

DEVELOPMENT AGREEMENT

PARTIES:

- 1. City of Meridian**
- 2. J & J Hess LLC, Owner/Developer**

THIS DEVELOPMENT AGREEMENT (this Agreement), is made and entered into this _____ day of _____, 2026, by and between **City of Meridian**, a municipal corporation of the State of Idaho, hereafter called CITY, whose address is 33 E. Broadway Avenue, Meridian, Idaho 83642, and **J & J Hess LLC**, whose address is 519 Karcher Road, Nampa, Idaho, 83687, hereinafter called OWNER/DEVELOPER.

1. RECITALS:

- 1.1 WHEREAS**, Owner is the sole owner, in law and/or equity, of certain land in the County of Ada, State of Idaho, described in Exhibit “A,” which is attached hereto and by this reference incorporated herein as if set forth in full, herein after referred to as the “**Property**”; and
- 1.2 WHEREAS**, Idaho Code § 67-6511A provides that cities may, by ordinance, require or permit as a condition of zoning that the Owner and/or Developer make a written commitment concerning the use or development of the subject Property; and
- 1.3 WHEREAS**, City has exercised its statutory authority by the enactment of Section 11-5B-3 of the Unified Development Code (“UDC”), which authorizes development agreements upon the annexation and/or re-zoning of land; and
- 1.4 WHEREAS**, Owner has submitted, or authorized the submission of, an application for annexation and zoning of 37.08 acres of land with a request for the R-8 (Medium-Density Residential) (29.53 acres) and L-O (Limited Office) (7.55 acres) zoning districts on the Property as shown in Exhibit “A” under the UDC, which, together with this Agreement, generally describes how the Property will be developed and what improvements will be made; and
- 1.5 WHEREAS**, Owner/Developer and/or its representatives made representations at the public hearings before Planning and Zoning Commission and the Meridian City Council as to how the Property will be developed and what improvements will be made; and
- 1.6 WHEREAS**, the record of the proceedings for the requested rezoning held before Planning and Zoning Commission and the Meridian City Council includes responses of government subdivisions providing services within the City of Meridian planning jurisdiction and includes further testimony and comment; and
- 1.7 WHEREAS**, on the 28th day of July, 2026, the Meridian City Council approved certain Findings of Fact, and Conclusions of Law and Decision &

Order (“Findings”), which have been incorporated into this Agreement and attached as Exhibit “B”; and

- 1.8 **WHEREAS**, the Findings require the Owner/Developer to enter into a Development Agreement before the Meridian City Council takes final action to annex the Property into the City of Meridian; and
- 1.9 **WHEREAS**, Owner/Developer deem it to be in its best interest to be able to enter into this Agreement and acknowledges that this Agreement was entered into voluntarily and at its urging and request; and
- 1.10 **WHEREAS**, City requires the Owner/Developer to enter into a development agreement for the purpose of ensuring the Property is developed and the subsequent use of the Property is in accordance with the terms and conditions of this Agreement, herein being established as a result of evidence received by the City in the proceedings for zoning designation from government subdivisions providing services within the planning jurisdiction and from affected property owners and to ensure zoning designation is in accordance with the amended Comprehensive Plan of the City of Meridian on December 19, 2019, Resolution No. 19-2179, and the UDC, Title 11.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

2. **INCORPORATION OF RECITALS:** That the above recitals are contractual and binding and are incorporated herein as if set forth in full.

3. **DEFINITIONS:** For all purposes of this Agreement the following words, terms, and phrases herein contained in this section shall be defined and interpreted as herein provided for, unless the clear context of the presentation of the same requires otherwise:

- 3.1 **CITY:** means and refers to the **City of Meridian**, a party to this Agreement, which is a municipal corporation and government subdivision of the state of Idaho, organized and existing by virtue of law of the State of Idaho, whose address is 33 East Broadway Avenue, Meridian, Idaho 83642.
- 3.2 **OWNER/DEVELOPER:** means and refers to **J & J Hess LLC**, whose address is 519 E. Karcher Road, Nampa, Idaho 83687, hereinafter called OWNER/DEVELOPER, the party that owns and is developing said Property and shall include any subsequent owner(s)/developer(s) of the Property.
- 3.3 **PROPERTY:** means and refers to that certain parcel(s) of Property to be bound by this Agreement and located in the County of Ada, City of Meridian, legally described in Exhibit “A” describing a parcel to bound by this Development Agreement and attached hereto and by this reference incorporated herein as if set forth at length.

4. **USES PERMITTED BY THIS AGREEMENT:** This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement.

- 4.1 The uses allowed pursuant to this Agreement are only those uses allowed as permitted, conditional and/or accessory uses under the UDC, as amended.
- 4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

5. **CONDITIONS GOVERNING DEVELOPMENT OF THE PROPERTY:**

- 5.1. Owner/Developer shall develop or cause the Property to be developed in accordance with the following special conditions:
 - a. Future development of the Property shall be generally consistent with the preliminary plat, landscape plan, phasing plan, conceptual plan and building elevations included in Section VII of the Staff Report attached to the Findings and the provisions contained herein.
 - b. Any future development of the Property must comply with the City of Meridian ordinances in effect at the time of the development.
 - c. No development shall commence on the property until sewer service is readily available at the Property and meets one of the following criteria:
 - The connection to this City's sewer collection system is actively being installed by the Owner/Developer; or
 - Sewer has already been stubbed to the Property.
 - d. The Final Plat shall be recorded prior to submittal of any building permit applications for the commercial or residential portion of the development and prior to issuance of any Certificates of Occupancies within the commercial portion of the development.
 - e. Business hours of operation in the L-O zoning district shall be limited from 6:00 a.m. to 10:00 p.m.
 - f. The development is subject to the Oaks lift station and West Ada School District reimbursement agreements.
 - g. Direct lot access to W. Ustick Road is prohibited.

6. **APPROVAL PERIOD:** If this Agreement has not been fully executed within six (6) months after the date of the Findings, the City may, at its sole discretion, declare the Agreement null and void.

7. **DEFAULT/CONSENT TO DE-ANNEXATION AND REVERSAL OF ZONING DESIGNATION:**

- 7.1 **Acts of Default.** In the event Owner/Developer, or Owner/Developer's heirs, successors, assigns, or subsequent owners of the Property or any other person acquiring an interest in the Property, fail to faithfully comply with all of the terms and conditions included in this Agreement in connection with the Property, this Agreement may be

terminated by the City upon compliance with the requirements of the UDC.

- 7.2 **Notice and Cure Period.** In the event of Owner/Developer's breach of this agreement, Owner/Developer shall have thirty (30) days from receipt of written notice from City to initiate commencement of action to correct the breach and cure the default, which action must be prosecuted with diligence and completed within one hundred eighty (180) days; provided, however, that in the case of any such default that cannot with diligence be cured within such one hundred eighty (180) day period, then the time allowed to cure such failure may be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.
- 7.3 **Remedies.** In the event of default by Owner/Developer that is not cured after notice from City as described in Section 7.2, City shall, upon satisfaction of the notice and hearing procedures set forth in Idaho Code section 67-6511A, have the right, but not a duty, to de-annex all or a portion of the Property, reverse the zoning designations described herein, and terminate City services to the de-annexed Property, including water service and/or sewer service. Further, City shall have the right to file an action at law or in equity to enforce the provisions of this Agreement. Because the covenants, agreements, conditions, and obligations contained herein are unique to the Property and integral to City's decision to annex and/or re-zone the Property, City and Owner/Developer stipulate that specific performance is an appropriate, but not exclusive, remedy in the event of default. Owner/Developer reserves all rights to contest whether a default has occurred, and Owner shall have all rights and remedies available at law or in equity.
- 7.4 **Choice of Law and Venue.** This Agreement and the rights of the parties hereto shall be governed by and construed in accordance with the laws of the State of Idaho, including all matters of construction, validity, performance, and enforcement. Any action brought by any party hereto shall be brought within Ada County, Idaho.
- 7.5 **Delay.** In the event the performance of any covenant to be performed hereunder by either Owner/Developer or City is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.
- 7.6 **Waiver.** A waiver by City of any default by Owner/Developer of any one or more of the covenants or conditions hereof shall apply solely to the default and defaults waived and shall neither bar any other rights or remedies of City nor apply to any subsequent default of any such or other covenants and conditions.

8. **INSPECTION:** Owner/Developer shall, immediately upon completion of any portion or the entirety of said development of the Property as required by this Agreement or by City ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written approval of such completed improvements or portion thereof in accordance with the terms and conditions of this Agreement and all other ordinances of the City that apply to said Property.

9. **REQUIREMENT FOR RECORDATION:** City shall record this Agreement, including all of the Exhibits, and submit proof of such recording to Owner/Developer, prior to the third reading of the Meridian Zoning Ordinance in connection with the rezoning of the Property by the City Council. If for any reason after such recordation, the City Council fails to adopt the ordinance

in connection with the annexation and zoning of the Property contemplated hereby, the City shall execute and record an appropriate instrument of release of this Agreement.

10. **ZONING:** City shall, following recordation of the duly approved Agreement, enact a valid and binding ordinance zoning the Property as specified herein.

11. **SURETY OF PERFORMANCE:** The City may also require surety bonds, irrevocable letters of credit, cash deposits, certified check or negotiable bonds, as allowed under the UDC, to insure the installation of required improvements, which the Owner/Developer agree to provide, if required by the City.

12. **CERTIFICATE OF OCCUPANCY:** No Certificates of Occupancy shall be issued in any phase in which the improvements have not been installed, completed, and accepted by the City, or sufficient surety of performance is provided by Owner/Developer to the City in accordance with Paragraph 11 above.

13. **ABIDE BY ALL CITY ORDINANCES:** That Owner/Developer agree to abide by all ordinances of the City of Meridian.

14. **NOTICES:** Any notice desired by the parties and/or required by this Agreement shall be deemed delivered if and when personally delivered or three (3) days after deposit in the United States Mail, registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

CITY:
City Clerk
City of Meridian
33 E. Broadway Ave.
Meridian, Idaho 83642

with copy to:
City Attorney
City of Meridian
33 E. Broadway Avenue
Meridian, Idaho 83642

OWNER/DEVELOPER:
J & J Hess LLC
519 E. Karcher Rd.
Nampa, ID 83687

14.1 A party shall have the right to change its address by delivering to the other party a written notification thereof in accordance with the requirements of this section.

15. **ATTORNEY FEES:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

16. **TIME IS OF THE ESSENCE:** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the other party so failing to perform.

17. **BINDING UPON SUCCESSORS:** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives,

including City's corporate authorities and their successors in office. This Agreement runs with the property and shall be binding on the Owner/Developer, each subsequent owner of the Property, and any other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed. City agrees, upon written request of Owner and/or Developer, to execute appropriate and recordable evidence of termination of this Agreement if City, in its sole and reasonable discretion, determines Owner and/or Developer has fully performed its obligations under this Agreement.

18. **INVALID PROVISION:** If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement and the invalidity thereof shall not affect any of the other provisions contained herein.

19. **DUTY TO ACT REASONABLY:** Unless otherwise expressly provided, each party shall act reasonably in giving any consent, approval, or taking any other action under this Agreement.

20. **REMOVED PROPERTY:** The City is hereby authorized, in its sole discretion, to remove a portion of the Property ("Removed Property") from this Agreement at any time, provided that the City and the owner of the Removed Property concurrently enter into a modified development agreement governing the development and use of the Removed Property. The remaining portion of the Property, which has not been removed from this Agreement as described above, shall continue to be bound by the terms of this Agreement.

21. **COOPERATION OF THE PARTIES:** In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity of any provision in this Agreement, the parties agree to cooperate in defending such action or proceeding.

22. **FINAL AGREEMENT:** This Agreement sets forth all promises, inducements, agreements, condition and understandings between Owner/Developer and City relative to the subject matter hereof, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between Owner/Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

22.1 No condition governing the uses and/or conditions governing rezoning of the subject Property herein provided for can be modified or amended without the approval of the Meridian City Council after a public hearing(s) in accordance with the notice provisions provided for a zoning designation and/or amendment in force at the time of the proposed amendment.

23. **EFFECTIVE DATE OF AGREEMENT:** This Agreement shall be effective upon execution of the Mayor and City Clerk.

[end of text; acknowledgements, signatures and Exhibits A and B follow]

ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the parties have herein executed this Agreement and made it effective as hereinabove provided.

OWNER/DEVELOPER:

J & J Hess LLC

MARK L. HESS



By (printed name):

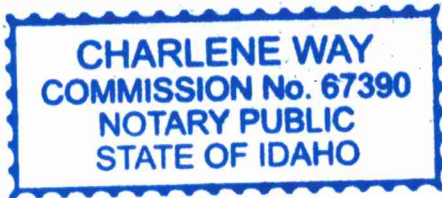
Its (title): manager

State of Idaho)

County of Ada : ss:)

On this 5th day of August, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark L. Hess, known or identified to me to be the Owner/Manager of J & J Hess LLC and the person who signed above and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Charlene Way
Notary Public
My Commission Expires: 3-28-2028

CITY OF MERIDIAN

ATTEST:

By: _____
Mayor Robert E. Simison

Chris Johnson, City Clerk

State of Idaho)
County of Ada : ss:)

On this _____ day of _____, 2026, before me, a Notary Public, personally appeared **Robert E. Simison** and **Chris Johnson**, known or identified to me to be the Mayor and Clerk, respectively, of the **City of Meridian**, who executed the instrument or the person that executed the instrument of behalf of said City, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
My Commission Expires: _____

EXHIBIT A



March 19, 2026
Project No.: 24-199
Durango Subdivision

Exhibit A Legal Description for Annexation

A parcel of land for annexation being a portion of the Southwest 1/4 of Section 33, Township 4 North, Range 1 West, B.M., Ada County, Idaho being more particularly described as follows.

