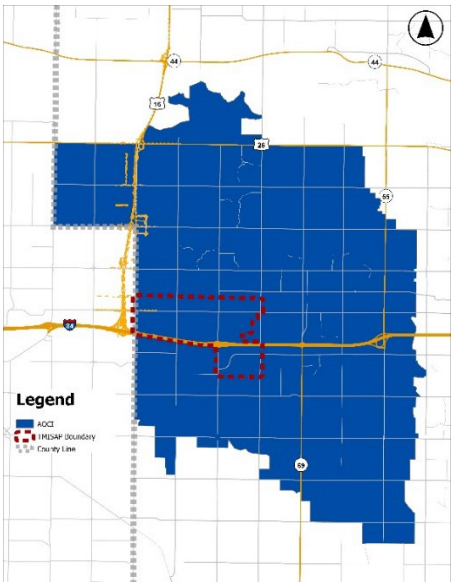


COMMUNITY DEVELOPMENT
DEPARTMENT REPORT



HEARING DATE: 9/3/2026

TO: Planning & Zoning Commission
FROM: Carl Anderson,
Long-Range Associate Planner
208-884-5533
canderson@meridiancity.org
APPLICANT: City of Meridian
Planning Division
SUBJECT: H-2026-0037
Comprehensive Plan Future Land
Use Map Amendment -
TMISAP2026
LOCATION: Ten Mile Interchange Specific Area
Plan



I. SUMMARY

A. Summary of Request

The City of Meridian Planning Division is applying for a Comprehensive Plan Future Land Use Map (FLUM) Amendment. The proposed Comprehensive Plan Map amendment (CPAM) amends the future land use designations within the Ten-Mile Interchange Specific Area Plan (TMISAP). The primary intention of this application is a map amendment to change wholly unique TMISAP land use designations to comparable City-wide designations. Consideration is given to existing and most similar designations, entitlements and/or zoning, development trends and prior Council discussion. The proposed amendment is to the FLUM only and does not propose to modify the text of the TMISAP, nor any existing zoning designations or established entitlements in the area. The request involves multiple parcels scattered throughout the TMISAP, amending 847 acres (more or less). The request amends the FLUM from Mixed Use Commercial, Mixed Use Residential, Mixed Employment, Low Density Employment, and High Density Residential to Mixed Use Neighborhood, Mixed Use Community, Mixed Use Non-Residential, Medium High Density Residential, Commercial, and General Industrial. See Section III for a detailed overview of the request.

B. Issues/Waivers

None

C. Recommendation

Staff recommends approval of the proposed Comprehensive Plan Future Land Use Map Amendment.

D. Table of Contents

Community Metrics.....	II
Staff Analysis.....	III
City/Agency Comments and Conditions.....	IV
Findings.....	V
Action.....	VI
Exhibits	VII

II. COMMUNITY METRICS

Table 1: Process & Notification Details

Description	Details	Planning & Zoning Posting Date	City Council Posting Date
Preapplication Meeting date	6/2/2026		
Neighborhood Meeting	N/A	N/A	
Site Posting date	N/A	N/A	
Agency Notice		8/04/2026	
Notification Published in Newspaper		8/18/2026	
Courtesy notice to property owners		8/06/2026	
Nextdoor PSA		8/13/2026	

III. STAFF ANALYSIS

A. Project Overview & Background

During a public hearing on April 14, 2026, City Council heard a land use application located south of Franklin Road and east of Blackcat Road, during which the desire for further evaluation of the FLUM designations within the general vicinity of the proposed development application was discussed. As a result, a review of the land use designations within the TMISAP was initiated by City Staff and options were evaluated to improve alignment of the land use designations with the Comprehensive Plan as a whole. The primary intention of this application is to align the land use designation of the TMISAP with those of the Comprehensive Plan.

The TMISAP is approaching twenty (20) years since the City adopted the Plan in 2007. During the lifespan of the Plan there have been several major modifications to the envisioned land use designations. The document was structured to be an integrated land use and transportation plan. The overall organizing core of the plan is comprised of three (3) elements: The “Land Use Element”, the “Transportation Element”, and the “Design Element”. The focus of this amendment is on the “Land Use Element” as it relates to the FLUM, specific to the area within the TMISAP. The remaining road typologies themselves and design elements of the Plan, as well as those policies that relate to the action plan elements, shall remain.

The text of the TMISAP relating to transportation preservation, connectivity, and applicable design elements will still apply, but no assumptions should be made related to the original transportation analysis of the plan. Projects normally triggering transportation analysis should provide one. Alignment of transportation and land use, jobs to housing, trip capture, and travel direction, no longer represent the original vision. Where the original Plan was approved with area wide transportation analysis, much of the iterative and subsequent approvals have deviated from the balance and intensity of uses planned. One area of significant deviation was with freight trip generation associated with warehousing as primary uses in areas intended primarily for manufacturing or research and design, with accessory freight and storage. See Exhibit B.2 for a development analysis of the TMISAP.

It is anticipated that the alignment of the FLUM designations will result in additional unutilized designations with related “inert text” elements in the TMISAP itself. There are already two now unused land use designations in the TMISAP: Lifestyle Center and High-Density Employment, which exist in the Plan but were removed from the FLUM. See section C.1, and tables 2 , and Exhibit A2 for reference and discussion on these areas.

The TMISAP utilizes different land use designations than the rest of the FLUM citywide. There exists similarity between certain FLUM designations such as the “Residential” designations, however, there is some distinction between the expectations for entitlements within each. Proposed modifications to the residential land use designations in the TMISAP are minimal and discussed in section C.1. For the application of the FLUM in these areas, the text of the TMISAP will still apply.

While this effort (CPAM) is focused on aligning the land use map designations of the TMISAP with those of the City-wide FLUM, staff expect that a future update to the TMISAP will be needed. A future update may include amending the actual text of the TMISAP or retiring the Plan in its entirety with consideration towards integration of some Plan elements into the Comprehensive Plan text.

The proposed amendment involves multiple parcels of land located in different areas throughout the TMISAP which are shown in Exhibits A2 & B4-B12. Each change proposes aligning the existing TMISAP exclusive land use designation, to a city-wide land-use designations. See section B and C of this report for a summary of the proposed changes and analysis of the applicable elements of the Comprehensive Plan.

B. Summary of Future Land Use Changes

The future land use designations of the Plan are not parcel specific (2019 Comprehensive Plan Pg. 3-11). As shown in this review the data are estimates of each area, which are more or less representative of area totals. Figures herein are a rounded number and are estimates. Some of the tables in the report reference parcel and future land use map-based acreage and are sometimes different. Parcel based acreage does not generally include ROW, whereas FLUM based acreage generally does.

The total land area of the TMISAP included in this review is approximately 2,211 acres, including right-of-way (ROW), of which 847 acres are proposed to be amended. See Exhibit A.2 & B4-12 for a breakdown of existing land use designations in the TMISAP and proposed changes by land use.

In 2022, City staff completed a development analysis of the TMISAP. Through the lens of evaluating the alignment of entitlements in the TMISAP, the memorandum, dated July 15, 2022, sought to address Council questions pertaining to density of entitlements and report on aggregated analysis of land use approvals (Exhibit B.2). The original vision for the jobs to employment mix of the Plan was 20,000 jobs and 6,000-10,000 dwelling units (TMISAP Ch1. Pg 1-2). In 2022, approximately 73% of the developed areas were residential and 27% were non-residential.

To date, approximately 71.5% of parcels within the TMISAP has been annexed with a majority of the remaining land area remaining in the envisioned employment areas. The areas with the most remaining unannexed property are generally located west of Blackcat Road and south of I-84 (See Exhibit B3).

The proposed amendment is not intended to significantly deviate from the original land use vision of the plan for the areas impacted, but to align the land use designation of the TMISAP to comparable City-wide Comprehensive Plan designations. With that said, approvals in employment areas have some deviation from the original vision, at least as far as job density, contemplated trip generation, capture, and travel direction and distance, and these changes do reflect that.

When proposing a land use designation change, staff have applied a land use that accomplishes one or more of the following:

- 1) is most similar to the existing land use designation;
- 2) aligns with development trends in a given area; or
- 3) aligns with existing conditions on a given property, including as developed and/or as entitled.

Table 2: TMISAP Land Use Designations - Annexed Land Review

Land Use Designation	Acre Total	Parcel Acre Total	Annexed Parcel Acre	Unannexed Parcel Acre	% of Parcel Area Annexed
Residential					
Low Density	12.8	11.4	6.3	5.0	55.8%
Medium Density	226.2	194.3	183.8	10.4	94.6%
Medium High Density	291.0	264.0	231.0	32.9	87.5%
High Density	177.7	160.4	159.1	1.3	99.2%
Residential - Total	707.6	629.9	580.2	49.7	92.1%
Employment Areas					
High Density Employment	0				0%
Low Density Employment	91.8	84.1	36.2	47.9	43%
Mixed Employment	513.3	473.5	328.9	144.6	69.5%
Industrial	335.4	325.9	0.7	325.2	0.2%
*Commercial	320.6	277.1	277.1	0.0	100%
Employment – Total	1,261.1	1,160.6	642.8	517.8	55.4%
Mixed Use Areas					
Mixed Use Residential	24.1	22.1	22.1	0.0	100%
Mixed Use Commercial	188.2	161.5	160.1	1.4	99.1%
Lifestyle Center	0				0%
Mixed Use – Total	212.3	183.5	182.2	1.4	99.3%
Special Areas					
Greenspace	0				0%
Civic****	30.1	26.4	25.8	0.6	97.7%
Special Areas – Total	30.1	26.4	25.8	0.6	97.7%
Total	2,211.2	2,000.5	1,431.0	569.5	71.5%

Note:

*Indicated a land use designation that is not included as a land use in the text of the TMISAP.

** Does not include pending hearing case H-2025-0035 VanTrust which includes an annexation request of 23.1 acres, split between land use designations of 9.57 acres of ME and 13.56 acres of LE.

*** Does not include pending hearing case H-2025-0060 Butte Fence which includes an annexation request of 9.1 acres, with a land use designation of LE.

****Does not include hearing case H-2026-0029, which is already annexed. If approved, there would be a reduction of “Civic” land area and an increase of “Commercial” land use by 5.19 acres. Also does not include recently approved H-2026-0006, amending approximately 2.41 acres from “Medium High Density Residential” and “High Density Residential” to a “Civic” Future land Use destination.

Table 3. TMISAP Proposed Land Use Designation Summary – Area Total

Land Use Designation	Area of Change Acre Total
Residential	
Medium High Density Residential	4.6
Employment Areas	
Industrial	382.3
Commercial	23.4
Mixed Use	
Mixed Use Community (MU-C)	190.1
Mixed Use Non-Residential (MU-NR)	222.9
Mixed Use Neighborhood (MU-N)	24.1
Total	847.4

Table 3 details the total area of each proposed land use of the subject amendment. Refer to Attachment A2, and the analysis provided in section C, for the proposed area of change increase and decrease for a given land use, and approximate proposed FLUM area totals should the amendment be approved. Exhibits B4-12 detail all areas of change included in this request.

C. Comprehensive Plan Analysis

C.1 Future Land Use Map Designation

(<https://meridiancity.org/community-development/planning/comprehensive-plan/future-land-use-map/>)

Staff Review: This application does not include any annexation, rezone, or new entitlement. As such, no detailed site-specific analysis is provided for the proposed changes.

The TMISAP includes its own land use designations, however, there are strong similarities with city-wide designations, and especially those with a like name. The residential use categories were once closer in alignment, however, changes citywide have deviated overtime. For those residential areas with a designation in the TMISAP, the text of the TMISAP will still apply. The following provides a summary of TMISAP land use designation, with some comparison with citywide FLUM designations where applicable. Not all of the analysis is directly relevant to the proposed amendments, but because the intent behind the application is to align the TMISAP with city-wide designations, it is context that may be useful.

Note: While the designations referenced herein have abbreviated versions, designation may be spelt out to avoid confusion when a similar abbreviation may be utilized.

Residential Land Use Areas:

Residential land use areas in the TMISAP were originally located in reasonable proximity to mixed use, commercial or employment locations inclusive of shopping and service, employment and recreational opportunity to residents. Of the residential TMISAP land area, approximately 92.1% has been annexed. The majority of unannexed residential land area remaining is primarily designated as Medium High Density Residential (Table 2).

Low Density Residential (LDR)-Overview: The LDR area within the TMISAP accounts for 12.8 acres of the TMISAP land area. There are two clusters of LDR which are generally located in the southeast corner of the Plan area. Approximately 6.3 parcel acres have been annexed with a zoning designation of R-2, while the remaining area is un-incorporated Ada County and developed with large-estate style residential. See Exhibit A2 for an aerial view of existing LDR areas.

Staff Review: There is no proposed change to the FLUM for LDR designated areas. The associated TMISAP LDR land use text will continue to apply.

Medium Density Residential (MDR)-Overview: The MDR area within the TMISAP accounts for 226.2 acres of the TMISAP land area. There are three clusters of MDR with the largest portion being south of I-84, and the remaining two located to the east and west of Ten Mile Road. Approximately 94.6% of the MDR area has been annexed, with 10.4 parcel acres remaining un-incorporated Ada County (See Table 2 & Exhibit B3). See Exhibit A2 for an aerial view the existing MDR land areas.

Staff Review: There is no proposed change to the FLUM for MDR designated areas. The associated TMISAP MDR land use text will continue to apply.

Medium High Density Residential (MHDR)-Overview: The existing MHDR area within the TMISAP accounts for approximately 291 acres of the TMISAP land area. The majority of the MHDR designations are located west of Ten Mile Road, split by Franklin Road. There are three additional smaller nodes. Two of the smaller MHDR areas are located east of Ten Mile Road and south of Franklin Road. The third smaller MHDR area is located south of I-84, along Linder Road. Approximately 87.5% of the MHDR area has been annexed, with 32.9 parcel acres remaining un-incorporated Ada County (See Table 2 & Exhibit B3). See Exhibit A.2 for an aerial view of the existing MHDR land areas.

Staff Review: An additional 4.6 acres are proposed to have a designation of MHDR as part of the requested change to the FLUM, bringing the total MHDR area to an approximate 295.6 acres. The new MHDR area is

located west of Linder Road and south of Franklin Road. See Exhibit B.10 - Area of change 7 of 9 for reference. The subject area is currently designated as “MU-Community” and has two zoning designations of “Commercial Business District” (C-C) and “Traditional Neighborhood – Residential” (TN-R). The subject area is primarily developed with an existing apartment complex, which extends into an adjacent designation of MHDR to the south. There is a small portion of the new MHDR that is developed with commercial retail type uses. The TMISAP-MHDR designation contemplates neighborhood-serving retail and services uses and offices, among other use types, within designated MHDR areas. These commercial uses may be larger and the scale of the buildings may be greater, but are still relatively small establishments primarily providing convenience goods and services to neighborhood residents. Staff have applied the MHDR in this area following these aforementioned principles of the TMISAP. No other changes to impacting the MHDR designations are proposed.

High Density Residential (HDR)-Overview: The HDR area within the TMISAP accounts for approximately 177.7 acres of the TMISAP land area. There are five general clusters of HDR which are generally located around/near mixed use and commercial areas. Approximately 99.2% of the HDR areas have been annexed into the City of Meridian, with 1.3 parcel acres remaining unincorporated in Ada County (See Table 2 & Exhibit B3). See Exhibit A2 for an aerial view the existing HDR land areas.

Staff Review: *A reduction of approximately 31.6 acres of the HDR area is proposed as part of the request, resulting in a total HDR area of 146.1 acres. The area of the proposed change is located north of Franklin Road and east of Ten Mile Road. The proposed amendment would modify the FLUM from the existing HDR to “Industrial” (I) adding 29.6 acres, and Mixed-Use Community (MU-C) adding 2 acres. See also Exhibit B8 - Area of change 5 of 9 for reference. The subject area has an established zoning designation of “Industrial” (I). The subject area is primarily developed with commercial/industrial uses including the Amazon Delivery center (2660 West Fred Smith Street), FedEx Ship Center (2700 W Fred Smith Street), and a Tesla automotive center (2554 W Franklin Road). A portion of the subject area remains county-style residential in nature. Based on the established and anticipated development pattern, a FLUM designation of Industrial is more consistent than the existing HDR designation. No other changes impacting the HDR designations are proposed.*

Employment Land Use Areas:

The areas that are designated as “employment areas” were intended to have easy access to markets, high-speed transportation facilities, and employees across the treasure valley. A secondary intention was to serve to buffer the community from I-84 and the extension of Highway 16. Since the adoption of the TMISAP, a lot has changed in relation to the land area with employment designations. Mass transit has not been realized, the Lifestyle center was not established, and the balance of densities, planned trip generation, trip direction, and capture has not been realized. The remaining portions of the Low Density and Mixed employment areas that exist today are proposed to be amended as detailed below.

Of the employment land areas in the TMISAP, approximately 55.4% has been annexed. The unannexed employment land area remaining is primarily Industrial, Mixed Employment, and Low Density Employment (Table 2). All of the existing Commercial land use areas has been annexed and most of it entitled. There are no land areas with a designation of High-Density Employment, however, a brief review has been provided below for context. Additionally, the standard FLUM designation of Commercial has been applied within the TMISAP. Commercial land use areas account for 320.6 acres in the TMISAP, with all existing areas being annexed (Table 2). Commercial land use areas have been counted towards employment areas in Tables 2 and 3.

High Density Employment (HDE)-Overview: There is not an existing land use designation within the Meridian Comprehensive Plan that parallels the HDE designation. A summary of the HDE designation has been provided for context.

Staff Review: *The HDE designation is not currently applied to any area within the boundaries of the TMISAP, thus no changes to the FLUM are proposed. Previous map amendments removed original HDE areas. For additional context, the area that was originally designated as HDE has since been amended to “Commercial” (C) on the FLUM. This area has been annexed into the City of Meridian and has a zoning designation of “Commercial General” (C-G). The HDE was generally located north of I-84, east and west of*

Ten Mile Road (see Exhibit A.2 Attachment 1–2007 TMISAP Land Use Map). The text for the HDE remains in the TMISAP and is not being utilized.

