

# COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING 12/4/2025  
DATE:  
TO: Planning & Zoning Commission  
FROM: Nick Napoli, Associate Planner  
208-884-5533  
nnapoli@meridiancity.org  
APPLICANT: Brandon Sheltrown  
SUBJECT: H-2025-0020  
Lofty Creek Park

**LOCATION:** Generally located at the NW corner of S. Eagle Road and I-84 in the NE ¼ of Section 17, T.3N., R.1E.



## I. PROJECT OVERVIEW

### A. Summary

Rezone of 6.34 acres from the L-O zoning to the C-C and C-G zoning districts, a short plat to subdivide the property into two lots to allow for the phasing of the development, and a development agreement modification to remove multifamily as an allowed use and allow for live work residential units, office, and hotels on the property.

### B. Issues/Waivers

- Staff is recommending a change to the site plan to shift the access from the south portion of the site to the north portion of the site along S. Wells Avenue. This is primarily due to the offset of the property across S. Wells Street.

### C. Recommendation

Staff: Approval with the conditions listed in Section IV.

Commission: Pending

### D. Decision

Council: Pending

## II. COMMUNITY METRICS

**Table 1: Land Use**

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Live/Work	-
Existing Zoning	L-O (Limited Office)	VII.A.2
Proposed Zoning	C-C (Community Business District)	-
Adopted FLUM Designation	MU-C (Mixed Use Community)	VII.A.3

**Table 2: Process Facts**

Description	Details
Preapplication Meeting date	10/15/2024
Neighborhood Meeting	1/21/2025
Site posting date	11/21/2025

**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	S. Wells Street (Local Street)	-
• Traffic Level of Service	N/A	-
ITD Comments Received	Yes: Memo	Error! Reference source not found.
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Available at the Site	
• Impacts or Concerns	See Public Works Site Specific Conditions	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at the Site	
• Impacts or Concerns	None	

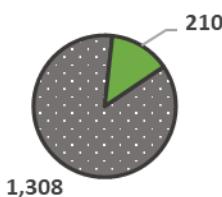
Note: See section IV. City/Agency Comments & Conditions for comments received or see the public [record](#).

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

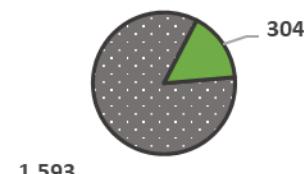
Reference Parcel: R5443010239

Date Retrieved: 2025 / 4 / 21

Parcel Count



Parcel Acreage



Infill Indicator:  
Surrounding Area

**16%** *Not City*

- City Limits
- Not City

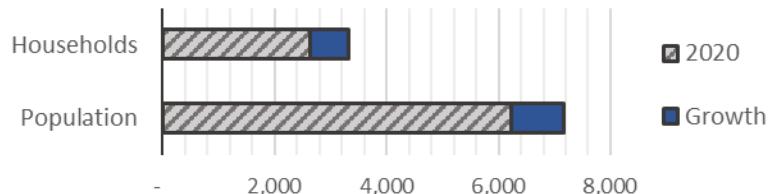
**Household Change**

**25.7%**

**Population Change: 15.2%**

(Household and Population Change  
since 2010 Decennial)

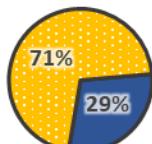
**Household & Population Growth**



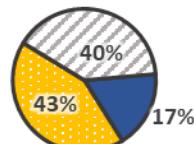
**Use Types**

- Single-family
- Multi-family
- Commercial

**Residential Addresses**

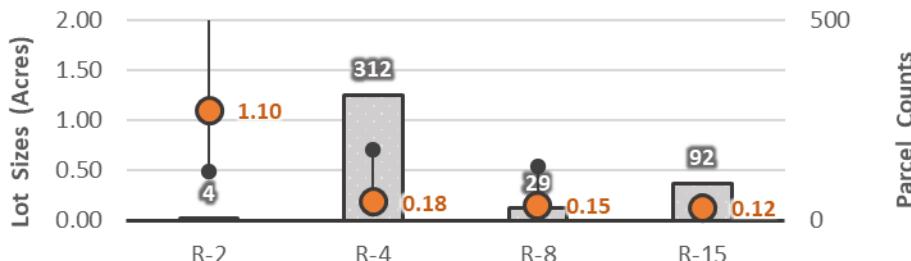


**All Addresses**

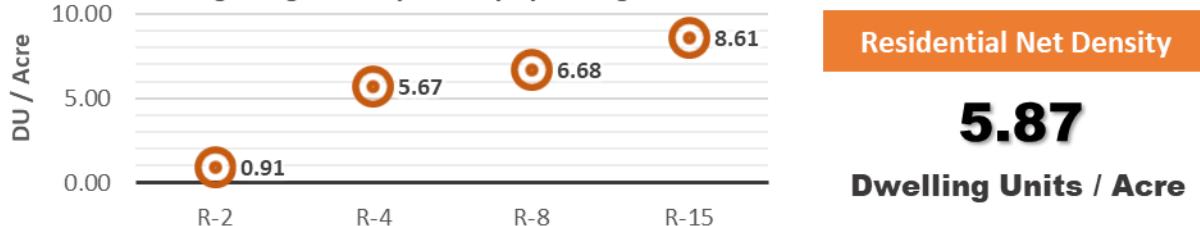


**Single-family Residential  
Parcel Diversity**

- Parcel Count
- Average Acres



**Average Single-family Density by Zoning**



**Average**

**Residential Net Density**

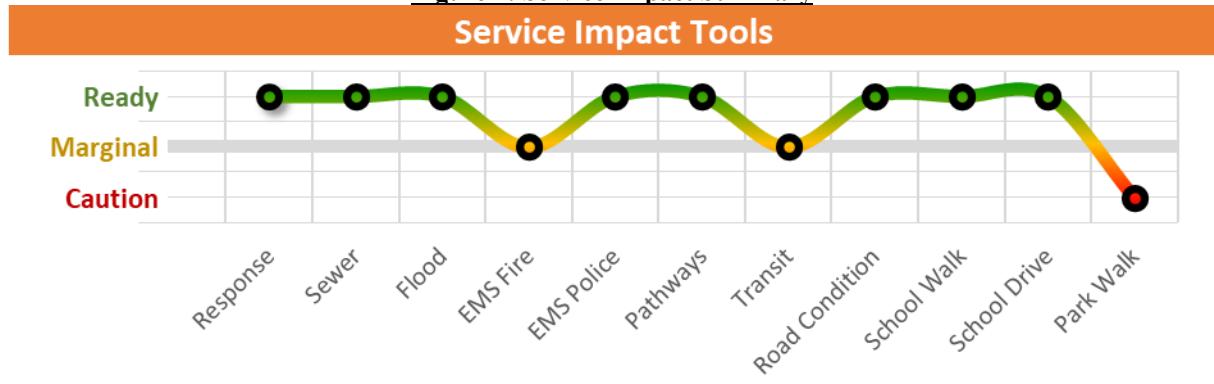
**5.87**

**Dwelling Units / Acre**

Notes: See Error! Reference source not found.. Error! Reference source not found..

