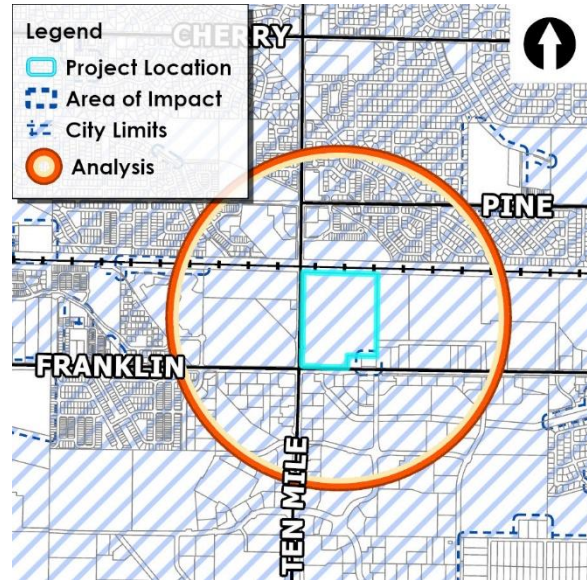


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 05/19/2026
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
nnapoli@meridiancity.org
SUBJECT: Gasser Land Development Subdivision No. 1
FP-2026-0005
LOCATION: Located at the northeast corner of Ten Mile Road and Franklin Road in a portion of the West ½ of the SW ¼ of Section 11, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final Plat consisting of five (5) buildable lots across 6.31 acres of land in the C-G zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Cheryl Heath – KM Engineering 5725 N. Discovery Way, Boise ID, 83713

B. Owner:

Trevor Gasser – GFI Meridian Investments 74 East 500 South, Suite 200, Bountiful UT, 84010

C. Representative:

Same as Applicant

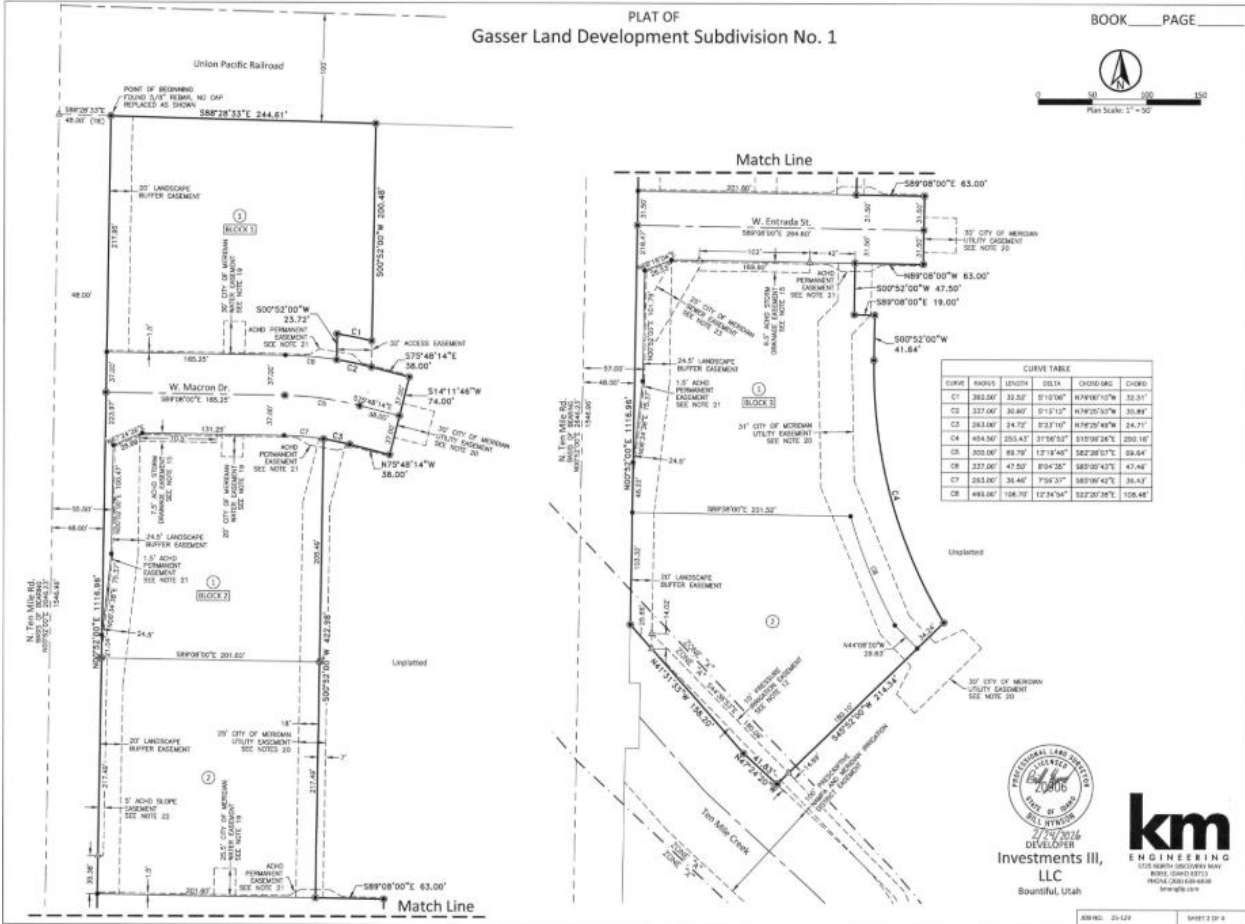
III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat The Gateway at 10 Mile (H-2024-0010) in accord with the requirements listed in UDC 11-6B-3C.2. This plat incorporates five (5) building lots. The final plat is consistent with the approved preliminary plat and recorded development agreement.