- HDE-Overview: The HDE areas were envisioned as predominantly office, research and specialized employment areas; and would not generally include retail and consumer services. The original vision contemplated buildings that ranged in height from 1-6 stories, with floor areas ranging from 10,000 – 1,000,000 square feet. The land uses would be composed of corporate, business and professional offices, research facilities and laboratories, with complementary employee serving uses. (TMISAP Pg. 3-11).

Low Density Employment (LDE)-Overview: The LDE area within the TMISAP accounts for 91.8 acres of the TMISAP land area. There is one general area of LDE, located west of Blackcat Road, bisected by Franklin Road. Approximately 43% of the LDE designated areas have been annexed into the City of Meridian, with 47.9 acres remaining unincorporated in Ada County (See Table 2 & Exhibit B3). The annexed area does not include the land area included as part of active hearing cases. See Exhibit A2 or an aerial view the existing LDE land areas.

Staff Review: *Included with this CPAM is the proposal to remove the LDE designation as a FLUM designation and amend this area to be “Industrial” (I). The total land area with this designation that would amended from the Land Use Map is 91.8 acres, inclusive of both annexed and unannexed land area. This area is located west of Black Cat Road and detailed in Exhibit A.2. See Exhibit B4 - Area of change 1 of 9 for an image of the proposed change. This area was identified by Council as an area of interest pursuant to deliberation at the public hearing on April 14, 2026. See the “Industrial” description, beginning on page 8 of this report, for an overview for the industrial FLUM designation for anticipated use types. The associated land use text of the TMISAP specific to Industrial will apply to the subject area.*

- LDE-Overview: The LDE areas were envisioned as low-rise office and specialized employment area; and would not generally include retail and consumer services. The original vision contemplated buildings that ranged in height from 1-3 stories, with floor areas ranging from 5,000 – 150,000 square feet. The land uses would be composed of corporate and business offices, as well as research facilities and laboratories. (TMISAP Pg. 3-9)

Mixed Employment (ME)-Overview: The ME area within the TMISAP accounts for 513 acres of the TMISAP land area. There are five general clusters of ME, with three located along Blackcat Road, one west of Linder Road and north of Franklin Road, and one south of I-84 and north of Overland Road. Approximately 69.5% of the ME areas have been annexed into the City of Meridian, with 144.6 parcel acres remaining unincorporated in Ada County (See Table 2 & Exhibit B3). See Exhibit A2 for an aerial view the existing MDE land areas.

Staff Review: *This application amends those areas with existing designations of ME to be “Industrial” (I), “Mixed-Use Community” (MU-C), Mixed-Use Non-Residential (MU-NR), and “Commercial”(C), largely based on current entitlements. If approved, the amendment of the ME designation will result in an approximate increase of 256.2 acres of Industrial (Exhibits B4 & 9), 16.6 of MU-C (Exhibit B5), 223.8 acres of MU-NR (Exhibit 6 & 11), and 16.3 of Commercial (Exhibit 11). See Exhibit A.2 for a map of the proposed amendment .*

The Industrial designation is proposed west of Linder Road and north of Franklin Road in an area that has an established industrial land use pattern. The zoning in this area is Light Industrial (I-L), and the developed uses include the FedEx Shipping Center, an Amazon Shipping Center, and Tesla Meridian Dealership. (See Exhibit B9 – Area of Change 6 of 9). The industrial land use designation has also been applied west of Blackcat Road to better align with approved entitlements and increasing development trends towards industrial the area. This area was also identified by Council as an area of interest in pursuant to deliberation at the public hearing on April 14, 2026 (See Exhibit B4 – Area of Change 1 of 9). See the “Industrial” description, beginning on page 8 of this report, for an overview for the industrial FLUM designation for anticipated use types.

Staff is proposing Mixed Use Community (MU-C) be applied to the northeast of the intersection of Blackcat Road and Franklin Road. Much of this area has been annexed with a zoning designation of “Mixed Employment” assigned to the Compass Public Charter School. The same intersection corner has a designation of “Civic” over the Idaho Power Substation facility, which will remain. The remaining parcels are county-style residential lots. The MU-C designation is recommended to provide a transition between the

proposed Industrial land use designation west of Blackcat Road. See Exhibit B5 – Area of change 2 of 9 for reference.

Mixed Use Non-Residential (MU-NR) has been applied to two areas that are currently ME. The first area is located east of Blackcat Road and north of I-84. This land use area is annexed with zoning of Mixed Employment (M-E) and Heavy Employment (H-E). This zoning is consistent with the MU-NR designation. See Exhibit B6 Area of Change 3 of 9 for reference. The second is located south of I-84 and north of Overland Road. This area is primarily intended for employment generation, and the MU-NR has been applied to most closely reflect the original vision. The area is also located within the Linder District-urban reviewal district. As of the writing of this staff report, written comment from MDC have not been received. A representative was present for the preapplication meeting held on June 2, 2026 (See Exhibit B11 & 12 Area of change 8 & 9 of 9). Commercial (C) has been applied to the east most portion of this area, to align with the existing zoning of C-G and the established Kendall For Commercial & RV Service Center (See Exhibit B 11 & 12 – Area of Change 8 & 9 of 9).

- **TMISAP: Mixed Employment-Overview:** The ME areas are intended to provide for a diversity of compatible land uses inclusive of office, research and specialized employment areas, as well as light industrial uses such as manufacturing and assembly. While not generally intended for retail and consumer serving uses, a small amount of retail and service establishments were envisioned. The intention with the ME areas was to provide a variety of flexible sites for small, start-up business, as well as sites for large national or regional enterprises. The design of ME areas was intended to be lower density suburban-style development. The original vision contemplated buildings that ranged in height from 1-4 stories, with floor areas ranging from 10,000 – 1,000,000 square feet. Further detail may be found in the TMISAP beginning on pg. 3-11.
- **FLUM: Mixed Use Community (MU-C) Overview:** The purpose of the Mixed Use Community designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to integrate a variety of uses, including residential, and to avoid mainly single-use and strip commercial type buildings. See pg.3-21 of the Comprehensive Plan for a full description of the MU-C designation. Sample zoning includes: R-15, R-40, TN-R, TN-C, C-C, and L-O. See pg.3-22 of the Comprehensive Plan.
- **FLUM: Mixed Use Non-Residential (MU-NR) Overview:** The purpose of the Mixed Use Non-Residential designation is to designate areas where new residential dwellings will not be permitted, as residential uses are not compatible with planned and/or existing uses in these areas. Sample uses, appropriate in MU-NR areas would include: employment centers, professional offices, flex buildings, warehousing, industry, storage facilities and. Sample zoning includes: C-C, C-G, L-O, M-E, H-E, I-L, and I-H. See pg. 3-24 of the Comprehensive Plan for a full description of the MU-NR designation.
- **FLUM: Commercial Overview:** This designation will provide a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases, but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities. Sample zoning includes: C-N, C-C, and C-G. See pg.3-12 of the Comprehensive Plan.

Industrial (I)-Overview: The existing Industrial area within the TMISAP accounts for approximately 335.4 acres of the TMISAP land area. There is one general cluster of Industrial land which is generally located west of Black Cat Road, north and south of Franklin Road. Currently, 0.7 parcel acres of the existing Industrial area has been annexed into the City of Meridian (See Table 2 & Exhibit B3). See Exhibit A2 for an aerial view the existing Industrial land areas.

Staff Review: *There is no proposed change to the FLUM for areas with an existing Industrial designation at this time and all existing areas are proposed to remain. Staff are proposing to designate multiple areas as industrial from existing LDE, ME, MU-COM and HDR, as discussed in each section. If approved as proposed, the “Industrial” designation on the FLUM in the Ten Mile Interchange area boundaries area will increase 382.3 acres, for a total Industrial area of approximately 717.7 acres (Refer to Exhibits B4, 7, 8, & 9 for reference). Some of the area that would be amended to “Industrial” has already been annexed into the*

City of Meridian, as detailed in this report. See each corresponding designation for a breakdown of the areas included in the proposed amendment.

- **TMISAP: Industrial Overview:** These areas consider typical industrial and manufacturing uses, including some “nuisance” uses that are not typically compatible to residential uses due to potential impacts such as noise, odor, appearance, traffic or some other reason. The uses that are contemplated further include light manufacturing, heavy manufacturing, wholesale, storage, and distribution, transportation hubs and truck terminals, railroad yards, repair and maintenance facilities, and large-utility focused provider uses. These areas are not intended for fore retail or office use not related to industrial use. Factors that would distinguish an industrial area include a relatively smaller workforce, for a given area, an emphasis on truck or rail traffic, and characteristics such as outdoor work areas and outdoor equipment and materials storage. Industrial areas typically require relatively quick access to the regional highway system for tuck delivery and shipping of products to and from the site. Some industrial uses also require access to rail services. These areas should be served by public transit whenever possible. They should also accommodate a variety of flexible sites for small, local or start up businesses as well as large national or regional enterprises. The original vision contemplated buildings that ranged in height from 1-2 stories, with floor areas ranging from 10,000 – 2,000,000 square feet. Further detail may be found in the TMISAP beginning on pg. 3-11.
- **FLUM: Industrial Overview:** This designation allows a range of uses that support industrial and commercial activities. Industrial uses may include warehouses, storage units, light manufacturing, flex, and incidental retail and office uses. Sample zoning in these areas includes I-L and I-H. Note: These areas have a designation of “General Industrial” on the FLUM. (Plan Pg. 3-13).

Mixed Use Areas:

The mixed use areas as envisioned in the TMISAP were framed around three criteria: 1) development with three or more significant income producing areas; 2) include significant functional and physical integration; 3) develop in conformance with a coherent plan. **These areas represented an essential commercial element of the TMISAP and were foundational to the Plan.** There are three mixed use area designations in the TMISAP: Mixed Use Residential (MU-RES), Mixed Use Commercial (MU-COM) and Lifestyle Center (LC). Of the mixed use areas in the TMISAP, approximately 99.3% has been annexed. The unannexed portion is located within the MU-COM designation (Table 2).

Mixed Use Residential (MU-RES)-Overview: The MU-RES area within the TMISAP accounts for approximately 24.1 acres of the TMISAP land area. There is one general clusters of MU-RES generally located east and west of S Benchmark Way, south of Franklin Road. The MU-RES area has been annexed into the City of Meridian. The portion west of S Benchmark Way has a zoning designation of R-40, while east of S Benchmark Way is split zoning of TN-C and TN-R. See Exhibit A2 for an aerial view of the existing MU-R land areas.

Staff Review: *This request would amend the 24.1 acres of Mixed Use Residential (MU-RES) designation to Mixed Use Neighborhood (MU-N) on the FLUM. See Exhibit B.10 TMISAP – Area of Change 7 of 9 for reference. 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 intention is to avoid predominantly single-use developments by incorporating a variety of uses. Land uses in these areas should be primarily residential while supporting non-residential services. Based on the land area and intention of the MU-RES, staff are recommending the MU-N designation be applied in these areas.*

- **TMISAP: Mixed Use Residential Overview:** The purpose of the Mixed Use Residential designation is to encourage a diversity of compatible land uses that may include a mixture of residential, office, retail, recreational, employment, and other miscellaneous uses. While the focus of these areas is on residential uses, the horizontal and vertical integration of retail, office and employment uses is essential to securing entitlements. This designation requires developments to integrate the three major use categories— residential, commercial, and employment. Live-work units are strongly encouraged in the Mixed Use Residential areas, as are a variety of other housing types. Office, employment and commercial uses are generally small in scale and focused on neighborhood services within the Mixed Use Residential areas. Further detail may be found in the TMISAP beginning on pg. 3-8.
- **FLUM: Mixed Use Neighborhood (MU-N) Overview:** The purpose of the Mixed Use Neighborhood designation of the Comprehensive Plan is to allocate areas where neighborhood-serving uses and

dwelling 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 with supporting non-residential services. Sample zoning includes: R-8, R-15, TN-R, TN-C, L-O, and C-N. See pg.3-20 of the Comprehensive Plan for a full description of the MU-N designation.

Mixed Use Commercial (MU-COM)-Overview: MU-COM within the TMISAP accounts for approximately 188 acres of the planning area. There are three general clusters of MU-COM generally located at 1) the intersection of Tenmile Road and Franklin Road; 2) S. Benchmark Way and Franklin Road; and 3) along Overland Road, near the intersection of Overland and Linder Road. Approximately 99.1% of the MU-COM area has been annexed into the City of Meridian, with 1.4 parcel acres remaining unannexed (See Table 2 & Exhibit B3). See Exhibit A2 for an aerial view of the existing MU-COM land areas.

Staff Review: *This request would amend the MU-COM designation of the TMISAP to: Mixed Use Community (MU-C); Commercial (C); Medium High Density Residential (MHDR); and Industrial (I). If approved, the amendment to the Mixed Use Commercial will result in an approximate increase of 171.5 acres of MU-C (Exhibit 7, 10, & 12) 7.1 acres of Commercial, 4.6 acres of MHDR (Exhibit 10), and 4.7 of Industrial (Exhibit 7). See Exhibit A.2 for a map of the proposed amendment.*

The purpose of the MU-Community designation of the FLUM is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric. The intention is to integrate a variety of uses, including residential, and to avoid mainly single-use and strip commercial type buildings. While the land areas with this designation located along Franklin Road are primarily proposed to be amended to MU-C, there are minor portions that are proposed to be either Industrial or MHDR consistent with development patterns in those areas and discussed in each corresponding section.

The land area north of Overland Road with the MU-C designation is also located within the Linder District-urban reviewal district. As of the writing of this staff report comments from MDC have not been received. A representative was present during the preapplication meeting on June 2, 2026. This area is proposed to be amended to the Commercial and use designation, consistent with the existing zoning of C-G and the established use of the Kendall For Commercial & RV Service Center on the northern portion of the area. For a review of the “Commercial” FLUM designation see page 8 of this staff report. The land area south of overland road is proposed to be amended to Mixed-Use Community (MU-C), consistent with the other proposed areas with this designation. See Exhibit A2 for an overview of the proposed amendments. For a review of the “Mixed-Use Community” FLUM designation see page 8 of this staff report.

- **TMISAP: Mixed Use Commercial (MU-COM) Overview:** The purpose of the Mixed Use Commercial designation is to encourage the development of a mixture of office, retail, recreational, employment, and other miscellaneous uses, with supporting multi-family or single family attached residential uses. While the focus of these areas is on commercial and employment uses, the horizontal and vertical integration of residential uses is essential to securing entitlements. As with all mixed-use areas, this designation requires developments to integrate the three major use categories—residential, commercial, and employment. In Mixed Use Commercial areas three or more significant uses also tend to be larger scale projects. This designation is intended to provide flexibility and encourage developers to build innovative projects. Further detail may be found in the TMISAP beginning on pg. 3-9.

Lifestyle Center-Overview: The Lifestyle Center (LC) designation is not used on the FLUM and there is not a comparable land use designation within the Meridian Comprehensive Plan that parallels the Lifestyle Cener designation. A summary of the LC designation has been provided for context.

Staff Review: *The LC designation no longer exists on the Future Land Use Map and no changes are proposed. It is only referenced within the text of the TMISAP. For additional context, the area that was originally designated as LC has since been amended to Commercial (C) on the FLUM. This area has been annexed into the City of Meridian and has a zoning designation of “Commercial General” (C-G). The LC was generally located north of I-84, east and of Ten Mile Road (see Exhibit A.2 Attachment 1–2007 TMISAP Land Use Map). See also a brief discussion on page 7 of the attached “Memo – TMISAP Development Analysis: July 15, 2022” (Exhibit B.2) for additional context related to the LC area.*

- **Lifestyle Cener-TMISAP:** The Lifestyle Center was envisioned as a specific form of mixed use commercial. The intention of these was to encourage a diversity of compatible uses inclusive of a mix of retail, professional services, offices, entertainment uses, civic services, housing and public outdoor spaces. A LC might be described as being akin to the Village at Meridian, with additional upper floors including residential, structured parking, and wider pedestrian promenades. The design and arrangement of buildings in this area was envisioned to be pedestrian oriented. The target overall average residential density in this area was sixteen (16) DU/Acre, with an overall ceiling of forty (40) DU/Acre.

C.2 Policies (<https://meridiancity.org/implementationtable.aspx>)

Staff Review: The following policies are found to be relevant to the proposed amendment:

2.09.00 Create positive, vibrant, and accessible commercial activity centers within the community.

2.09.03 Cultivate unique and diverse destination -type activities within Meridian's centers.

2.09.03B Promote Ten Mile, Downtown, and The Village as centers of activity and growth.

Staff Review: *The proposed CPAM will align land use map designation of the TMISAP with the FLUM as a whole, while continuing to support vision of the Plan and the existing development patterns in the area.*

3.01.00 Recognize that Meridian's population will continue to grow and positively foster Meridian's continued growth.

3.01.01 Provide facilities and services that maintain a premier level of service commensurate with growth.

3.01.01B Update the Comprehensive Plan and Unified Development Code as needed to accommodate the community's needs and growth trends.

Staff Review: *The update to the Plan as proposed serves to accommodate the community's needs and growth trends. The proposed amendments ensure that the land uses of the TMISAP will remain consistent with the Comprehensive Plan Land Use designations.*

3.04.00 Shape the future of the City through implementation and coordination of long range planning efforts.

3.04.01 Advance, support, and promote development of City planning tools, including the Comprehensive Plan, City ordinances, plans, and other guiding documents that execute the City's vision.

3.04.01B Maintain and update the Unified Development Code and Future Land Use Map to implement the provisions of this Comprehensive Plan.

Staff Review: *The update to the Plan as proposed serves to maintain and update the FLUM thereby further implementing the policies of the Comprehensive Plan. The proposed amendments to the Plan serve to ensure that the FLUM remains consistent with existing and anticipated land uses in the TMISAP, an adopted guiding document of the Plan. See additional related policies highlighted within this report.*

3.06.00 Ensure a variety and balance of land uses within the Area of City Impact.

3.06.01 Plan for periodic review, monitoring, and updating of land uses within City limits and Area of City Impact.

3.06.01A Maintain the Future Land Use Map to reflect existing facilities.

Staff Review: *The proposed amendments to the Plan serve to ensure that the FLUM remains consistent with existing and anticipated facilities in the TMISAP.*

D. Unified Development Code (UDC) Analysis

Comprehensive plan amendments - Title 11 Chapter 5B Section 7.