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**Figure 2: Service Impact Summary**



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### III. STAFF ANALYSIS

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

##### A. General Overview

The subject property is within the Mixed Use Neighborhood (MU-N) designation on the Future Land Use Map (FLUM).

The purpose of the MU-N designation is to allocate areas where neighborhood-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to avoid predominantly single-use developments by incorporating a variety of uses. Land uses in these areas should be primarily residential, comprising between 30% and 60% of the development area with gross densities ranging from six (6) to 12 units per acre (of the residential area), with supporting non-residential services. Multiple residential product types are desired within a single-mixed use area (see pp. 3-20 & 3-21 in the Comprehensive Plan for more info). Non-residential uses in these areas tend to be smaller scale and provide goods or services that people typically do not travel far for and need regularly. Employment opportunities for those living in the neighborhood are encouraged. Connectivity and access between the non-residential and residential land uses is critical in these areas. Tree-lined streets are also encouraged to be designed according to the conceptual MU-N plan depicted in Figure 3D in the Comprehensive Plan (see pp. 3-20 through 3-21 for more information on mixed-use land uses and specifically MU-N uses in the Comprehensive Plan).

The applicant is proposing fifteen (15) live/work residential units with phase one (1) and twenty-seven (27) total live/work units across both phases. These units range in size from 2,346 to 2,690 square feet, with the non-residential on the first floor (1,209 square feet), the main living area on the second floor (1,209 square feet), and a rooftop patio (272 square feet). In addition, the applicant is proposing an approximately 150,000 square foot hotel on the eastern portion of phase two (2). The proposed density of the live/work residential project units is 4.5 units per acre, which is less than the six (6) units per acre minimum desired in the MU-N FLUM designation. Due to the hybrid nature of this use and it being one of the first in the city limits, the applicant believes that the live/work residential is providing both housing and business opportunities within each unit that meet the desired residential and employment opportunities in the MU-N designation. Additionally, the live/work residential project is providing a mix of housing types in the area that is desired in the MU-N designation, and a significant part of the site is encumbered by the floodway which can create challenges in meeting the density requirement. The applicant is also proposing to remove multi-family as permitted use on the site to lessen the density and contribute to employment in the area.

The proposed hotel on the eastern portion of the site incorporates a mix of uses within the area and avoids a high-density housing option that many of the neighbors are concerned about in the area. While this proposed development does not account for the housing density desired in the area, the neighboring in-progress subdivision to the west (Latitude Forty-Three Subdivision) was 15% over the desired residential in the MU-N area, which may balance out the residential and commercial uses desired.

The subject property is bordered by hotels to the east, residential areas in Ada County to the north and south, and the neighboring in-progress Latitude Forty-Three Subdivision to the west. **The applicant has indicated a potential sale or land swap with the southern neighbor for the area south of Five Mile Creek, though no agreement is currently in place. This portion of the property lies almost entirely within the floodway, making development challenging. As such, it can remain undeveloped as a part of the natural waterway but shall be maintained. In addition, staff is recommending this portion of the site be platted as a third lot in the subdivision and is designated as non-buildable to allow for easier sale/transfer of the property in the future.**

**Rezone:**

Rezone of 6.34 acres of land is requested with the C-C (6.26 acres) and C-G (0.08 acres) zoning districts per the legal descriptions and exhibit maps included in Section VII. Due to a property boundary adjustment the existing L-O zoning extends across the eastern property line into another parcel that is zoned C-G. To help clean up the zoning the applicant will be rezoning .08 acres from the L-O district to the C-G district. The properties are under common ownership.

The future Hotel property currently abuts a residential use in the county which would require a Conditional Use Permit with phase two (2) of the development.

C-C and C-G zones are allowed in the MU-N FLUM designation.

**Development Agreement Modification:**

The Development Agreement that currently governs the site restricts the property to be developed as either multifamily or office. The applicant is requesting a change to this to allow for a live/work residential project, a hotel, and offices to be developed on the property. This will also remove multifamily as an allowed use on the property, which is no longer allowed in the UDC.

**Short Plat:**

Subdivide the parcel into two (2) parcels (1.65 acres and 4.61 acres) to allow for the development to be separated into two (2) phases.

“Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.” (3.06.02B)

*The subject Mixed-Use Neighborhood currently contains offices, single-family detached homes, hotels, and Ada County undeveloped land. The proposed live/work residential units provide an opportunity for residents to live and work at the same location, which would reduce vehicle trips in the surrounding areas. This increases the variety of uses in the area.*

“Maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities.” (2.01.01C)

*As mentioned above, the proposed liv/work units are some of the first in the city and would provide a unique product to allow residents to live and work at the same location. While the proposed live/work does not meet the density the city has envisioned in this location, the variety that this product will provide is what the comprehensive plan has envisioned for the area. “Protect and enhance existing waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources.” (4.05.01C)*

*The subject property abuts Five Mile Creek which is considered a natural waterway. Natural waterways shall be kept as a natural amenity for development, which is why staff is allowing the southern portion of Five Mile Creek to remain unimproved. However, the area still does need to be maintained.*

“Support economic opportunities for a community with diverse income levels.” (2.06.02)

*The subject development provides an opportunity for residents to live and work in the same building which promotes economic opportunities for entrepreneurship and housing under a single use.*

“Make Meridian the premier place to create, attract, and retain high-quality businesses and a talented workforce.” (2.08.02B)

*By introducing a live-work product into the community, it allows businesses to move or be created in Meridian. While they are not large employment generating uses, they are important uses for service industry that may positively impact the surrounding residents.*

**Table 4: Project Overview**

<b>Description</b>	<b>Details</b>
History	AZ-04-029; DA Inst# 106073890; PBA-2021-0010
Phasing Plan	Two (2)
Residential Units	15 Live/Work Residential Units
Physical Features	Five Mile Creek
Acreage	6.34 Acres
Lots	Two (2) Lots
Density	9 Units/ Acre (Phase 1) 4.5 Units/Acre (Both Phases)

## **B. History**

The subject property was included in an approved annexation of 8.58 acres in 2004 (AZ-04-029), which established C-G and L-O zoning designations. As part of the annexation, the property became subject to a development agreement that outlined specific parameters for future development of the L-O zoned portion (this property). Under that agreement, development was limited to either multifamily residential or office center uses.

In 2022, the applicant submitted a development proposal for the property, which was subsequently withdrawn. Since then, staff has worked closely with the applicant over the past year to refine their proposal. These efforts have focused on identifying a suitable modification to the existing development agreement, one that aligns with the applicant's vision while also introducing new development options that will benefit the city's residents.

