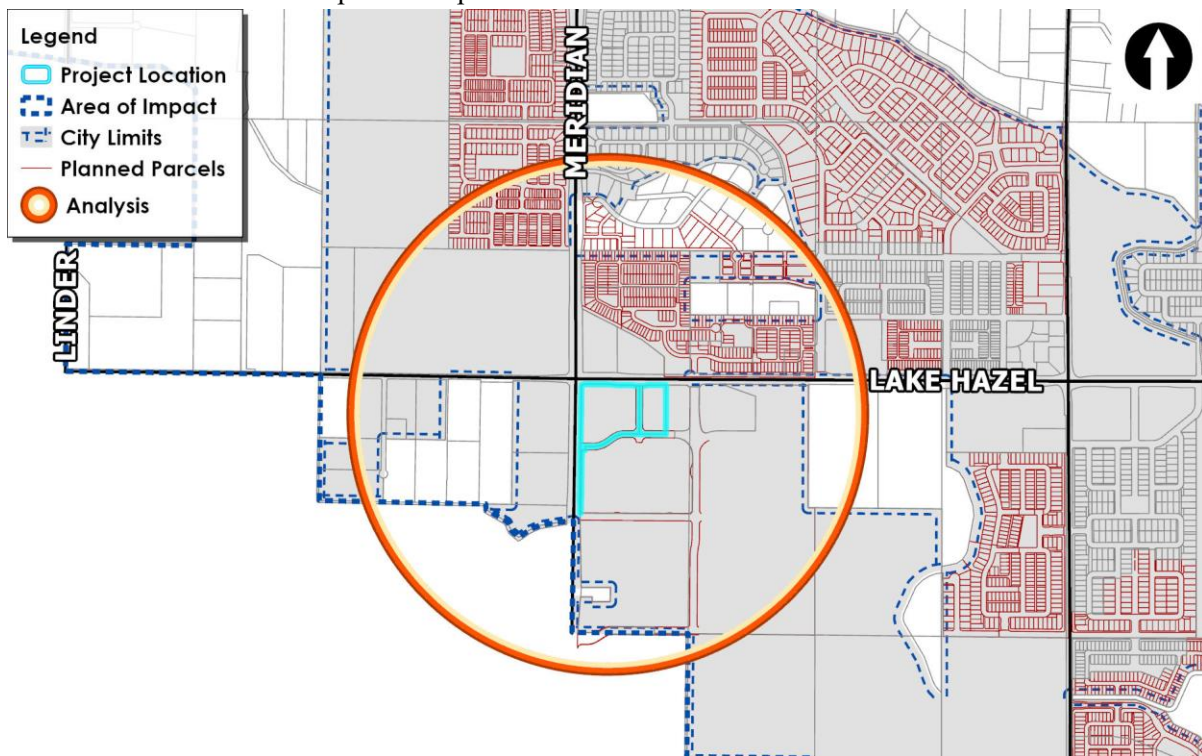
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