BEGINNING at an aluminum cap marking the South 1/4 corner of said Section 33, which bears S89°19'00"E a distance of 2,638.24 feet from an aluminum cap marking the Southwest corner of said Section 33, thence following the southerly line of said Southwest 1/4, N89°19'00"W a distance of 870.62 feet;

Thence leaving said southerly line, N00°29'28"E a distance of 368.87 feet to the centerline of Sky Pilot Drain;

Thence following said centerline the following two (2) courses:

1. 100.55 feet along the arc of a curve to the left, said curve having a radius of 220.00 feet, a delta angle of 26°11'15", a chord bearing of N76°34'28"W, and a chord distance of 99.68 feet;
2. N89°40'10"W a distance of 386.32 feet to the centerline of N. McDermott Bypass;

Thence leaving the centerline of said Sky Pilot Drain and following the centerline of said N. McDermott Bypass the following two (2) courses:

1. N00°29'45"E a distance of 593.73 feet;
2. 419.07 feet along the arc of a curve to the left, said curve having a radius of 371.00 feet, a delta angle of 64°43'12", a chord bearing of N31°51'51"W, and a chord distance of 397.15 feet to the northerly line of the Southeast 1/4 of the Southwest 1/4 of said Section 33;

Thence leaving said centerline and following said northerly line, S89°18'42"E a distance of 1,566.45 feet to the Northeast corner of said Southeast 1/4 of the Southwest 1/4 (Center-South 1/16 corner);

Thence leaving said northerly line and following the easterly line of said Southeast 1/4 of the Southwest 1/4, S00°29'07"W a distance of 1,316.85 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 37.08 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



3-19-2026

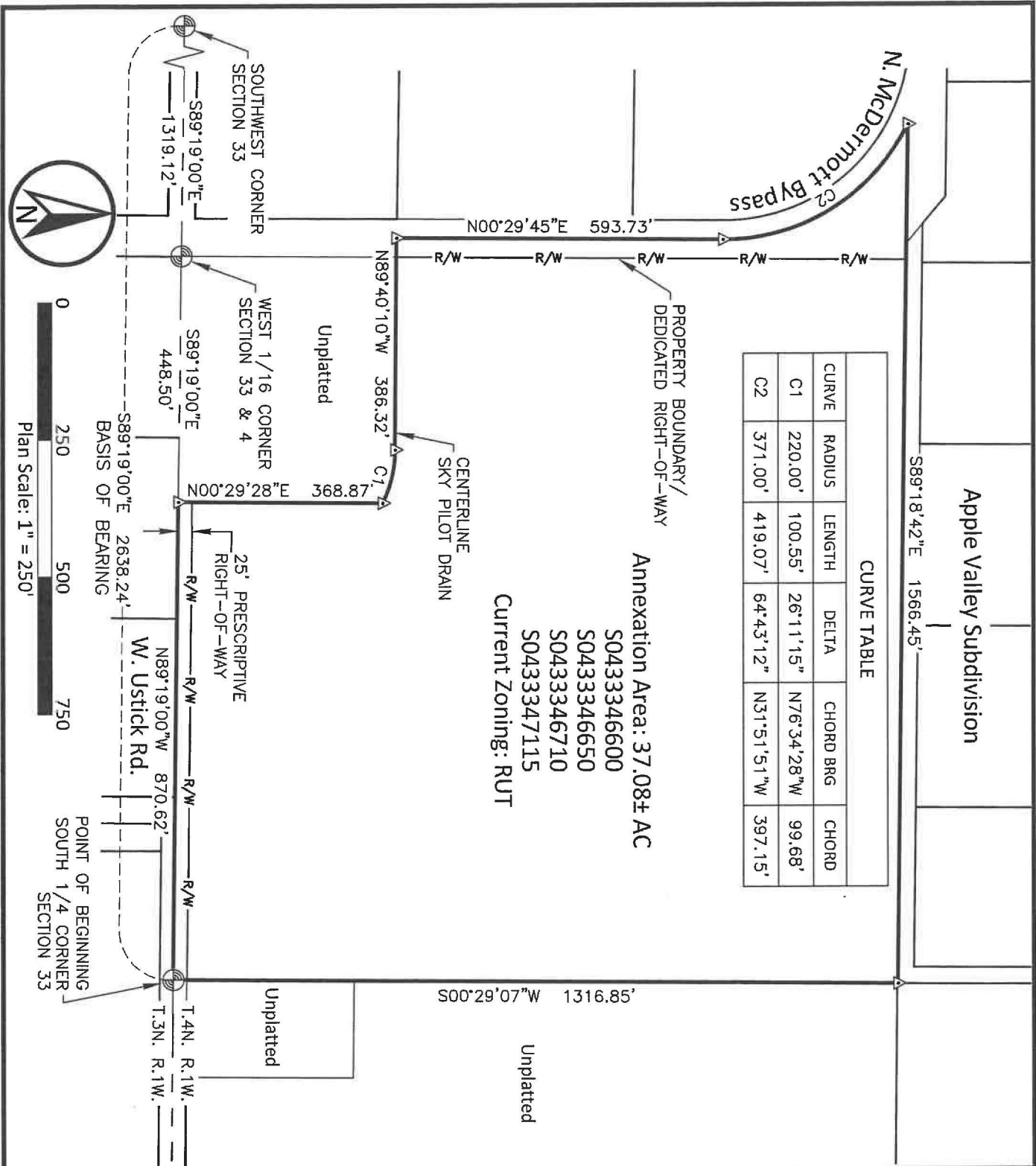
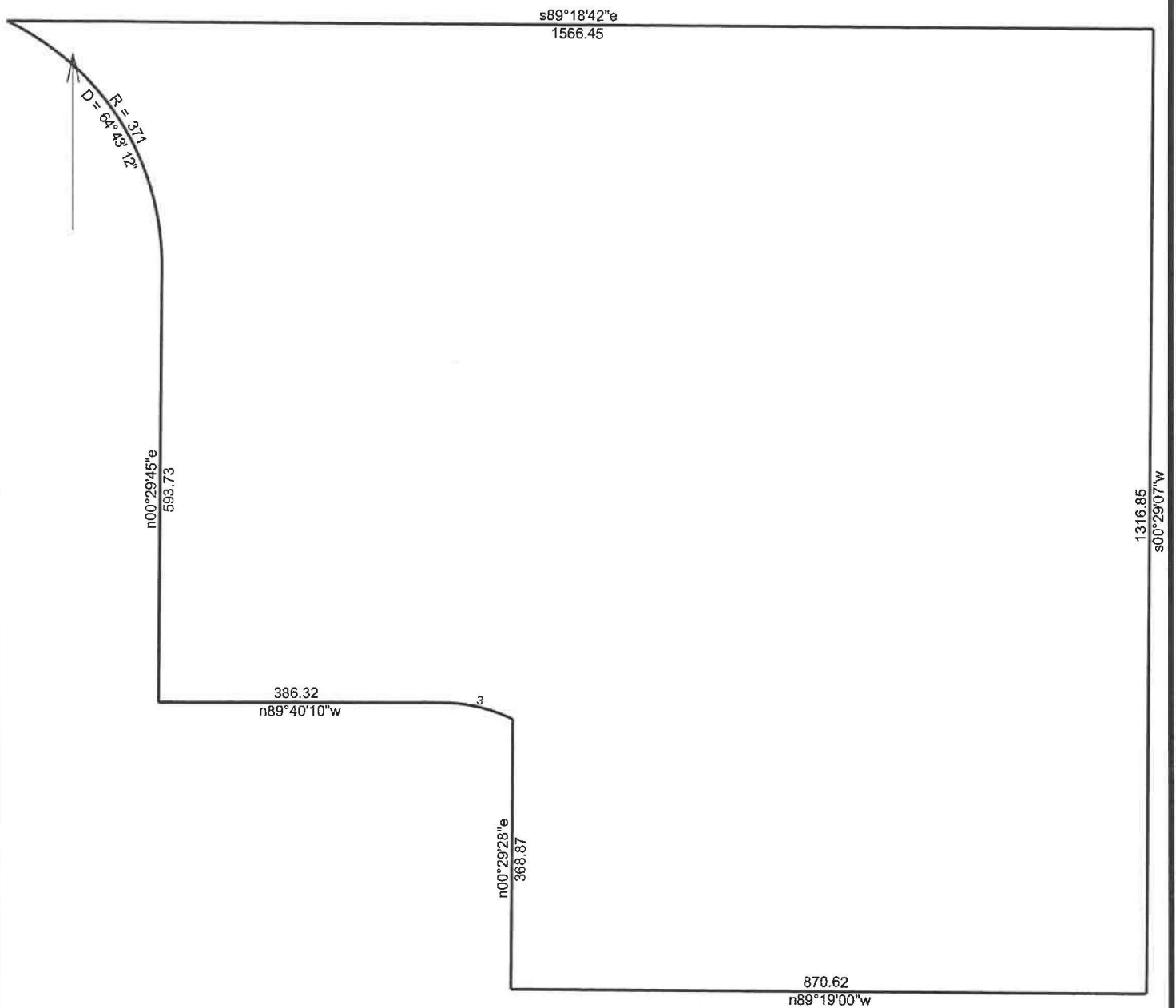


Exhibit B
Annexation

Durango Subdivision
SW 1/4 Sec. 33, T4N, R1W, BM, Ada County, ID

DATE: March 2026
PROJECT: 24-199
SHEET: 1 OF 1

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@lp.com



Annexation 24-199

3/5/2026

Scale: 1 inch= 201 feet

File:

Tract 1: 37.0828 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5622 ft.

01 n89.1900w 870.62

08 s00.2907w 1316.85

02 n00.2928e 368.87

03 Lt, r=220.00, delta=026.1115, chord=n76.3428w 99.68

04 n89.4010w 386.32

05 n00.2945e 593.73

06 Lt, r=371.00, delta=064.4312, chord=n31.5151w 397.15

07 s89.1842e 1566.45

EXHIBIT B

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



In the Matter of the Request for Annexation of 37.08 Acres of Land with R-8 (29.53 acres) and L-O (7.55 acres) Zoning; and a Preliminary Plat Consisting of 127 Residential Lots, Six (6) Commercial Building Lots and 14 Common Lots on 35.87 Acres of Land in the Proposed R-8 and L-O Zoning Districts for Durango Subdivision, by KM Engineering, LLP.

Case No(s). H-2025-0017

For the City Council Hearing Date of: July 14, 2026 (Findings on July 28, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of July 14, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of July 14, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of July 14, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of July 14, 2026, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of July 14, 2026, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for annexation and zoning and preliminary plat is hereby approved with the requirement of a Development Agreement per the provisions in the Staff Report for the hearing date of July 14, 2026, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of July 14, 2026

By action of the City Council at its regular meeting held on the 28th day of July, 2026.

COUNCIL PRESIDENT JOHN OVERTON

VOTED AYE

COUNCIL VICE PRESIDENT ANNE LITTLE ROBERTS

VOTED AYE

COUNCIL MEMBER DOUG TAYLOR

VOTED

COUNCIL MEMBER LUKE CAVENER

VOTED

COUNCIL MEMBER LIZ STRADER

VOTED AYE

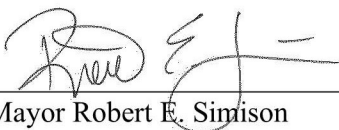
COUNCIL MEMBER BRIAN WHITLOCK

VOTED AYE

MAYOR ROBERT SIMISON

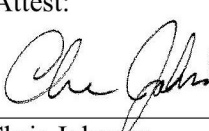
VOTED

(TIE BREAKER)



Mayor Robert E. Simison 7-28-2026

Attest:

Chris Johnson 7-28-2026
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By:  _____ Dated: 7-28-2026
City Clerk's Office

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING 7/14/2026

DATE:

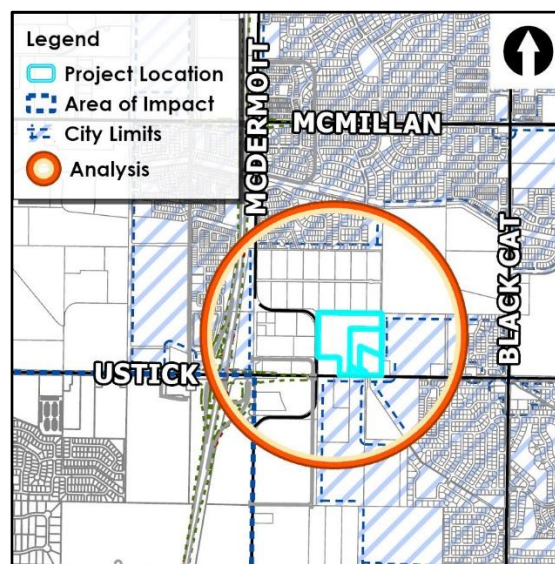
TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org

APPLICANT: Connor Lindstrom, KM Engineering, LLP

SUBJECT: Durango Subdivision – AZ, PP
H-2025-0017

LOCATION: 5630 W. Ustick Road, generally located at a portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, Township 4N, Range 1W
Parcel Nos. S0433346600, S0433346710, S0433346650 and S0433347115



I. PROJECT OVERVIEW

A. Summary

Annexation of 37.08 acres of land with R-8 (29.53 acres) and L-O (7.55 acres) zoning and a Preliminary Plat consisting of 127 residential lots, 6 commercial building lots and 14 common lots on 35.87 acres of land in the proposed R-8 and L-O zoning districts.

B. Issues/Waivers

The Applicant proposes to extend the Office Future Land Use Map (FLUM) designation at the southeast corner of the site further to the west along the frontage of Ustick Rd. for an additional approximate 3.24 acres or 16% of the development area. *The Comp Plan states FLUM designations are not parcel specific and that an adjacent abutting designation, when appropriate and approved as part of a public hearing with a land development application, may be used but may not apply to more than 50% of the land being developed.*

Staff is supportive of this request as approximately $\frac{1}{2}$ acre of the site designated Office is encompassed by the Sky Pilot drain easement and cannot be developed; and an additional 1.7 acres of Office designated land to the east will not develop as such with Springday Subdivision due to the location of the collector street and remaining area not being large enough to develop with office uses.