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

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

The proposed use of the property is live/work residential project and a hotel. A live/work residential project is designed to incorporate both residential and nonresidential uses within the same unit. The applicant is proposing a total of twenty-seven (27) units across both phases. In addition, the applicant is proposing a hotel with phase two (2) of the development on the eastern portion of the site. The live/work residential projects and hotel are permitted uses in the C-C zoning district, per UDC Table 11-2B-2.

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

The applicant shall comply with the dimensional standards listed in UDC Table 11-2B-3. *It appears the applicant's proposed plans comply with the dimensional standards; however, this will be further evaluated with the submittal of the Certificate of Zoning Compliance.*

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

#### **Live/Work Residential Project (UDC 11-4-3-50)**

- A. A live/work structure shall not exceed three thousand (3,000) square feet.

*The planning department coordinated with the building department to confirm that each unit cannot exceed 3,000 square feet, and not the entire 5-plex. These units will be condo-platted to make each available for sale, which makes them a separate structure.*

- B. The nonresidential area shall be limited to the first floor only and not exceed fifty (50) percent of the gross floor area of the structure.

*The nonresidential portion of each unit is less than fifty (50) percent of the gross floor area of the structure.*

- C. The nonresidential area shall be used by the occupant of the dwelling. No more than five (5) employees shall occupy the area at any one time.

*The applicant understands this standard and will be required to comply.*

D. Parking standards shall comply with the vertically integrated residential project standards.

*The applicant has provided parking calculations for phase one (1) that meet the requirements. 58 parking spaces are required, and 64 spaces are being provided. The parking for phase two (2) will be confirmed with the submittal of the certificate of zoning compliance.*

E. The allowed nonresidential uses in a live/work project include: Arts, entertainment or recreational facility artist studio, and personal or professional service, retail; other uses may be considered through a conditional use permit.

*Understood. The applicant shall comply with this standard.*

#### Hotel or Motel (UDC 11-4-3-23)

A. Accessory uses including, but not limited to, restaurants, retail, drinking establishments, and personal services, may be allowed if such uses are completely within the hotel or motel structure. A drinking establishment shall require separate or concurrent approval subject to the regulations of section 11-4-3-10 of this chapter.

*The applicant will be required to abide by this when the hotel develops in phase two (2).*

B. A conditional use permit shall be required for any hotel or motel use that adjoins a residential district or an existing residence.

*The subject site for the hotel currently abuts a residential district or existing residence which would require a conditional use permit prior to submitting for a certificate of zoning compliance and design review application.*

### D. Design Standards Analysis

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

Compliance with the structure and site design standards in UDC 11-3A-19 is required for the non-residential portion of the development. The pathway proposed along Nine Mile Creek shall be fully extended with phase one (1) and provide a pedestrian connection to the future hotel to promote pedestrian mobility within the mixed-use development. Additionally, the applicant shall provide a pedestrian connection from the ten (10) foot multi-use pathway to the live/work units on the west portion of the site that is delineated from the drive aisle through bricks, pavers, or stamped concrete. The proposed commercial structure and attached live/work units are required to comply with the Architectural Standards Manual (ASM).

In addition, due to results from a traffic study being conducted by the city, staff is recommending the entrance for the development be shifted from the southern boundary to the northern boundary along Wells Street. This will allow for an adequate offset to where a future collector road could be placed.

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

i. Landscape buffers along streets

A ten (10) foot wide street buffer is required along S. Well Street, a local street. The landscaping within this buffer is required to be installed per UDC 11-3B. *The proposed landscape plan appears to meet this requirement. However, staff is requiring vegetation calculations to be submitted with the certificate of zoning compliance application.*

ii. Parking lot landscaping

Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8. *The proposed landscape plan appears to meet the minimum requirements. The applicant shall provide vegetation coverage calculations with the submittal of the certificate of zoning compliance submittal.*

iii. Landscape buffers to adjoining uses

Landscaping is required to meet the standards of UDC 11-3B-9. *The landscape plan meets the minimum requirements.*

iv. Tree preservation

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). Deciduous specimen trees four-inch caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

*If trees are proposed to be removed, the applicant shall provide mitigation calculations with submittal of the certificate of zoning compliance application.*

v. Storm integration

Storm drainage is required to comply with the standards listed in UDC 11-3A-18.

vi. Pathway landscaping

Landscaping is required to be provided along all pathways per the standards listed in UDC 11-3B-12C. *The applicant does not meet the pathway landscaping requirements and shall revise their site and landscape plan to reflect compliance with these standards. A minimum of ten (10) feet of landscaping is required along pathways with no less than two (2) feet on any one side. Staff will require this with the submittal of the certificate of zoning compliance application.*

3. Parking (UDC 11-3C):

i. Residential parking analysis

Live/work residential projects are required to follow the parking standards for vertically integrated residential projects. *The applicant has indicated each Live/Work unit is a two (2) bedroom unit which requires 1.5 parking spaces. In addition to this, the commercial space requires one (1) space every 500 square feet of gross floor area. The applicant has provided 64 parking spaces when 58 are required to meet the parking standards for both the residential and commercial components of the development.*

ii. Bicycle parking analysis

UDC 11-3C mandates one (1) bicycle parking space shall be provided for every twenty-five (25) proposed vehicle parking spaces or portion thereof, except for single-family residences, two-family duplexes, and townhouses. *The applicant did not propose and bicycle parking with this application but shall revise the site and landscape plans to show compliance with this standard.*

4. Building Elevations (*Comp Plan, Architectural Standards Manual*):

Goal 2.02.02F of the Comprehensive Plan highlights the importance of new development within and in close proximity to existing residential neighborhoods is cohesive and complementary in design and construction. In response, the developer has submitted elevations consisting of fiber cement lap siding, stucco, fiber cement board and batten siding, and cultured stone veneer.

Staff has discussed the design with the applicant as the intent of a Live/Work structure is to have the appearance of a residential building. The applicant has made some changes; however, staff recommends including materials from the recently approved Latitude 43

Subdivision to help integrate the two developments. The materials include shake siding, vertical and horizontal lap siding, and board and batten siding. While the applicant is attempting to match some of these with the current design, the materials are primarily one material, fiber cement. This leaves a more commercial appearance that is not desired for the live/work residential projects.

Final design shall comply with the residential standards listed in the Architectural Standards Manual. The applicant shall submit a certificate of zoning compliance and design review application.

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

Fencing shall comply with the standards listed in UDC 11-3A-6 and 11-3A-7. *The applicant is not proposing any fencing at this time, but any future fencing shall comply with the UDC standards.*

6. Parkways (UDC 11-3A-17):

No Parkways are proposed; **however, Staff is recommending detached sidewalks with parkways for tree-lined streets as mentioned in the MU-N FLUM designation. The landscaping shall be in compliance with UDC 11-3A-17.**

## E. Transportation Analysis

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

Access is proposed for the site via S. Wells Street, a local street. This includes a single curb cut access, that will eventually connect to an existing private drive aisle to the east, once phase two has been completed. The applicant is providing a hammerhead for a fire truck turnaround until phase two has been completed.