Staff Review: *The following contains a review of Meridian City Code, Title 11, Chapter 5B Section 7 which requires all Comprehensive Plan Amendments to be processed as detailed below. The following are not exhaustive of the aforementioned standards and contain only those standards found to be relevant to this request.*

11-5B-7

11-5B-7. C. Process.

1. Comprehensive plan amendment initiated by the city. The Planning and Zoning Commission may propose to amend the comprehensive plan following notice and public hearing procedures in article A, "general provisions", of this chapter and the hearing procedures in Idaho Code § 67-6509.

Staff Review: *A request to amend the City of Meridian Comprehensive Plan has been submitted and is subject to the notice and public hearing procedures outlined in Article A "general provisions" of the required chapter and the hearing procedures of Idaho Code § 67-6509. Note: A Neighborhood meeting is not required and has not been held on this request, due to the request being Citywide. While not required, staff have sent courtesy notice to those property owners whose properties are included within this request. See Exhibits B4-12 for an aerial view of the properties included in this request.*

3. The City Council shall not consider amendments to the land use map of the adopted comprehensive plan more than twice per calendar year. The application deadlines for amendments to the land use map component of the comprehensive plan shall be June 15 and December 15 of every year.

Staff Review: *The subject application was submitted on June 12th, 2026. As the request is City-initiated, it is staff's practice that they a CPAM may be initiated by the City at any time.*

4. Amendments to the text component of the Plan may be submitted at any time. Amendments to the text of the comprehensive plan may be recommended by the Commission consistent with section 11-5A-6 of this chapter.

Staff Review: *An amendment to the text component of the Plan is not being proposed as part of this request.*

5. The commission, prior to recommending the adoption, amendment, or repeal of the comprehensive plan to the Council, shall conduct at least one (1) public hearing in accordance with article A, "General Provisions", of this chapter and in accordance with the procedures in Idaho Code § 67-6509.

Staff Review: *As part of their review and prior to recommending an amendment to the Plan, a public hearing has been noticed for the September 3rd, 2026, Planning & Zoning Commission meeting.*

11-5B-7. D. Required Findings.

Staff Review: *The required findings may be found in Section V "Findings" of this staff report.*

IV. CITY/AGENCY COMMENTS & CONDITIONS

Comments from outside agencies and City of Meridian Departments associated with this application and received by August 26st, 2026, are summarized below and may be found within Exhibit C. Any additional agency comments received after August 26st, 2026, may also be found on Laserfiche at the link below:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=453848&dbid=0&repo=MeridianCity&cr=1>

A. IT – GIS Review

- No GIS comments. See Exhibit C.1

B. Meridian Public Works

- Wastewater Modeling Review: No changes in public sewer infrastructure shown in record. Any changes must be approved by Public Works. This includes hydrants or the abandonment of water mains.
- Water Modeling Review: No changes to public water infrastructure shown in record. Any changes must be approved by public works. This includes hydrants or the abandonment of water mains.
- Public Works Department Memo: See Exhibit C.2.

C. Department of Environmental Quality (DEQ)

- See Exhibit C.3 for full comment.

V. FINDINGS

A. Comprehensive Plan (UDC 11-5B-7D)

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 amendment to the Comprehensive Plan, the Council shall make the following findings:

1. The proposed amendment is consistent with the other elements of the comprehensive plan.
Staff Finding: *Staff finds that the proposed amendment is consistent with the elements of the 2019 Comprehensive Plan, as amended. Staff finds the proposed amendment maintains consistency within the Plan by ensuring the FLUM more accurately reflects existing and anticipated conditions. There are no changes to the policies within the plan being proposed. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0037. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*
2. The proposed amendment provides an improved guide to future growth and development of the city.
Staff Finding: *Staff finds that the proposed amendment as described herein provides an improved guide to the future growth and development of the City. The proposed amendments serve to improve the alignment of the land uses of the Plan and support the existing and anticipated land uses of the subject area. Evidence includes this application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0037. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*
3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan.
Staff Finding: *Staff finds the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive Plan. Maintenance of the Plan is directed by policy within the Plan and the State of Idaho. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0037. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plan as proposed to be updated.*
4. The proposed amendment is consistent with this Unified Development Code.
Staff Finding: *Staff finds the proposed amendment is consistent with the Unified Development Code. No policies in the Comprehensive Plan are being modified as part of this request. The subject request is for an amendment to the FLUM only. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0037. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans.*
5. The amendment will be compatible with existing and planned surrounding land uses.
Staff Finding: *Staff finds the proposed amendment is compatible with existing and planned surrounding land uses, as the amendment applies a designation that is 1) either most similar to the existing land use; 2) aligns with development trends in a given area; or 3) aligns with existing conditions on a given property. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0037. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*
6. The proposed amendment will not burden existing and planned service capabilities.
Staff Finding: *Staff finds that the proposed changes to the plan will not burden existing and planned service capabilities. Services are either existing or planned throughout the area and the proposed changes are not anticipated to negatively impact serviceability. Evidence includes the application, supporting materials submitted and the staff report with all exhibits for case file H-2026-0037. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*

7. The proposed map amendment (as applicable) provides a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated impact associated with the development of the area.

Staff Finding: *Staff finds that the proposed amendment provides a logical juxtaposition of uses to allow for sufficient area to mitigate anticipated impact associated with the development of the area. The proposed amendments were applied where they accomplished one or more of the following: 1) either most similar to the existing land use; 2) aligns with development trends in a given area; or 3) aligns with existing conditions on a given property. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0037. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans.*

8. The proposed amendment is in the best interest of the City of Meridian.

Staff Finding: *The proposed amendment is in the best interest of the City as it ensures that the land use map remains relevant and consistent within the TMISAP. Evidence includes the application, supporting materials submitted, and the staff report with all exhibits for case file H-2026-0037. Evidence also includes the 2019 Comprehensive Plan and all associated policies, studies and plans as proposed to be updated.*

VI. ACTION

A. Staff:

Staff recommends approval of the proposed Comprehensive Plan Future Land Use Map Amendment.

B. Commission:

Pending

C. City Council:

Pending

VII. EXHIBITS:

A. Application Packet & Supporting Materials

A.1 Application

A.2 Memorandum-Amended: June 11, 2026

B. Supplemental Documents

B.1 Pre-Application Meeting: June 2, 2026

B.2 Memo – TMISAP Development Analysis: July 15, 2022

B.3 TMISAP – City Limits with Zoning Designations

B.4 TMISAP – Area of Change 1 of 9

B.5 TMISAP – Area of Change 2 of 9

B.6 TMISAP – Area of Change 3 of 9

B.7 TMISAP – Area of Change 4 of 9

B.8 TMISAP – Area of Change 5 of 9

B.9 TMISAP – Area of Change 6 of 9

B.10 TMISAP – Area of Change 7 of 9

B. 11 TMISAP – Area of Change 8 of 9

B. 12 TMISAP – Area of Change 9 of 9

C. Agency/Department Comments Received by: August 26, 2026

C.1 Meridian GIS Review: June 26, 2026

C.2 Meridian Public Works Department: June 29, July 09, & July 14, 2026

C.3 Department of Environmental Quality (DEQ): August 10, 2026

Exhibit A

Application Packet & Supporting Materials

P&Z Hearing: September 3, 2026



Planning Division
HEARING APPLICATION

Type of Review Requested

Hearing

File number: H-2026-0037Assigned Planner: Carl Anderson

Related Files: _____

Applicant Information
Applicant name: CARL ANDERSON, CITY OF MERIDIAN

Phone: _____

Applicant address: 33 E. BROADWAY AVE., MERIDIAN, ID 83642Email: canderson@meridiacity.orgOwner name: CARL ANDERSON, CITY OF MERIDIAN

Phone: _____ Fax: _____

Owner address: 33 E. BROADWAY AVE., MERIDIAN, ID 83642Email: canderson@meridiacity.org

Agent name (e.g. architect, engineer, developer, representative): _____

CARL ANDERSONFirm name: CITY OF MERIDIAN

Phone: _____ Fax: _____

Address: 33 E. BROADWAY AVE.Email: canderson@meridiacity.orgContact name: CARL ANDERSON

Phone: _____ Fax: _____

Contact address: 33 E. BROADWAY AVE.Email: canderson@meridiacity.org
Subject Property Information
Location/street address: 33 E BROADWAY AVEAssessor's parcel number(s): R5672000010

Township, range, section: _____

Project Description
Project/Application Name: TMISAP CPAM 2026 - CPAM

Description of Work:

The City of Meridian Planning Division is applying for an amendment to the Future Land Use Map (FLUM) of the Meridian Comprehensive Plan, amending future land uses of Ten Mile Interchange Specific Area Plan (TMISAP). This proposed amendment is to the FLUM only. No changes are proposed to the text of the TMISAP, the adopted Meridian UDC, nor to established zoning designations. A narrative is uploaded with this request which will be further detailed through the staff report.

Application Information

APPLICATION TYPES	
Is this application exempt from fees?:	Yes
Comprehensive Plan Map Amendment - CPAM:	CHECKED
Is this City Initiated?:	Yes
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2026-0519
TYPE OF USE PROPOSED	
Other Type of Use Proposed:	Multiple
PROPERTY INFORMATION	
General Location:	TMISAP Area
Current Land Use:	Multiple
Total Acreage:	849.3
Prior Approvals (File Numbers):	Multiple
Traffic Study Required per ACHD:	No
Has a traffic study been accepted by ACHD:	No
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	06/02/2026
What was the date of your pre-application meeting?:	06/02/2026
Pre-Application Permit Number (ex PREAPP-2021-0001):	Preapp-2026-0087
PUBLIC WORKS INFRASTRUCTURE	
Does this project require the extension of public infrastructure?:	No
Have you applied for a separate Land Development Subdivision permit?:	No
I understand I have to apply for a separate Land Development Subdivision permit:	CHECKED
Land Dev Subdivision permit will be applied for after Public Works Comments have been addressed:	CHECKED
I understand to address all Public Works Comments prior to avoid repeat corrections needed:	CHECKED
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
PLAN REVIEW	
Verified submittal standards and checklist items:	CHECKED
Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:	CHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Carl Anderson
MISC	
Is new record:	No

MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT



June 11, 2026

TO: Mayor & Council

CC: Dave Miles; Community Development Director
Caleb Hood, Deputy Director
Brian McClure, Long Range Planning Supervisor

FROM: Carl Anderson, Long Range Associate Planner

RE: Ten Mile Interchange Specific Area Plan (TMISAP) Map Amendment: CPAM

The City of Meridian Planning Division is applying for an amendment to the Future Land Use Map (FLUM) of the Meridian Comprehensive Plan, amending future land uses of Ten Mile Interchange Specific Area Plan (TMISAP). This proposed amendment is to the FLUM only. No changes are proposed to the text of the TMISAP, the adopted Meridian UDC, nor to established zoning designations. The intention of the memorandum is to outline the request which will be further detailed through the staff report.

The TMISAP was adopted in 2007 and since that time there have been multiple amendments to the land use designations within the TMISAP area (see Attachments 1 & 2). Due to the build-out of, and amendments to the plan as originally envisioned, and overall development performance (anticipated employment/housing/ etc.), staff are recommending to amend the FLUM of the TMISAP to more closely align land uses with the current City-wide FLUM.

During a public hearing on April 14, 2026, City Council heard a land use application and expressed a need for further evaluation of the FLUM designations in the general vicinity of the proposed development application. The subject area of interest was generally west of S Black Cat Road. There are also multiple areas in the TMISAP with a "Mixed-Employment" designation that are developed in the northeast of the TMISAP generally adjacent to Franklin and Linder Roads. This area is largely developed in a site layout consistent with an "Industrial" land use designation. Additionally, the area south of I-84 and north over Overland also has a "Mixed-Employment" designation but has yet to realize significant development interest. Instead of Mixed-Employment, staff is proposing this area be designated "Mixed-Use Non-Residential" to preserve the employment potential for the areas. Also, when looking west of S Black Cat Road there are areas that are designated as "Low Density Employment" which have an industrial zoning designation. Development interest to the north of W Franklin Road has generally been more consistent with an industrial use type.

The TMISAP utilizes different land use designations than the rest of the FLUM. There exists similarity between certain FLUM and TMISAP designations such as Low Density Residential, however, there is some distinct differences between the expectations for entitlements within each; the text of the TMISAP will still apply.

As noted above, there are four designations that exist only in the TMISAP that are not available citywide. Staff have identified the minimum change to align the TMISAP specific land use designations with the FLUM (Attachment 3). Additionally, certain areas are proposed to be amended to reflect either the anticipated or built environment to better align with the Plan. Areas of the Plan that have a similar use on the FLUM are proposed to remain. See Attachment 4 for a map of the proposed amendments to the FLUM.

The total land area of the TMISAP included in this review is 2,214 acres (more or less), excluding ROW. See Attachment 5 for a breakdown of existing land uses in the TMISAP and with proposed changes by land area. The total land area being proposed for change on the FLUM involves 849.3 acres (more or less).

Comprehensive Plan Policy Alignment

The proposed amendments to the text of the plan are found to be in alignment with the following policies of the adopted Plan:

3.01.01B Update the Comprehensive Plan and Unified Development Code as needed to accommodate the community's needs and growth trends.

3.04.01F Review the policies within the adopted Comprehensive Plan on a regular basis and update as needed to ensure that they reflect, support, and advance the City's vision.

