

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



In the Matter of the Request for preliminary plat to subdivide two (2) existing parcels into eleven (11) building lots in the I-L zoning district on 88.20 acres of land. , by Jason Densmer, The Land Group.

Case No(s). H-2025-0006

For the City Council Hearing Date of: July 22nd, 2025 (Findings on August 12th, 2025)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of July 22nd, 2025, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of July 22nd, 2025, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of July 22nd, 2025, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of August 12th, 2025, 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 22nd, 2025, 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 preliminary plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of July 22nd, 2025, 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 22nd, 2025.

By action of the City Council at its regular meeting held on the _____ day of _____, 2025.

COUNCIL PRESIDENT LUKE CAVENER VOTED _____

COUNCIL VICE PRESIDENT LIZ STRADER VOTED _____

COUNCIL MEMBER DOUG TAYLOR VOTED _____

COUNCIL MEMBER JOHN OVERTON VOTED _____

COUNCIL MEMBER ANNE LITTLE ROBERTS VOTED _____

COUNCIL MEMBER BRIAN WHITLOCK VOTED _____

MAYOR ROBERT SIMISON VOTED _____
(TIE BREAKER)

Mayor Robert E. Simison

Attest:

Chris Johnson
City Clerk

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

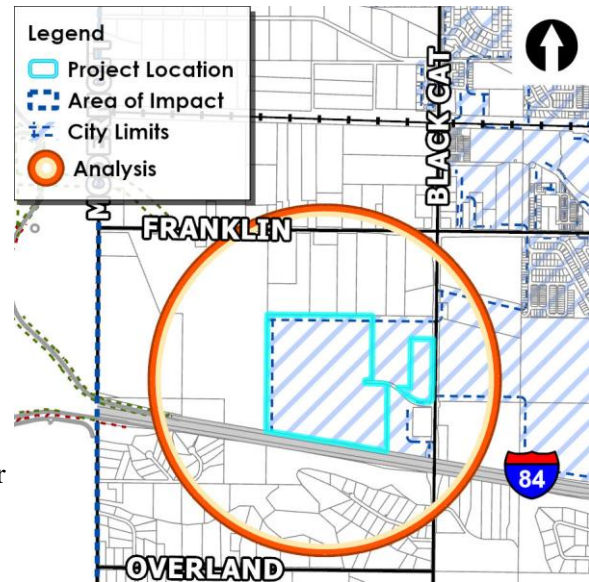
By: _____ Dated: _____
City Clerk's Office

**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING 7/22/2025
DATE:
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org
APPLICANT: Jason Densmer, The Land Group
SUBJECT: H-2025-0006
Mogul Industrial Park Subdivision

LOCATION: Generally located at the northwest corner of Black Cat Road and I-84 (Parcels: S1216141821 and S1216131201) in the east half of section 16, T.3N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Preliminary plat to subdivide two (2) existing parcels into eleven (11) building lots in the I-L zoning district on 88.20 acres of land.

B. Issues/Waivers

Extension of the north/south collector road at the west boundary (see analysis below).

C. Recommendation

Staff: Approval with conditions.

Commission: Recommended Approval

D. Decision

Council: Approved

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Industrial Buildings	-
Proposed Land Use(s)	Industrial Buildings	-
Existing Zoning	I-L (Light Industrial)	VII.A.2
Proposed Zoning	I-L (Light Industrial)	
Adopted FLUM Designation	Mixed Employment and Low-Density Employment	VII.A.3
Proposed FLUM Designation	Mixed Employment and Low-Density Employment	

Table 2: Process Facts

Description	Details
Preapplication Meeting date	10/22/2024
Neighborhood Meeting	2/4/2025
Site posting date	6/13/2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.D
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	Black Cat Road, an arterial Grand Mogul Drive, a collector	-
• Traffic Level of Service	Black Cat Road: Better than “E”	-
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Available at site	
• Impacts or Concerns	See Public Works Site Specific Conditions	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at site	
• Impacts or Concerns	See Public Works Site Specific Conditions	

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

Figure 1: ACHD Summary Metrics

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

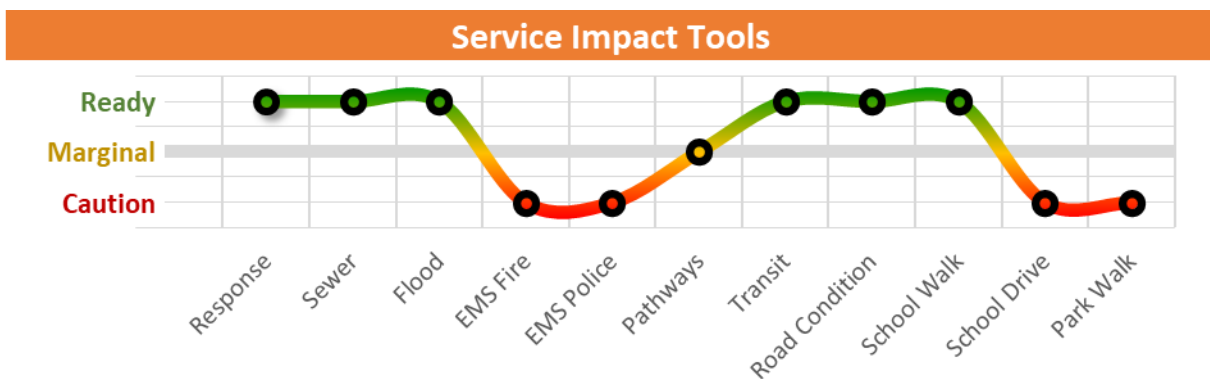
Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Franklin Road	None	Principal Arterial	543	Better than "E"
Black Cat Road	954-feet	Minor Arterial	417	Better than "E"

* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

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Figure 2: Service Impact Summary



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

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The subject properties fall within the *Ten Mile Interchange Specific Area Plan (TMISAP)* and are designated as Mixed Employment and Low-Density Employment on the Future Land Use Map (FLUM).

The applicant is proposing a preliminary plat consisting of 11 building lots across 88.2 acres within the I-L zoning district. The plat excludes the parcels containing the St. Luke's building, Building J, and Building M. Development is proposed to occur in three phases. Staff recommends that the subject properties be subdivided prior to the issuance of any building permits within the subdivision. If the property isn't subdivided, the applicant will be responsible for installing the remainder of the infrastructure and frontage improvements for the one larger parcel.

Each phase should also include the construction of the 10-foot detached multi-use pathway along Grand Mogul Drive and Black Cat Road, as well as the full installation of the street landscape buffers along I-84, Grand Mogul Drive, and Black Cat Road corresponding to that phase. The applicant has indicated a desire to phase these improvements, and based on the submitted phasing plan, they can be implemented in alignment with the three proposed development phases.

“Work with the existing industrial businesses to expand or relocate operations in appropriate area” (Goal 2.08.03C).

The subject site has been annexed and zoned with the Light Industrial (I-L) zoning. The proposed subdivision will allow for the phased expansion of industrial businesses within close proximity to I-84 and future SH-16.

“Plan for industrial areas with convenient access to state highways or the rail corridor, where appropriate” (Goal 3.06.02D).

As noted above, the subject subdivision is in close proximity to both I-84 and the future SH-16 expansion. This allows industrial user and freight to have easy access to main transportation corridors in the valley.