Local street connectivity is proposed within the development in accord with Comprehensive Plan Policy #6.01.02B, “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.”

The city is currently in the process of conducting an RFQ to look at the traffic along E. Magic View Drive and E. Woodbridge Drive. This study has not been completed yet; however, it will analyze the best orientation for future roadways through the immediate area between Eagle Road and Locust Grove. **As a result of some of the preliminary findings from this study, staff recommends the primary entrance off of Wells Street be shifted to the northern boundary of the site to allow for adequate offset.**

In addition, cross-access was not addressed on the short plat but shall be included with the final plat application through a plat note.

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

Multi-use pathways are required to be provided with development in accord with the Pathways Master Plan. A 10' wide segment of the City's multi-use pathway system is proposed along Fivemile Creek that will stub to the Latitude 43 Subdivision (R5443010210) and Ada County property to the south (Parcel #R5443010160).

This multi-use pathway shall be placed in a 14-foot wide public pedestrian easement prior to submittal for the final plat signature for the City Engineer signature.

**Staff is recommending the entirety of the ten (10) foot multi-use pathway be installed with phase one (1) of the development to promote better pedestrian connectivity in the area.**

3. Sidewalks (*UDC 11-3A-17*):

All sidewalks should be constructed in accord with the standards listed in UDC 11-3A-17. Five-foot wide attached sidewalks are proposed along all local streets within and adjacent to the development. **As noted above, Staff recommends detached sidewalks with landscaped parkways are provided in the MU-N designated portion of the site in accord with the Comprehensive Plan.**

## F. Services Analysis

1. Waterways (*Comp Plan, UDC 11-3A-6*):

UDC 11-3A-6 requires natural waterways intersecting, crossing, or lying within the area being developed to remain as a natural amenity and shall not be piped or tiled.

The subject site is intersected by Five Mile Creek. The applicant is proposing to leave the creek open as it is a natural waterway and use it as a natural waterway that the ten (10) foot multi-use pathway will run along.

In addition, the applicant is proposing to leave the south side of Five Mile Creek as a natural area until phase two (2) commences or the land is swapped or sold. This is primarily due to almost the entire portion being inside the floodway which possess significant challenges for redevelopment. However, as a result of this, staff is recommending the area south of Five Mile Creek be designated as Lot 3 within the subdivision and is designated as a non-buildable lot. This way, it can remain in its natural state but can be sold in the future if someone chooses to buy it.

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

An underground pressurized irrigation system is required to be installed to provide irrigation 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.

*Comprehensive Plan policy 3.03.03G require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.*

## IV. CITY/AGENCY COMMENTS & CONDITIONS

### A. Meridian Planning Division

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 modification. The addendum shall, at a minimum, incorporate the following provisions:

- A. The applicant shall comply with the provisions in the existing development agreement (Instrument # 106073890) with the addition/modification of the following provisions.
  - Replace Provision #4.1.2 with: “The primary uses on the property zoned C-C shall be live/work residential, offices, and/or a hotel.”
  - Add Provision # 5.1: Future development of the subject site shall be substantially consistent with the revised concept plan included in Section VI and the provisions contained herein.
  - Add Provision #5.2: The subject property shall be subdivided through a short plat submittal prior to issuance of any building permit applications for the first phase of development in which they are located.
  - Add Provision #5.3: Tree-lined streets with detached sidewalks shall be provided in the MU-N designated portion of the development in accordance with the Comprehensive Plan for MU-N designated areas.
  - Add Provision #5.4: Construct the entirety of the ten (10) foot multi-use pathway with phase one of the development.
  - Add Provision #5.5: Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.
  - Add Provision #5.6: With the final plat application, the applicant shall designate the property south of Five Mile Creek as a third lot in the subdivision that is designated as a non-buildable lot. .
  - Add Provision #5.7: Prior to certificate of occupancy for any of the Live Work buildings, the applicant shall submit a short plat application to condo the units.
- B. The Final Plat/Landscape Plan shall include the following revisions:
  - Graphically depict the 14-foot-wide public pedestrian easement for the multi-use pathway with the recorded instrument number of the easement.
  - Construct a detached sidewalk with an 8-foot wide parkway adjacent to S. Wells Street in accord with the standards listed in UDC 11-3A-17 and UDC 11-3B-7C.
  - The 5-foot-wide landscape strips along pathways shall include a mix of trees, shrubs, lawn, and/or other vegetative ground cover as set forth in UDC 11-3B-12C; trees should be spaced out more evenly for shade purposes at approximately one (1) every 100 linear feet, additional trees beyond the minimum number may be provided.
  - Include a calculations table that demonstrates compliance with the standards for landscaping within street buffers (UDC 11-3B-7C), along pathways (UDC 11-3B-12C) and within common open space areas (UDC 11-3G-5B).
  - Provide a pedestrian connection from the 10-foot multi-use pathway along Five Mile Creek to the live/work units on the west side of the private drive aisle that is delineated through bricks, pavers, or stamped/scored concrete.
  - Provide bicycle parking for each building as required in UDC 11-3C-5.
  - Provide pathway landscaping in compliance with UDC 11-3B-12.
  - Add a plat note referencing cross-access between the separate lots in the subdivision.

- Create a third lot in the subdivision for the property south of Five Mile creek.
- C. Submit a 14-foot-wide public pedestrian easement for the multi-use pathway on this site prior to submittal of the final plat for City Engineer signature.
- D. Off-street parking shall be provided for all live/work units in accord with the standards listed in UDC Table 11-3C-6.
- E. The Five Mile Creek shall remain open as a natural amenity and shall not be piped or otherwise covered in accord with UDC 11-3A-6 and shall be protected during development.
- F. All waterways, except natural waterways (i.e. the Five Mile Creek), intersecting, crossing, or lying within the area being developed are required to be piped unless used as a water amenity or linear open space, in which case they may be left open as set forth in UDC 11-3A-6. If left open, fencing may be required in accord with the standards listed in UDC 11-3A-6C.
- G. All live/work units shall comply with the design standards in the Architectural Standards Manual. A Certificate of Zoning Compliance and Design Review application shall be submitted for approval of the proposed structures prior to submittal of building permit applications.
- H. The proposed hotel with phase two (2) shall submit a conditional use permit if it adjacent to an existing residences prior to submitting a certificate of zoning compliance application.
- I. The applicant and/or assigns shall have the continuing obligation to provide irrigation that meets the standards as set forth in UDC 11-3B-6 and to install and maintain all landscaping as set forth in UDC 11-3B-5, UDC 11-3B-13 and UDC 11-3B-14.
- J. The Applicant shall comply with all ACHD's conditions of approval.
- K. If the City Engineer's signature has not been obtained within two (2) years of the City Council's approval of the short plat, the short plat shall become null and void unless a time extension is obtained, per UDC 11-6B-7.
- L. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals noted above does not relieve the Applicant of responsibility for compliance.