C. Recommendation

Planning Division: Approval

Planning and Zoning Commission: Approval

D. Decision

City Council: Approved

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II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant and Residential	-
Proposed Land Use(s)	Residential and Office	-
Existing Zoning	RUT	IV.A.2
Proposed Zoning	R-8 and L-O	
Adopted FLUM Designation	Medium Density Residential and Office	IV.A.3

Table 2: Project Overview

Description	Details
History	NA
Phasing Plan	3 phases are proposed
Residential Units	127
Open Space	25.41%
Amenities	7 points required/ 8 points provided
Physical Features	Eight Mile Lateral and the Sky Pilot Drain
Acreage	±35.87 acres
Lots	147 lots (127 residential/6 commercial/14 common lots)
Lot Sizes	minimum lot – 5,547 sf./ maximum lot – 8,687 sf/ average lot – 5,864 sf
Density	4.48 du/ac

Table 3: Process Facts

Description	Details
Preapplication Meeting date	4/7/2025
Neighborhood Meeting	1/8/2025
Site posting date	5/5/2026

Table 4: Agency Comments

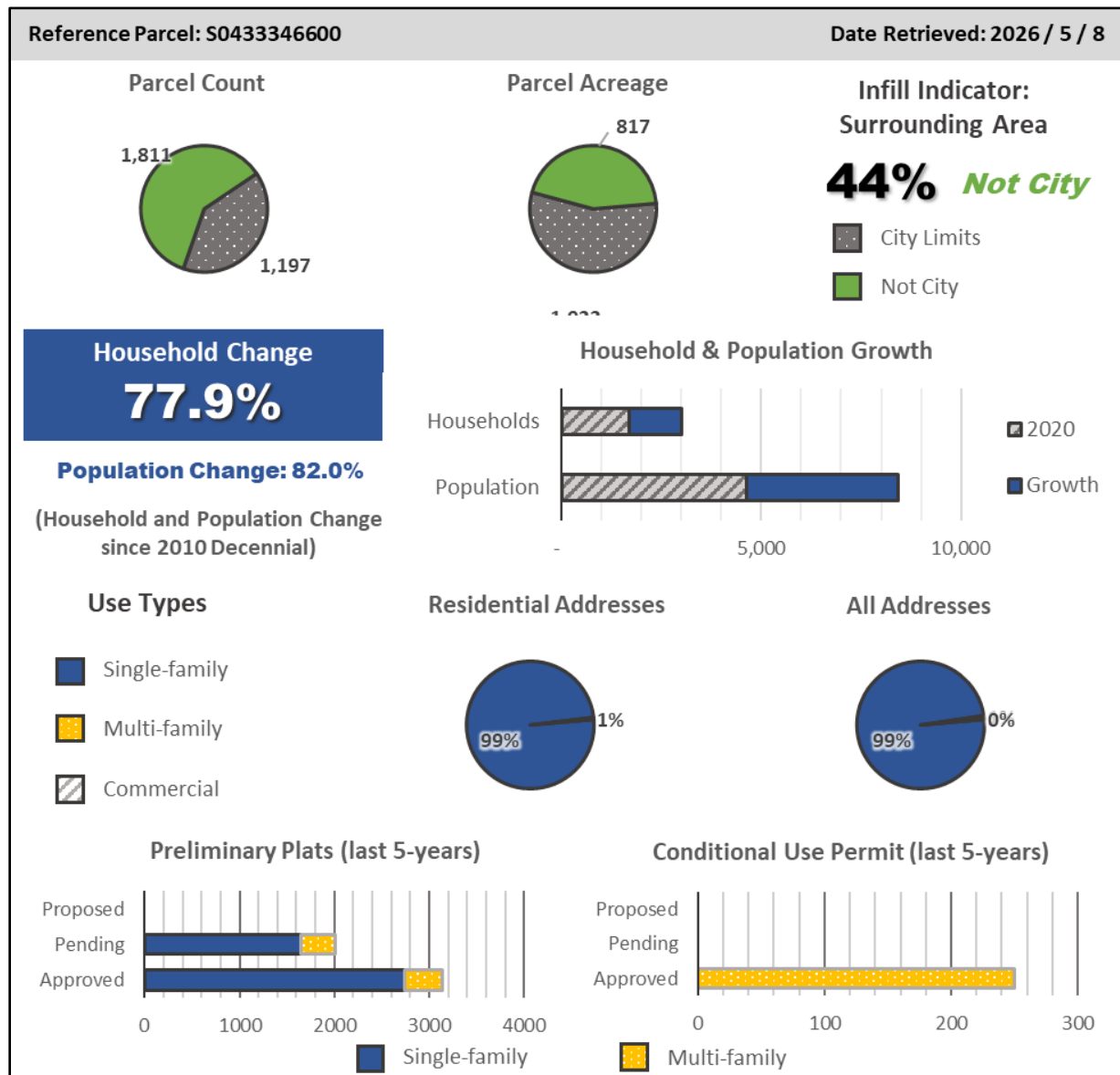
Agency / Element	Description / Issue	Reference
Ada County Highway District		I.H
• Comments Received	Yes/Staff Report	-
• Commission Action Required	No	-
• Access	Ustick Road/ Existing	-
• Traffic Level of Service	Ustick Road – Better than “E”	-
ITD Comments Received	ITD has indicated that they have no comments related to this application.	
Meridian Public Works Wastewater		I.B
• Distance to Mainline	Sewer not yet available to site.	
• Impacts or Concerns	Extension of the McDermott Trunk line to Ustick and an additional 1700 ft of 10-inch sewer main required to serve	

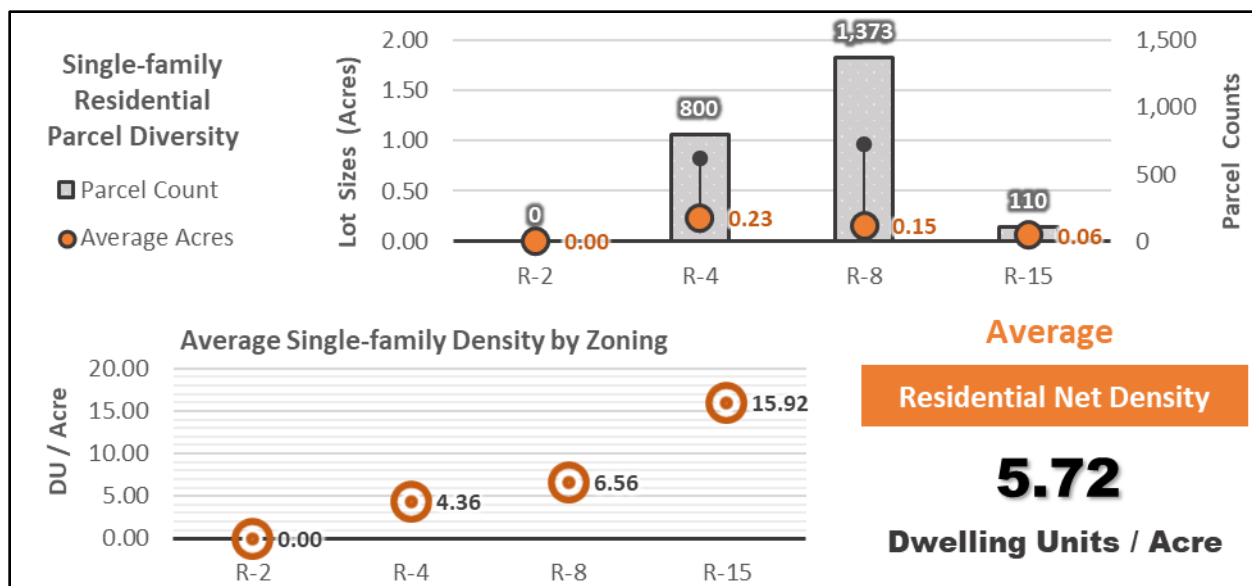
	site. PW will not approve utility plan until sewer is made available.	
Meridian Public Works Water		I.B
• Distance to Mainline	Available at the site	
• Impacts or Concerns	A maximum of 50 lots can be developed before a second water connection is required.	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=400842&dbid=0&repo=MeridianCity>

Figure 1: One-Mile Radius Existing Condition Metrics





Notes: See V. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 2: ACHD Summary Metrics

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Ustick Road	870-feet	Principal Arterial	293	Better than "E"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Ustick Road east of McDermott Road was 5,505 on January 27, 2022.

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Ustick Road is scheduled in the FYP to be widened to 5-lanes from McDermott Road/Bypass to Black Cat Road in 2027.
- Ustick Road is scheduled in the FYP to be widened to 5-lanes from Black Cat Road to Ten Mile Road in 2025.
- The intersection of Ustick Road and McDermott Road/Bypass is scheduled in the FYP to be widened to 3-lanes on the north leg, 3-lanes on the south leg, 6-lanes on the east leg, and 6-lanes on the west leg in 2027.
- The intersection of Ustick Road and Black Cat Road is scheduled in the FYP to be widened to 7 lanes on the north and south legs and 6-lanes on the east and west legs and signalized in 2025.
- The intersection of Ustick Road and Owyhee Storm Avenue is scheduled in the FYP as an intersection improvement project to be widened to 3-lanes on the north leg, 6-lanes on the east leg, and 5-lanes on the west leg in 2025.
- Black Cat Road is listed in the CIP to be widened to 5-lanes from Cherry Lane to Ustick Road between 2031 and 2035.
- The intersection of Cherry Lane and Black Cat Road is listed in the CIP to be widened to 4-lanes on the north leg, 4-lanes on the south, 4-lanes east, and 4-lanes on the west leg, and signalized between 2031 and 2035.

Notes: See V. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

This property is designated Medium Density Residential and Office on the City's Future Land Use Map (FLUM) contained in the Comprehensive Plan. The Medium Density Residential designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The Office designation provides opportunities for low-impact business areas. These uses would include professional offices, technology and resource centers; ancillary commercial uses may be considered (particularly within research and development centers or technological parks). Sample zoning include L-O.

The applicant proposes to extend ("float") the existing Office land use designation west along the Ustick frontage to accommodate additional L-O zoned office lots within the overall Medium Density Residential designated property. The Comprehensive Plan allows adjacent future land use designations to be utilized through a development application process where the designation directly abuts the subject property, does not extend across a collector or arterial roadway, and does not exceed 50% of the land being developed.

The applicant states that approximately 16% of the development area would utilize the floated Office designation and that the subject property directly abuts the existing Office designation. Based on these findings, the request appears consistent with the Comprehensive Plan's floating designation provisions.

The proposed plat contains 127 residential lots on approximately 35.87 acres at a gross density of 4.48du/ac, meeting the required density range listed above.

The applicant has provided a conceptual layout for the office portion of the development. The plan depicts site parking, cross-access driveways to adjacent properties, and 6 office buildings, totaling approximately 51,255 sq ft.

Staff finds that the proposed zoning, plat and conceptual office layout are consistent with the MDR and Office designations.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. In order to ensure the site develops as proposed with this application, staff recommend a DA as a provision of annexation with the provisions included in Section IV. The DA is required to be signed by the property owner(s)/developer and returned to the City within 6 months of the Council granting the annexation for approval by City Council and subsequent recordation.

B. Comprehensive Plan Policies

- 2.02.01A - With new subdivision plans, require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities. *The proposed plat has an abundance of pedestrian connectivity throughout the proposed development.*
- 2.02.01C - Require all new residential neighborhoods to provide complete streets, consistent with the Transportation and Land Use Integration Plan. *The internal street network meets ACHD standards.*

- 2.02.01D - Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity. *The applicant proposes extending several walkways to other properties abutting this development.*
- 3.03.03F - Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services. *As noted above, sewer to this development is not in the immediate area. However, with the development of the Dayspring Subdivision, sewer will be extended in Ustick, which this development could utilize. The timing of the extension is unknown at this time.*
- 3.07.01A - Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices. *The applicant is coordinating the landscape design with the Ustick Commercial development to the west. Additionally, the office lots west of N. Dayspring Way were located here to integrate with the property to the west and coordinate an appropriate transition between the two commercial developments and future residential lots north of the Sky Pilot Drain.*
- 4.05.01D - Requires improving and protecting creeks and other natural waterways throughout commercial, industrial, and residential areas. *The Eight Mile Lateral runs along the northern boundary of the site and will remain in a natural state, enhanced with a multi-use pathway.*
- 5.01.02C - Promote area beautification and community identity through context sensitive building and site design principles, appropriate signage, and attractive landscaping. *Ustick Road is designated an entryway corridor. The applicant is proposing a dry creek bed with river rock and boulders as additional design features. Additionally, the applicant should enter into a license agreement with ITD or ACHD to landscape the surplus ROW located along McDermott Bypass, near the NWC of the property identified with phase 3.*
- 5.01.01F – Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code. *The UDC limits business hours of operation in the L-O district from 6 am to 10 pm to minimize these disturbances.*
- 6.01.02B - Requires the applicant to reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity. *Cross-access is being provided to abutting properties. Direct lot access isn't proposed; however, the Ustick Commercial project did show RIRO access to Ustick to be shared with the property. ACHD and City staff are not supportive of any access to Ustick Rd.*

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (UDC 11-1):
There is an existing structure on parcel S0433347115 that will need to be removed with development of the property.
2. Proposed Use Analysis (UDC 11-2):
The applicant is proposing a mixed-use development consisting of 147 total lots, including 127 single-family residential lots, six commercial office lots and fourteen (14) common lots on 35.87 acres. The residential portion of the property is proposed to be zoned R-8 and is proposed to develop with single family detached homes. The office portion of the development may develop with 6 office buildings totaling 51,255 square feet. The subdivision is proposed to develop in three phases.

3. Dimensional Standards (UDC 11-2):

This subdivision is proposed to include various sized residential lots, ranging from 5,547 sq. ft. to 8,687 sq. ft. In total, 127 buildable residential lots are proposed. Average lot size is 5,864 sq. ft. The office lots range in size from 31,017 sq. ft. to 47,798 sq. ft.

The minimum lot size in the R-8 zone is 4,000 feet, and there is no minimum lot size for the L-O zone. Staff finds that the proposed development meets the dimensional standards of both zones. Any future homes and office buildings will also need to comply with the dimensional standards in UDC Table UDC 11-2A-6 and 11-2B-3.

Lots 1, 2, 4, Block 1 should graphically depict the 35-foot landscape buffer along Ustick Road and a 10-foot landscape buffer along N. Dayspring Way.

D. Design Standards Analysis

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

All structures and site designs are required to comply with the standards listed in UDC 11-3A-19.

The conceptual development plan of the office area depicts an interconnected network of walkways and drive aisles that promote pedestrian and vehicular mobility within the development and to the adjacent development to the west and east; a pathway is proposed to the future residential development to the north for pedestrian access and connectivity, no vehicular connectivity is proposed.

Where the pathway crosses a vehicular driving surface (driveway that parallels the Sky Pilot Drain), the applicant should distinguish this pedestrian crossing through the use of pavers, colored or scored concrete, or bricks, per UDC 11-3A-19B.4b.

Staff is supportive of the proposed layout with the noted modification.

2. Qualified Open Space & Amenities (UDC 11-3G):

UDC Requirement	Proposed/Analysis
Open Space: 15% for the R-8 Zoning	7.63 acres or 25.41%
Amenities: 1 Point for every 5 acres of gross land area	Dog waste station, open space commons, pathways for a total of 11 points, 7 points were required.

All common open space areas are required to be landscaped with one deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn or other vegetative groundcover per UDC 11-3G-5B.3.

The applicant is proposing to construct a 10-foot multi-use pathway along the south side of the Eight Mile Lateral outside of the 50-foot easement. Landscaping along the pathways should comply with the standards set forth in UDC 11-3B-12C.

Although the applicant exceeds the required amenities per the UDC, staff believes with this annexation the applicant should provide an additional amenity in one of open space commons lots. If these areas are for play for the residents, staff recommends the applicant construct a passive amenity such as an open space commons shelter in Lot 9, Block 3.