Carl Anderson | Long-Range Associate Planner

City of Meridian | Community Development Department

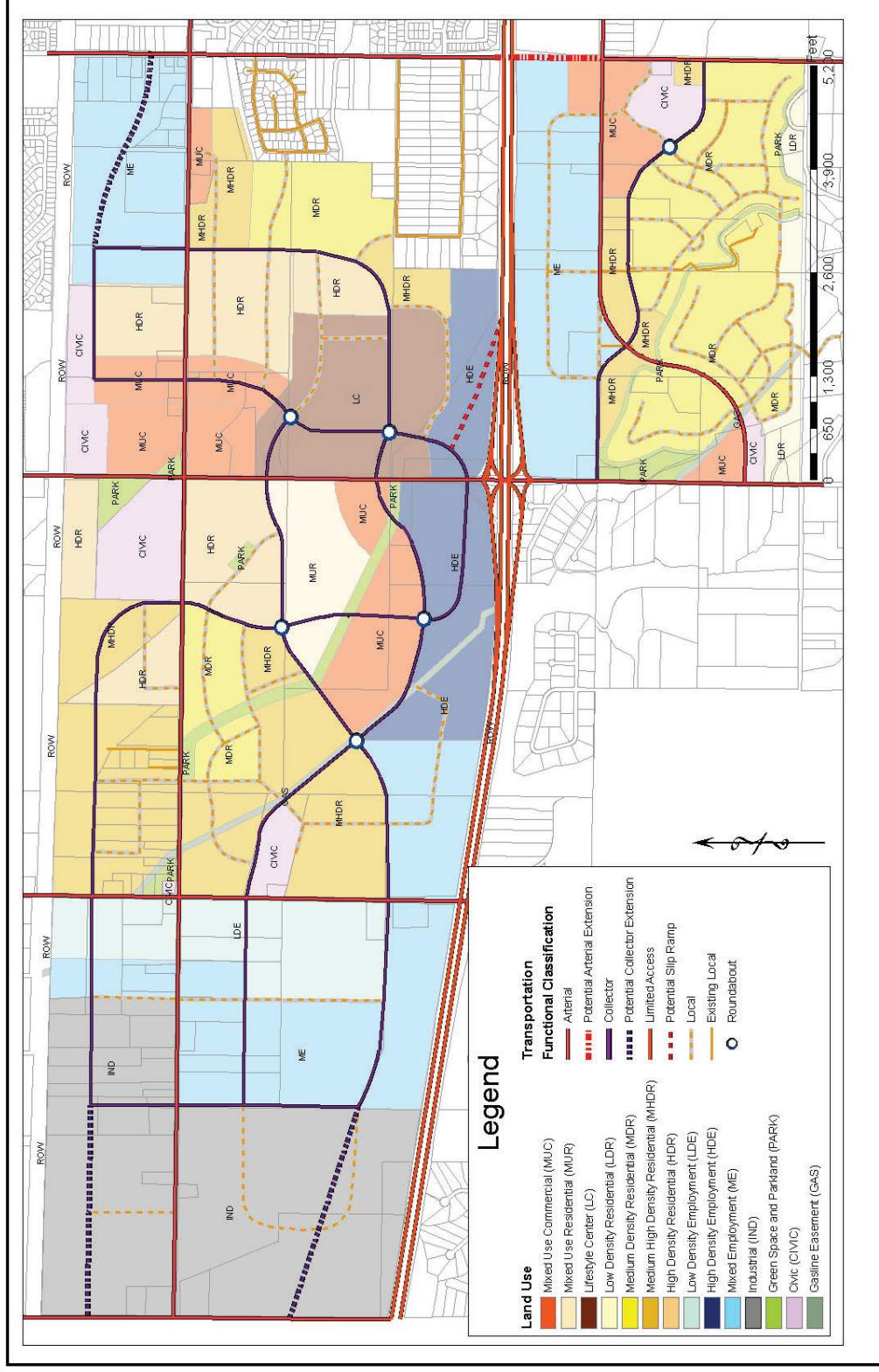
Phone: 208.489.0328

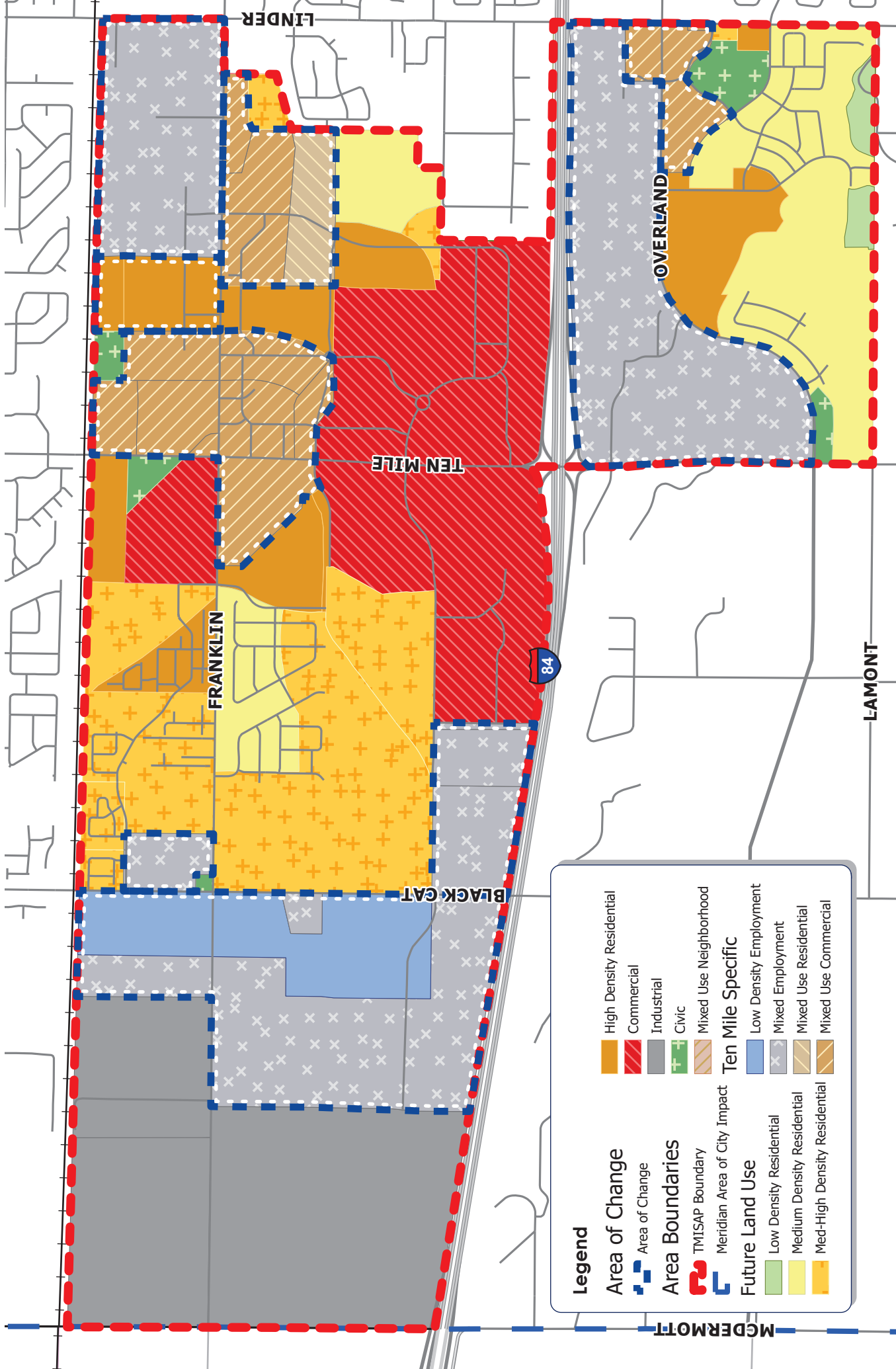
canderson@meridiancity.org

Attachments:

1. TMISAP – 2007 Land Use Map (Pg. 3-16 TMISAP)
2. TMISAP – Existing Future Land Uses
3. TMISAP – Minimum Amendment
4. TMISAP – Proposed FLUM Amendment
5. TMISAP – Existing Land Use Summary by Land Area

Land Use Map (See City of Meridian Future Land Use Map for most current land use designations)





Legend

Area of Change	High Density Residential
	Commercial
Area Boundaries	Industrial
	Civic
	Mixed Use Neighborhood
	Ten Mile Specific
	Low Density Employment
	Mixed Employment
	Mixed Use Residential
	Mixed Use Commercial
Future Land Use	
	Low Density Residential
	Medium Density Residential
	Med-High Density Residential

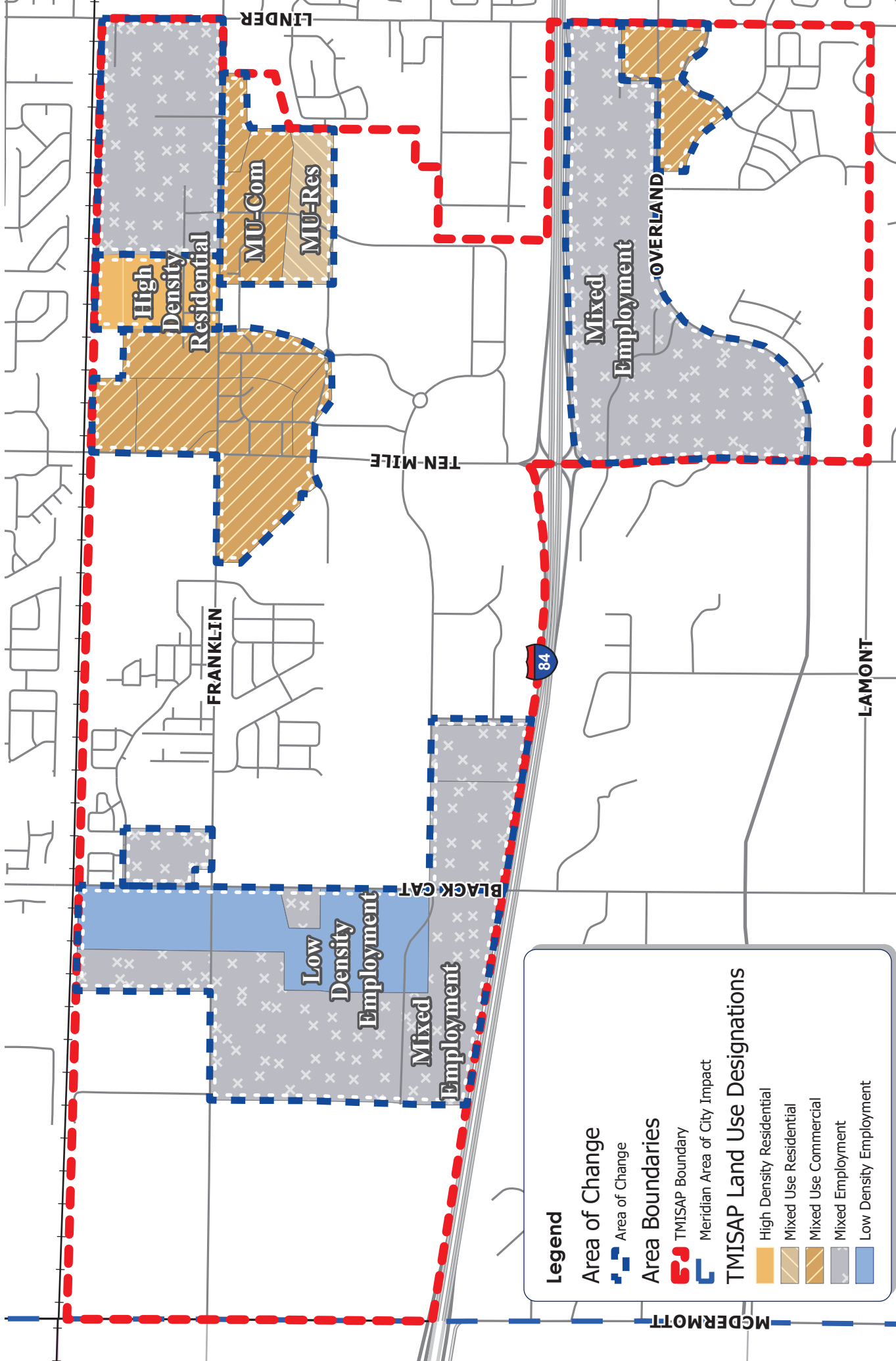
TMISAP -Existing Future Land Uses



The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.

Print Date: 6/5/2026
User: canderson





TMISAP -Minimum Amendment

0.5

0

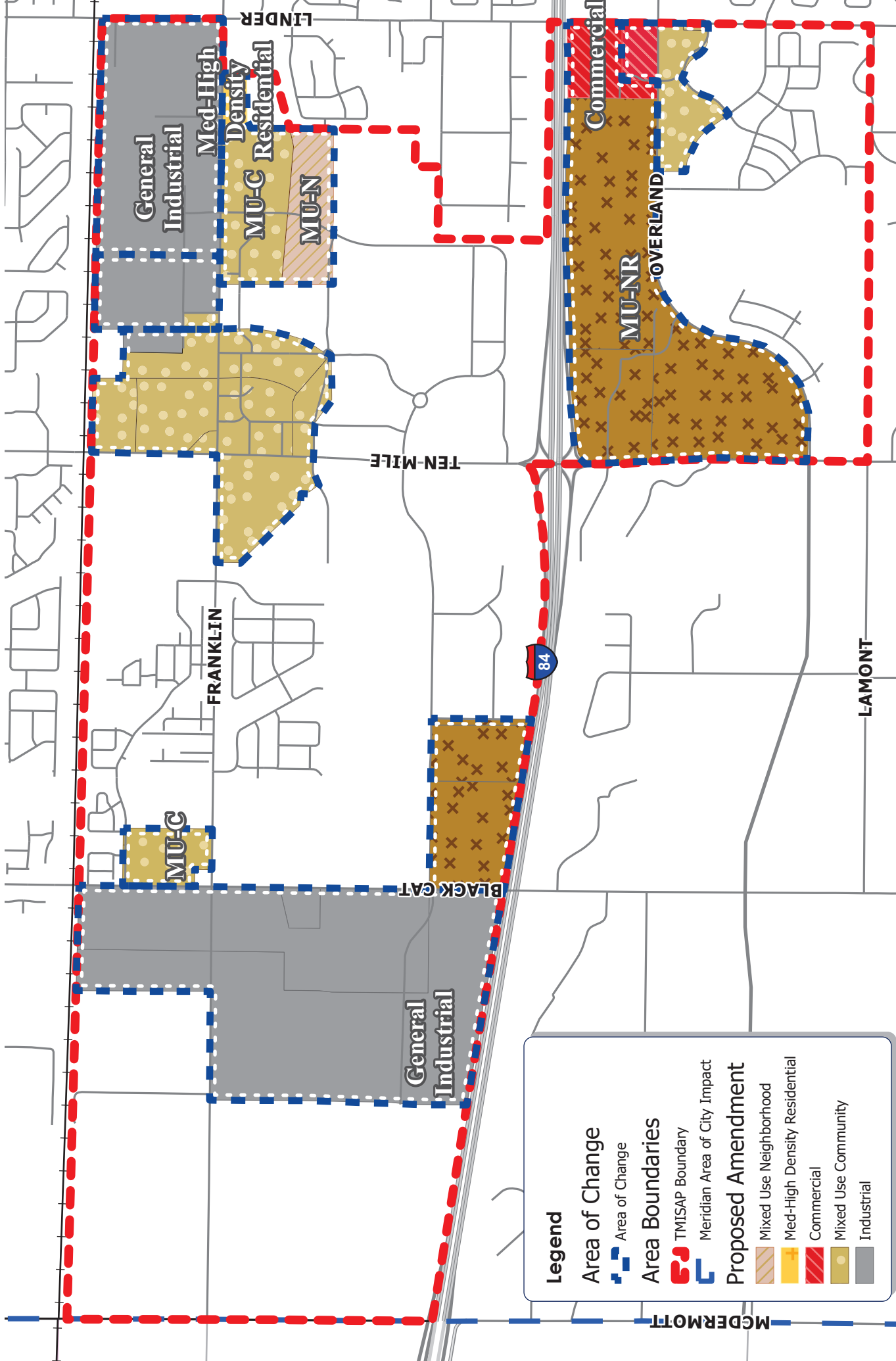
Miles



The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.

Print Date: 6/5/2026
User: canderson





TMISAP -Minimum Amendment

0 0.5 1 Miles



The information shown on this map is compiled from various sources and is subject to constant revision. The City of Meridian makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map.

Print Date: 6/5/2026
User: canderson



TMISPA - Existing Land Use Summary by Area

Land Use Designations	TMISAP	FLUM	Existing Area total	Minimum Change Needed? **	Area Increase /decrease	Proposed FLUM Area total
Residential Areas						
	Low Density Residential	Low Density Residential	12.78	No		12.78
	Medium Density Residential	Medium Density Residential	226.33	No		226.33
	Medium High Density Residential	Medium High Density Residential	291.19	No	+4.64	295.83
	High Density Residential	High Density Residential	177.75	No	- 31.63	146.12
Employment Areas						
	High Density Employment			No		
	Low Density Employment		91.84	Yes	- 91.84	
	Mixed Employment		513.65	Yes	- 513.65	
	Industrial*	General Industrial*	335.86	No	+ 382.87	718.73
	-	Commercial Office	322.40	No	+ 23.49	345.89
Mixed Use Areas						
	Mixed Use Residential		24.07	Yes		
	Mixed Use Commercial		188.31	Yes		
	Lifestyle Center			No		
		Mixed Use Neighborhood		No	+ 24.07	24.07
		Mixed Use Community		No	+ 190.38	190.38
		Mixed Use Regional		No		
		Mixed Use Non-Residential		No	+223.88	223.88
		Mixed Use Interchange		No		
Special Areas						
	Greenspace			No		
	Civic	Civic	30.07	No		30.07
		Old Town Land Uses		No		
Total			2,214			2,214

Note:

*The TMISAP does not list “General Industrial” as a land use and is listed as industrial. The “General Industrial” is listed in the FLUM and is applied in the TMISAP currently. A redesignation is likely not needed as the FLUM designation is already applied on the FLUM.

** “Minimum change needed” identifies those land uses that existing only in in the TMISAP, or are not currently applied to any land aera within the TMISAP.

Exhibit B

Supplemental Documents

P&Z Hearing: September 3, 2026



Planning Division
PREAPPLICATION MEETING

Type of Review Requested

Pre-Application Request

File number: PREAPP-2026-0087

Assigned Planner: _____

Scheduled Date: 06/02/2026Scheduled Time: 3:00 AM**Applicant Information****Name:** BRIAN MCCLURE, CITY OF MERIDIAN**Address:** 33 E BROADWAY AVE, SUITE 102 23646**Phone:** 2088845533 **Email:** bmcclure@meridaincity.org**Additional Attendee(s)****Subject Property Information**Location/street address: 33 E BROADWAY AVEAssessor's parcel number (s): R5672000010

Township, range, section: _____

Project DescriptionProject/Application Name: TMISAP AmendmentDescription of Work: Amendment to the TMISAP**Application Information****APPLICATION TYPES**Comprehensive Plan Map Amendment - CPAM: CHECKEDComprehensive Plan Text Amendment - CPAT: CHECKEDIs this City Initiated?: Yes**MEETING TYPE**Do you plan to attend this preapplication meeting in person or virtually via Microsoft Teams?: No**PROPERTY INFORMATION**Current Land Use: N/ATotal Acreage: N/A**TYPE OF USE PROPOSED**Other Type of Use Proposed: N/A

Review Type	Reviewer	Review Notes
Planning Review Notes		· No comment from Parks Department or Public Works Department at this time. · No comment from MDC. Will follow-up later this week. · Legal: Indicated a preference for option 2 as identified in the memorandum. · Current Planning: questions related on the proposals potential impact on an existing application. - Discussion was had related to potential amendments to the text of the Plan itself.

MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT



July 15, 2022

TO: Mayor Robert Simison
Meridian City Council

CC: Bruce Freckleton, Community Development Director

FROM: Brian McClure, Comprehensive Associate Planner
Caleb Hood, Planning Division Manager

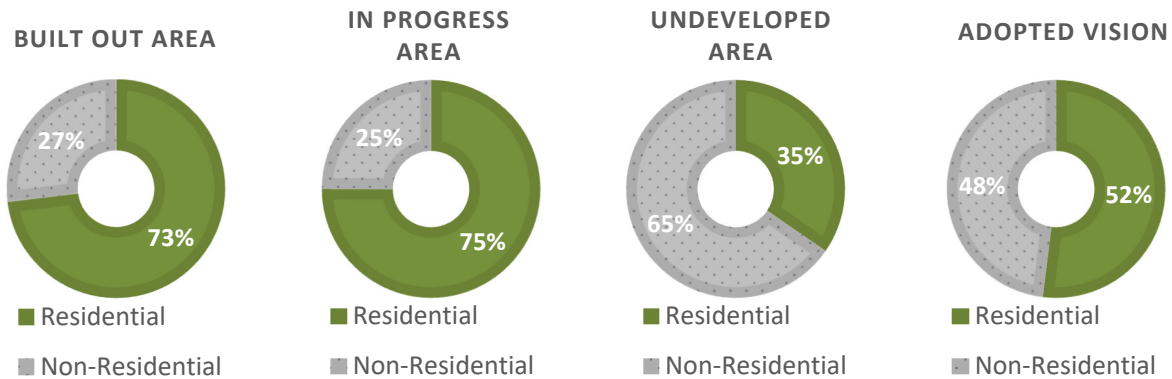
RE: Ten Mile Interchange Specific Area Plan Development Analysis

Staff have received queries related to the alignment of development approvals within the Ten Mile Interchange Specific Plan (Ten Mile Plan) to the Ten Mile Plan itself. Additionally, and since there have been numerous developed and entitled projects within the area over the last 15 years, staff believe that some broader analysis of both recent and historical entitlements may be helpful context. This memo is primarily intended to address questions about the density of recent entitlements, and also report aggregated analysis of land use approvals within the Ten Mile Plan area.

Adopted in 2007, the Ten Mile Plan is approximately 2,200 acres and the purpose foremost to serve as an employment area, with supportive residential to balance transportation impacts and provide for unique lifestyle opportunities. **The vision was 20,000 jobs and 6,000 to 10,000 dwelling units.** The mid-target vision (program) ratio of this is then 2.50 jobs per housing unit. Residential density was high (for Idaho at least), but intentional and context sensitive.

With some notable changes from the original approved vision (more on this later), the Ten Mile Plan is envisioned by land use area (acres) to be approximately 48% non-residential and 52% residential. Currently, approximately 73% of the developed area is residential and 27% non-residential. See Attached Exhibit Map at end of this memo. This disparity in planned versus developed area may be due in part to market demand for residential, but most of the industrial and mixed-employment areas still do not have services available either.