“Preserve the industrial base within designated industrial land use areas by discouraging non-industrial uses and focusing on light manufacturing, distribution, flex-space, and base-employment” (3.07.01D).

While the subdivision does not dictate the uses allowed in the industrial area, the existing development agreement and UDC restrict certain uses to promote industrial users that will generate employment opportunities in the city.

Table 4: Project Overview

Description	Details
History	H-2021-0064 AZ; DA Inst #2022-082504, PBA-2022-0025, PBA-2025-0004
Phasing Plan	3 Phases
Physical Features	Rosenlof Drain on the north boundary of the site.
Acreage	88.2 Acres
Lots	11 Building Lots

B. History

This overall development (Known as Black Cat Industrial and/or Meridian Commerce Park) consists of five (5) parcels all governed by one Development Agreement (DA #2022-082504)

with an amendment (DA #2025-005936) for the recent annexation for Black Cat East (H-2024-0047).

The main development agreement contains a conceptual development plan consisting of seventeen (17) buildings located within the industrial park. The applicant has two (2) buildings completed with another four (4) currently under construction. The development agreement does not restrict the property from being subdivided. The applicant is proposing that only two of the existing five parcels be included in the subdivision. This is due to the property boundary adjustments that have occurred (PBA-2022-0025 and PBA-2025-0004), which have allowed the applicant to reconfigure three buildings on individual properties.

The collector roadway (W. Grand Mogul Drive) has been partially constructed and extended through the site. Additional right-of-way will need to be dedicated as the phases of the subdivision are completed.

C. Site Development and Use Analysis

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

The subject properties are annexed with the Light Industrial (I-L) zoning designation, which allows for a variety of uses. The narrative discusses the existing and proposed buildings will be industrial buildings with industrial users. Currently, the existing Development Agreement limits certain activities, specifically prohibiting “storage facility, self-service” and vehicle impound sales and repair unless conducted entirely indoors. This restriction aims to support industrial users and job creation. The property will remain subject to the same Development Agreement provisions, along with the restrictions in UDC 11-2C-2.

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

The I-L zoning district requires a 35’ street setback, 20’ landscape buffer along collector streets, 25’ wide buffer along arterial streets, 50’ wide buffer along interstates, and allows height up to 50’. The concept plan and elevations submitted appear to meet these requirements. Any future development shall comply with the I-L dimensional standards listed in UDC 11-2C-3.

D. Design Standards Analysis

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

UDC 11-3A-19 mandates a minimum of forty (40) percent of the buildable frontage of the property shall be occupied by building facades. Based on the applicant’s concept plan, it appears to be in compliance with this standard as the buildings frame the W. Grand Mogul Drive. Additionally, the applicant has oriented the parking to meet the requirement of no more than fifty (50) percent of the total off street parking area shall be located between building facades and abutting streets.

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

i. Landscape buffers along streets

A 20-foot-wide landscape buffer is required along collector streets (W. Grand Mogul Drive), a 50-foot-wide buffer is required along interstates (I-84), and a 25-foot-wide buffer is required along arterial streets (S. Black Cat Road). The buffer along S. Black Cat Road is addressed through the Certificate of Zoning Compliance (CZC) and Design Review (DES) applications for each individual building and will be installed prior to the issuance of a certificate of occupancy.

In contrast, the required buffers along W. Grand Mogul Drive and I-84 have not yet been installed for the lots within the subdivision. These will be required as part of the

subdivision improvements and implemented with each phase of development. Existing improvements include Grand Mogul Way and landscaping on both sides of the collector beyond the St. Luke's parcel.

The applicant is proposing to phase these improvements according to the submitted phasing plan, dividing them across the three planned phases. Additionally, each individual lot will be required to submit a CZC application. Where parking areas abut the 2-foot landscape strip behind the 10-foot multi-use pathway, a minimum of 5 feet of additional landscaping will be required.

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

ii. Parking lot landscaping

Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8. The requirements include 5 ft. perimeter adjacent to streets and islands of at least 50 sq. ft. per every 12 parking spaces. Any parking that does not abut 7 feet of overhang shall have parking blocks. These requirements will be analyzed with the Certificate of Zoning Compliance.

iii. Tree preservation

A Tree Mitigation Plan should be submitted with the Certificate of Zoning Compliance detailing all existing trees and methods of mitigation outlined by the City Arborist before any trees are to be removed as set forth in UDC 11-3B-10C.5.

iv. Storm integration

Storm drainage is required to comply with the standards listed in UDC 11-3A-18. Drainage swales shall not be within the landscape buffers along W. Grand Mogul Way.

v. Pathway landscaping

A minimum of 5 feet of landscaping is required on each side of the multi-use pathway along W. Grand Mogul Way. It appears that 8 feet of landscaping is provided in the parkways along W. Grand Mogul Drive, however, it does not appear there is 5 feet of landscaping on the back side of the pathway. These standards will be evaluated with the final plat application and shall comply with UDC 11-3B-12.

3. Parking (*UDC 11-3C*):

i. Nonresidential parking analysis

UDC 11-3C-6 requires one space for every two thousand (2,000) sq. ft. of gross floor area in industrial districts. The original concept plan appears to exceed these standards however, they will be analyzed with the submittal of the certificate of zoning compliance applications.

ii. Bicycle parking analysis

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

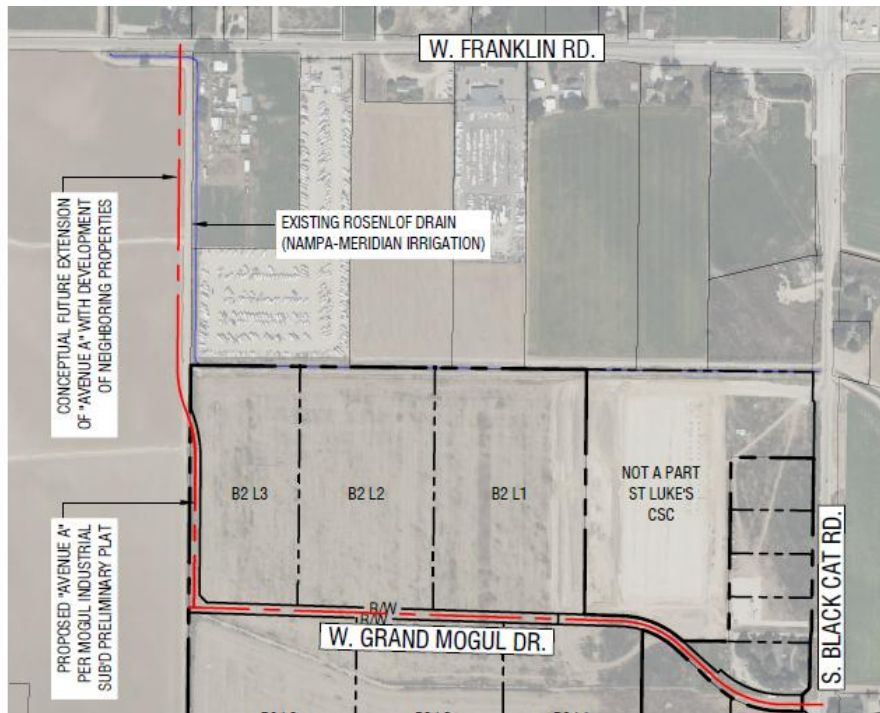
4. Building Elevations (*Comp Plan, Architectural Standards Manual*):
Building elevations were not submitted with the preliminary plat request. However, the development agreement that governs the site requires development to be consistent with the Meridian Architectural Standards Manual. Staff will evaluate the building elevations for consistency with the ASM, DA, and TMISAP with the submittal of the certificate of zoning compliance and design review applications.
5. Fencing (*UDC 11-3A-6, 11-3A-7*):
Fencing is not depicted on the concept or landscape plan. Any future fencing shall be in compliance with UDC 11-3A-7 and 11-3A-6.
6. Parkways (*Comp Plan, UDC 11-3A-17*):
UDC 11-3A-17 requires parkways of a minimum width of 8 feet. The applicant has indicated in their narrative that the parkways are 8 feet in width, however it is not dimensioned on the landscape plan. The parkways shall be dimensioned and a minimum of 8 feet in width in the final plat application.