3. Landscaping (UDC 11-3B):

- i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Entry Way Corridor: 35 feet	A 35-foot wide landscape buffer is proposed along Ustick Road.
Collector Road: 20 feet	A 20-foot buffer is proposed along a portion of the McDermott Bypass. The roadway is currently under the jurisdiction of ITD and is anticipated to be conveyed to ACHD in the near future. Staff recommends the applicant coordinate with the applicable transportation agency prior to submitting Phase 2 of the project and enter into a license agreement to incorporate the surplus right-of-way into the buffer area.
Local Road: 10 feet or 8 feet with detached sidewalks	Eight-foot parkways are proposed along the internal streets consistent with UDC standards. The Sky Pilot Drain runs along the east boundary of N. Dayspring Way, which creates an exceptionally wide buffer in this area. If trees are not allowed to be planted in the easement, the applicant should add an additional five feet outside of the irrigation easement to plant the required trees.

ii. Tree preservation

Per UDC 11-3B-10, the applicant shall preserve existing trees four-inch caliper or greater from destruction during the development.

Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees). Deciduous specimen trees four-inch caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

The applicant shall add a mitigation section to the landscape plan for trees that are removed meeting the criteria above.

iii. Parking lot landscaping

Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8.

The office portion of the proposed development will have to meet the parking lot requirements listed in UDC 11-3B-8 with the submittal of the Certificate of Zoning Compliance.

iv. Landscape buffers to adjoining uses

A minimum 25-foot-wide buffer is required adjacent to residential land uses in accordance with UDC Tables 11-2C-3, 11-2B-3, and 11-4-3-34F. The buffer shall be landscaped in compliance with the standards of UDC Section 11-3B-9C.

The residential and commercial components of the development are separated by the Sky Pilot Drain and its associated 100-foot-wide irrigation easement. The applicant proposes to pipe the drain and improve a portion of the easement area with approximately thirty-eight (38) feet of open space that includes a five (5) foot-wide pedestrian pathway and a seven (7) foot-wide planting bed adjacent to the residential portion of the property. The other half of the easement is located on the commercial portion of the property providing the 100-foot buffer between the two uses.

As trees are not permitted within the irrigation easement, an additional five (5) foot-wide landscape strip outside of the easement will be necessary to accommodate the required tree plantings and meet the landscape buffer requirements of the code.

v. Storm integration

An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18. A Geotechnical Evaluation and geotechnical groundwater monitoring report was submitted with this application.

Development will be required to meet UDC 11-3B-11 for stormwater integration.

vi. Pathway landscaping

A landscape strip a minimum of five (5) feet wide shall be provided along each side of the pathway. If landscaping is not allowed within any of the irrigation easements, the applicant shall provide five (5) feet of landscaping outside of the irrigation easement to meet this requirement.

4. Parking (UDC 11-3C):

i. Residential parking analysis

Off-street parking is required per the standards listed in UDC Table 11-3C-6; the number of parking spaces is based on the number of bedrooms per unit. The applicant shall comply with these standards. Each single-family residence will be evaluated at the time of building permit submittal.

ii. Nonresidential parking analysis

UDC Requirement	Proposed/Analysis
Commercial: 1 Parking Stall per 500 Square Feet of Gross Floor Area	This will be determined during the Certificate of Zoning Compliance application review.

iii. Bicycle parking analysis

A minimum of one (1) bicycle parking space must be provided for every 25 vehicle spaces or portion thereof per UDC 11-3C-6G; bicycle parking facilities are required to comply with the location and design standards listed in UDC 11-3C-5C.

Bicycle parking will be determined with the submittal of a Certificate of Zoning Compliance application.

5. Building Elevations (Architectural Standards Manual):

Conceptual building elevations were submitted for the proposed subdivision as shown in Section VII.N. Single family homes along the collectors should be designed with elevations that create interest through the use of broken planes, windows, and fenestrations that produce a rhythm of materials and patterns. Design review is not required for single-family detached structures.

Staff recommends a DA provision requiring those home elevations incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from adjacent public streets. Single-story homes are exempt from this requirement.

The office elevations will be subject to the design standards in the Architectural Standards Manual (ASM).

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

All fencing constructed on the site is required to comply with the standards listed in UDC 11-3A-7.

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

Per the UDC the minimum width of parkways planted with Class II trees shall be eight (8) feet. The width can be measured from the back of curb where there is no likely expansion of the street section within the right-of-way; the parkway width shall exclude the width of the sidewalk. Class II trees are the preferred parkway trees.

The applicant is proposing parkways along the local streets of the subdivision. The applicant has designed the local streets with sixty-three feet of right-of-way which includes an 8-foot-wide landscape planter and a 5-foot-wide sidewalk within a thirteen-foot ACHD easement on each side of the thirty-seven-foot right-of-way. The parkways will be required to meet the requirements of UDC 11-3A-17.

E. Transportation Analysis

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

Access to the preliminary plat is via W. Ustick Road and N. McDermott Road Bypass. For the L-O portion of the development, the applicant is proposing cross access to the property to the west and east as required by UDC 11-3A-3. Direct lot access to Ustick is prohibited.

2. Pedestrian Connectivity (UDC 11-3A-5, UDC 11-3A-8, UDC 11-3A-17):

The applicant has provided ten-foot-wide multi-use pathways and five-foot-wide pathways as well as five-foot-wide sidewalks throughout the development for pedestrian connectivity.

3. Subdivision Regulations (UDC 11-6):

i. Common driveways

Per UDC 11-6C-3D, common driveways shall serve a maximum of four (4) dwelling units. In no case shall more than three (3) dwelling units be located on one (1) side of the driveway.

The applicant is proposing three (3) common driveways that meet the dimensional requirements as outlined in the UDC.

ii. Block face

Per UDC 11-6C-3.F.1, block face length in residential districts shall be more than seven hundred fifty (750) feet in length without an intersecting street or alley, except as allowed in subsection (F)(3) of this section.

The north side of W. Pagosa Street exceeds 750 feet in length requirement but does not exceed 1,000 square feet in length. Per UDC 11-6C-3.F.1.a, where a pedestrian connection is provided, the maximum block face may be extended up to one thousand (1,000) feet in length in residential districts. The applicant is proposing multiple pathway connections, including traffic calming as required by the UDC. Therefore, staff has no opposition to the extended block length.

F. Services Analysis

1. Waterways (UDC 11-3A-6):

All irrigation ditches crossing this site shall be piped or otherwise covered as set forth in UDC 11-3A-6B.3. Per the applicant's narrative, the Eightmile Lateral is proposed to remain open while proposing to reroute and pipe the Sky Pilot Drain north along the southern access road before traveling west under the service drive. Various meetings and coordination took place between the applicant, Nampa Meridian Irrigation District (NMID) and ACHD to establish a route that works for all parties. The easement in which the drain will travel will be 100' wide as required by NMID and the origination point of the drain and the location in which it departs the property under McDermott Road will remain. To provide NMID the access needed to their pipeline, no structures will be placed within the easement, and no trees will be planted.

A waiver to keep the lateral open needs to be approved by City Council.

Per UDC 11-3A-6E, in Residential Districts, irrigation easements wider than ten (10) feet shall be included in a common lot that is a minimum of twenty (20) feet wide and outside of a fenced area, unless otherwise waived by City Council.

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

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.

3. Storm Drainage (UDC 11-3A-18):

An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18. A Geotechnical Evaluation and geotechnical groundwater monitoring report was submitted with this application.

4. Utilities (UDC 11-3A-21):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.

Sewer is not yet available to the site. The extension of the McDermott Trunk line to Ustick Road and an additional 1700 feet of 10-inch sewer main is required to serve site. The Public Works Department will not approve utility plans until sewer is made available at the site.

Commission and Council should determine if annexation of this property is in the best interest of the City.

5. School Capacity (Comp Plan):

School District(s)	West Ada School District
• Capacity of Schools	Hunter Elementary School - 625 Sawtooth Middle School - 1000 Owyhee High School - 1800

• Number of Students Enrolled	Hunter Elementary School - 574 Sawtooth Middle School - 844 Owyhee High School - 1807
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IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

Annexation

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer. **A final plat will not be accepted until the Annexation ordinance and development agreement are approved by City Council and sewer improvements have been completed.**

Currently, a fee of \$611.47 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, phasing plan, conceptual plan and building elevations included in Section VII and the provisions contained herein.
- b. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.
- c. No development shall commence on the property until sewer service is readily available at the site and meets one of the following criteria:
 - The connection to this City's sewer collection system is actively being installed by the applicant; or
 - Sewer has already been stubbed to the site.
- d. The Final Plat shall be recorded prior to submittal of any building permit applications for the commercial or residential portion of the development and prior to issuance of any Certificates of Occupancies within the commercial portion of the development.
- e. Business hours of operation in the L-O zoning district shall be limited from 6:00 am to 10:00 pm.
- f. The development is subject to the Oaks lift station & West Ada School District reimbursement agreements.
- g. Direct lot access to W. Ustick Road is prohibited.

Preliminary Plat

2. The final plat(s) shall include the following revisions:
 - a. Depict cross-access/ingress-egress easements between all commercial lots in the subdivision and to adjoining properties either by recorded easement or as a note on the final plat as set forth in UDC 11-3A-3A.2.
 - b. Add a note on the final plat(s) that states direct lot access is prohibited.
 - c. Lots 1, 2, 4, Block 1 shall graphically depict the required landscape buffer widths along Ustick Road and N. Dayspring Way.

3. The landscape plan prepared by KM Engineering and stamped by Alyssa Ensen, included in Exhibit Section VIIIE, dated January 5, 2026, shall be revised as follows:
 - a. A 20-foot-wide landscape buffer and 10-foot wide sidewalk shall be constructed within the right of way west of Lots 5-8, Block 6. Any surplus right of way outside of the 20-foot landscape buffer shall also be landscaped and the 10-foot multi-use in Lot 10, Block 6 shall connect to the 10-foot sidewalk.
 - b. If landscaping is not allowed within any of the irrigation easements, the applicant shall provide five (5) feet of landscaping outside of the irrigation easement to meet this requirement.
 - c. All common open space areas are required to be landscaped with one deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn or other vegetative groundcover per UDC 11-3G-5B.3.
 - d. Mitigation information shall be included for all existing trees four-inch caliper or greater that are removed from the site as set forth in UDC 11-3B-10.
 - e. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
 - f. The applicant shall provide an open space commons shelter in Lot 9, Block 3. A detail of said amenity shall be submitted with the final plat application.
 - g. Where the pathway crosses a vehicular driving surface (driveway that parallels the Sky Pilot Drain), the applicant shall distinguish this pedestrian crossing through the use of pavers, colored or scored concrete, or bricks, per UDC 11-3A-19B.4b.
 - h. Additional design features consisting of a dry creek bed with river rock and boulders shall be included in the street buffer along W. Ustick Rd., an entryway corridor, as proposed, in accord with UDC 11-3B-7C.3f.
4. The Eightmile Lateral and Sky Pilot Drain shall comply with the provisions for irrigation ditches, laterals, canals and/or drainage courses, as set forth in UDC 11-3A-6. The applicant ~~shall obtain~~ shall obtain a Council waiver to leave the Eightmile Lateral open as proposed.
5. Pathway and adjoining fencings and landscaping shall be constructed consistent with the standards as set forth in UDC 11-3A-7A7, 11-3A-8 and 11-3B-12C.
6. Prior to signature on the final plat by the City Engineer, the applicant shall submit a public access easement for the multi-use pathway along the Eightmile Lateral to the Planning Division for approval by City Council and subsequent recordation or unless required by ACHD.
7. The development shall comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to driveways, easements, blocks, street buffers, and mailbox placement.
8. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family detached dwellings based on the number of bedrooms per unit.
9. All common driveways shall meet the requirements of 11-6C-2-D including a perpetual ingress/egress easement being filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.
10. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved for the commercial portion of the development prior to the submittal of a building

permit application. The design of the site and structures shall comply with the standards listed in UDC 11-3A-19; the design standards listed in the Architectural Standards Manual.

11. The Applicant shall have a maximum of two (2) years to obtain City Engineer's signature on a final plat in accord with UDC 11-6B-7.
12. The plat shall comply with the dimensional standards of the R-8 and L-O zoning districts per UDC 11-2A-6 and 11-2B-3.
13. The Applicant shall comply with all conditions of ACHD.
14. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
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). 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 development plan approval.
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. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
11. 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.
12. 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.
13. 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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.

21. 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.
22. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. Meridian Park's Department

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=400843&dbid=0&repo=MeridianCity>
Y

D. Community Planning Association of Southwest Idaho (COMPASS)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=400843&dbid=0&repo=MeridianCity>
Y

E. Irrigation Districts

Nampa & Meridian Irrigation District

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=400843&dbid=0&repo=MeridianCity>
Y

F. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=400843&dbid=0&repo=MeridianCity>
Y

G. West Ada School District (WASD) or Other District/School

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=400843&dbid=0&repo=MeridianCity>
Y

H. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=400843&dbid=0&repo=MeridianCity>
Y

I. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=400843&dbid=0&repo=MeridianCity>
Y

II. FINDINGS

A. Annexation (UDC 11-5B-3E)

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
The City Council finds the annexation of the subject site with an R-8 and L-O zoning districts will be consistent with the Medium Density Residential and Office FLUM designations.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
The City Council finds the proposed lot sizes and office layout will be consistent with the purpose statement of the residential and commercial zoning districts.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
The City Council finds annexation with R-8 and L-O zoning districts will not be detrimental to public health, safety, and/or welfare.
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
The City Council finds the applicant is proposing to phase the development which should not have an adverse impact on any of the public services.
5. The annexation (as applicable) is in the best interest of city.
The City Council finds the annexation of the site is in the best interest of the City.

Preliminary Plat (UDC-6B-6)

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

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
The City Council finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the conditions of approval in Section IV.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
The City Council finds that water is readily available to property, however the extension of the McDermott Trunk line to Ustick and an additional 1,700 ft. of 10-inch sewer main required to serve site. Development of the subject property won't be allowed until sewer service is extended to the property as required by the Public Works Department.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
The City Council finds proposed development is consistent with scheduled public improvements. ACHD is scheduled to widen Ustick Road next year, and the City has entered into a cooperative development agreement with a developer for the extension of the McDermott truck line to Ustick. The private developer is responsible for the remainder of the extension in Ustick Rd., which is anticipated to occur prior to the completion of the road widening.
4. There is public financial capability of supporting services for the proposed development;
The City Council finds there is public financial capability of supporting services for the proposed development.

5. The development will not be detrimental to the public health, safety or general welfare; and
The City Council finds the proposed development is not detrimental to the public health, safety, and general welfare.
6. The development preserves significant natural, scenic or historic features.
The City Council finds the development is preserving the Eightmile Lateral and incorporating it into proposed subdivision by keeping it open as a natural feature.

III. ACTION

A. Staff:

Staff recommends approval of the proposed annexation with the requirement of a Development Agreement and approval of the preliminary plat with the provisions listed above in Section IV, per the Findings listed in Section V.