## B. Meridian Public Works

Wastewater	
• Distance to Sewer Services	Available at Site
• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/concerns	<ul style="list-style-type: none"> <li>• See Public Works Site Specific Conditions</li> </ul>
Water	
• Distance to Water Services	Water Available at Site
• Pressure Zone	
• Estimated Project Water ERU's	See application
• Water Quality	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	None -

## NON-PLAT CONDITIONS

### PUBLIC WORKS DEPARTMENT

#### Site Specific Conditions of Approval

1. 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.
2. Ensure no sewer services pass through infiltration trenches.
3. 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.
4. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.
5. Water meters are required to be outside of Drive area, place meters in landscape area.

#### 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 81/2" 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 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](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.

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## C. Meridian Park's Department



**Reviewer:** Kim Warren / Pathways Project Manager

**Planner Assigned:** Nick Napoli

**Project Name:** Lofty Creek Park Live-Work   **File No:** H-2025-0020- MDA, RZ      **Date:** 4.23.2025

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 project approval the applicant shall dedicate a public access easement for a multi-use pathway along the north side of the Fivemile Creek, connecting from Wells Ave. to existing pathway east/southeast of this parcel. The City understands that related infrastructure, but no pathway, will be constructed with the current application. Easement for the pathway required with this project phase shall be dedicated as part of this project approval.

Easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side). All pathways shall be located outside of irrigation district easements unless permission is specifically obtained from the governing irrigation district.

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

3. Steps to pathway: Locate steps far enough from pathway so that handrail extension at top does not protrude into the pathway's 10' wide clear route-of-travel. Provide a ramp for ADA-compliant access to the pathway in a future phase, at the time the pathway is built.
4. 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.
5. 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.
6. 6' high open vision fencing shall be installed between pathways and (live) water irrigation canals and laterals as detailed in the Meridian Pathways Master Plan, Chapter 3, page 3-5. All other fence details per UDC 11-3A-7.
7. Project developer shall be responsible for obtaining license agreement and other permission(s) as required for constructing within irrigation district easements.
8. Should any discrepancy exist between these conditions of approval and the requirements of the irrigation district, the developer shall work with Pathways Project Manager to achieve a pathway design that meets

Rev. 03.07.25

## D. Irrigation Districts

### 1. Nampa & Meridian Irrigation District



## Nampa & Meridian Irrigation District

1503 First Street South  
Nampa, ID 83651-4395

Website: [nmid.org](http://nmid.org)

Office: (208) 466-7861  
Shop: (208) 466-0663

August 26, 2025

City Clerk's Office  
City of Meridian  
33 E. Broadway Avenue, Suite 102  
Meridian, ID 83642-2619

RE: H-2025-0020/ 2920 E Freeway Dr; Lofty Creek Park (Live/Work)

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to final platting.

All private laterals and waste ways must be protected. The Districts easement for the Five Mile Drain at this location is a minimum of one hundred feet (100') total, fifty feet (50') each side.

**This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.**

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, NMID must review drainage plans. Developer must comply with Idaho Code 31-3805. Please feel free to contact me for further information.

Sincerely,

*Paul Hoddlestein*  
Paul Hoddlestein  
Asst. Water Superintendent  
Nampa & Meridian Irrigation District  
PH/col

Cc: Office/ file  
D. Duvall  
A. Wolfe  
Applicant

## E. Ada County Highway District (ACHD)

Development Services Department



Project/File:	Creek View Park/ MER22-0103/ H-2022-0022 This is an annexation and rezone, to C-G zoning with a conditional use permit application to allow for the development of 28 multi-family units on 2.85 acres of a 16.53 acre site.
Lead Agency:	City of Meridian
Site address:	2920 E. Freeway Drive, Parcel(s) R5443010239, R5443010170, R5443010160
Staff Approval:	August 10, 2022
Applicant:	HLE, Inc. Gilmore E.I. 101 S. Park Avenue, #210 Idaho Falls, Idaho 83402
Owner:	Hotel Developers-Meridian Derek Ence P.O. Box 1491 Idaho Falls, Idaho 83403
Staff Contact:	Renata Ball-Hamilton Phone: 387-6171 E-mail: <a href="mailto:rhamilton@achd.idaho.org">rhamilton@achd.idaho.org</a>



### A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation and zoning of 10.35 acres from RUT to C-G zoning, a rezoning of 6 acres from L-O to C-G and a conditional use permit to allow for the development of 28 multi-family units consisting of 5 fourplex condominiums and 4 duplex condominium buildings on 2.85 acres of a 16.53 acre site. This application is the 2<sup>nd</sup> phase of the Creek View Project, the site consists of 16.53 total acres; the 1<sup>st</sup> phase being the Holiday Inn Express, which is currently under construction. There is an existing house, which is proposed to remain on site until phase the final phase.

The applicant's rezone proposal is consistent with the City of Meridian's future land use map and the comprehensive plan which designates the area as Commercial.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural-Urban Transition (Ada County)/ Commercial-General	RUT/ C-G
South	Commercial-General	C-G
East	Commercial-General	C-G

## 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 the map amendment complies with the applicable provisions of the Comprehensive Plan in regard to the MU-C future land use map designation for the site.*

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;  
*Staff finds that the proposed map amendment and subsequent development will contribute to the range of housing and employment opportunities available in the City.*
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;  
*Staff finds the proposed zoning amendment will not be materially detrimental to the public health, safety, or 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 that the proposed amendment will not result in any adverse impact upon the delivery of services by any political subdivision providing public services to this site.*
5. The annexation (as applicable) is in the best interest of city.  
*This is not applicable due to this application being a rezone.*

## **B. 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;  
*Staff finds the proposed plat is in conformance with the Comprehensive Plan and Unified Development Code.*
2. Public services are available or can be made available and are adequate to accommodate the proposed development;  
*Staff finds that public services are available and can be extended into the site to accommodate the proposed development.*
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;  
*City water and sewer and other utilities will be extended by the developer at their own cost, therefore, staff find the subdivision will not require the expenditure of capital improvement funds.*
4. There is public financial capability of supporting services for the proposed development;  
*Staff finds there is 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  
*Staff 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.  
*Staff finds there are no natural, scenic, or historic features that need to be preserved with development of this property.*

## **VI. ACTION**

### **A. Staff:**

Staff recommends approval of the proposed modification to the Development Agreement, Rezone, and Short Plat with the modified provision listed in Section IV.