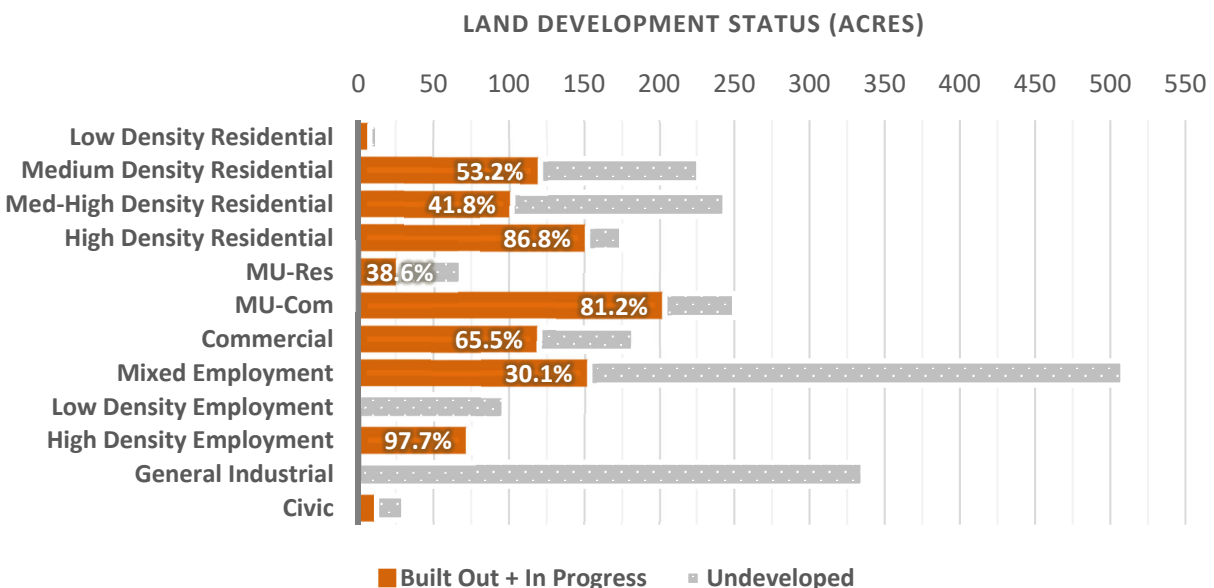
Figure 1: Land Use Type by Status Dials



Notes: Built out areas are those either constructed or permitted with addressing in place. In progress areas are those with entitlements but which have not advanced towards construction. Undeveloped areas are those without entitlements, or with very old entitlements and no construction. The overall plan is balanced in land use areas, but intensities and density vary.

Market trends and service availability can be better seen when examining specific future land use designations. Development within planned residential areas with services were early to start, some of which began before the Ten Mile Plan was even adopted (Baraya), and other residential areas have been quick to fill in. Almost all of the area planned for High Density Residential has already been constructed or entitled, and very high quantities of all other residential types or residential portions of mixed-use areas as are rapidly progressing as well. The opposite is largely true for predominately non-residential designations (see Figure 2 below).

Figure 2: Land Development Status (Acres) Bar Chart

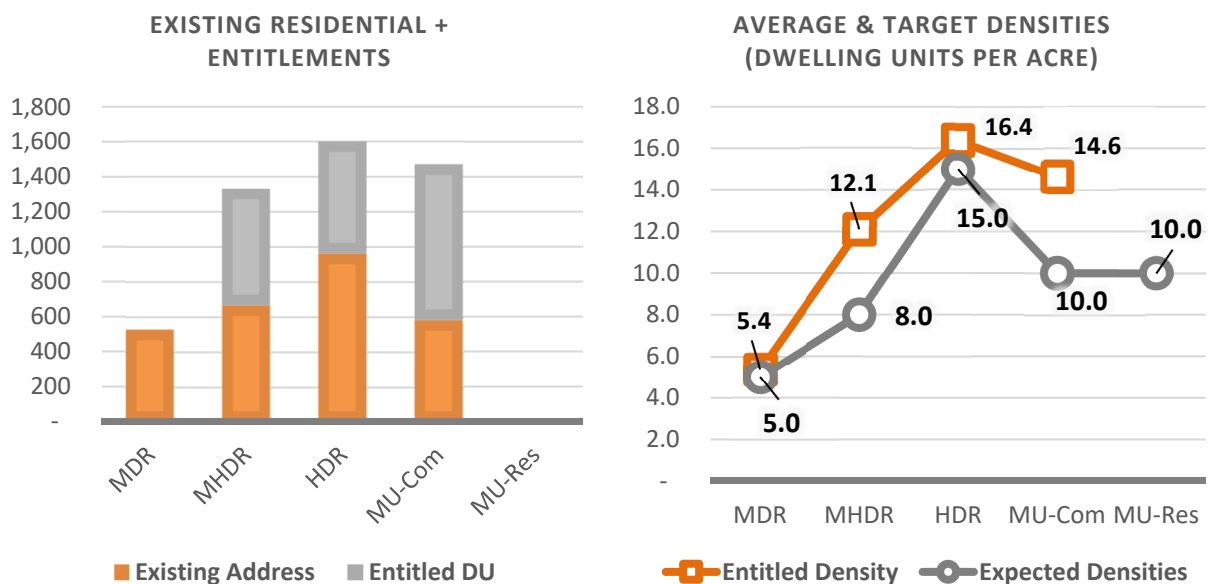


Notes: Two recent pre-apps for Med-High Density Residential, if they proceed forward, would bring the total built out + in progress portion to above 70%. While a high in progress percent, most of the High Density Employment is now entitled with fairly standard office area, and includes other supportive lower intensity uses. Most of the Mixed Use Commercial areas have a far higher ratio of residential to employment than originally planned.

While to date development has largely been residential, both in gross acreage and intensity, actual residential density have been generally constrained to targeted ranges (though often on the higher end). Medium density is almost spot on at 5.4 dwelling units per acre. The highest difference between expected densities is Medium High Density Residential (MHDR), realizing 12.1 du/acre with 8 being the traditional expectation. High Density Residential has the highest densities with 16.4 being realizing and the target being 15.

Comparing residential entitlements and densities to the Ten Mile Plan vision is interesting. If the average densities constructed and entitled so far, are realized over the remaining undeveloped areas, then this build out dwelling unit estimate varies significantly from the baseline expected estimates of the land uses adopted today (assuming a blank slate and no entitlements). MHDR results in the greatest population total with a fairly significant variation from expected values. While average densities haven't varied significantly, there is more MHDR than any other residential land use designation in the Ten Mile Plan, and so in total results in a significant housing unit change.

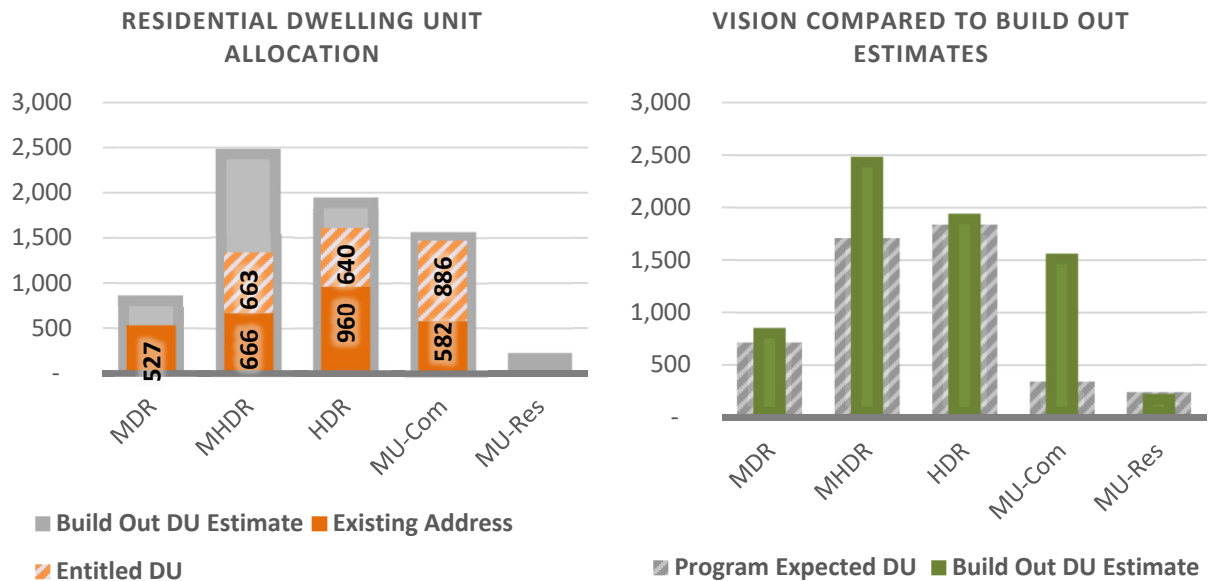
Figure 3: Residential Entitlement



Notes: Existing address may be either constructed, or received building permits and be pending construction. Entitled DU have no received building permits.

The biggest variation is Mixed Use Commercial (MUC). MUC is intended first as Commercial, with residential generally as vertically integrated and in support of activity and maintaining vibrancy within office and retail areas. It was not intended to be standalone or disconnected from commercial uses. Entitlements however have been predominately residential. While the density is within range considering just the residential component, residential has occupied far more area than the Ten Mile Plan intended. As a result, there will be more dwelling units within these areas than originally planned. Overall, the total housing estimates at build out are within the original program range, due primarily to the loss of the Lifestyle Center (more on this later).

Figure 4: Residential Comparison Bar Charts



Notes: The light-colored background of the residential dwelling unit allocation represents the build out estimate. The colors bars interior are existing and entitled. The “gap” between these is the average remaining density multiplied by the remaining area.

To understand how this residential intensity aligns with employment, COMPASS employment data was used as the existing starting point. This data is compiled from several different sources including State, Federal, and private sources, and thoroughly cleaned. COMPASS estimated a jobs to housing ratio of 2.1 in 2020. However, the rapid pace of housing development saw this drift towards a ratio of 1.05 jobs per housing ratio by 2022. Considering all entitled residential units, this total slips to 0.6 jobs per dwelling unit.

Table 5: Plan Performance

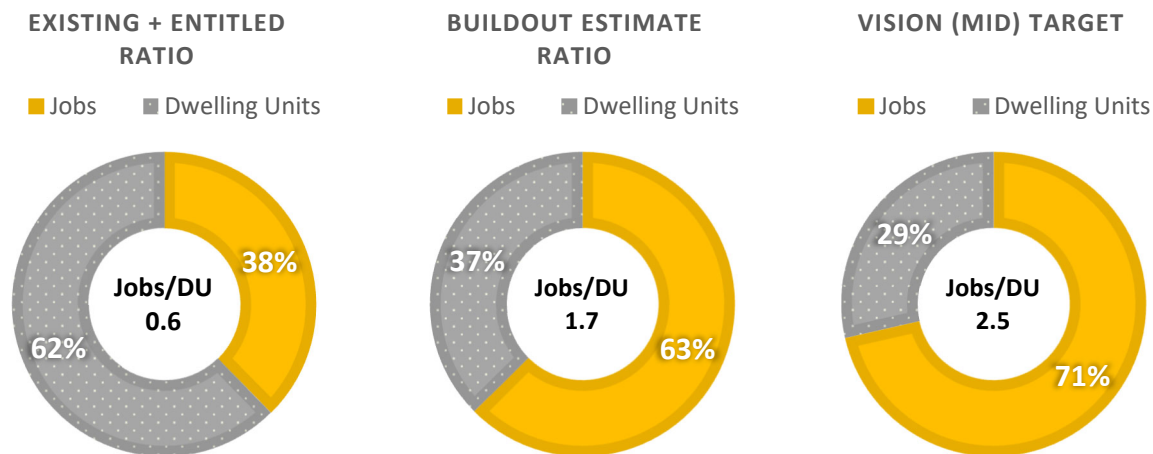
Description	Existing + Entitled Ratio	Buildout Estimate Ratio	Program Vision (High) Ratio	Program Vision (Mid) Target	Program Vision (Low) Ratio
Jobs	3,056	12,088	20,000	20,000	20,000
Dwelling Units	5,066	7,226	6,000	8,000	10,000
Jobs/DU	0.6	1.7	3.3	2.5	2.0

Notes: Buildout estimate is the original vision program intensities, applied only to what remains and added to what exists or is entitled now. The Program Vision are the original land use and transportation program assuming all greenfield development (a blank slate).

While some commercial development is expected with current entitlements, it generally takes longer with supportive uses following roof-tops, and the increasing saturation of visible vacant office and large industrial flex building (warehousing) prototypes in Meridian, means that the status quo (disproportionate residential development) is realistic in the short-term. Supportive low-density retail and service uses are of course important, and likely to continue, but will not move the needle. Regardless, estimating the buildout of the area using intensities that would have met the target program, in only those areas not constructed or entitled, and on top of what exists

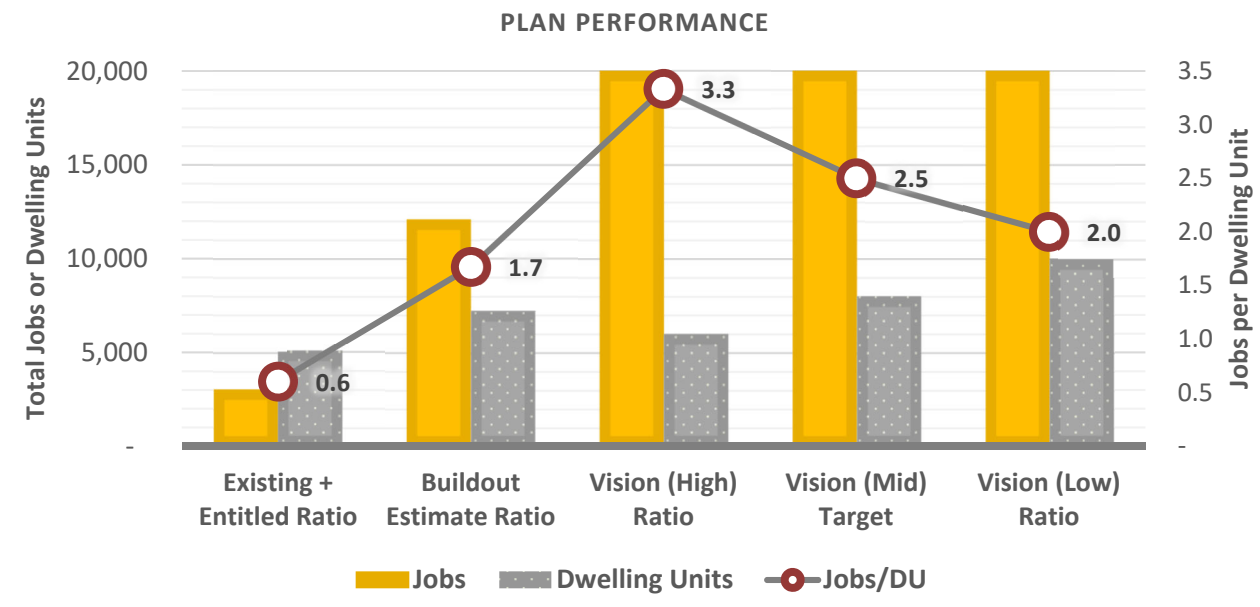
now, results in a jobs per dwelling unit ratio of 1.7 at build out. This is below the high, mid, and low vision plan targets of the Ten Mile Plan program. Said another way, it will be difficult to recover lost ground without some dramatic changes to development patterns. The transportation and utility infrastructure is not currently in place to meet this challenge.

Figure 6: Plan Performance Dials



However, just assuming the original plan intensities over remaining undeveloped areas is perhaps unrealistic. Other entitled, developing, and active applications for large retail and warehousing space have much lower jobs/acre than the original vision. A large number of jobs over a large area, is still a low jobs per acre ratio, especially when considering intense residential. Considering also the near-term market opportunity for additional residential supportive uses, as additional dwellings are constructed, is likely to further market pressure for traditional suburban commercial developments. Grocers, drive-thrus, and other retail and service uses developed in individual, single-story pad sites, all have much lower jobs/acre than the Ten Mile Plan contemplated along the Ten Mile corridor. The Ten Mile Plan envisioned an intense, integrated and innovative “center” near I-84. Not that the area hasn’t been developing nicely, it just feels more like a traditional or standard interchange in Idaho.

Figure 7: Plan Performance Bar Chart

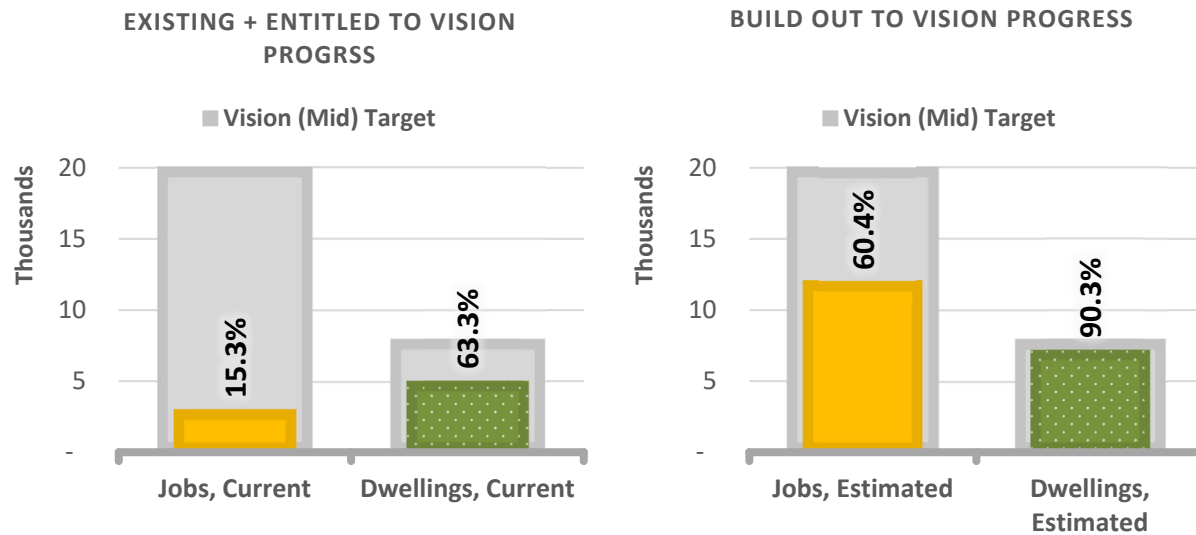


Additional Context and Commentary

The Ten Mile Plan has been amended since its adoption in 2007. The originally adopted future land uses have been revised significantly in a few areas, and the services to support the entire area have not been realized. There is no transit service to support the intensity of existing or envisioned residential uses, most of which require jobs that are not available in the area; the transportation network may be significantly out of alignment. There is also more freight existing and planned on the Franklin corridor than originally intended, which may have significant impacts on signal performance. A slip lane (express off-ramp) from the interstate was also never realized into the north area of the plan, which may have allowed additional signalized green light time in other travel movements (improving performance).