A. Commission:

The Meridian Planning & Zoning Commission heard these items on May 28, 2026. At the public hearing, the Commission moved to approve the subject AZ & PP requests.

1. Summary of the Commission public hearing:

- a. In favor: Connor Lindstrom, KM Engineering
- b. In opposition: None
- c. Commenting: Greg Larson; Cory Thacker
- d. Written testimony: Cory Thacker; Connor Lindstrom, KM Engineering
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: Bill Parsons

2. Key issue(s) of public testimony:

- a. Mr. Larson had concerns pertaining to the location of the proposed access driveway via N. McDermott Rd. Bypass and sight distance with the curve of the bypass to the north – request for the access to be shifted further to the south near the Sky Pilot Drain and his north property boundary.
- b. Mr. Thacker had concerns pertaining to water rights, eminent domain and desire for cross-access to be provided to his property for redevelopment purposes through the subject property.
- c. The Applicant is in agreement with Staff's recommendation to provide a shelter on Lot 9, Block 3 but not in favor of extending N. Del Norte Ave. as a stub street to the out-parcel to the south since access is proposed via a cross-access easement from N. Dayspring Way – Staff agreed & retracted the recommendation for the stub street to be provided.

3. Key issue(s) of discussion by Commission:

- a. The provision of a stub street (Del Norte) to the out-parcel at the southwest corner of the site.
- b. The provision of a shelter as an additional amenity on Lot 9, Block 3 as recommended by Staff.
- c. The request for the Office designation to be extended further to the west along the frontage of Ustick Rd. to allow for additional office use.

4. Commission change(s) to Staff recommendation:

- a. Modification to condition #1a to specify cross-access/ingress-egress easements are required between all commercial lots as requested by the Applicant and agreed upon by Staff.

B. City Council:

The Meridian City Council heard these items on July 14, 2026. At the public hearing, the Council moved to approve the subject AZ and PP requests.

1. Summary of the City Council public hearing:
 - a. In favor: Connor Lindstrom, KM Engineering
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by City Council:
 - a. The request for a waiver to leave the Eight Mile Lateral open and not require it to be piped, fencing adjacent to the lateral to protect public safety if left open.
4. City Council change(s) to Commission recommendation:
 - a. Council approved the Applicant's request for a waiver to allow the Eight Mile Lateral to remain open and not require it to be piped with the requirement for fencing as proposed to protect public safety.