E. Transportation Analysis

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):
Access is proposed via the extension of W. Grand Mogul Drive, a collector street from N. Black Cat Road, an arterial street. W. Grand Mogul Drive shall be extended to the west boundary of the site to connect with the future north/south collector roadway with phase 2, as proposed.

Additionally, a portion of the north/south collector is required to meet the design standards in the TMISAP, unless otherwise modified by the City and ACHD. To ensure consistency within the development, this the street section has been modified so that it is designed with the same cross-section as Grand Mogul Way consistent with previous actions of the City and ACHD.

However, staff has concerns with the proposed alignment of the north/south collector road, as it currently does not extend to the northern boundary of the development. While the applicant has provided an exhibit illustrating how the road could potentially be extended in the future, ultimately connecting to Franklin Road further north, staff believes the alignment should be reconsidered.



Long-range planning efforts, in coordination with ACHD, may lead to a more logical connection to Franklin consistent with the Master Street Map (MSM). Staff recommends shifting the roadway alignment farther to the east on the property, stubbing it at the northern boundary, and aligning it near the eastern edge of the Rosenlof Drain as it heads toward Franklin. This alignment may facilitate a four-legged intersection at Franklin and provide improved access for this property and properties north of the site and east of the Rosenlof Drain.

In addition, the MSM anticipates an east/west collector north of the subject development. This planned road would provide access to this site independently of the adjacent property to the west, which may not develop for some time due to limited sewer access. *Note: While ACHD has approved the street alignment as proposed by the applicant, staff recommends a shift eastward to better align with long-range connectivity goals. This would also require a significant redesign of the plat.*

Direct lot access to Black Cat Road, Grand Mogul Drive, and the north/south collector is prohibited except for access specifically approved by this application and ACHD.

Three parcels adjacent to the proposed subdivision are not included within its boundaries. Under the original entitlement for Black Cat Industrial, cross-access was planned between parcels both within and outside the subdivision. This cross-access must be preserved, including for the parcels outside the subdivision, as it aligns with the access provisions envisioned in the original entitlement. A copy of the industrial park CCR's were submitted with the subject application that demonstrates cross access remains in place even with these parcels being excluded from the proposed plat.

In 2022, a traffic impact study was completed with the previous application and is not required with this application. However, the TIS addressed concerns regarding traffic from this development and it was found that the infrastructure will be able to manage the 2.2

million square feet that will be developed within the broader project. This property was included in that scope.

Since this approval, there has been a significant amount of development in the vicinity that is either being built or has been approved. This includes 378,360 square feet of commercial and industrial uses across Black Cat Road as a part of Farmstone (H-2023-0045), 256 residential building lots to the northeast as a part of Avani Subdivision (H-2023-0049), 552 Dwelling units as a part of Vanguard Village, 330 single family lots and 240 apartments as a part of Braya Subdivision, and a large amount of commercial, industrial, and residential in the District at Ten Mile, which contribute impacts to the area roadways. These developments also have requirements and restrictions on development until certain road improvements are completed.

Specific to this applicant, the development agreement specifies that certain road improvements are required once specific square footage thresholds are reached. Currently, the site features 559,295 square feet of industrial space under development, with more planned. When the total exceeds 960,000 square feet, the following improvements shall be completed prior to 1,500,000 square feet being reached per the DA and ACHD recommendations: Black Cat Road will be widened to five lanes between Grand Mogul Drive and Franklin; the intersection of Black Cat and Franklin must be upgraded; and the McDermott and Franklin intersection will need enhancements, including a two-way left turn lane, unless Franklin has already been widened to five lanes.

The applicant should add a plat note stating a blanket cross-access easement that encumbers all subdivision lots, and the references the recorded CCRs that are place for the development for those parcels that are outside of the plat to ensure cross access is maintained for the entire development.

Comprehensive Plan Policy #6.01.02B – “Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.”

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

The preliminary plat proposes an extension of the 10-foot multi-use pathway along W. Grand Mogul Road to the western boundary of the subdivision in compliance with the pathway master plan. In addition to this, the applicant shall provide a 10-foot multi-use pathway along the east side of the north/south collector on Lot 3, Block 2. However, the pedestrian connections from the multi-use pathway to the front entrances of each building have not been depicted. The pedestrian connections shall be depicted with the submittal of the certificate of zoning compliance and design review applications for each site.

3. Subdivision Regulations (*UDC 11-6*):

i. Dead end streets

ACHD is requiring a temporary cul-de-sac to be located at the terminus of the north-south collector roadway on the western boundary of the subdivision. This will be a requirement on the final plat application.

ii. Block face

ACHD is requiring traffic calming along W. Grand Mogul Drive. These details will be provided with the final plat application.

F. Services Analysis

1. Waterways (*Comp Plan, UDC 11-3A-6*):
The Rosenlof Drain runs along the northern boundary of the subdivision and was approved to remain open with the annexation of the property.
2. Pressurized Irrigation (*UDC 11-3A-15*):
An underground pressurized irrigation system is required to be installed to provide irrigation to each lot in the subdivision in accord with the standards listed in UDC 11-3A-15.
3. Storm Drainage (*UDC 11-3A-18*):
An adequate storm drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18. Storm drainage will be proposed with a future Certificate of Zoning Compliance application and shall be constructed to City and ACHD design criteria.
4. Utilities (*Comp Plan, UDC 11-3A-21*):
Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Future development of this site shall comply with the previous conditions of approval and terms of H-2021-0064 (AZ – DA Instrument #2022-082504) and the conditions contained herein.
2. Future development of the proposed lots is required to comply with the dimensional standards I-L zoning districts in UDC *Table 11-2B-3*, as applicable. The 25-foot-wide arterial street buffer and the 20-foot wide collector street buffer may be placed in an easement rather than a common lot in accord with UDC *11-3B-7C.2a*.
3. ~~Fifteen (15) days prior to the City Council hearing, the applicant shall submit a revised preliminary plat that shifts the north/south collector road farther to the east and stubs to the north boundary of the Rosenlof Drain and coordinate with ACHD on the requirements for the crossing over the drain. Prior to submitting the final plat for Phase 3, the applicant shall coordinate with the City and ACHD to determine the final alignment of the north-south collector along the west boundary.~~
4. The final plat shall be revised as follows:
 - a. Depict street sections for W. Grand Mogul Drive and the future north/south collector consistent with Street Section C in the TMISAP with a modification that allows for 8-foot parkways and detached 10-foot wide sidewalks/pathways in lieu of on-street bike lanes as required TMISAP. Streetlights are required at a pedestrian scale (see pg. 3-20, 3-22, 3-23).