These changes are compounded when considering the misalignment with jobs and housing ratio, and given that most essential services such as schools and groceries also require additional trips into and out of the area. Even forecasting development of the area forward in a “best case”, there is a significant disparity between the expected jobs and supported (emphasis) dwelling units. Trip capture for the density envisioned in the area is very behind.

Figure 8: Plan Progress Chart



Notes: Existing + Entitled to Vision Progress portrays how close the City is to matching the original vision now. The Build Out to Vision Progress depicts what exists or is entitled now, and adds the Build Out estimates on top to compare with the original Ten Mile Plan Vision.

As noted previously, future land use amendments have also had significant impacts. A large area previously planned for High Density Employment was changed to Commercial, to allow for a highway-oriented power center. While this was ultimately developed with some midrise office buildings, the original vision would have required structured parking and less fragmented and higher-intensity development patterns. While redevelopment of parking areas may be possible in the future, it's likely at a competitive disadvantage with so much greenfield land remaining nearby, and doesn't address the jobs to housing ratio imbalance that already exists. To rely on future infill to address these concerns is probably not the best solution. Another large change, likely the most impactful, is the loss of the planned Lifestyle Center land use area (now just Commercial). While the Lifestyle Center (LC) was not likely regionally feasible given the development of The Village at Meridian, and competitive commercial west in Nampa at Garrity now, the intended purpose of this integrated space is unlikely to be recovered from.

The LC was to provide services, gathering areas, and consolidated and centralized regional draw; to be the living room of the entire planning area. It would have been the primary node of activity central to other intense uses. Employment and residential uses north and south would have had convenient access without getting in a vehicle or crossings a maze of parking aisles. Instead, a largely auto-centric commercial project with limited daily or even weekly value to local employees and residents, will take its place. This LC was a critical anchor and the basis for much of the planned intensities within the Ten Mile Plan. Its loss is compounded by the lack of any public park and no centralized schools planned north of the interstate. Only private open space will exist for residential and non-residential uses, and even then the unique lifestyle opportunity on a larger scale has been lost (opportunities still exist within smaller projects).

While the Ten Mile Plan is now aging, and much of the original grandeur elements are no longer as relevant given the existing conditions, the land use and transportation relationship as well as the jobs to housing ratio is still ever-critical. Moving forward, capture and reduction of outbound local trips in an area with so much concentrated density is essential to reduce congestion and preserve the Plan's purpose, even if the vision and program have changed. **Much of the City's**

job base in the 2019 Comprehensive Plan is still expected to be provided in the Ten Mile area. Without it, congestion challenges may continue to compound both within the planning area and for the City overall.

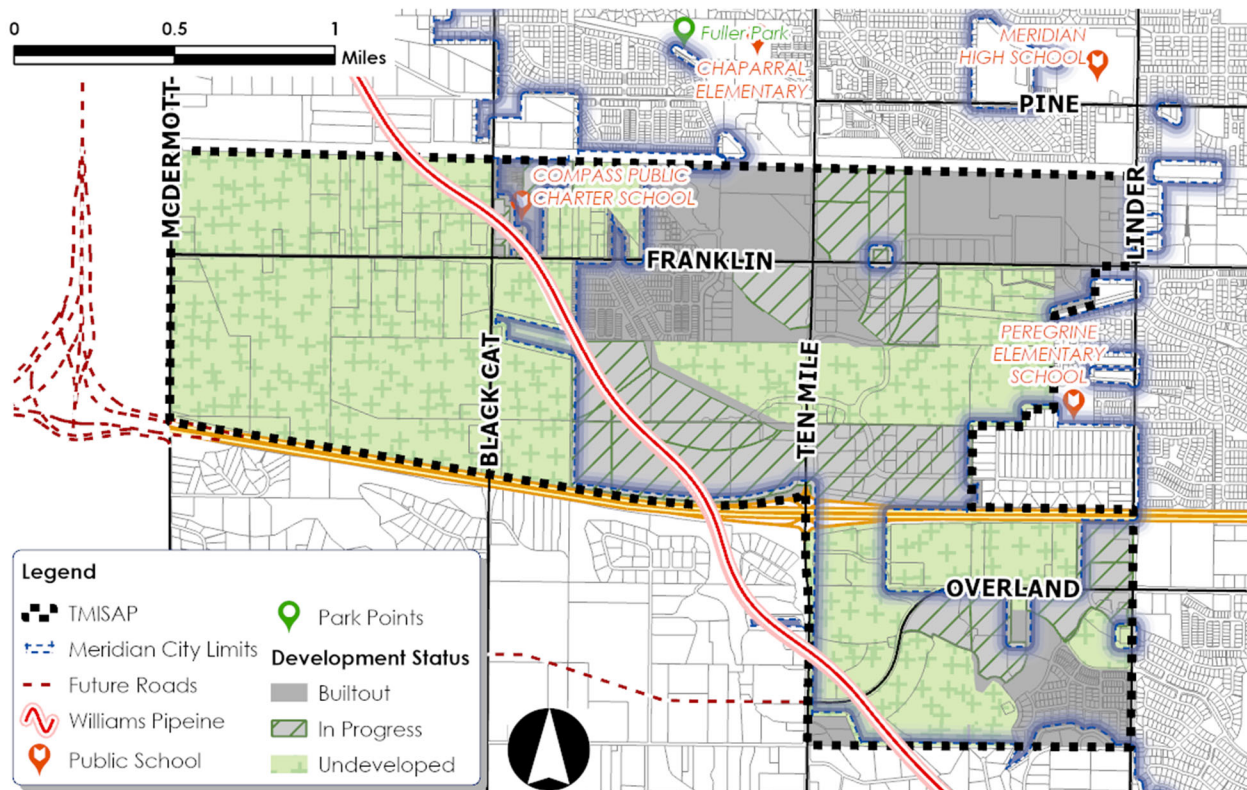
Moving Forward

An ongoing concern is balancing land use, transportation and services in the Ten Mile Area. Staff will try to be aware of and analyze impacts when requests for additional residential entitlements with densities, without transit, employment, and other services are requested. Especially when these requests are in areas planned largely for employment. Further, staff will make stronger efforts to contrast the alignment of development proposals for employment areas with the Ten Mile Plan vision. This analysis will be shared with appointed and elected officials so it is considered with entitlement requests.

There should also be some recognition that without more readily available services in the non-residential areas (primarily Industrial and Mixed Employment), and more focus on employment in other commercial areas (and not just retail and services), that the transportation network is not realizing desired trip reduction or capture, and will continue to degrade.

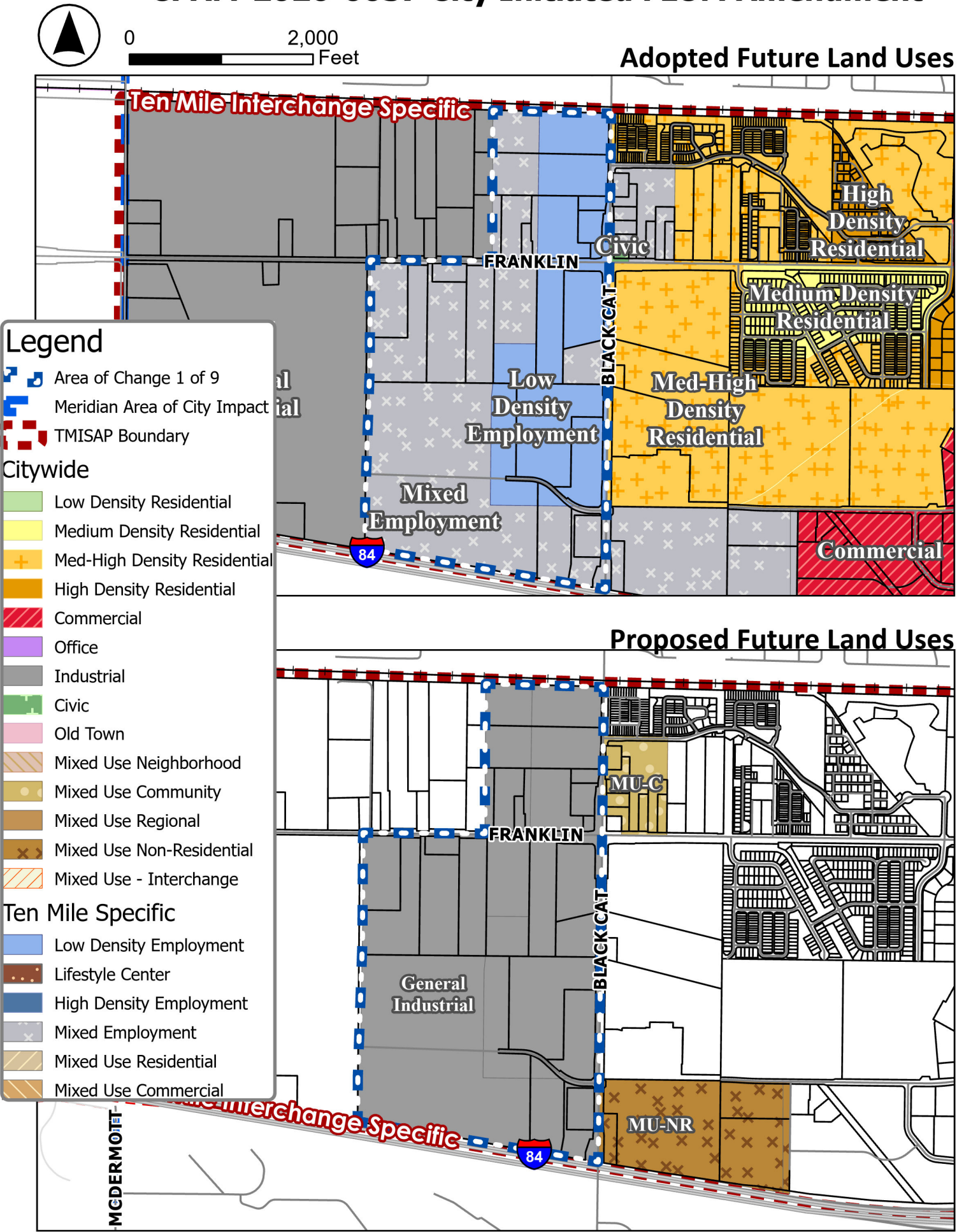
Attached Exhibits

Exhibit 1: Ten Mile Interchange Development Status



Note: Builtout status is generally based on created address points relative to entitlement approvals. Some areas are still developing, but have been addressed.

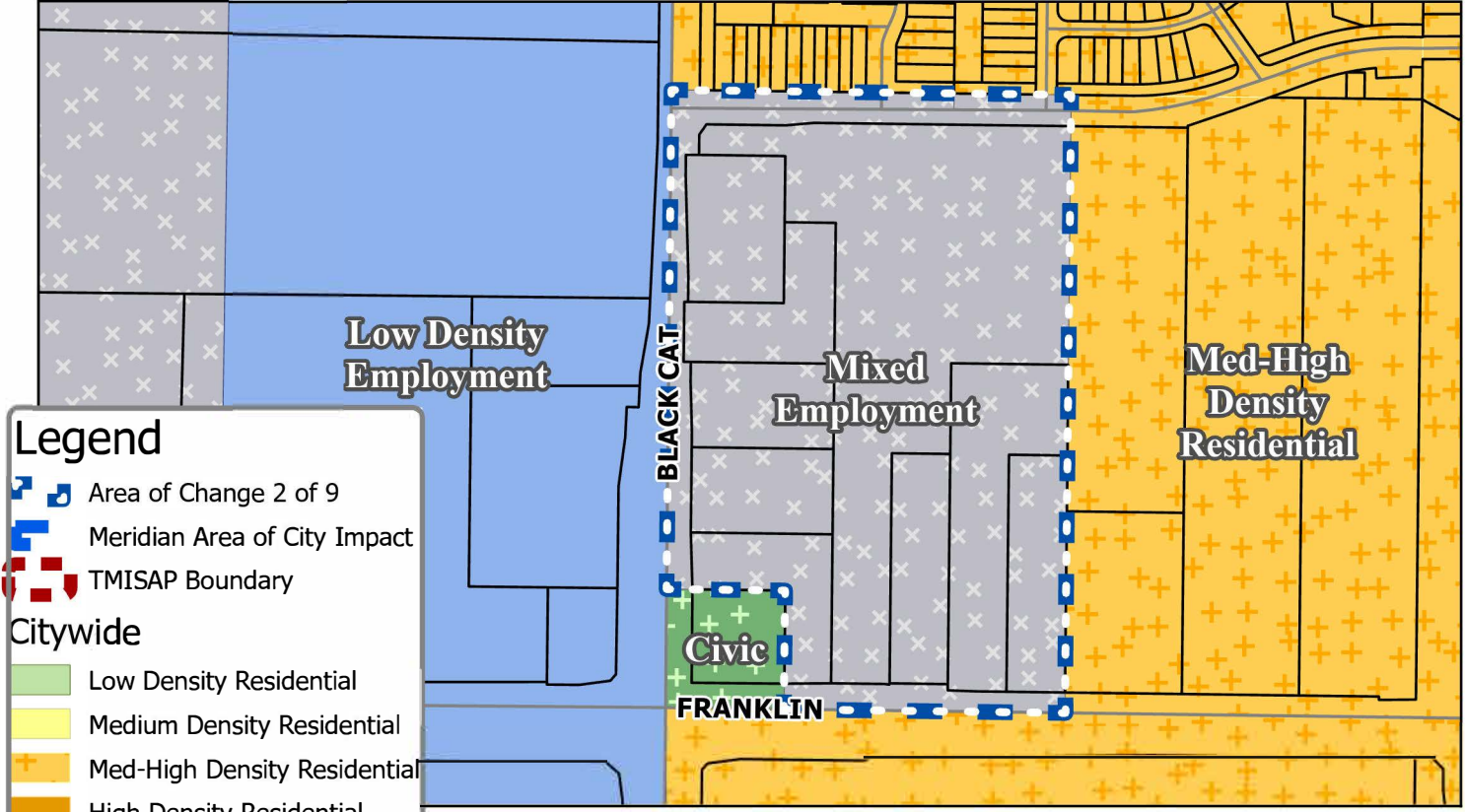
CPAM-2026-0037 City Initiated FLUM Amendment



CPAM-2026-0037 City Initiated FLUM Amendment



Adopted Future Land Uses

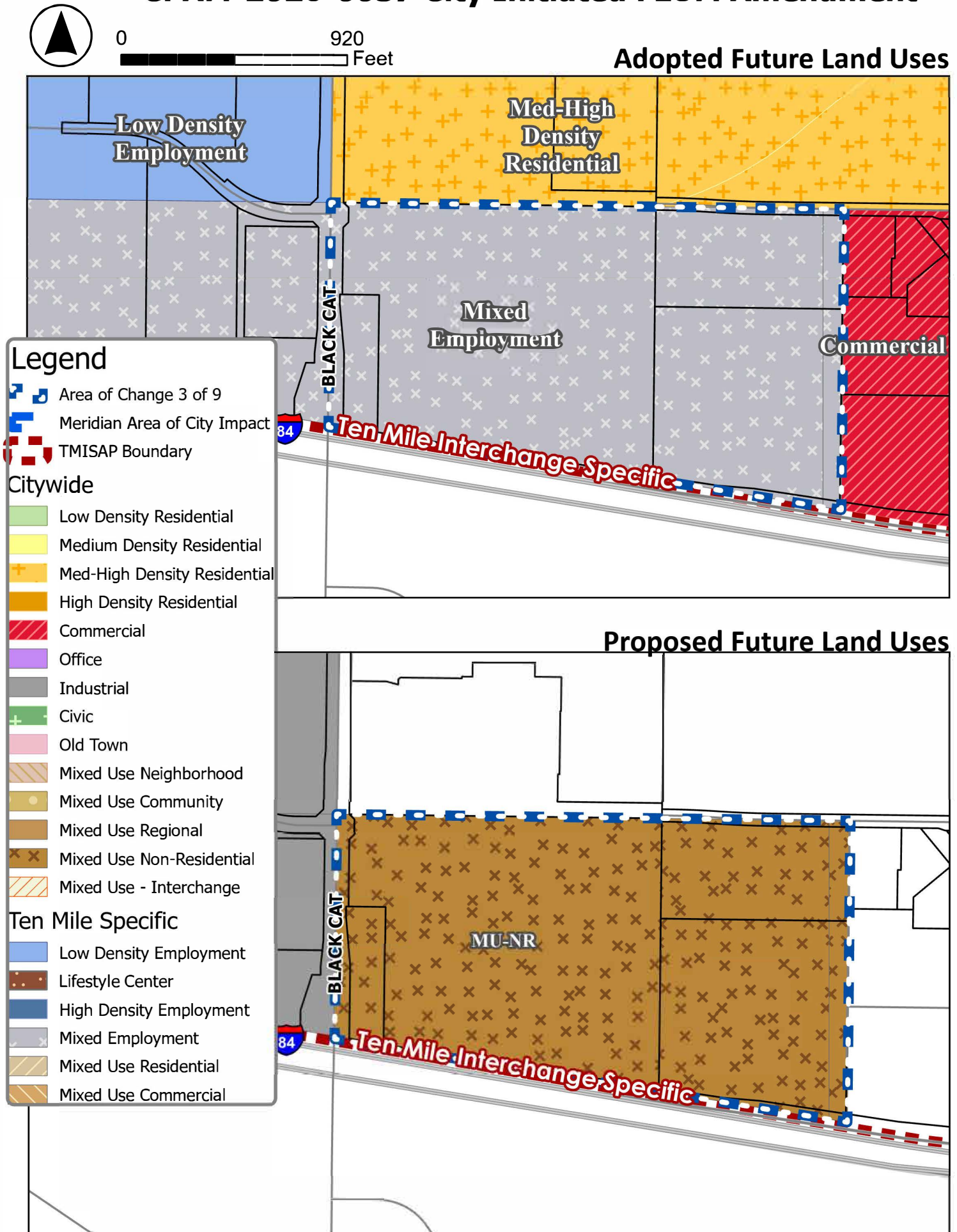


- ### Legend
- Area of Change 2 of 9
 - Meridian Area of City Impact
 - TMISAP Boundary
- ### Citywide
- Low Density Residential
 - Medium Density Residential
 - Med-High Density Residential
 - High Density Residential
 - Commercial
 - Office
 - Industrial
 - Civic
 - Old Town
 - Mixed Use Neighborhood
 - Mixed Use Community
 - Mixed Use Regional
 - Mixed Use Non-Residential
 - Mixed Use - Interchange
- ### Ten Mile Specific
- Low Density Employment
 - Lifestyle Center
 - High Density Employment
 - Mixed Employment
 - Mixed Use Residential
 - Mixed Use Commercial