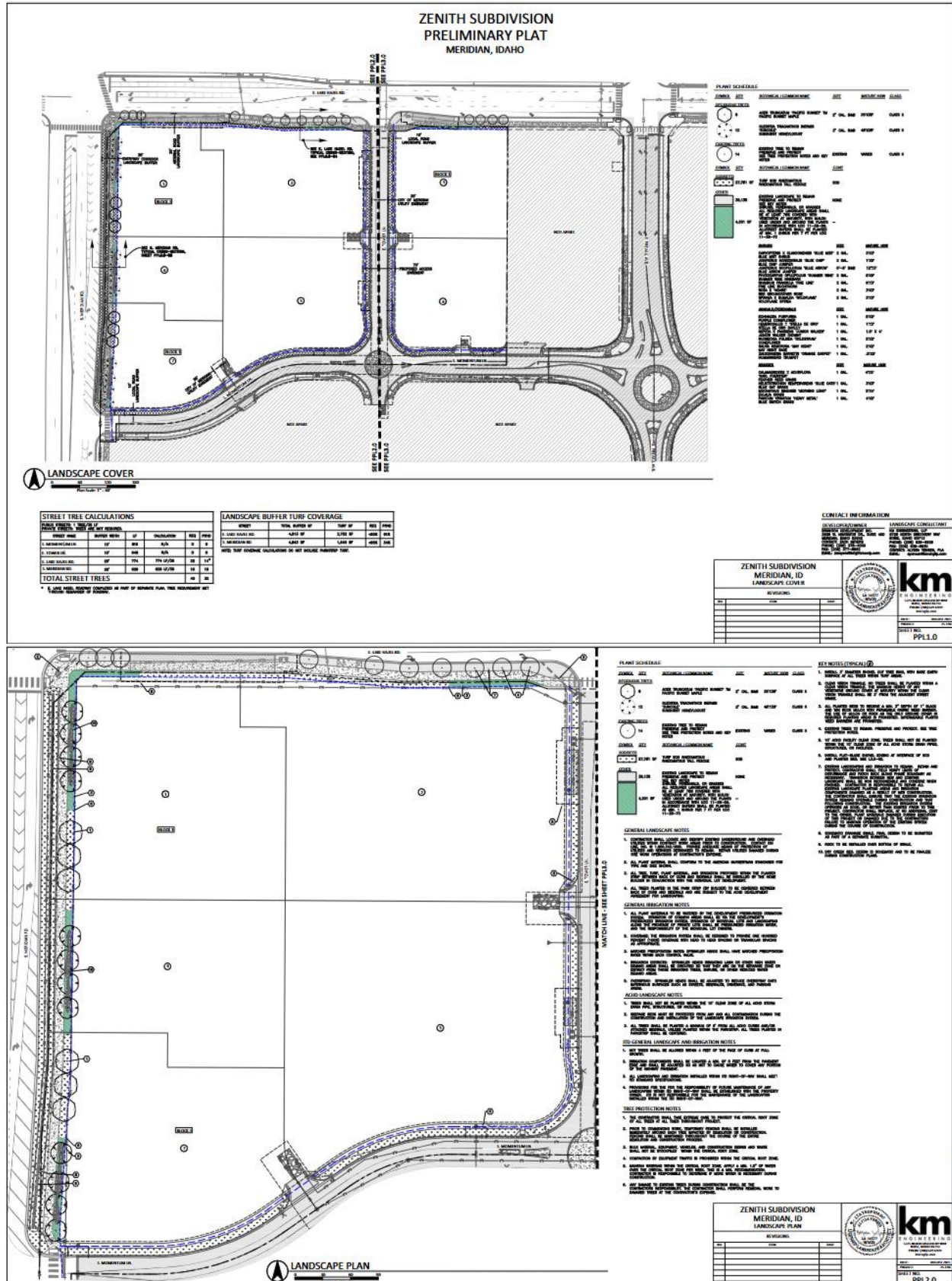
C. Service Accessibility Report

PARCEL S1406223020 SERVICE ACCESSIBILITY

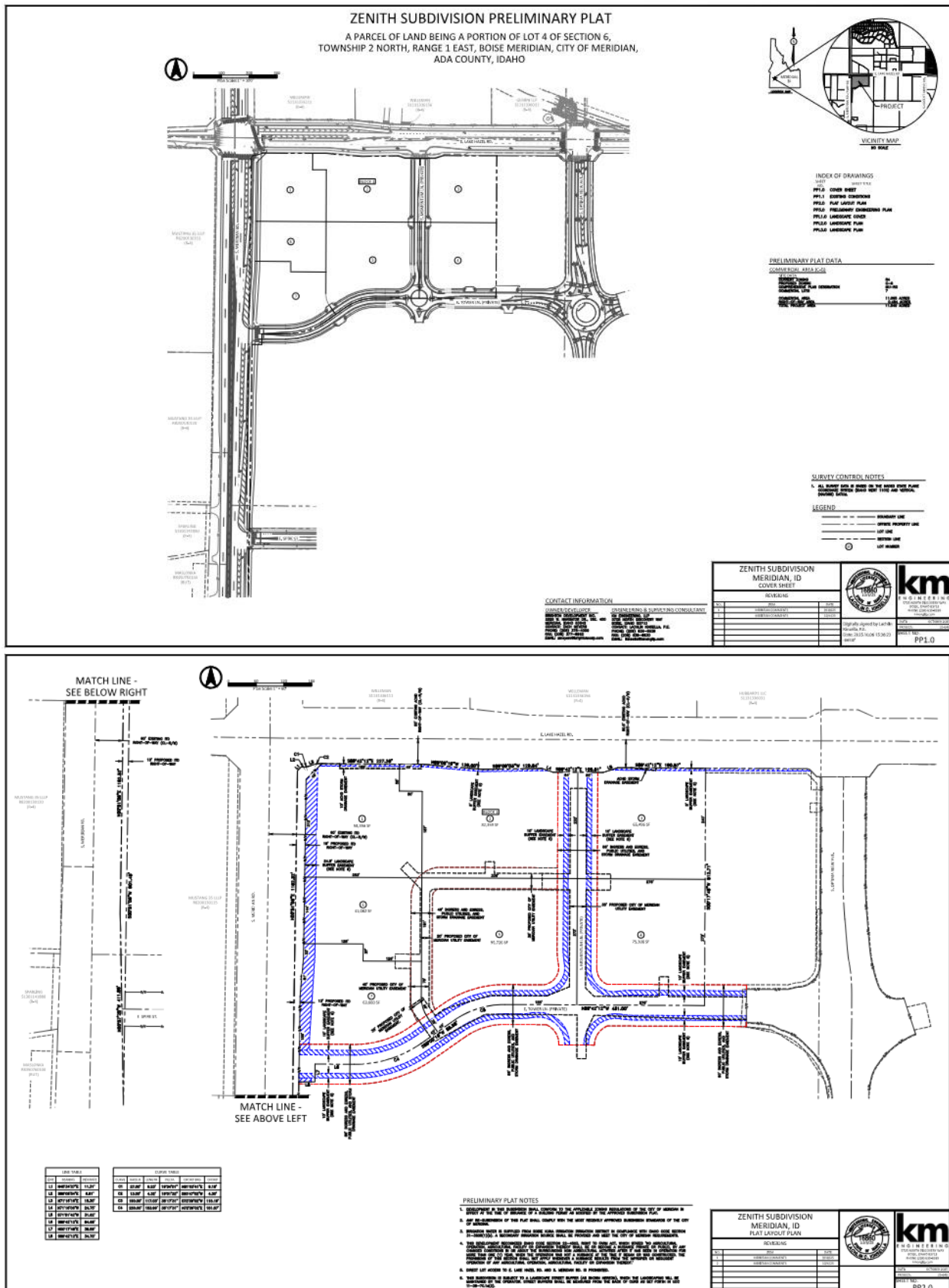
Overall Score: 19	6th Percentile
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Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Not enough data to report average response time	RED
Pathways	Within 1/4 mile of future pathways	YELLOW
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS in 5 yr work plan	YELLOW
School Walking Proximity	Not within 1 mile walking	RED
School Drivability	Not within 2 miles driving of existing or future school	RED
Park Walkability	No park within walking distance by park type	RED

D. Landscape Plan (date: 8/27/2025)



E. Preliminary Plat (date: 9/18/2025)



F. Conceptual Building Elevations



G. Street Section Exhibit