- b. Depict required street landscape buffers in common lots or on permanent dedicated buffer easements, maintained by the property owner, homeowner's association or business owners' association, as applicable, as set forth in UDC 11-3B-7C.2.
 - c. Revise the plat and landscape plans to accurately depict the dimensions of the landscape buffers along W. Grand Mogul Drive and north/south collector road (20-foot wide), S. Black Cat Road (25-foot wide), and I-84 (50-foot wide) on the plans.
 - d. Add a plat note stating that a blanket cross-access easement ~~encumbers~~ applies to all lots within the subdivision ~~and~~ OR ~~add~~ include a note referencing the recorded CCR's in effect for the entire development that establishes the requirement for cross-access.
5. The landscape plan shall be revised as follows:
 - a. Revise the plat and landscape plans to accurately depict the dimensions of the landscape buffers along W. Grand Mogul Drive and the north/south collector road (20-foot wide), S. Black Cat Road (25-foot wide) and I-84 (50-foot wide) on the plans; currently both landscape buffers do not accurately depict the landscaping as required by UDC Table 11-2B-3.
 - b. 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.
 - c. Revise the plat and landscape plans to include the dimensions of the pathways.
 - d. ~~Depict landscaping along all pathways per the standards in UDC 11-3B-12C. A 5' wide landscape strip is required on both sides of the pathway planted with a mix of trees, shrubs, lawn and/or other vegetative ground cover.~~
 - e. Sidewalks, walkways and pathways shall include dedicated crosswalks at the intersection with all streets of W. Grand Mogul Drive with changes in color, markings, materials, texture and/or surface to distinguish them from the surrounding pavement as set forth in the TMISAP (see pg. 3-28, Crosswalks).
 5. With the submittal of each certificate of zoning compliance application, provide a minimum of 5 feet of landscaping when parking abuts the 2 feet of landscaping on the back side of the 10-foot multi-use pathway per UDC 11-3B-8.
 6. Comply with all of ACHD's staff report conditions of approval.
 7. 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.
 8. 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.

9. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11- 6 B- 7.
10. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

PRE-PLAT CONDITIONS

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

PUBLIC WORKS DEPARTMENT

Site Specific Conditions of Approval

1. No additional buildings can be constructed until one of the following conditions have been met.
 - A 2nd connection from the North (Zone 1) or
 - 2 new connections from the East connecting to Zone 2.
2. Water mains need a casing when crossing gravity and pressure irrigation that limits access to times of the year or is constructed out of concrete or clay piping. Either provide casing or proof that the City will have access at all times. Also provide the material of the irrigation line.
3. Fire Hydrants require at least 5' spacing past the hydrants for future maintenance. Provide documentation for PUE that covers the hydrants or provide a 20' wide easement that extends at a minimum 5' past the hydrant although 10' is preferred. PUE/Easement requirement will be the same for any water services.
4. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.

5. Ensure no sewer services pass through infiltration trenches.

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 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



Reviewer: Kim Warren / Pathways Project Manager

Planner Assigned: Nick Napoli

Project Name: Mogul Industrial Park Subdivision **File No:** H-2025-0006 – PP **Date:** 3.17.2025

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

CONDITIONS OF APPROVAL - PATHWAYS

1. The project developer shall design and construct multi-use pathways consistent with the location and specifications set forth in the Meridian Pathways Master Plan Map and Master Pathways Plan Document Chapter 3). Any proposed adjustments to pathway alignment shall be coordinated through the Pathways Project Manager. *Interactive Pathways Map*
2. Prior to final approval the applicant shall dedicate a public access easement for a multi-use pathway (10' wide detached sidewalk) along both sides of W Grand Mogul Way, for the length of the project. Match/align with pathway that has already been constructed in the eastern portion of the project.

Because of the alignment of I-84 in this location and steep fill slopes along Black Cat Road approaching the future freeway overpass, no pathway will be required in the landscape buffer along I-84. (This had been stated as a requirement in preliminary reviews.)

Additionally, 10' detached multi-use pathway will be required along the future mid-mile collector road planned along the west edge of the project.

Easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side.) Easements need only be dedicated for multi-use pathways that lie outside the public ROW.

Use standard City template for public access easement. Submit all easements online through Citizen's Access Portal.
3. Construct multi-use pathways per paving section based on existing site conditions as recommended by project civil engineer in accord with UDC 11-3A-8 and 11-3B-12. Prior to final approval the applicant's engineer shall provide written documentation that the pathway segment was constructed per the recommended specifications.
4. The owner (or representative association) of the property affected by each public access easement shall have an ongoing obligation to maintain the multi-use pathway.
5. If applicable, 6' high open vision fencing shall be installed between pathways and (live) water irrigation canals and laterals as detailed in the Meridian Pathways Master Plan, Chapter 3, page 3-5. All other fence details per UDC 11-3A-7.
6. Project developer shall be responsible for obtaining license agreement and other permission(s) as required for constructing within, or crossing, irrigation district easements.
7. Should any discrepancy exist between these conditions of approval and the requirements of the irrigation district, the developer shall work with Pathways Project Manager to achieve a pathway design that meets both City and irrigation district objectives. City requirements as stated shall not (nor are they intended to) override those of the irrigation district having jurisdiction over the project area.

Rev. 01.07.25

D. Ada County Highway District (ACHD)

[Link to ACHD Staff Report](#)

V. FINDINGS

A. 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 Council finds the proposed plat is in conformance with the Comprehensive Plan and will be consistent with the UDC if the Applicant complies with the above-noted conditions.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
The Council finds public services are currently being extended and will be available to serve the site and will be adequate to accommodate the proposed development.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
The Council finds the proposed plat is in conformance with scheduled public improvements in accord with the City's CIP.
4. There is public financial capability of supporting services for the proposed development;
The 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 Council finds the proposed development will not be detrimental to the public health, safety or general welfare.
6. The development preserves significant natural, scenic or historic features.
The Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

VI. ACTION

A. Staff:

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

B. Commission:

The Meridian Planning & Zoning Commission heard this item on June 26, 2025. At the public hearing, the Commission moved to recommend approval of the subject preliminary plat request.

1. Summary of Commission public hearing:
 - a. In favor: Jason Densmer, The Land Group
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Bill Parsons
 - f. Other Staff commenting on application: Ali Breshears
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by Commission:
 - a. Future extension of the north/south collector road along the west boundary.
4. Commission change(s) to Staff recommendation:

- a. Condition of Approval #3 was modified to allow the applicant, City staff and ACHD additional time to coordinate on the alignment of the north/south collector roadway along the west boundary.
- b. Condition of Approval #4d was modified to either require a plat note OR reference the recorded CCRs in effect that establish cross access for the entire development.
- c. Condition of Approval 5d. was stricken.
- 5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

The Meridian City Council heard these items on July 22nd, 2025. At the public hearing, the Council moved to approve the subject preliminary plat request.