Proposed Future Land Uses



CPAM-2026-0037 City Initiated FLUM Amendment

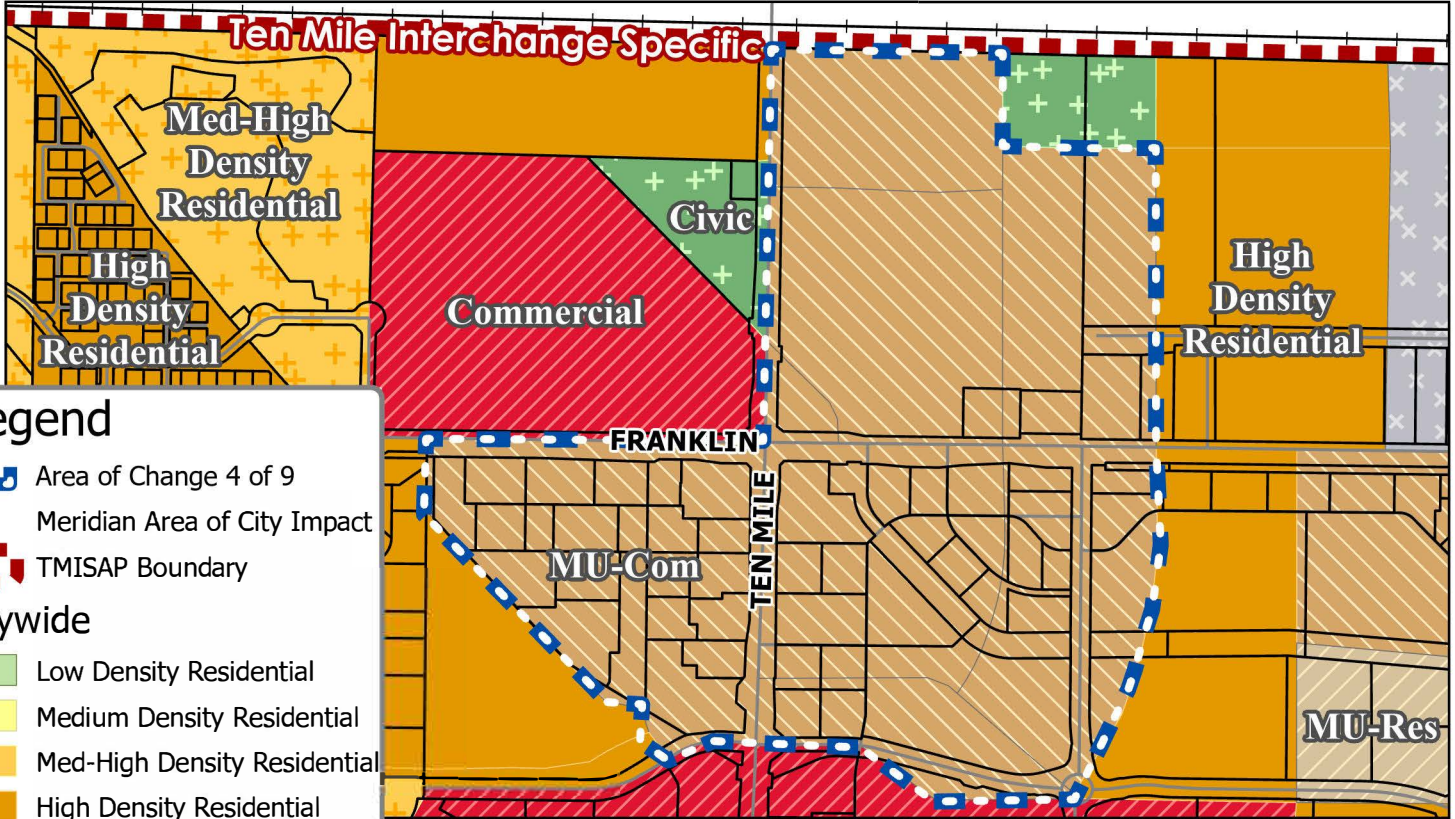


CPAM-2026-0037 City Initiated FLUM Amendment



0 1,380 Feet

Adopted Future Land Uses



Legend

- Area of Change 4 of 9
- Meridian Area of City Impact
- TMISAP Boundary

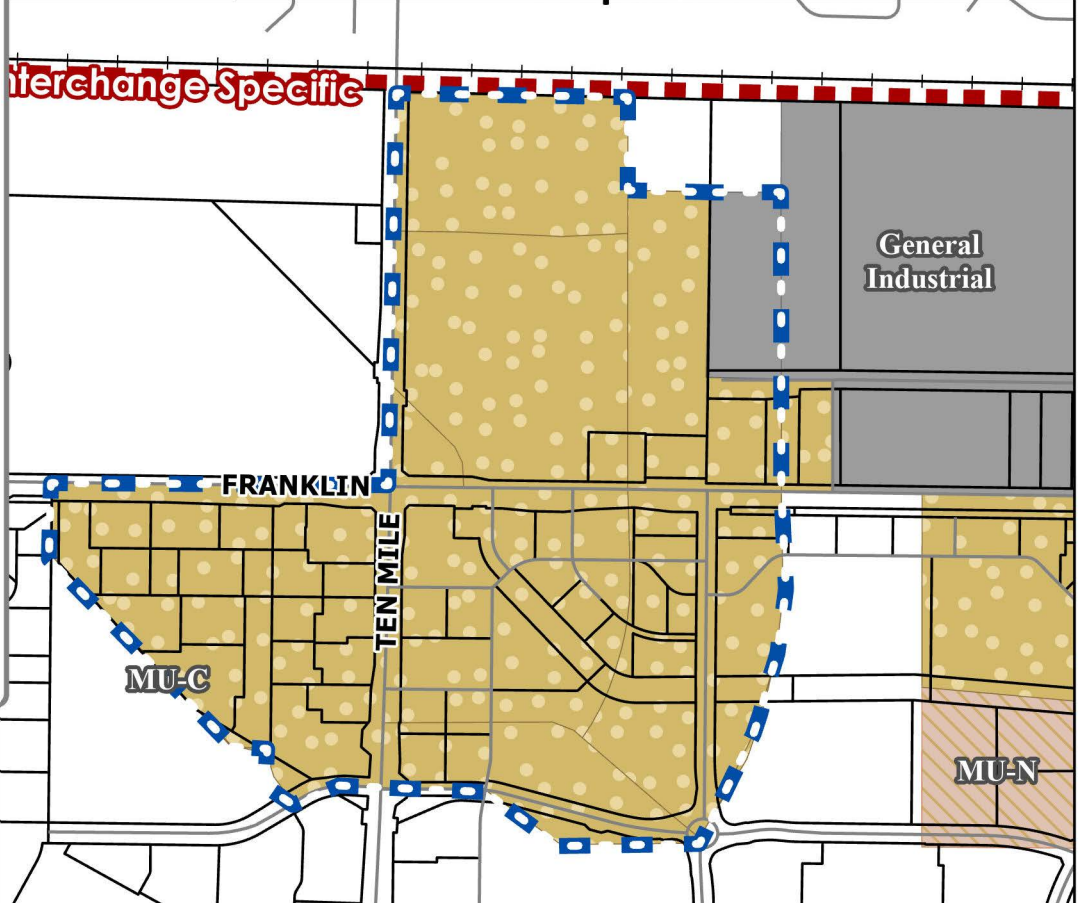
Citywide

- Low Density Residential
- Medium Density Residential
- Med-High Density Residential
- High Density Residential
- Commercial
- Office
- Industrial
- Civic
- Old Town
- Mixed Use Neighborhood
- Mixed Use Community
- Mixed Use Regional
- Mixed Use Non-Residential
- Mixed Use - Interchange

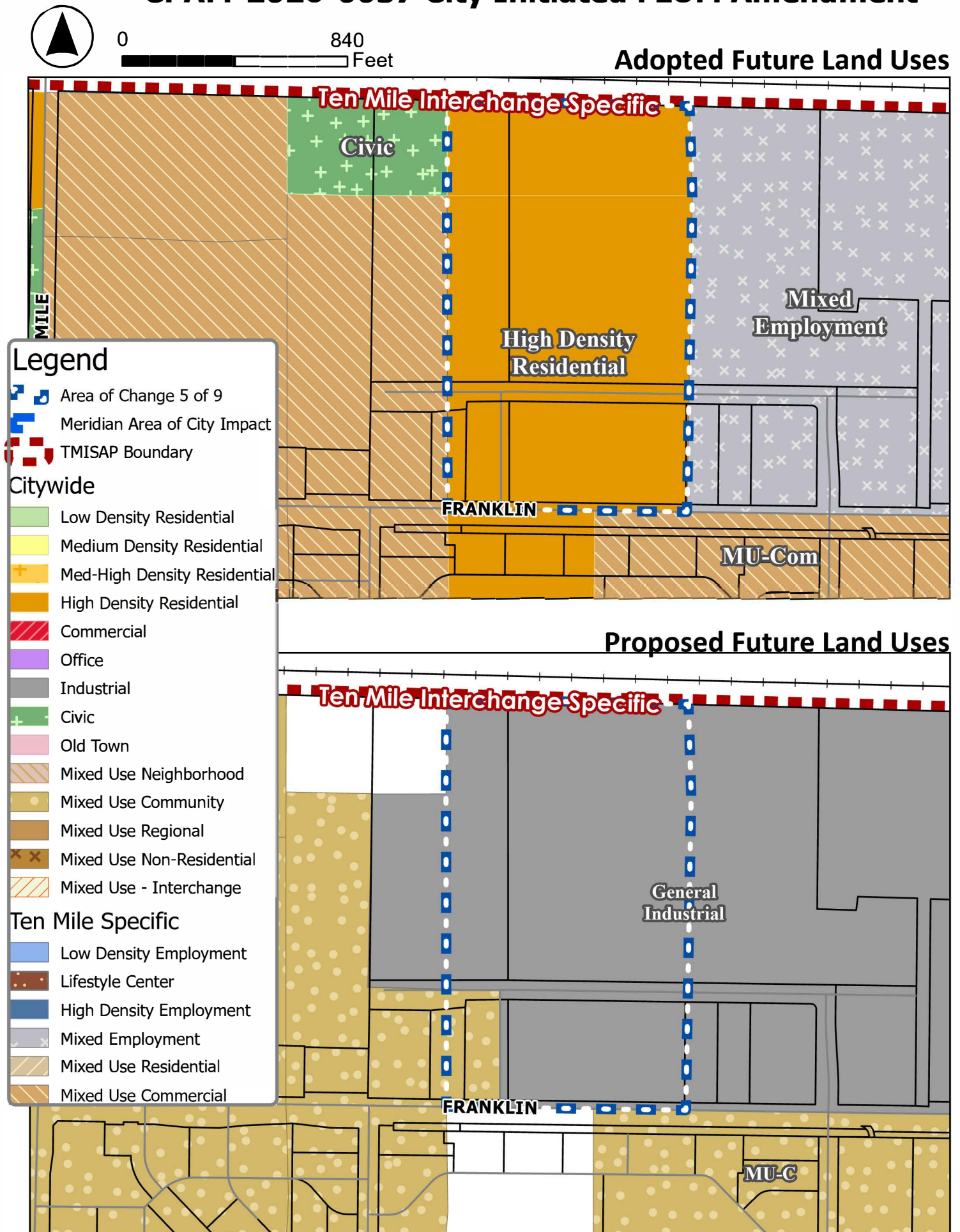
Ten Mile Specific

- Low Density Employment
- Lifestyle Center
- High Density Employment
- Mixed Employment
- Mixed Use Residential
- Mixed Use Commercial

Proposed Future Land Uses



CPAM-2026-0037 City Initiated FLUM Amendment



CPAM-2026-0037 City Initiated FLUM Amendment



0 1,220 Feet

Adopted Future Land Uses

Legend

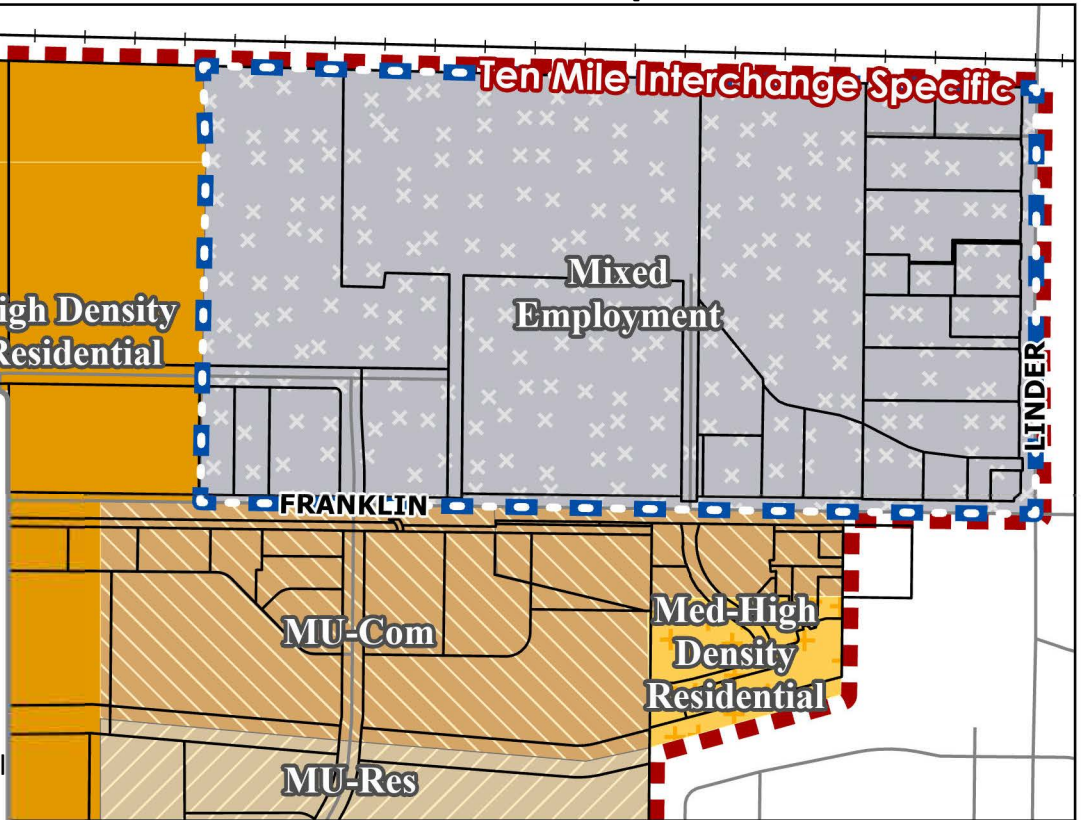
- Area of Change 6 of 9
- Meridian Area of City Impact
- TMISAP Boundary

Citywide

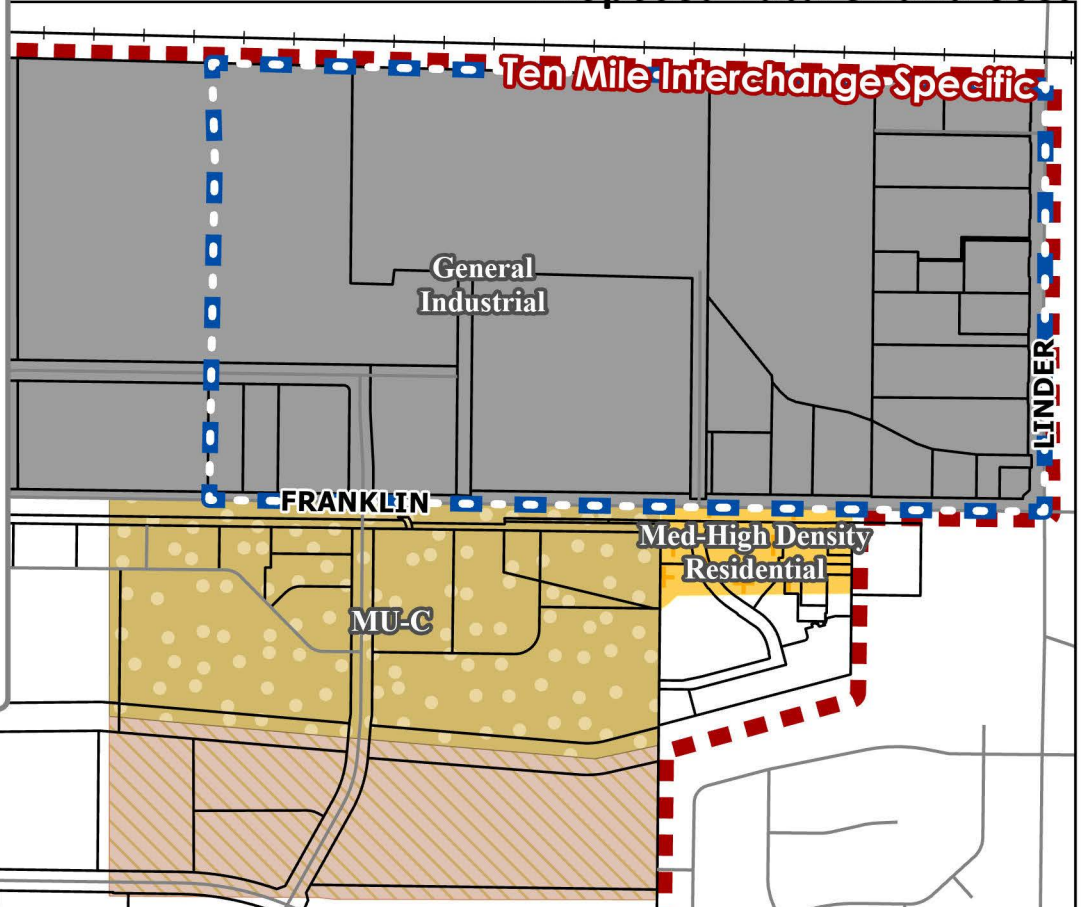
- Low Density Residential
- Medium Density Residential
- Med-High Density Residential
- High Density Residential
- Commercial
- Office
- Industrial
- Civic
- Old Town
- Mixed Use Neighborhood
- Mixed Use Community
- Mixed Use Regional
- Mixed Use Non-Residential
- Mixed Use - Interchange