However, in the conditions of approval from the preliminary plat, the applicant was required to construct Wayfinder Avenue with the first phase of the development. The applicant is not proposing to do so because ACHD is not requiring it at this time. In addition, the main reason for this is because the road will stub to other properties that are not under the same ownership as this developer. When

PLAT OF
Gasser Land Development Subdivision No. 1

BOOK PAGE



CURVE	POINTS	LENGTH	DELTA	CHORD	CHORD
C1	263.567	23.67	5°12'56"	N79°59'12"W	32.317
C2	327.067	36.897	5°12'52"	N79°52'57"W	39.897
C3	283.067	24.727	8°23'10"	N79°52'44"W	24.717
C4	484.567	253.437	37°59'52"	S17°59'34"W	289.167
C5	359.067	89.797	12°19'40"	S62°28'52"E	89.847
C6	237.067	47.557	8°04'26"	S62°28'42"E	47.467
C7	283.067	38.467	7°59'21"	S62°28'42"E	38.437
C8	484.567	198.797	12°34'54"	S27°27'26"E	198.447



km
ENGINEERING
1275 NORTH SPOCKBURY WAY
BOULEVARD SUITE 100
PROVO, UT 84601
WWW.KM-ENG.COM

Investments III,
LLC
Bountiful, Utah

PLAT OF
Gasser Land Development Subdivision No. 1

BOOK _____ PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE SEAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 11, WHICH BEARS S02°32'00"W A DISTANCE OF 2,648.23 FEET FROM A FOUND BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 11;

THENCE FOLLOWING THE WESTERLY LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, N02°52'00"E A DISTANCE OF 1,648.89 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LINCOLN PARKWAY;

THENCE LEAVING SAID WESTERLY LINE AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY, S88°28'21"E A DISTANCE OF 48.00 FEET TO A FOUND 3/4-INCH NAIL ON THE EASTERLY RIGHT-OF-WAY OF N. TEN MILE ROAD AND BEING THE POINT OF BEGINNING;

THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY, S88°28'21"E A DISTANCE OF 244.61 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, S02°32'00"W A DISTANCE OF 262.88 FEET;

THENCE 32.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 302.50 FEET, A DELTA ANGLE OF 102°12'17", A CHORD BEARING OF N70°21'07"W, AND A CHORD DISTANCE OF 33.54 FEET;

THENCE S02°32'00"W A DISTANCE OF 23.72 FEET;

THENCE 35.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 327.00 FEET, A DELTA ANGLE OF 102°12'17", A CHORD BEARING OF S78°23'30"E, AND A CHORD DISTANCE OF 30.89 FEET;

THENCE S14°11'48"W A DISTANCE OF 74.00 FEET;

THENCE S78°48'14"E A DISTANCE OF 38.00 FEET;

THENCE 24.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 283.00 FEET, A DELTA ANGLE OF 102°12'17", A CHORD BEARING OF N78°23'45"W, AND A CHORD DISTANCE OF 24.73 FEET;

THENCE S02°32'00"W A DISTANCE OF 432.88 FEET;

THENCE S88°28'21"E A DISTANCE OF 83.00 FEET;

THENCE S02°32'00"W A DISTANCE OF 83.00 FEET;

THENCE N88°18'00"W A DISTANCE OF 63.00 FEET;

THENCE S88°18'00"W A DISTANCE OF 47.50 FEET;

THENCE S88°18'00"W A DISTANCE OF 18.50 FEET;

THENCE S02°32'00"W A DISTANCE OF 41.84 FEET;

THENCE 233.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 454.50 FEET, A DELTA ANGLE OF 27°29'21", A CHORD BEARING OF S10°00'29"E, AND A CHORD DISTANCE OF 250.16 FEET;

THENCE S47°52'00"W A DISTANCE OF 214.34 FEET TO THE NORTHERLY RIGHT-OF-WAY OF TEN MILE CREEK;

THENCE FOLLOWING SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. N47°24'20"W A DISTANCE OF 41.83 FEET;

2. N47°24'20"W A DISTANCE OF 158.50 FEET TO SAID EASTERLY RIGHT-OF-WAY OF N. TEN MILE ROAD;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY AND FOLLOWING SAID EASTERLY RIGHT-OF-WAY, N02°52'00"E A DISTANCE OF 7,118.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8,330 ACRES, MORE OR LESS.