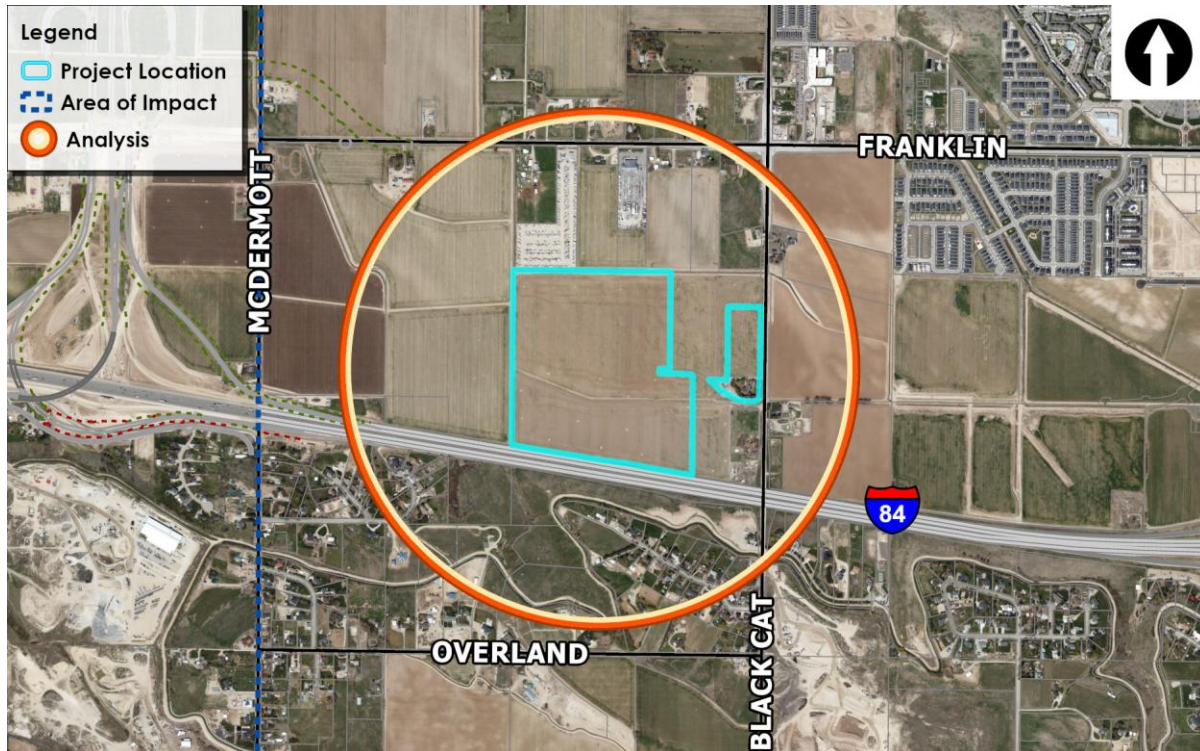
- 1. Summary of the City Council public hearing:
 - a. In favor: Jason Densmer, The Land Group
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Nick Napoli
 - f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. None
- 3. Key issue(s) of discussion by City Council:
 - a. None
- 4. City Council change(s) to Commission recommendation:
 - a. Adopt the changes proposed by Commission to the conditions.

VII. EXHIBITS

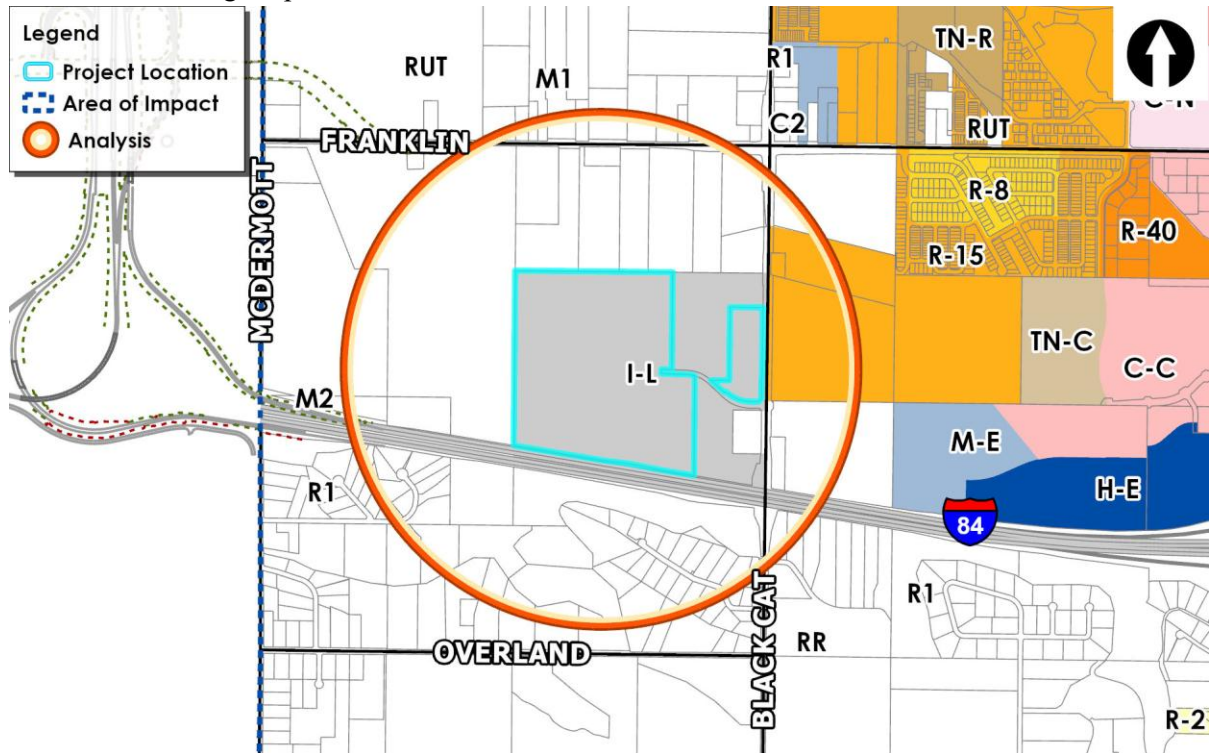
A. Project Area Maps

(link to [Project Overview](#))