Ten Mile Specific

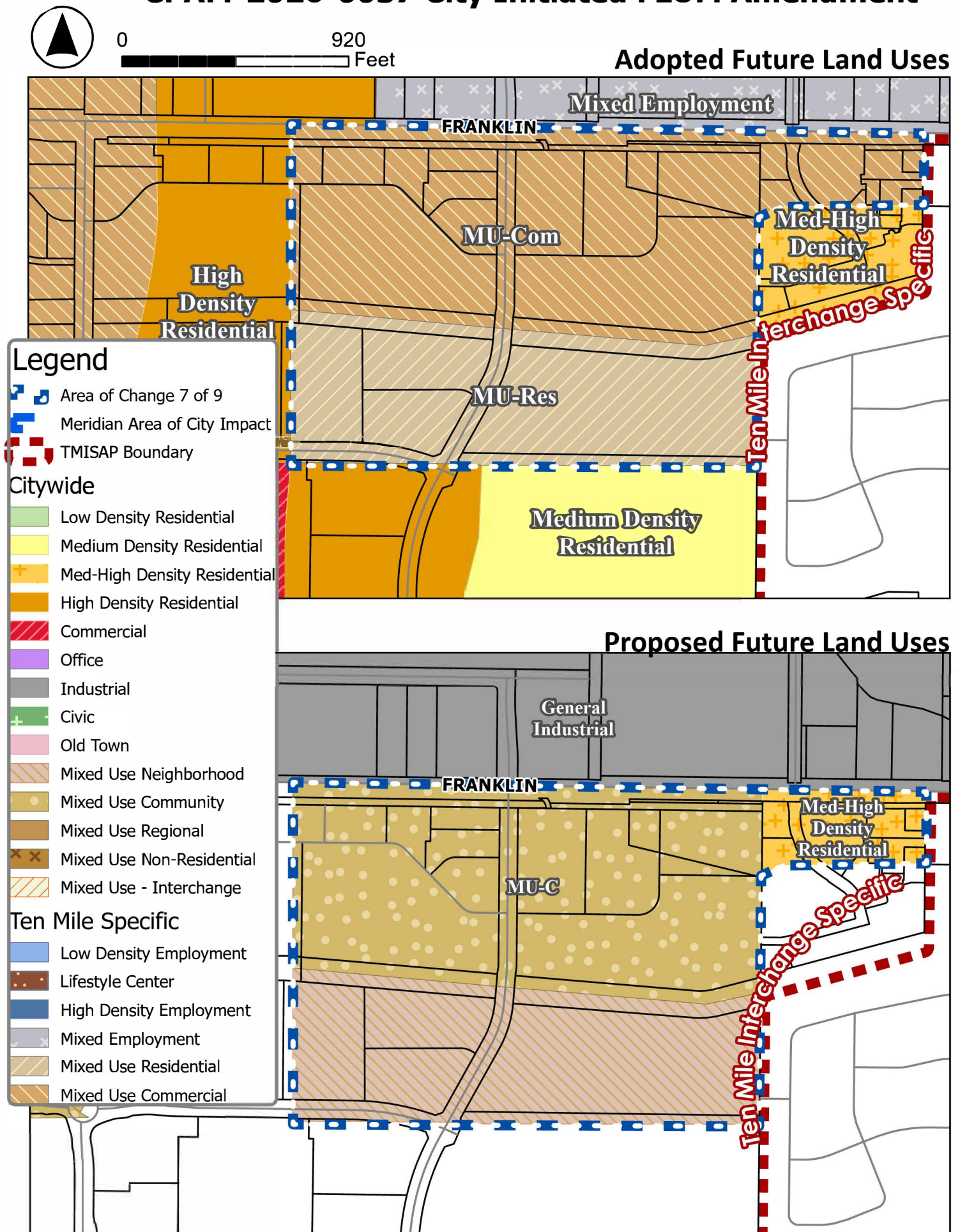
- Low Density Employment
- Lifestyle Center
- High Density Employment
- Mixed Employment
- Mixed Use Residential
- Mixed Use Commercial



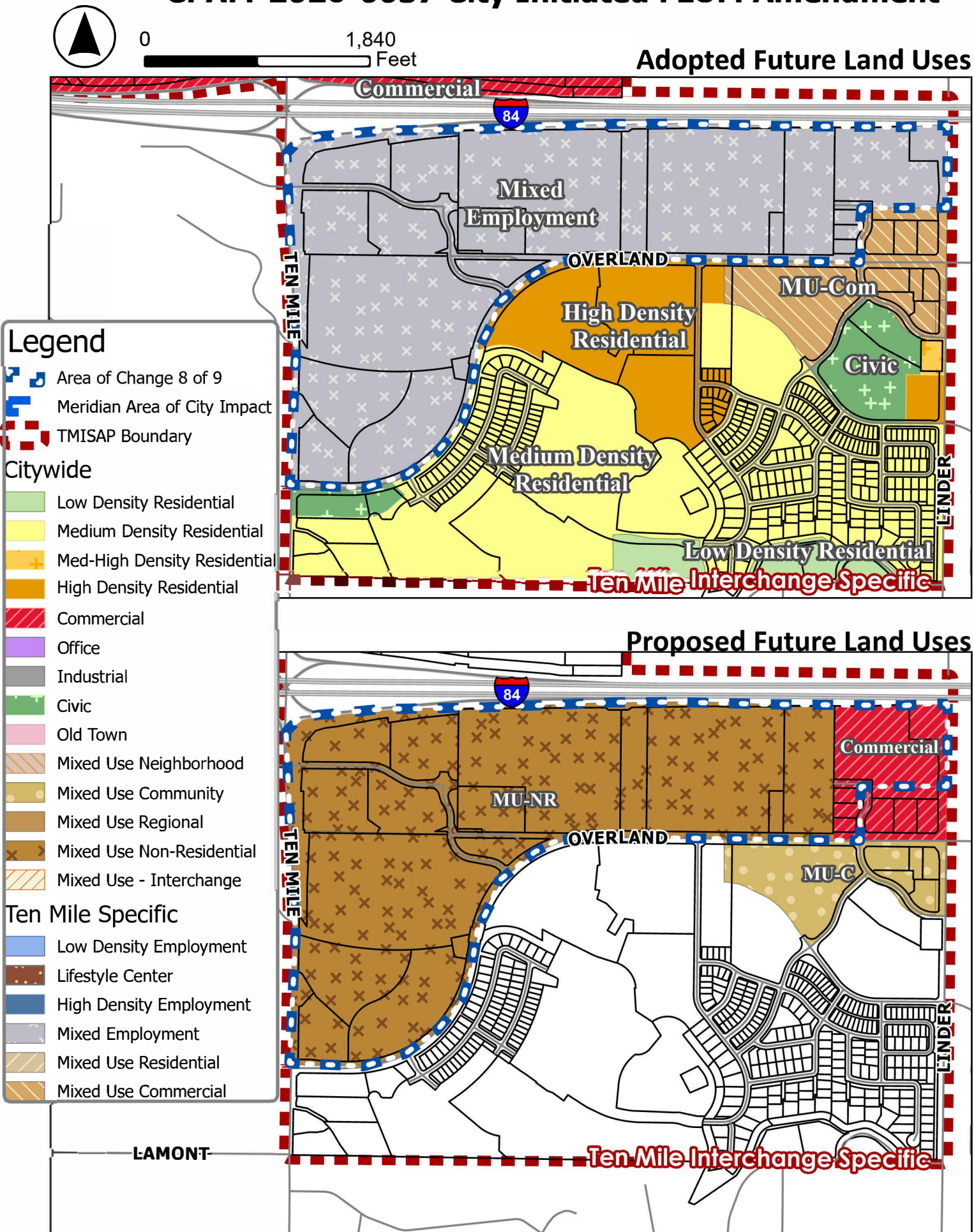
Proposed Future Land Uses



CPAM-2026-0037 City Initiated FLUM Amendment



CPAM-2026-0037 City Initiated FLUM Amendment



CPAM-2026-0037 City Initiated FLUM Amendment



0 760 Feet

Adopted Future Land Uses

Legend

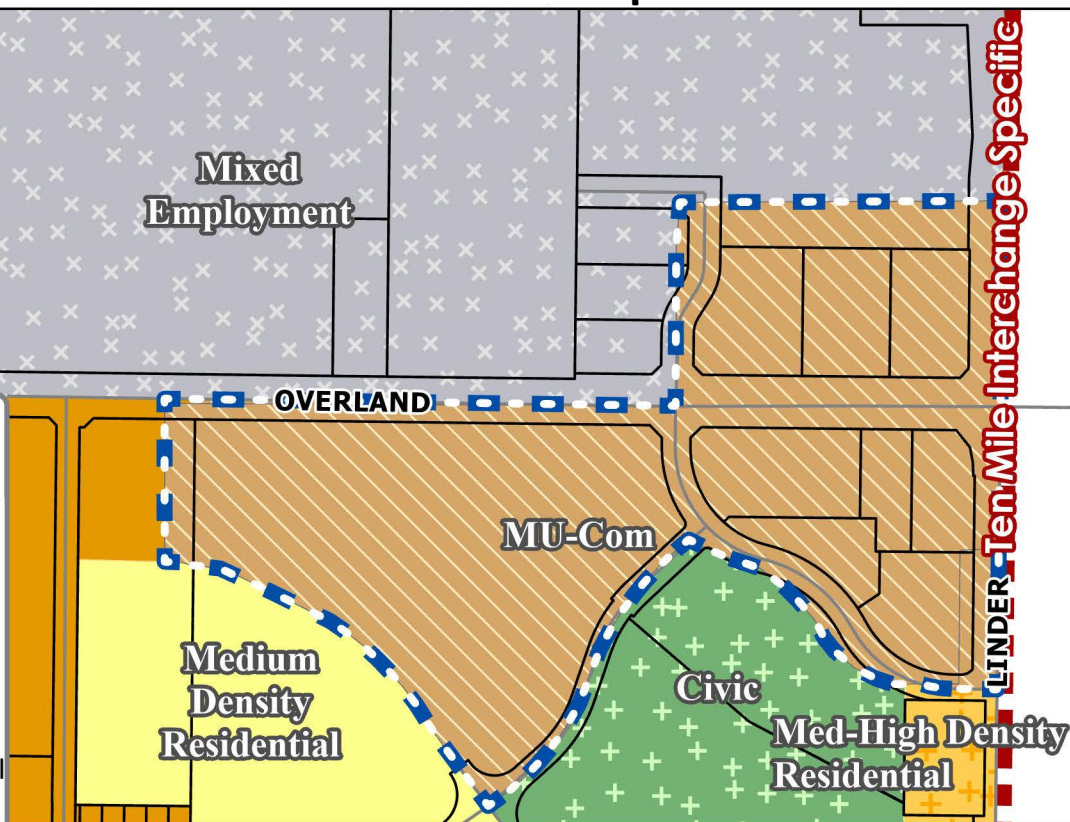
- Area of Change 9 of 9
- Meridian Area of City Impact
- TMISAP Boundary

Citywide

- Low Density Residential
- Medium Density Residential
- Med-High Density Residential
- High Density Residential
- Commercial
- Office
- Industrial
- Civic
- Old Town
- Mixed Use Neighborhood
- Mixed Use Community
- Mixed Use Regional
- Mixed Use Non-Residential
- Mixed Use - Interchange

Ten Mile Specific

- Low Density Employment
- Lifestyle Center
- High Density Employment
- Mixed Employment
- Mixed Use Residential
- Mixed Use Commercial



Proposed Future Land Uses

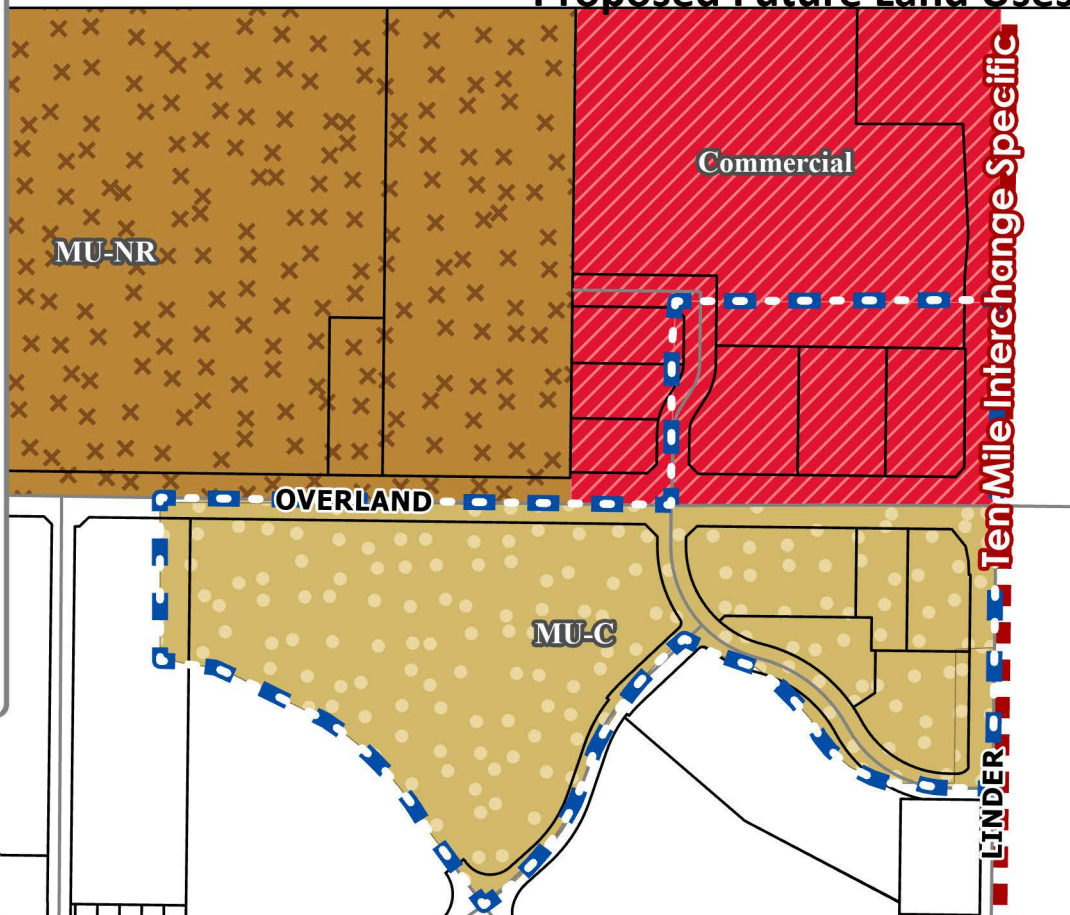


Exhibit C

Agency/Department Comments Received by: August 26, 2026

P&Z Hearing: September 3, 2026

Project Name: H-2026-0037

Project Description: TMISAP CPAM 2026 - CPAM

Review Comments List Date: 8/26/2026

Legal Description Review, Hayden Smith, 6/26/26 6:54 AM

Comment: No GIS comments.

Project Name: H-2026-0037

Project Description: TMISAP CPAM 2026 - CPAM

Review Comments List Date: 8/26/2026

Wastewater Modeling Review, Vicki Ly, 7/9/26 4:27 PM

Comment: Flow is committed

Water Modeling Review, Tyson Glock, 6/29/26 8:04 AM

Comment: No changes to public water infrastructure shown in record. Any changes must be approved by public works. This includes hydrants or the abandonment of water mains.

PUBLIC WORKS DEPARTMENT

Site Specific Conditions of Approval

1. No changes to public water infrastructure shown in H-2026-0037 record. Any changes must be approved by public works. This includes hydrants or the abandonment of water mains.

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). Sewer/water easement varies depending on sewer depth. Sewer 0-20 ft deep require a 30 ft easement, 20-25 ft a 40 ft easement, and 25-30 ft a 45 ft easement. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
5. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources (IDWR). The Developer, Owner, or project Engineer, shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.

8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
10. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
11. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
12. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
13. Developer shall coordinate mailbox locations with the Meridian Post Office.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
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.

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

August 10, 2026

Planner,
City of Meridian
33 E. Broadway Ave.
Meridian, ID 83642
comment@meridiancity.org

Subject: Development Application Transmittals Ten Mile Interchange Specific Area Plan
CPAM H-2026-0037

Dear Planner:

Thank you for the opportunity to respond to your request for comments. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at 208-373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. IDAPA 58.01.25 addresses discharge permits. Please review these rules to determine whether this or future projects will require DEQ approval.

- IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects, subsurface disposal projects, and discharge projects require separate permits as well.
- DEQ recommends that projects be served by existing wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at 208-373-0459.

3. DRINKING WATER

- DEQ recommends using an existing drinking water system whenever possible. Please contact DEQ to discuss this project and to explore options to both best serve this project and provide for protection of groundwater resources.
- When connecting to an existing system, DEQ recommends verifying there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>).
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- For non-regulated systems and/or private wells, DEQ recommends testing for total coliform bacteria, nitrate, and nitrite prior to use and retested at least annually thereafter.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Brandon Lowder, Drinking Water Compliance Supervisor, at 208-373-0568.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at 208-373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at 208-373-0564.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at 208-373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 208-373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at 208-373-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "G".

Troy Smith
Regional Administrator