### **B. Commission:**

Pending

### **C. City Council:**

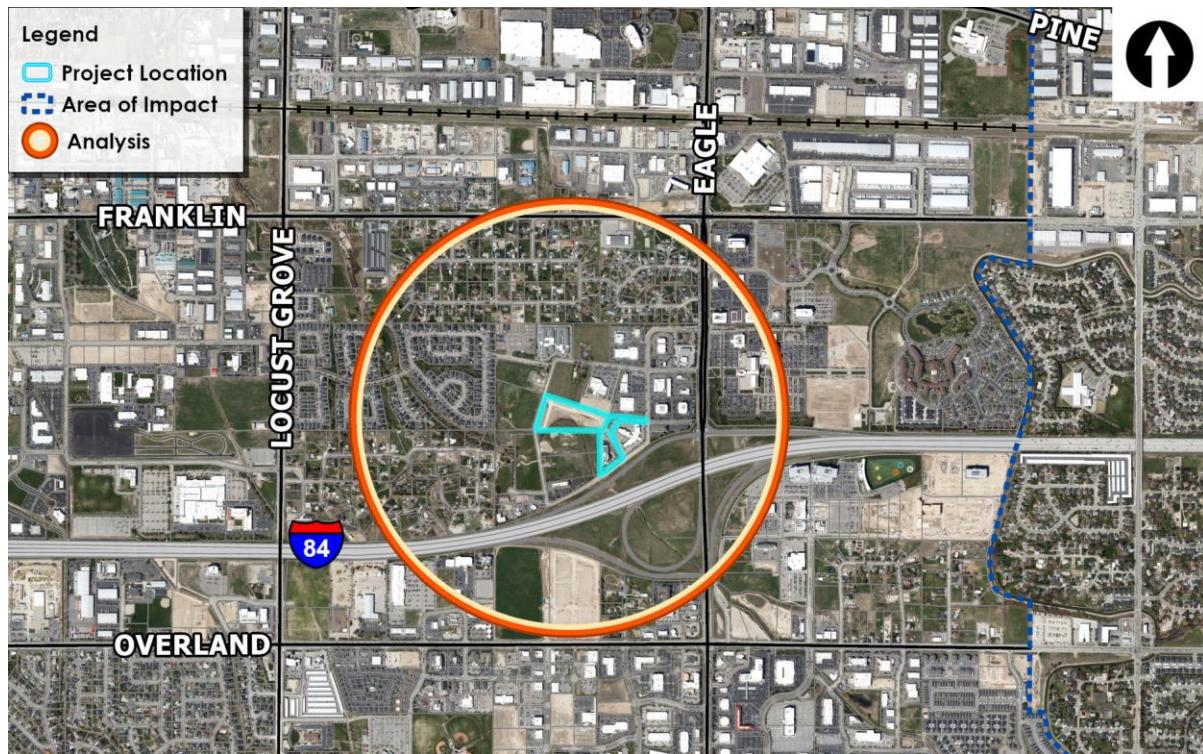
Pending

## VII. EXHIBITS

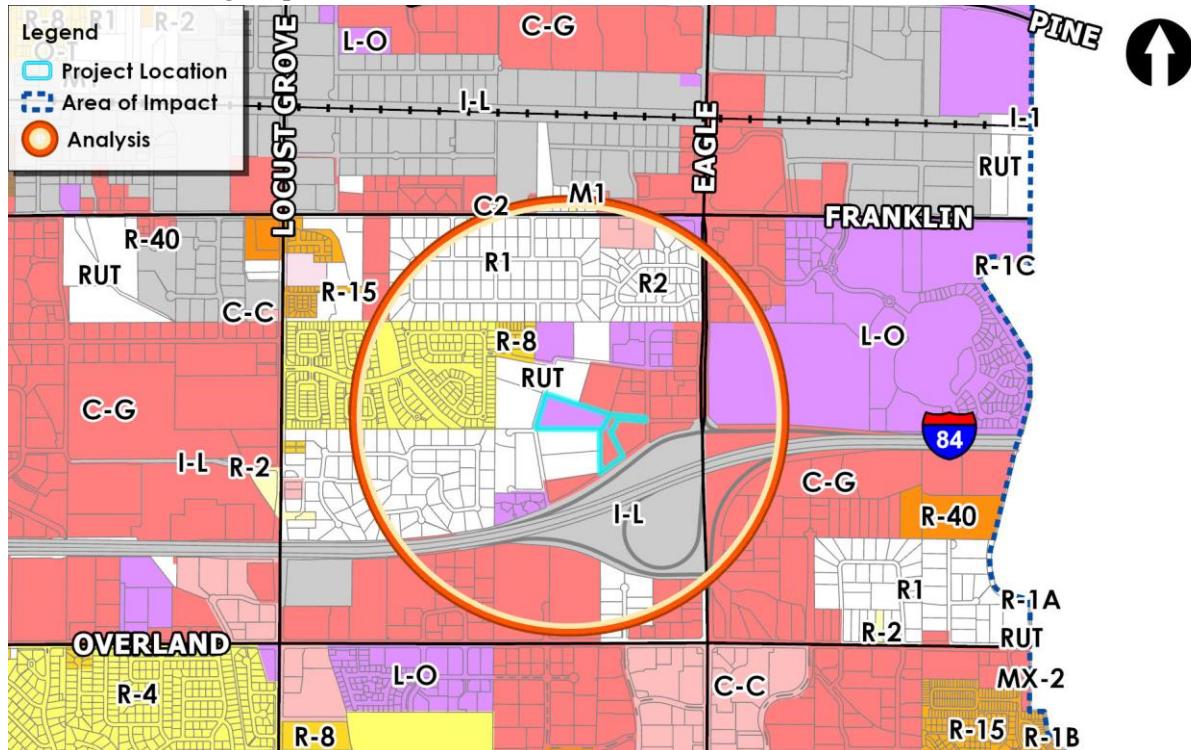
### A. Project Area Maps

(link to [Project Overview](#))