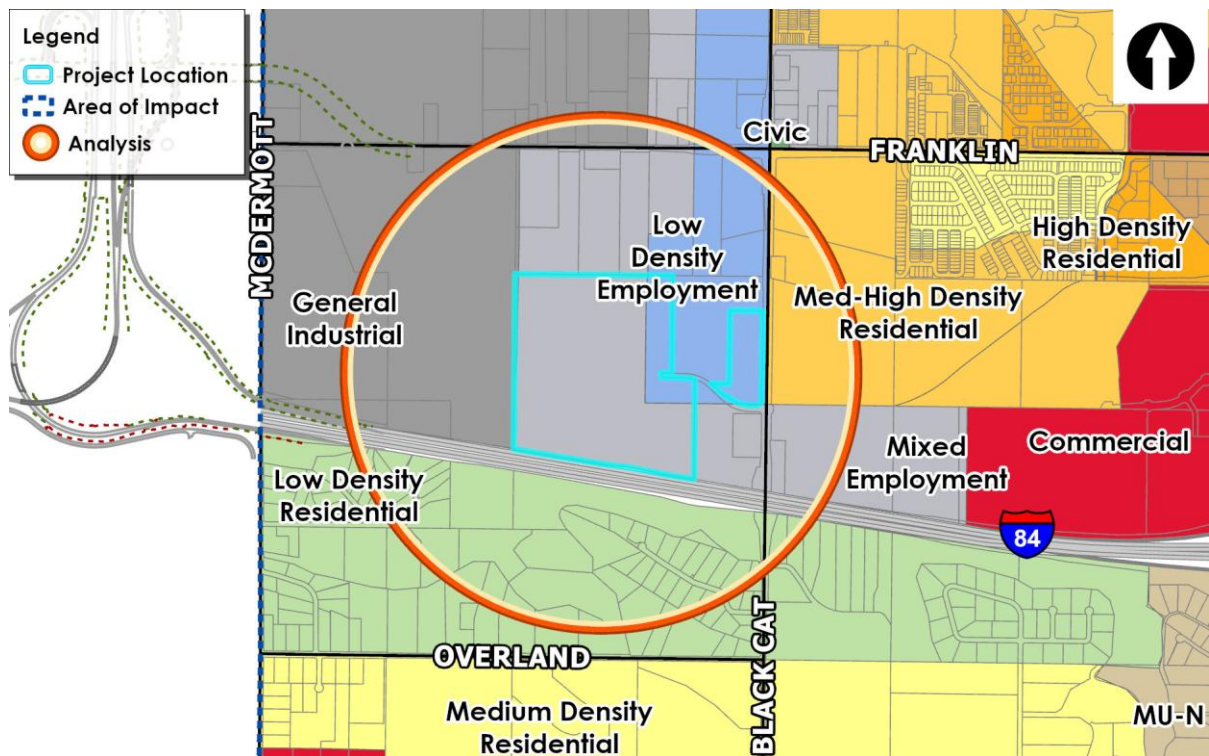
1. Aerial



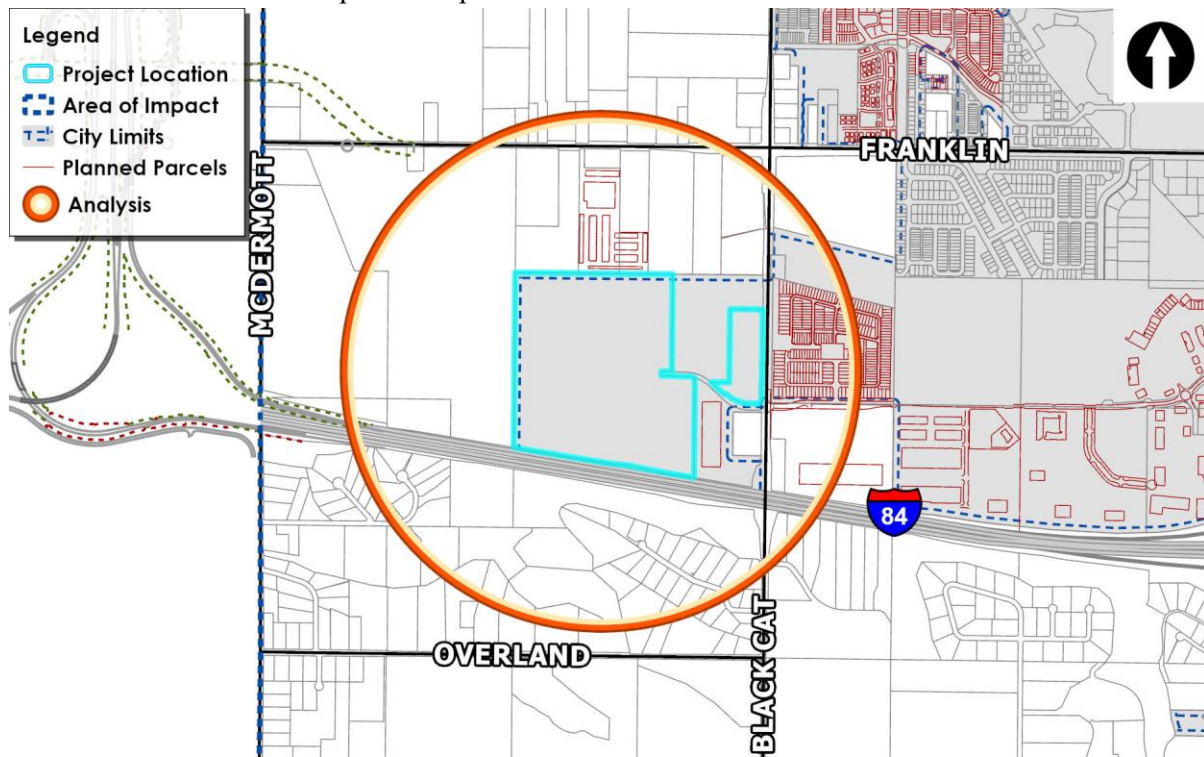
2. Zoning Map



3. Future Land Use



4. Planned Development Map

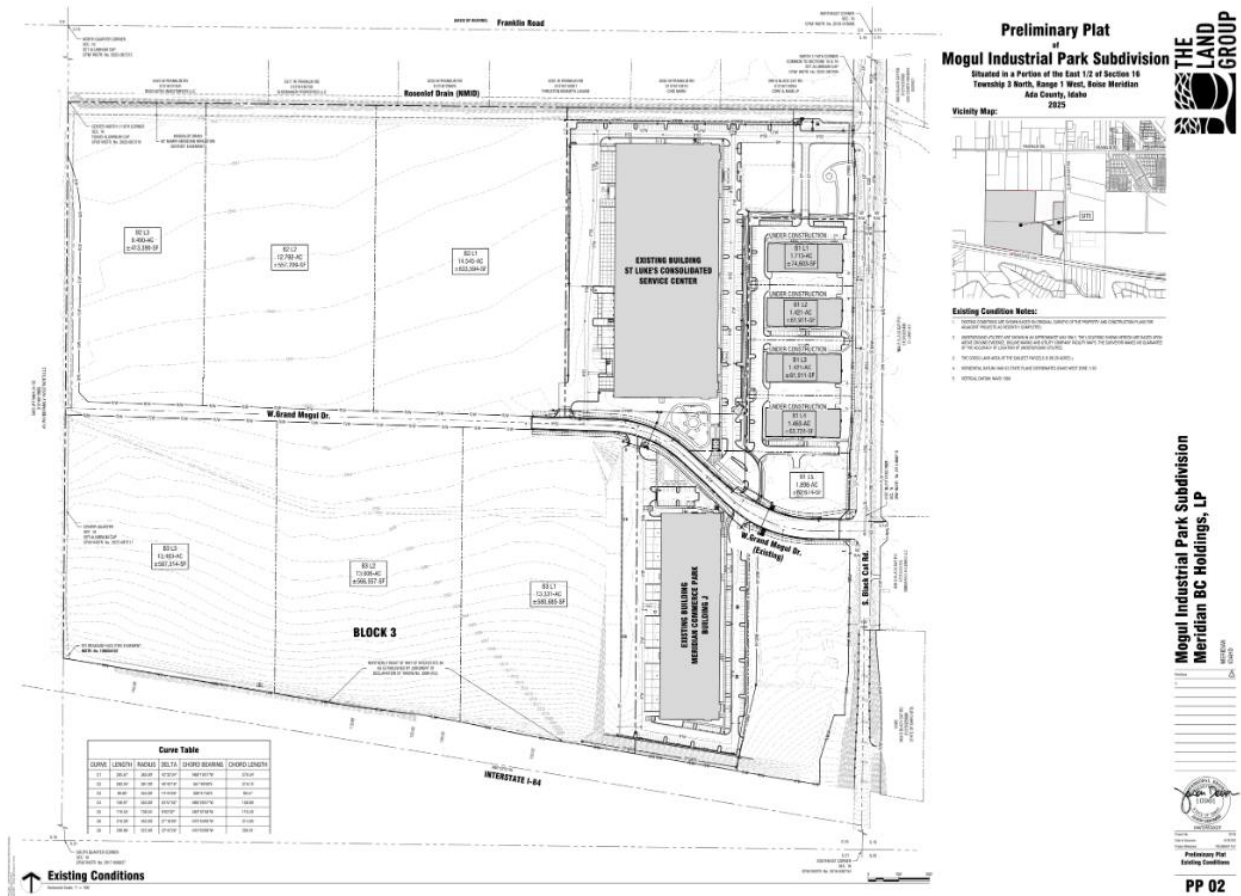


B. Service Accessibility Report

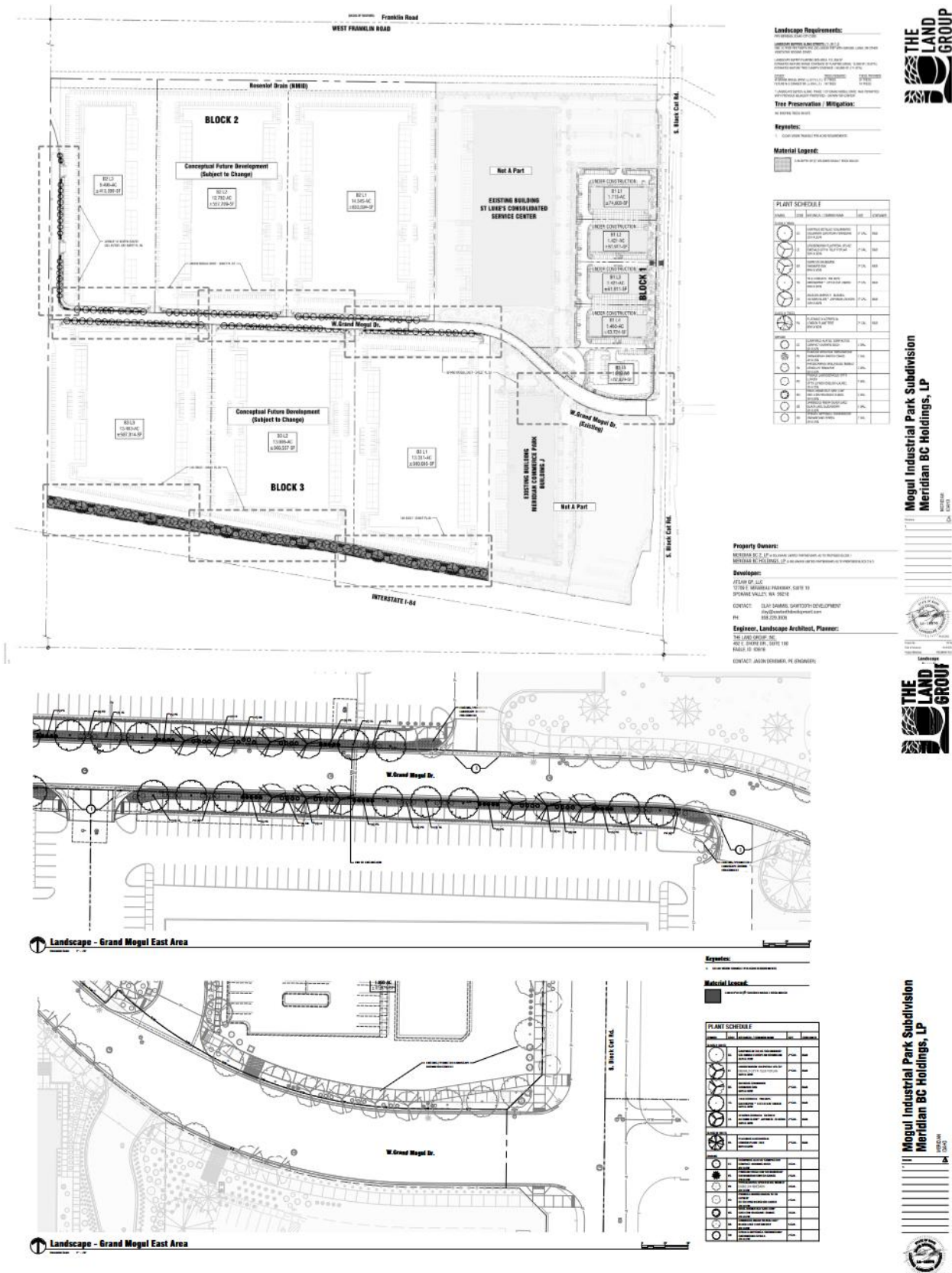
Overall Score: 16	3rd Percentile
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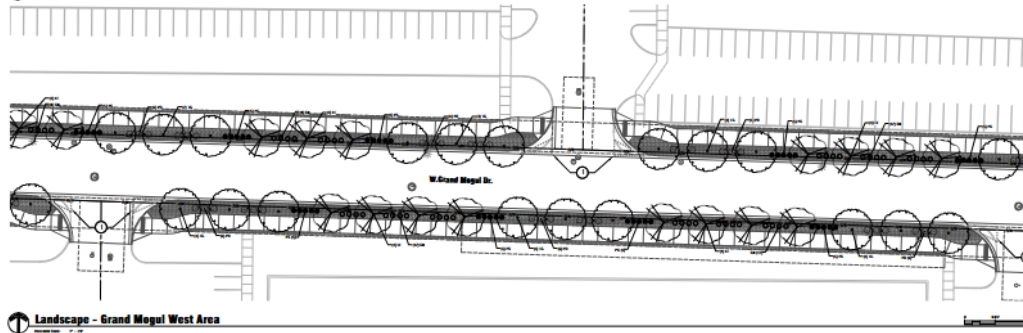
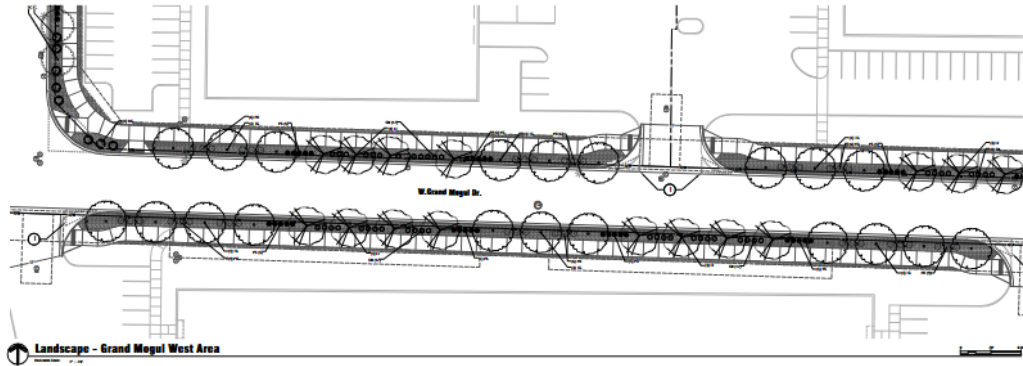
Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time > 9 min.	RED
Emergency Services Police	Not enough data to report average response time	RED
Pathways	Within 1/4 mile of future pathways	YELLOW
Transit	Within 1/4 mile of current transit route	GREEN
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Not within 2 miles driving of existing or future school	RED
Park Walkability	No park within walking distance by park type	RED