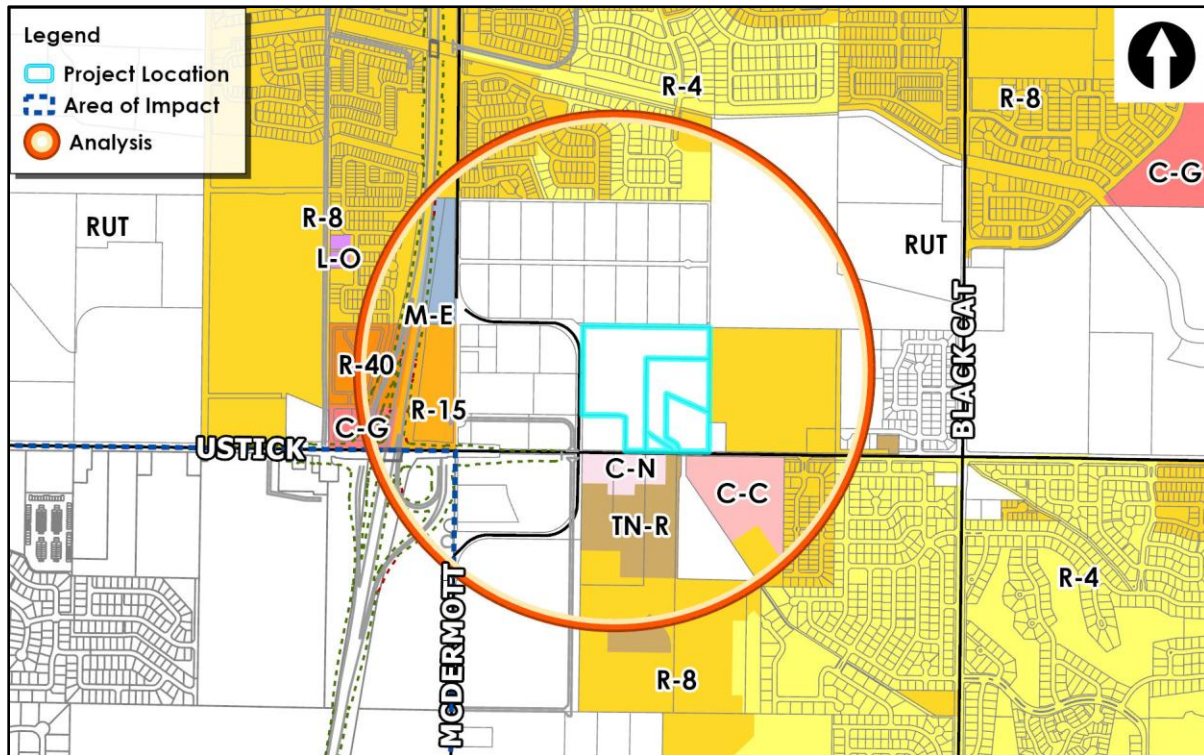
IV. EXHIBITS

A. Project Area Maps

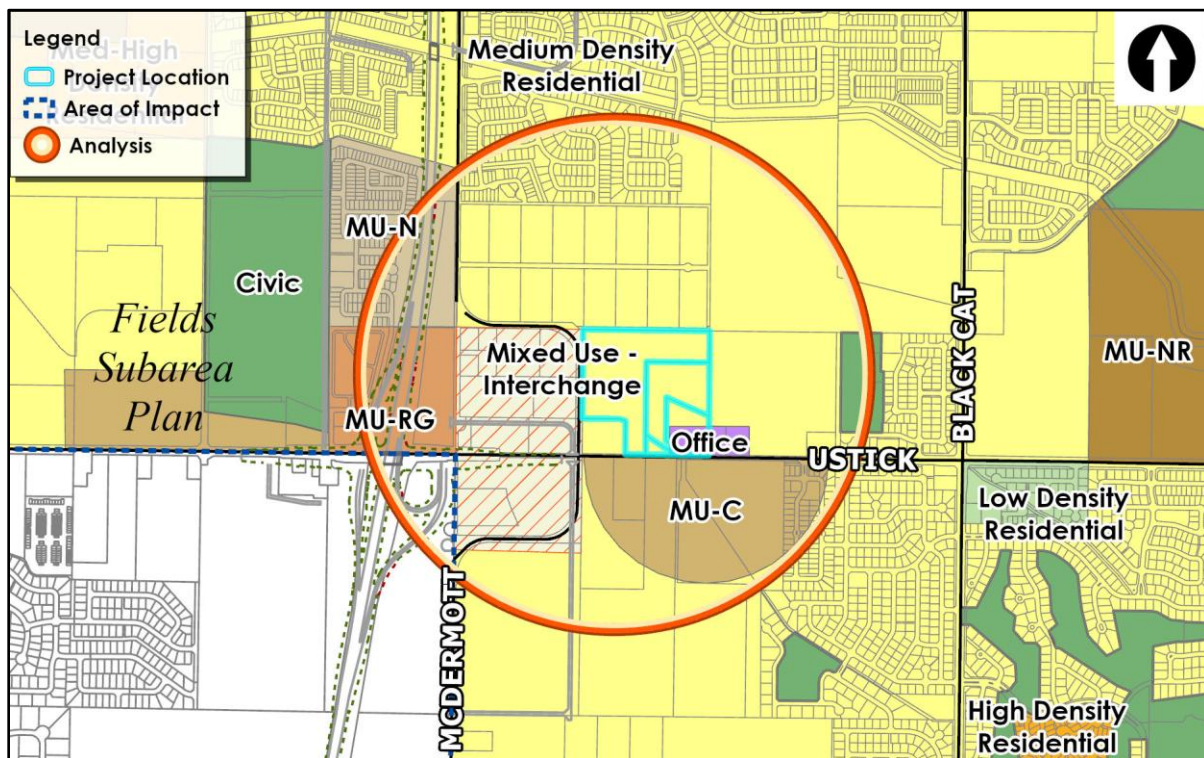
1. Aerial



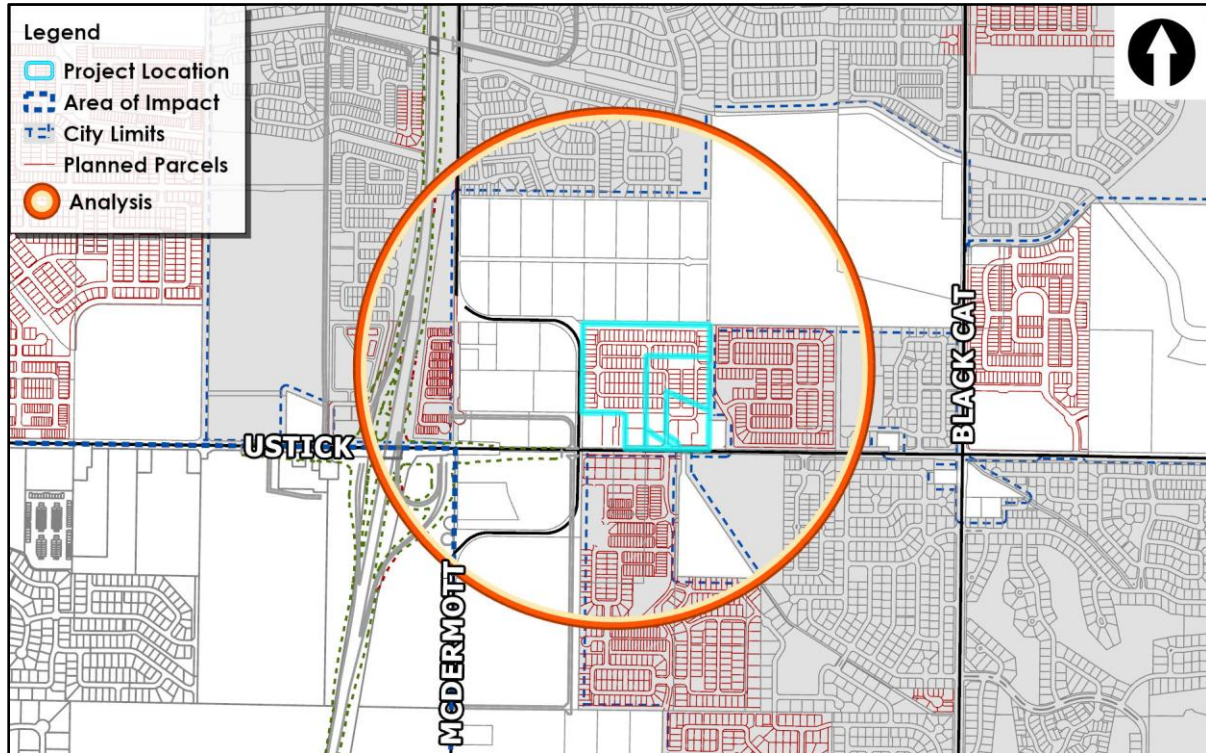
2. Zoning Map

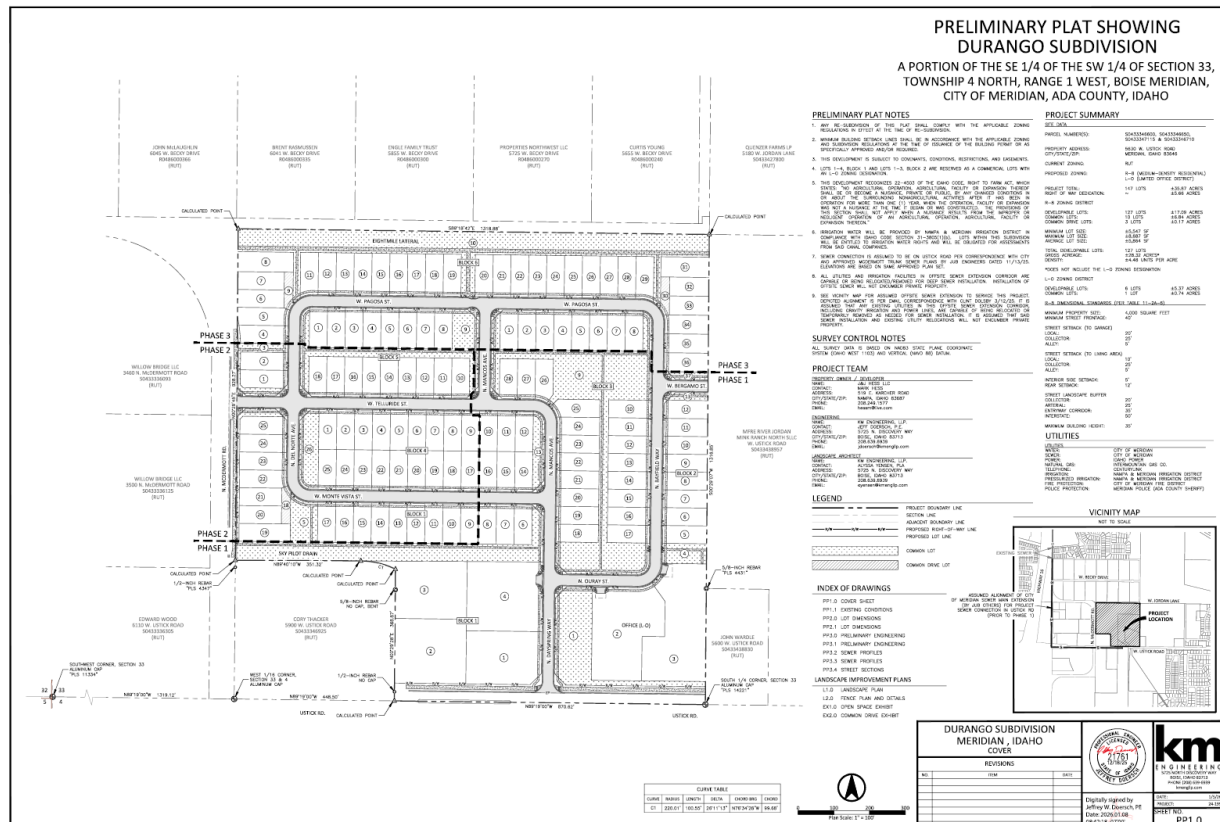


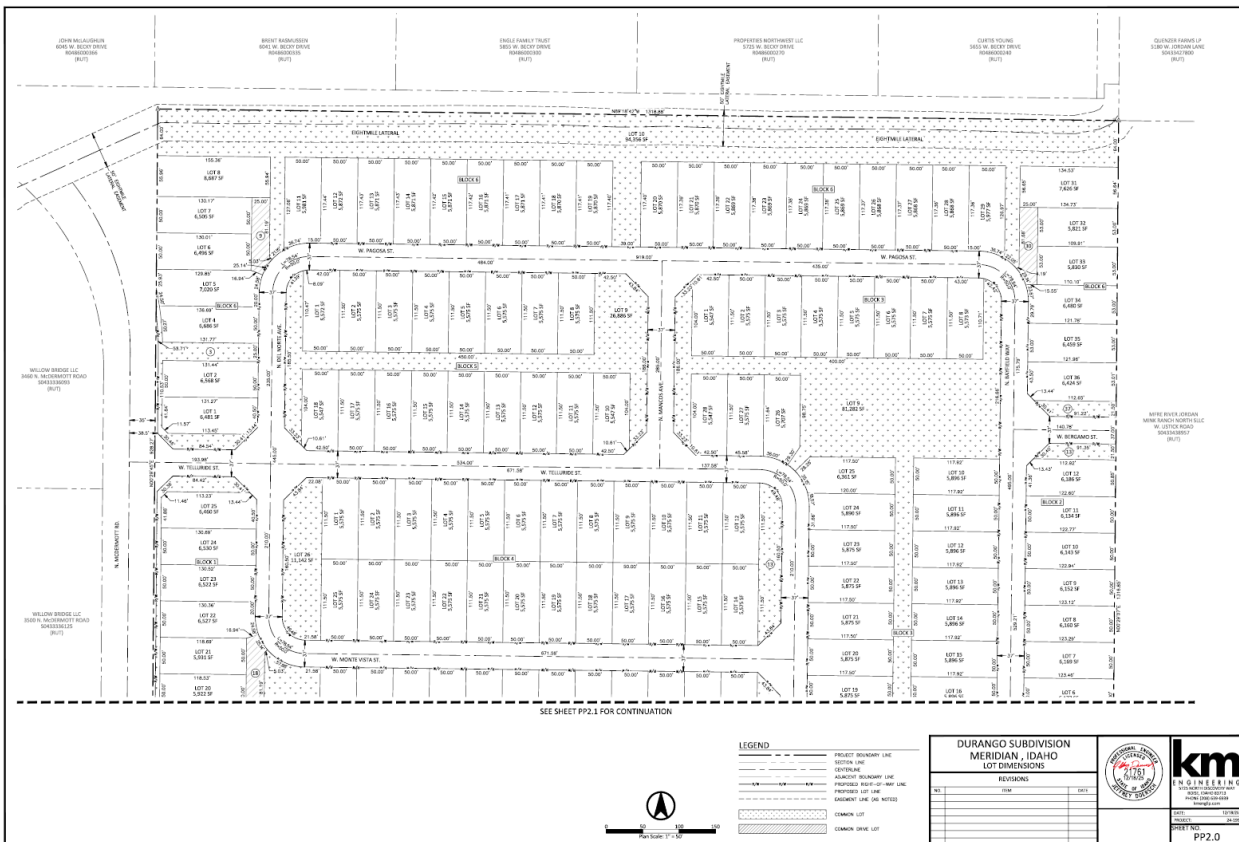
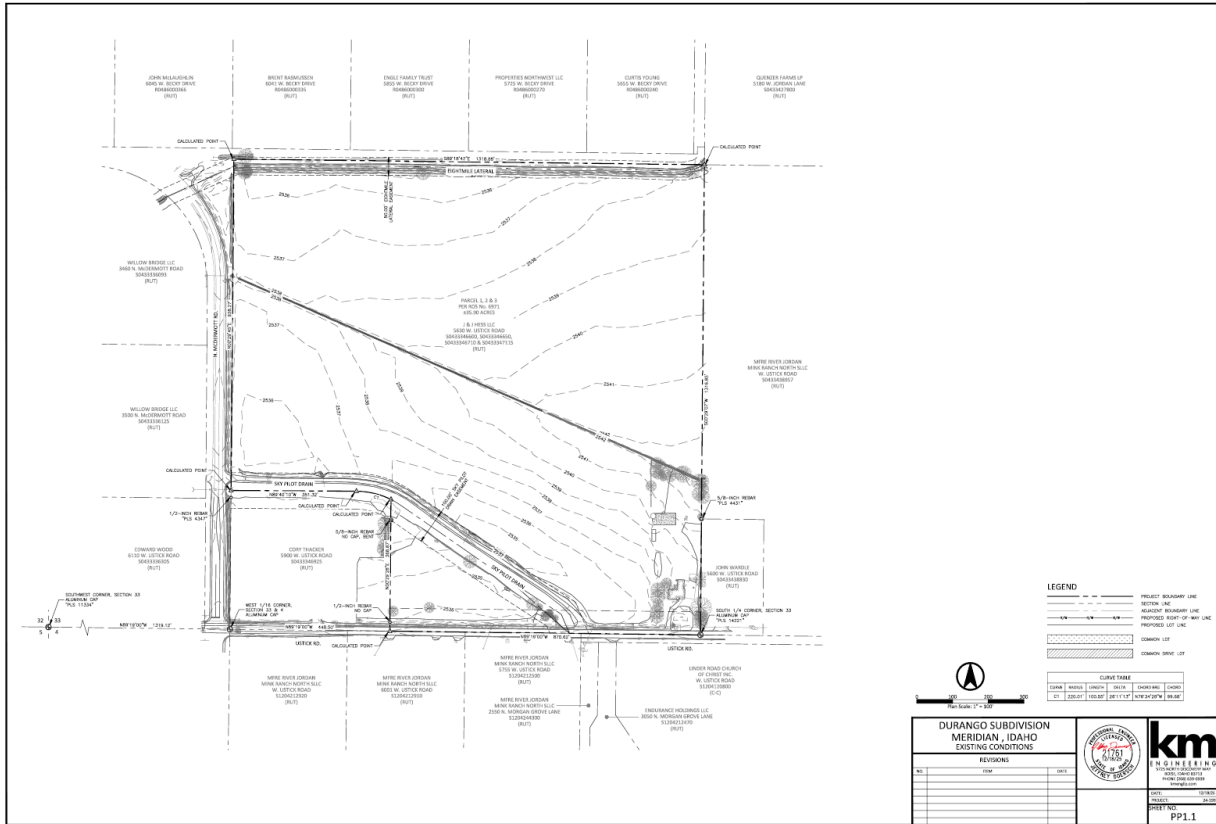
3. Future Land Use

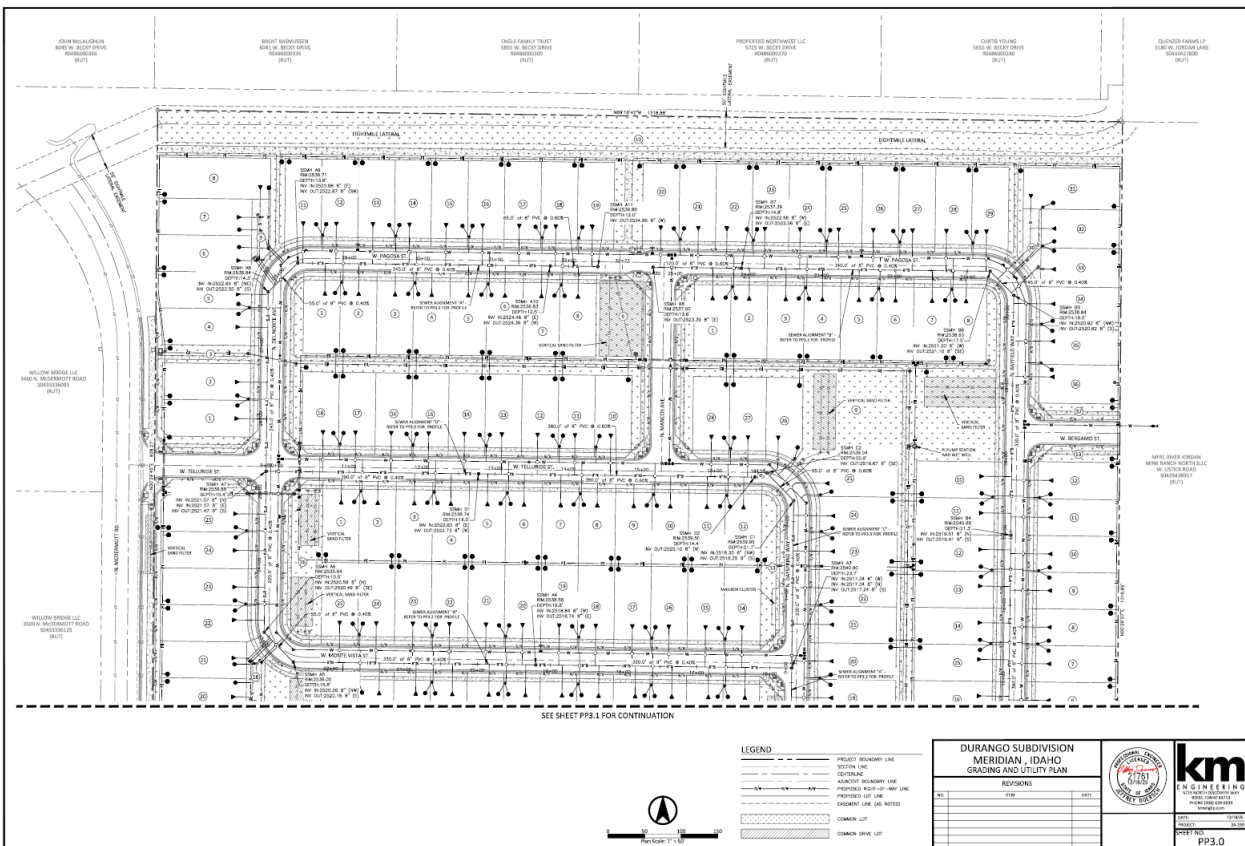
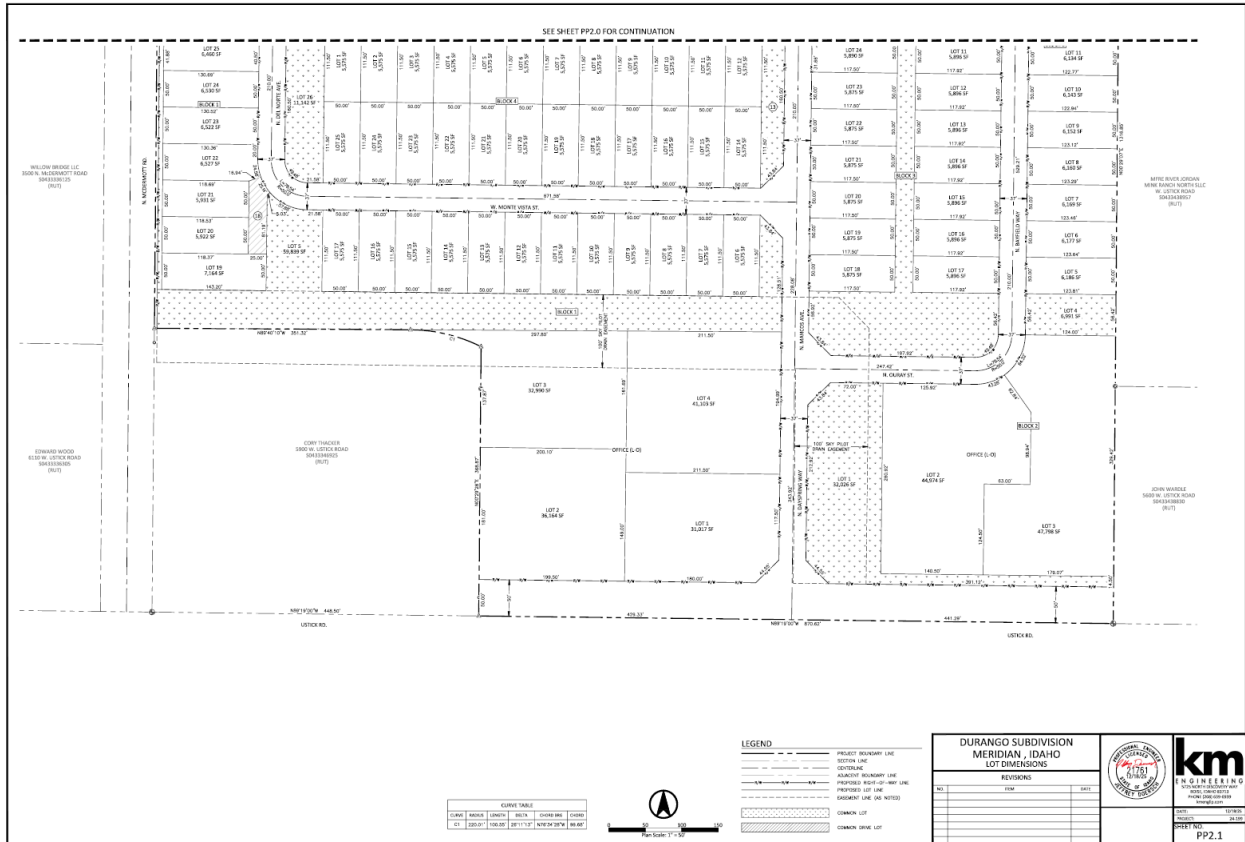