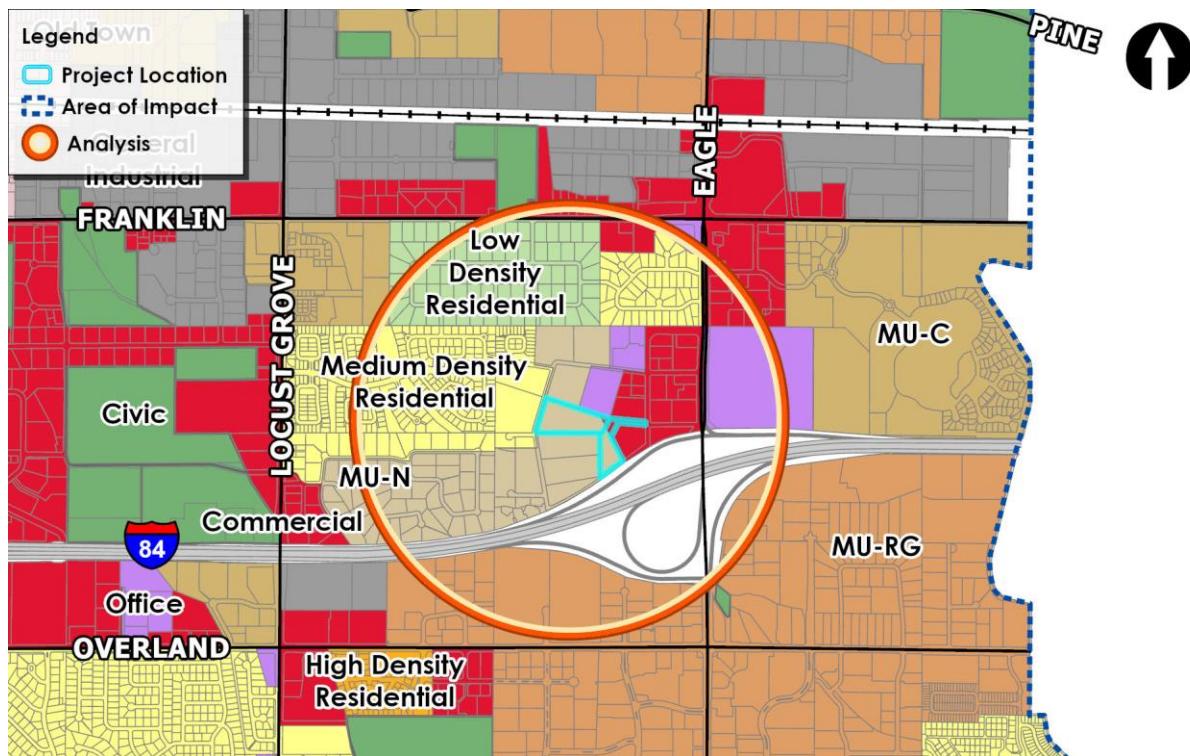
#### 1. Aerial



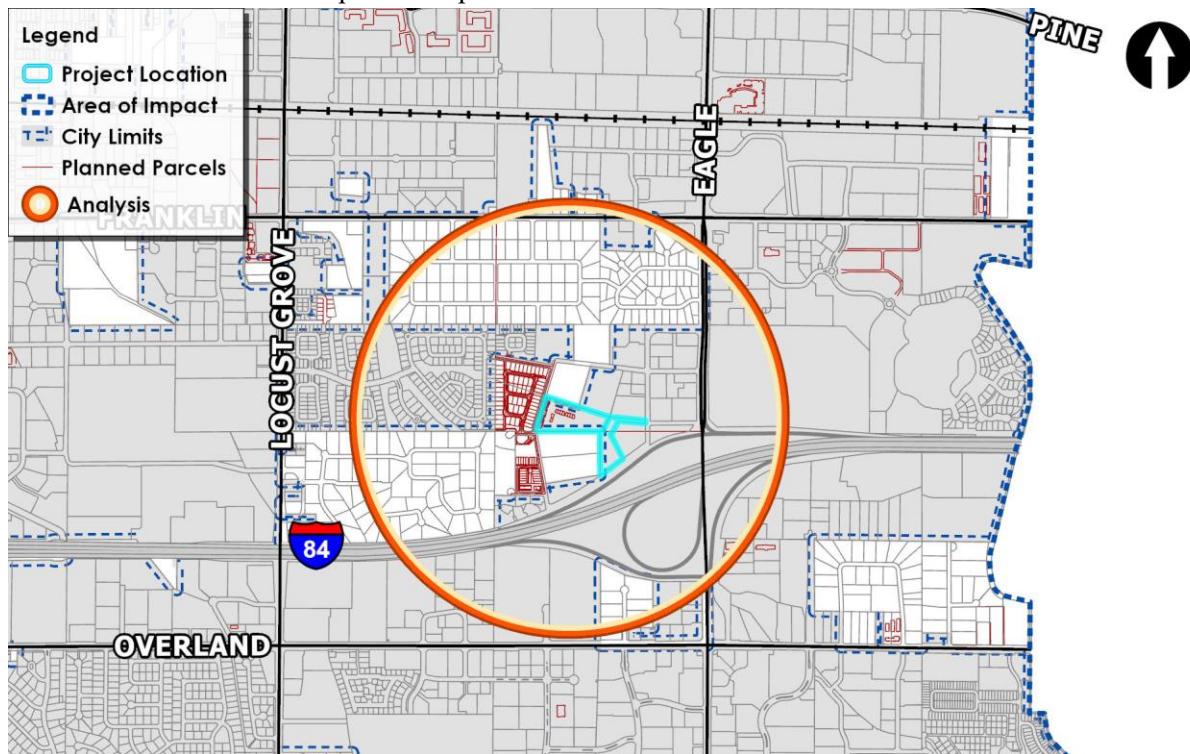
#### 2. Zoning Map



### 3. Future Land Use



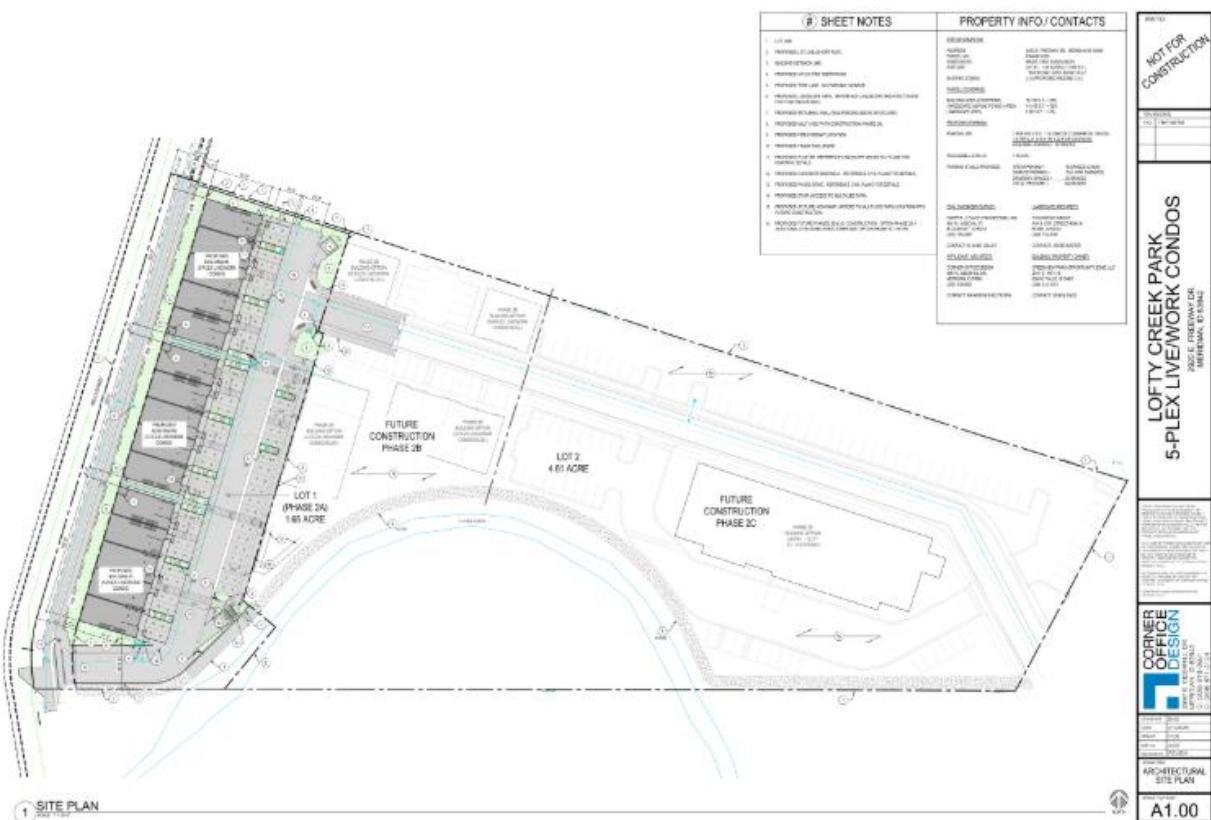
### 4. Planned Development Map



## B. Service Accessibility Report

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 5-9 min.	YELLOW
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of future transit route	YELLOW
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	No park within walking distance by park type	RED