C. Site Plan (date: 4/29/2025)



FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION & ORDER
FOR (Mogul Subdivision – H-2025-0006)





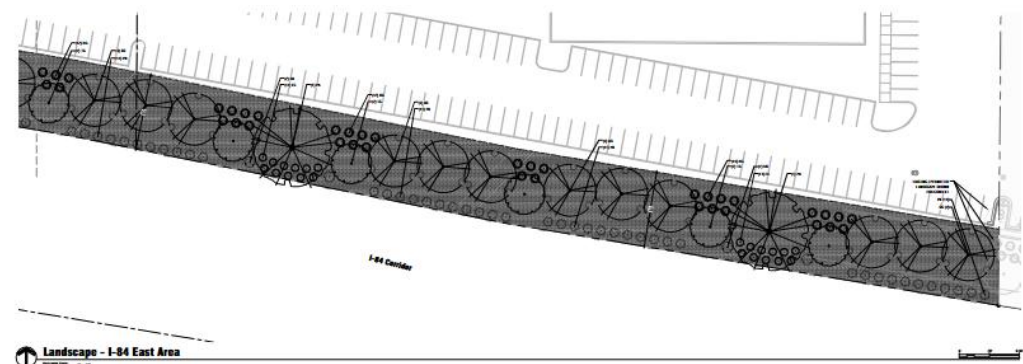
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Material Legend:
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2024-01-15



Species:
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Material Legend:
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Mogul Industrial Park Subdivision
 Meridian BC Holdings, LP

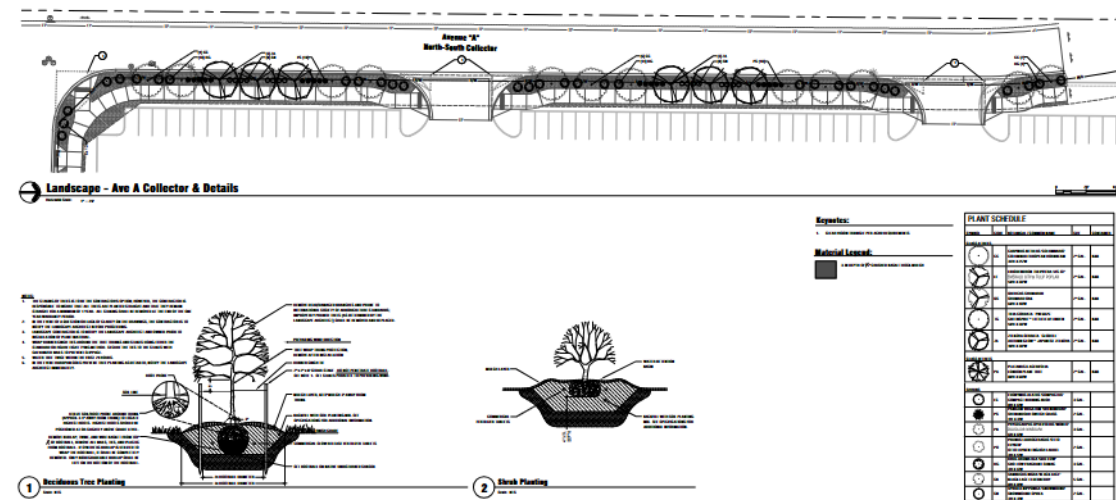
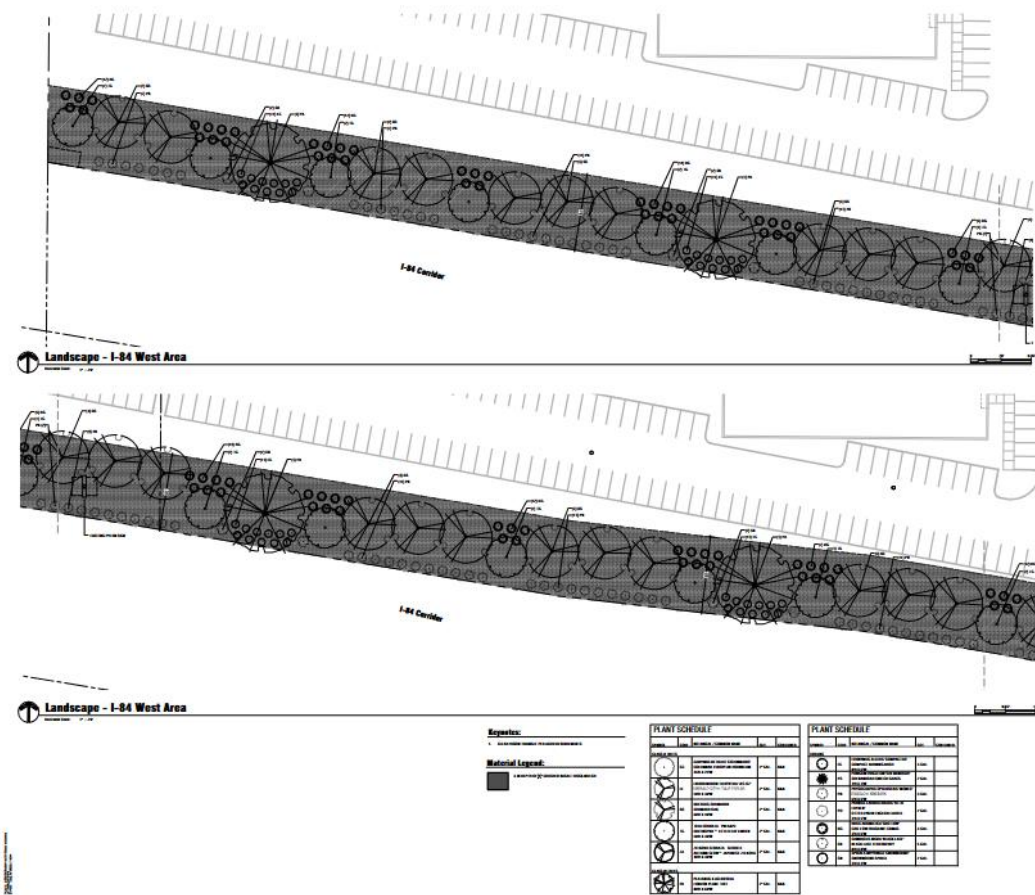


PL 02



Mogul Industrial Park Subdivision
 Meridian BC Holdings, LP





Mogul Industrial Park Subdivision
Meridian BC Holdings, LP



Mogul Industrial Park Subdivision
Meridian BC Holdings, LP



STATION	LENGTH	PI	PC	PT	STATION	LENGTH	PI	PC	PT
1+00.00	100.00	1+50.00	1+50.00	2+50.00	1+00.00	100.00	1+50.00	1+50.00	2+50.00
2+50.00	100.00	3+50.00	3+50.00	4+50.00	2+50.00	100.00	3+50.00	3+50.00	4+50.00
4+50.00	100.00	5+50.00	5+50.00	6+50.00	4+50.00	100.00	5+50.00	5+50.00	6+50.00
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44+50.00	100.00	45+50.00	45+50.00	46+50.00	44+50.00	100.00	45+50.00	45+50.00	46+50.00
46+50.00	100.00	47+50.00	47+50.00	48+50.00	46+50.00				