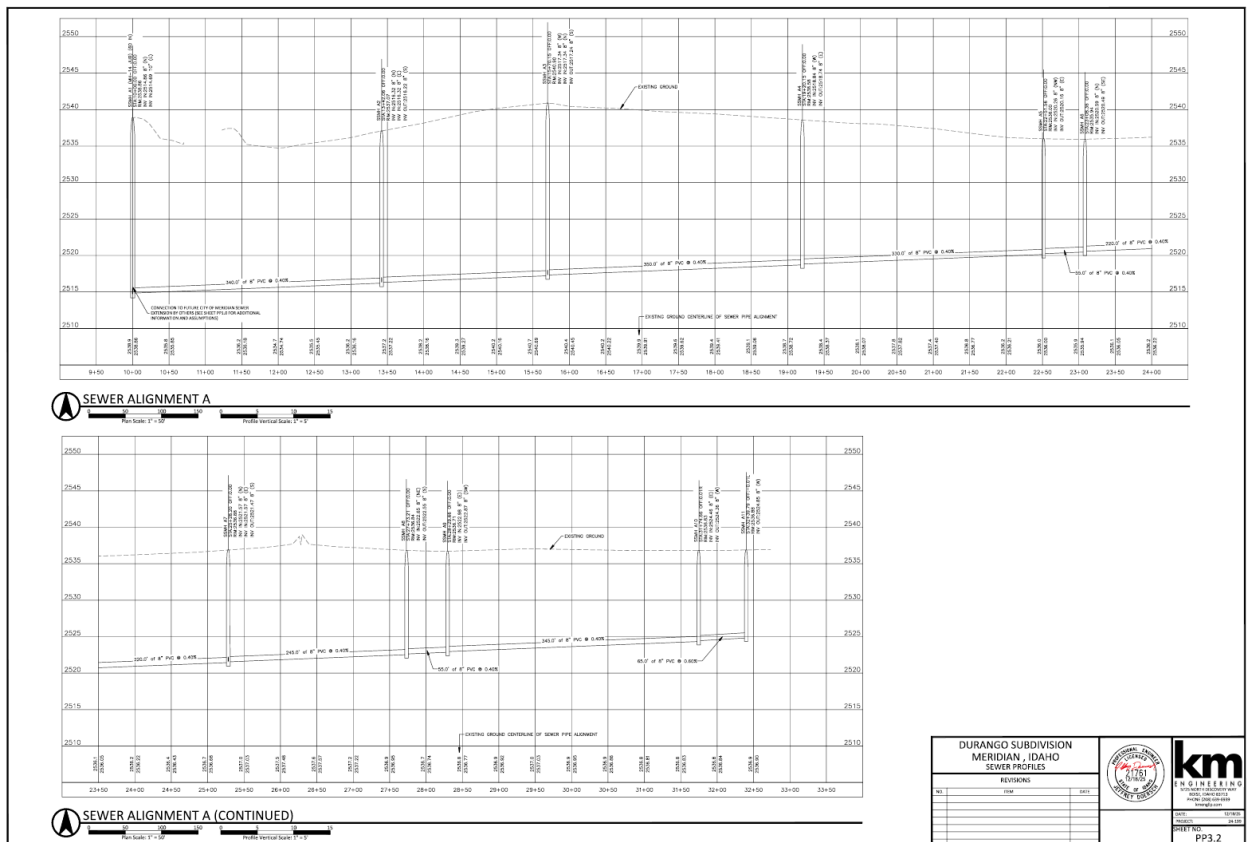
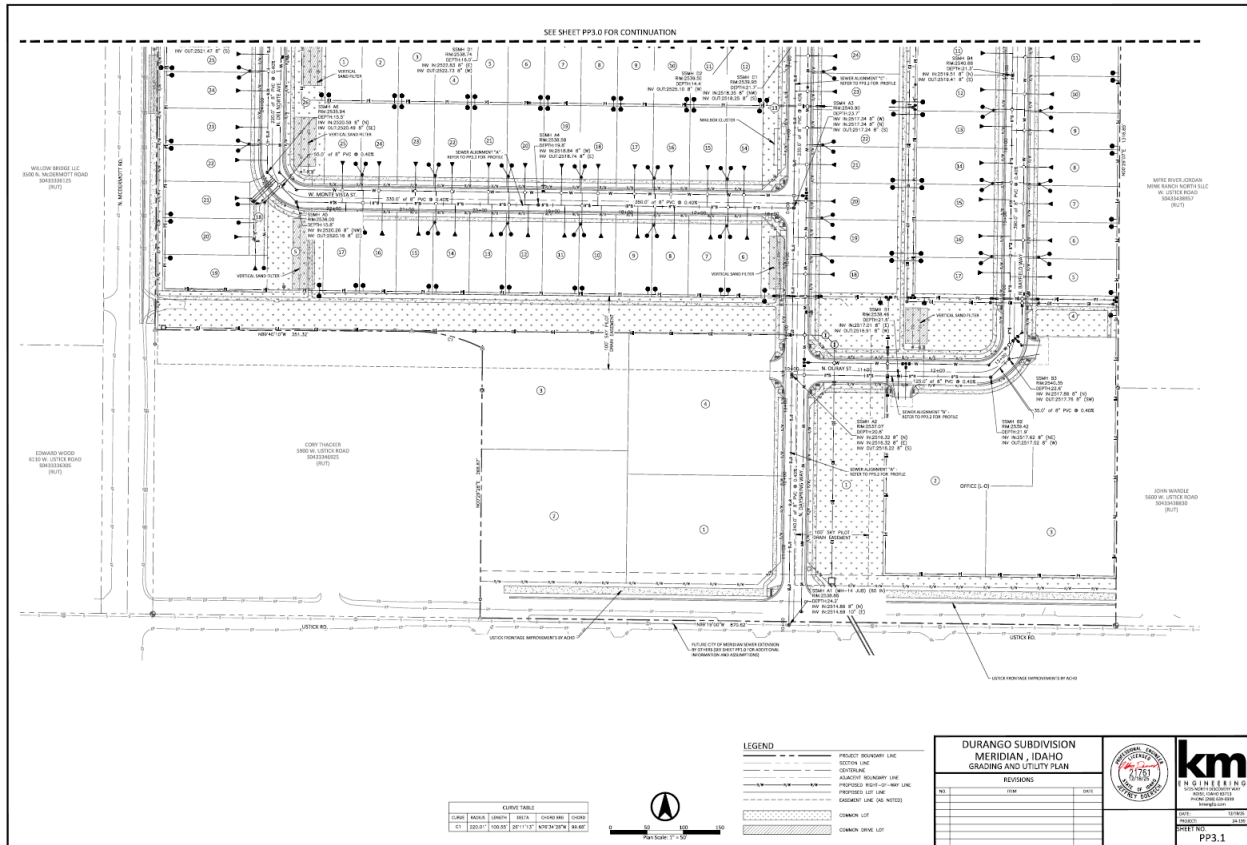
4. Planned Development Map

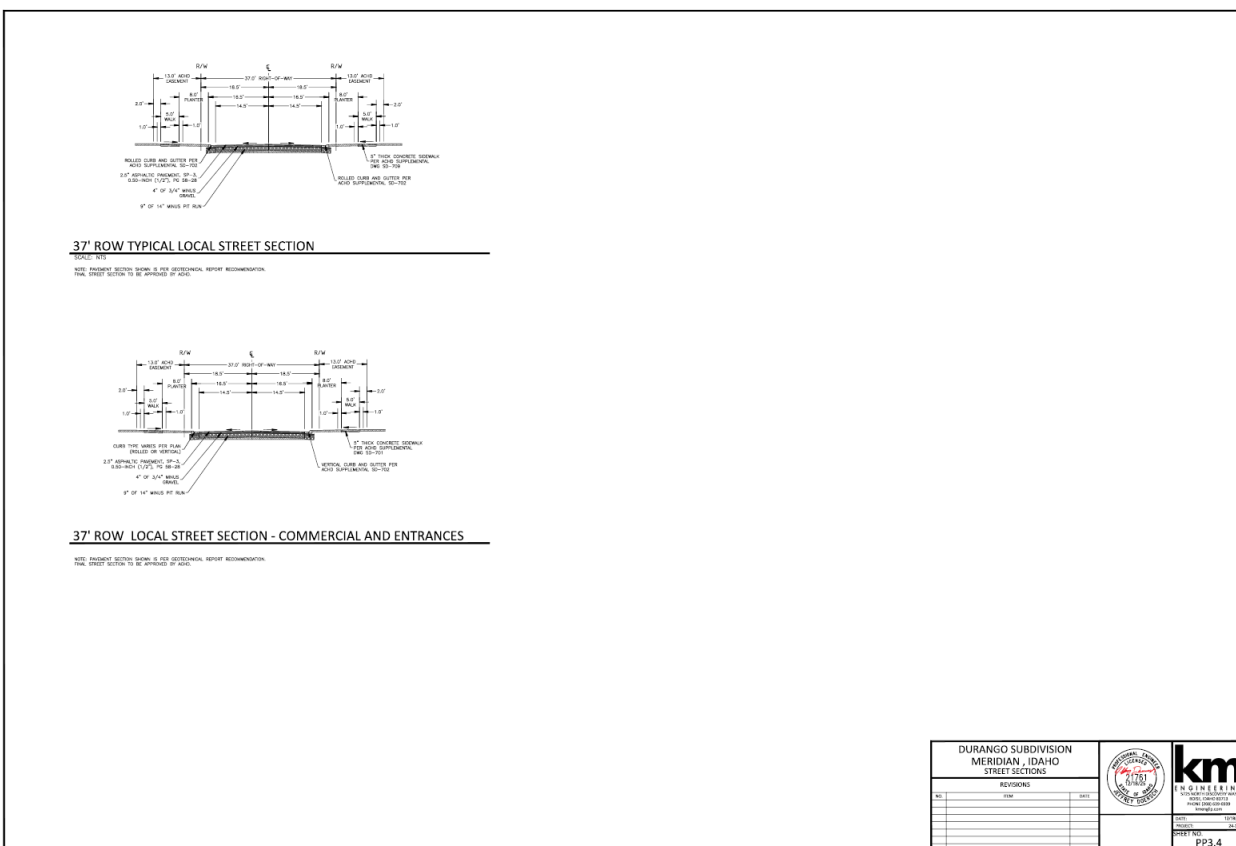


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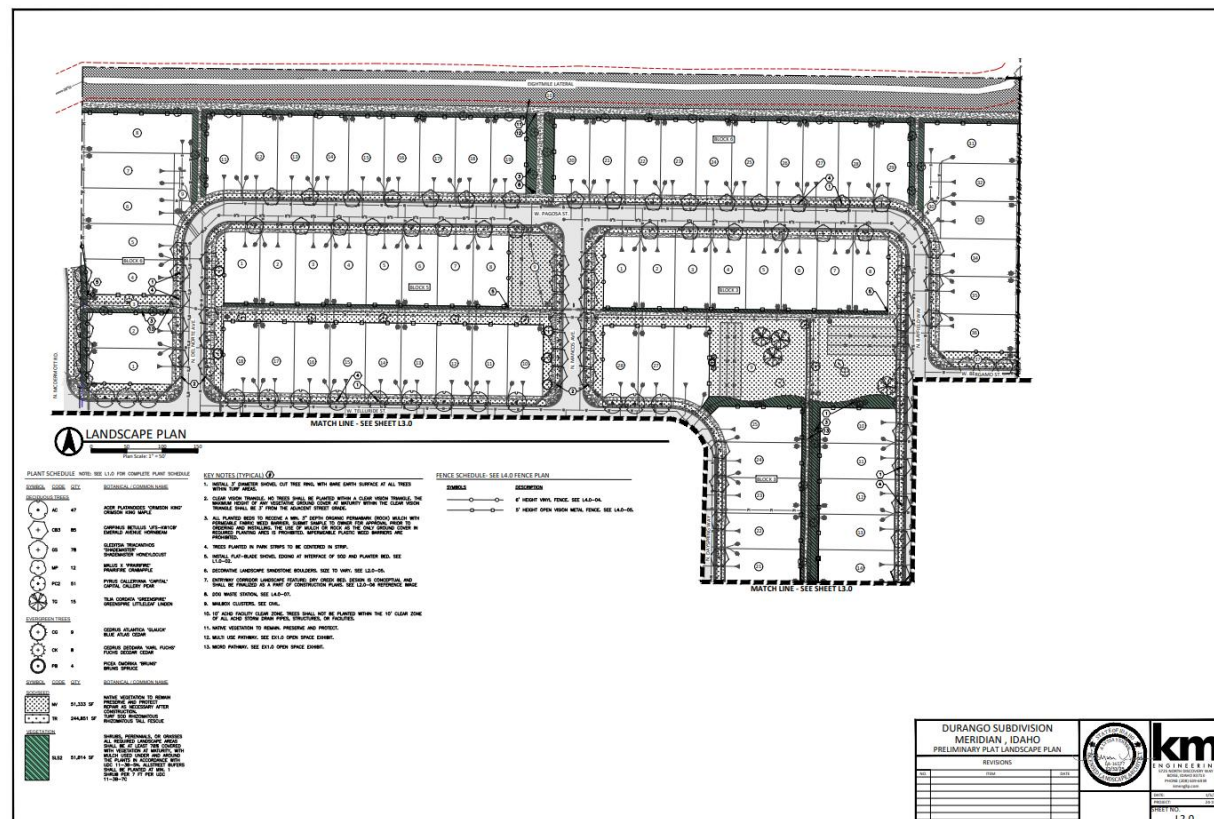
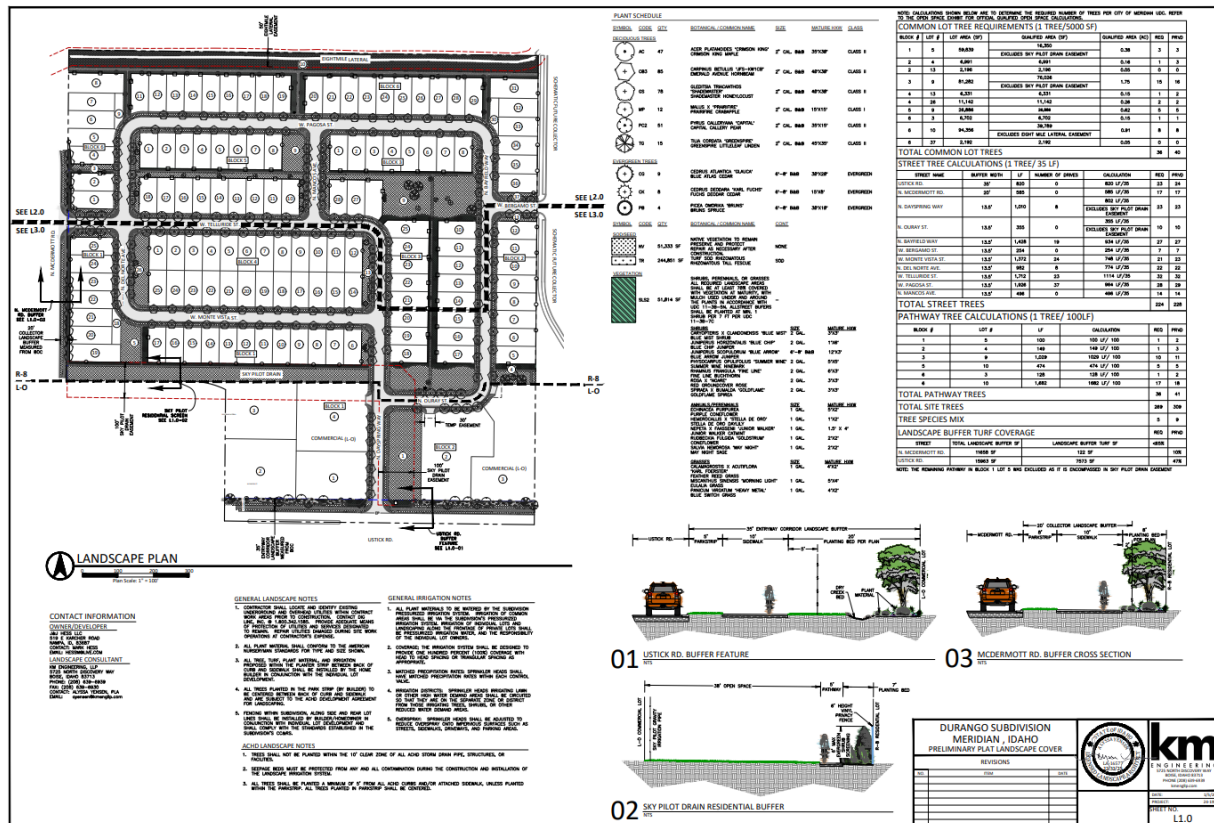