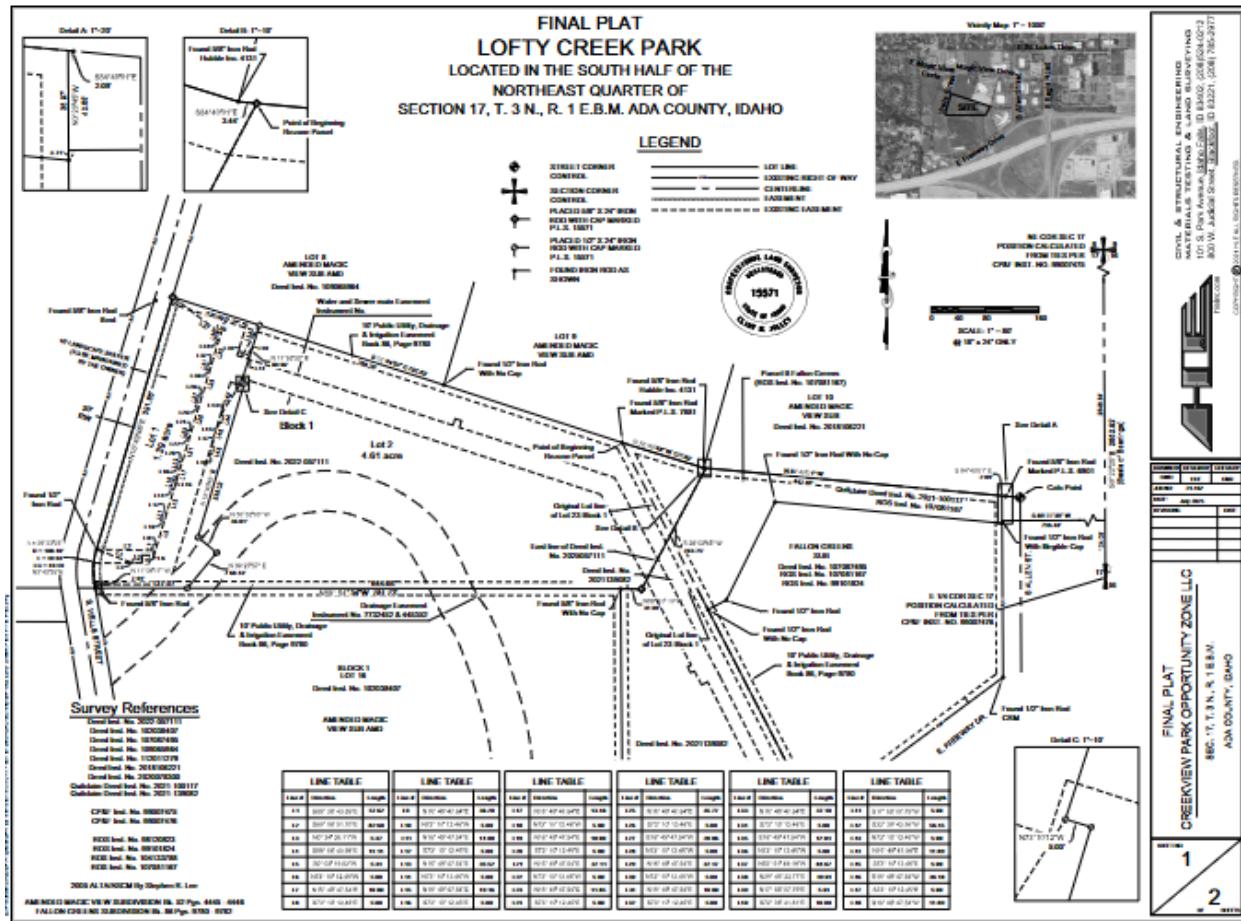
### C. Site Plan (date: 7/25/2025)



#### **D. Landscape Plan (date: 7/25/2025)**



**E. Short Plat (date: 7/25/2025)**



## F. Building Elevations (Not Approved) (date: 4/15/2025)



## G. Rezone Description & Exhibit Map



101 S Park Ave. #210  
Idaho Falls, Idaho 83402  
(208) 524-0212

800 W. Judicial St.  
Blackfoot, Idaho 83221  
(208) 785-2977

### Rezone Parcel 1

Part of Lot 23 Block 1 of Amended Magic View Subdivision located in the S1/2 of the NE 1/4 of Section 17 Township 3 North Range 1 East B.M. Ada County, Idaho described as:

Commencing at the Northeast corner of said Section 17; Thence, S 00° 22' 28" E along the North-South center section line, 2548.84 feet; Thence, S 89° 39' 39" W 736.44 feet to the Easterly line of Fallon Greens Subdivision; Thence, N 00° 20' 45" W along said Easterly line 36.97 feet to the Southerly line of Lot 10 of Block 1 of the Amended Magic View Subdivision; Thence, N 84° 40' 01" W along said Southerly line, 442.48 feet to a point on the Southerly line of Lot 9 of Block 1 of the Amended Magic View Subdivision to the Point of Beginning; Thence, S 28° 02' 45" E 203.75 feet along the East line of a Parcel as described in Instrument No. 2022057111; Thence, N 89° 10' 10" W 31.09 feet to the Northerly line of Lot 16 of Block 1 of the Amended Magic View Subdivision; Thence, N 89° 54' 34" W along said Northerly line, 807.10 feet, to a point on the centerline of South Wells Street and a non-tangent curve to the right; Thence along said centerline the following two (2) courses; (1) Thence along said curve to the right (Curve Data= Delta: 28° 04' 56", Radius: 133.40 feet, chord bearing N 02° 50' 11" E 64.73 feet); (2) Thence, N 16° 49' 48" E 392.01 feet; Thence S 72° 04' 53" E along the South lines of Lots 8 and 9 of said Amended Magic View Subdivision, 727.83 feet; Thence, S 72° 48' 48" E along said Southerly line 127.00 feet; Thence S 84° 40' 01" E, 3.44 feet along the Southerly line of Lot 10 of said Amended Magic View Subdivision to the Point of Beginning.



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