IF BY THE INTENTION OF THE UNDERSIGNED TO HERETO BEFORE SAID LAND IN THIS PLAT, THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PARTICULARLY RESERVED FOR THESE UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT TO EXIST WITHOUT INTERFERENCE WITH SUCH UTILITIES AND OTHER DESIGNATED PUBLIC USES AND TO BE EXERCISED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT, THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC UTILITIES AS SHOWN ON THIS PLAT. ALL UTILITIES WITHIN THIS PLAT MAY RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

THE UNDERSIGNED HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE PER SECTION 87-8037, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

TREVOR GASSER, MANAGER
OR - MERIDIAN INVESTMENTS III, LLC, A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY) SS
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY TREVOR GASSER, AS MANAGER OF OR - MERIDIAN INVESTMENTS III, LLC, A UTAH LIMITED LIABILITY COMPANY.

SIGNATURE OF NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, BILL HYUNDAI, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF GASSER LAND DEVELOPMENT SUBDIVISION No. 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE PORTY PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

BILL HYUNDAI, P.L.S. 30036



JOB NO. 25-028 SHEET 1 OF 4

PLAT OF
Gasser Land Development Subdivision No. 1

BOOK PAGE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____, 20__.

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF MERIDIAN CITY ENGINEER

THE PLAT IS ACCEPTED AND APPROVED THIS ____ DAY OF _____, A.D. 20__, BY THE CITY ENGINEER OF THE CITY OF MERIDIAN, ADA COUNTY, IDAHO.

CITY ENGINEER

APPROVAL OF MERIDIAN CITY

I, _____, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT IN A REGULAR MEETING OF THE CITY COUNCIL, HELD ON THE DAY OF _____, A.D. 20__, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

MERIDIAN CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATUTE OF IDAHO CONCERNING PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

DATE

HEALTH CERTIFICATE

SANITARY PRECAUTIONS AS REQUIRED BY IDAHO CODE, TITLE 58, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR THE ABOVE LISTING THE CONDITIONS OF APPROVAL. SANITARY PRECAUTIONS MAY BE REIMPOSED IN ACCORDANCE WITH SECTION 58-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH OFFICER

DATE

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, DO HEREBY CERTIFY THAT ALL TAXES CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF GASSER LAND DEVELOPMENT SUBDIVISION No. 1 WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____, THIS ____ DAY OF _____, A.D. IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____ INSTRUMENT NUMBER _____.

DEPUTY

EX-OFFICIO RECORDER

FEE:



Investments III, LLC
Bountiful, Utah

km
ENGINEERING
1000 SOUTH OLYMPIAN ROAD
BOULDER, COLORADO 80501
PH: 303.440.4444
kmeng@comcast.net

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation H-2024-0010 (The Gateway at 10 Mile); Development Agreement Inst. #2021-082775; applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the final plat by December 3, 2026 in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by KM Engineering, dated: 04/16/2026, included in Section V.B shall be revised as follows:
 - a. Provide the license agreement from ACHD and ITD for landscaping within the transportation authority's right of way.
 - b. Add a plat note requiring cross-access for all lots that do not have access to a public street.
 - c. Submit a geotechnical report as required by the preliminary plat conditions.
 - d. Modify Plat Note #13 to include Franklin Road in the language.
 - e. Provide the instrument number for plat note #7.
 - f. Provide the instrument numbers for the ACHD temporary license agreement in plat note #16.
 - g. Provide the instrument number for the license agreement with Nampa Meridian Irrigation District.
 - h. Provide the instrument number for the recorded pathway easement with the City of Meridian and Nampa Meridian Irrigation District.
 - i. Provide the instrument number for the Meridian water easement in plat note #19.
 - j. Provide the instrument number for the Meridian utility easement in plat note #20.
 - k. Provide the instrument number for the ACHD permanent easement in plat note #21.
 - l. Provide the instrument number for the ACHD temporary easement in plat note #22.
 - m. Provide the instrument number for the ACHD slope easement in plat note #23.
 - n. Provide the instrument numbers for the City of Meridian sewer easement in plat note #24.
A copy of the revised plat shall be submitted with the final plat for City Engineer signature.
5. The landscape plan prepared by KM Engineering, dated 02/20/2026, included in Section V.C, shall be revised as follows:
 - a. Depict landscaping within required street buffers in accord with standards listed in UDC 11-3B-7C; all required landscape buffers along streets shall be designed and planted with a variety of trees, shrubs, lawn, or other vegetative ground cover. Plant materials in conjunction with site design shall elicit design principles including rhythm, repetition, balance, and focal elements.

- b. Enhance the street buffers along Ten Mile Road to align with the TM Center Subdivision directly to the south to meet the guidelines outlined in the TMISAP.
6. Comply with all ACHD's staff report conditions of approval.
7. Each lot within the subdivision shall submit a certificate of zoning compliance and design review application prior to submittal of a building permit.
8. Depict bike racks and pedestrian connections on the plans submitted with the future CZC and Design Review application in accordance with UDC 11-3C-5C.
9. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
10. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

SITE SPECIFIC CONDITIONS:

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water 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 applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. 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.
7. 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, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing 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.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. 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.

10. 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.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
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 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. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. 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. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. 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.

22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. 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 development plan approval.
24. 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.