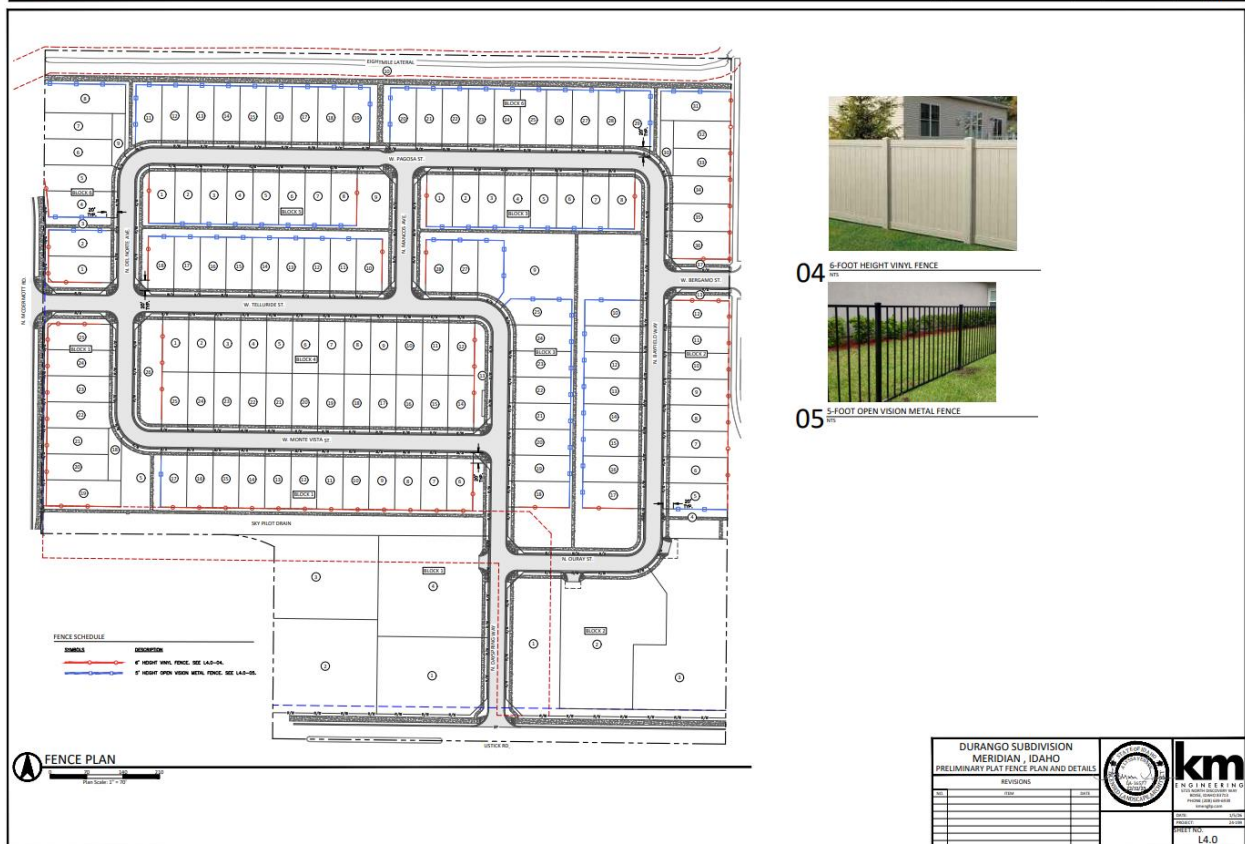




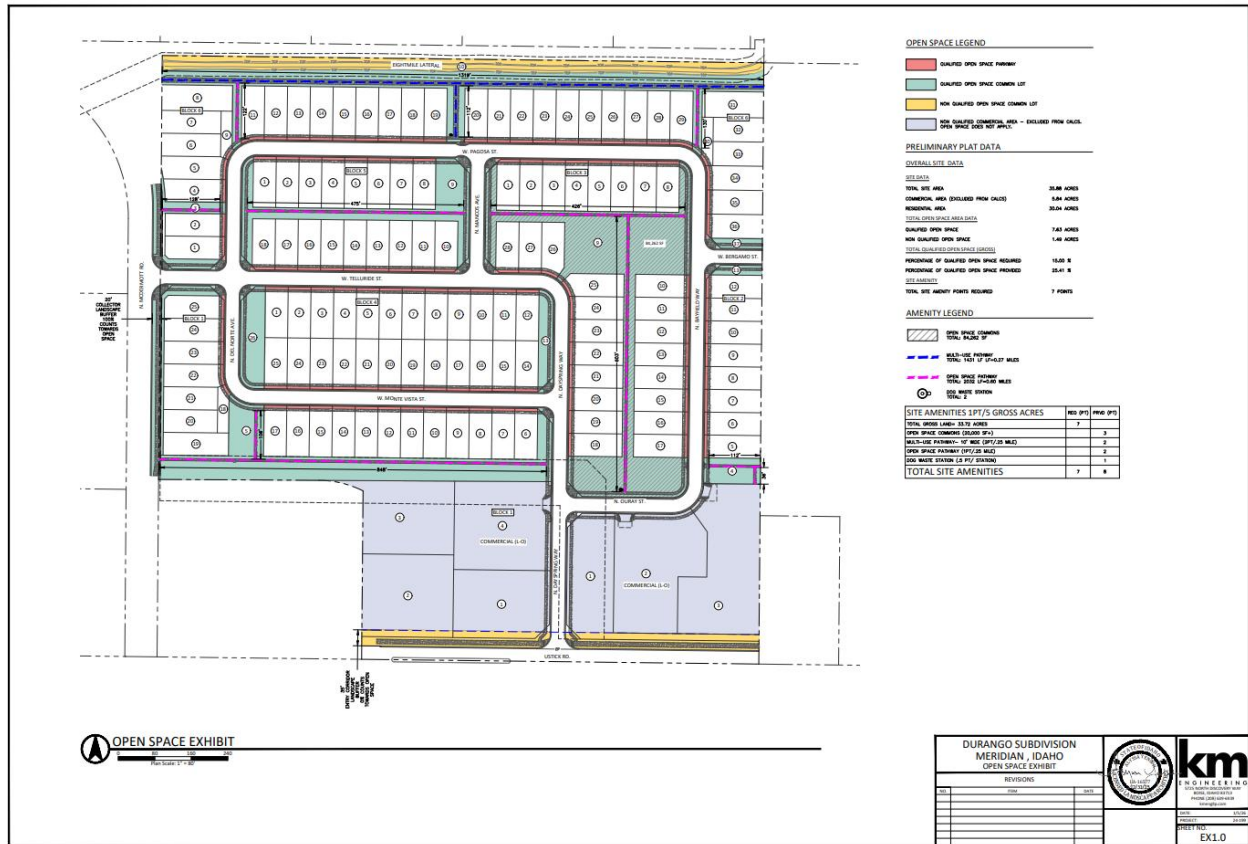


C. Landscape Plan (date: 1/5/2026)

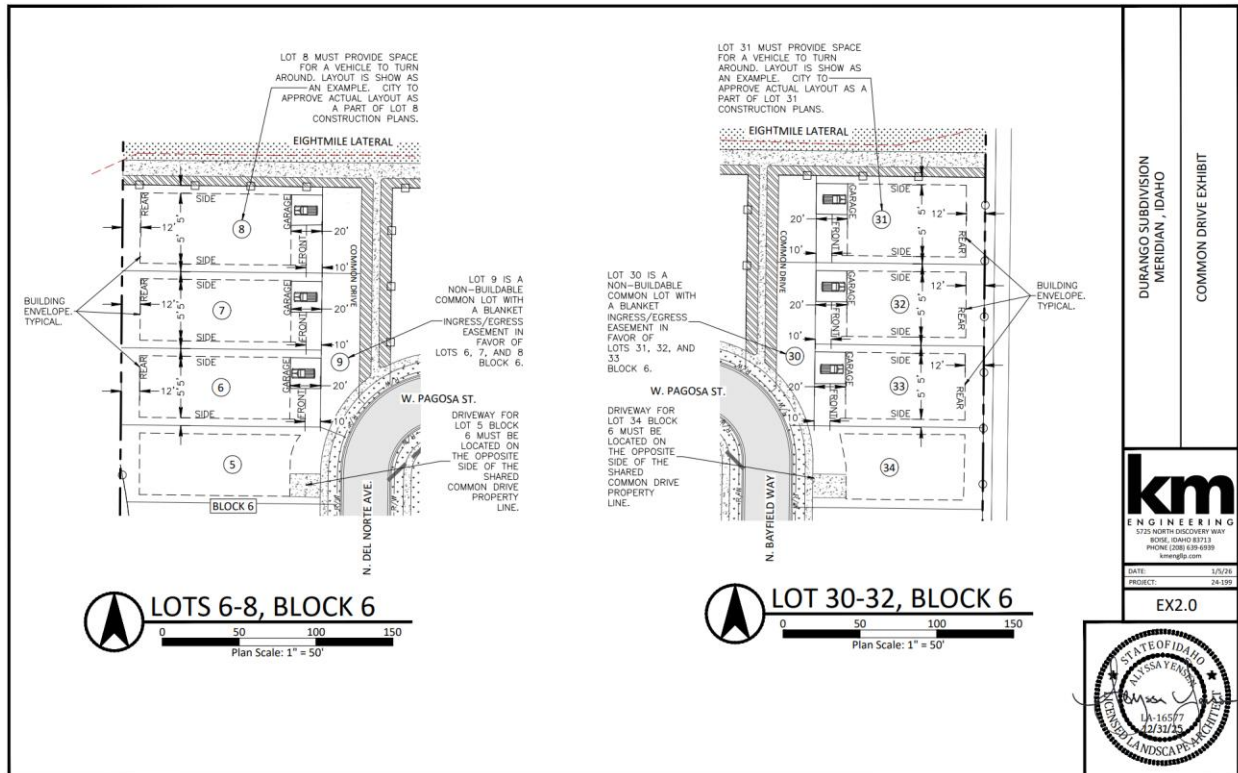




D. Qualified Open Space Exhibit (date: 1/5/2026)



E. Common Drive Exhibit (date: 1/5/2026)



F. Building Elevations

Conceptual Commercial Office Building Examples - Linder & Goddard Creek



Conceptual Commercial Office Building Examples - Chinden & Fox Run



Conceptual Single-Family Residence Examples



G. Annexation Legal Descriptions & Exhibit Maps



March 19, 2026
Project No.: 24-199
Durango Subdivision

Exhibit A Legal Description for Rezone to L-O

A parcel of land being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 4 North, Range 1 West, B.M., Ada County, Idaho being more particularly described as follows:

BEGINNING at an aluminum cap marking the South 1/4 corner of said Section 33, which bears S89°19'00"E a distance of 2,638.24 feet from an aluminum cap marking the Southwest corner of said Section 33, thence following the southerly line of said Southeast 1/4 of the Southwest 1/4, N89°19'00"W a distance of 870.62 feet;
Thence leaving said southerly line, N00°29'28"E a distance of 368.87 feet to the centerline of Sky Pilot Drain;
Thence following said centerline, 100.55 feet along the arc of a curve to the left, said curve having a radius of 220.00 feet, a delta angle of 26°11'15", a chord bearing of N76°34'28"W, and a chord distance of 99.68 feet;
Thence leaving said centerline, S89°40'10"E a distance of 527.80 feet;
Thence S00°41'00"W a distance of 50.18 feet;
Thence S89°19'00"E a distance of 247.42 feet;
Thence 78.54 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a delta angle of 90°00'00", a chord bearing of N45°41'00"E, and a chord distance of 70.71 feet;
Thence S89°19'00"E a distance of 142.50 feet to the easterly line of said Southeast 1/4 of the Southwest 1/4;
Thence following said easterly line, S00°29'07"W a distance of 393.92 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 7.55 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



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March 19, 2026
Project No.: 24-199
Durango Subdivision

Exhibit A
Legal Description for Rezone to R-8

A parcel of land being a portion of the Southwest 1/4 of Section 33, Township 4 North, Range 1 West, B.M., Ada County, Idaho being more particularly described as follows:

Commencing at an aluminum cap marking the South 1/4 corner of said Section 33, which bears S89°19'00"E a distance of 2,638.24 feet from an aluminum cap marking the Southwest corner of said Section 33, thence following the southerly line of said Southwest 1/4, N89°19'00"W a distance of 870.62 feet;
Thence leaving said southerly line, N00°29'28"E a distance of 368.87 feet to the centerline of Sky Pilot Drain;
Thence following said centerline, 100.55 feet along the arc of a curve to the left, said curve having a radius of 220.00 feet, a delta angle of 26°11'15", a chord bearing of N76°34'28"W, and a chord distance of 99.68 feet to the **POINT OF BEGINNING**.

Thence following said centerline, N89°40'10"W a distance of 386.32 feet to the centerline of N. McDermott Bypass;
Thence leaving the centerline of said Sky Pilot Drain and following the centerline of said N. McDermott Bypass the following two (2) courses:
1. N00°29'45"E a distance of 593.73 feet;
2. 419.07 feet along the arc of a curve to the left, said curve having a radius of 371.00 feet, a delta angle of 64°43'12", a chord bearing of N31°51'51"W, and a chord distance of 397.15 feet to the northerly line of the Southeast 1/4 of the Southwest 1/4 of said Section 33;
Thence leaving said centerline and following said northerly line, S89°18'42"E a distance of 1,566.45 feet to the Northeast corner of said Southeast 1/4 of the Southwest 1/4 (Center-South 1/16 corner);
Thence leaving said northerly line and following the easterly line of said Southeast 1/4 of the Southwest 1/4, S00°29'07"W a distance of 922.93 feet;
Thence leaving said easterly line, N89°19'00"W a distance of 142.50 feet;
Thence 78.54 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet, a delta angle of 90°00'00", a chord bearing of S45°41'00"W, and a chord distance of 70.71 feet;
Thence N89°19'00"W a distance of 247.42 feet;
Thence N00°41'00"E a distance of 50.18 feet;
Thence N89°40'10"W a distance of 527.80 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 29.53 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



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V. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: R-2 < 5.0; R-4 < 2.0; R-8 < 1.0; R-15 < 0.5; R-40 < 0.25.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunk sheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

C. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.
- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.