

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

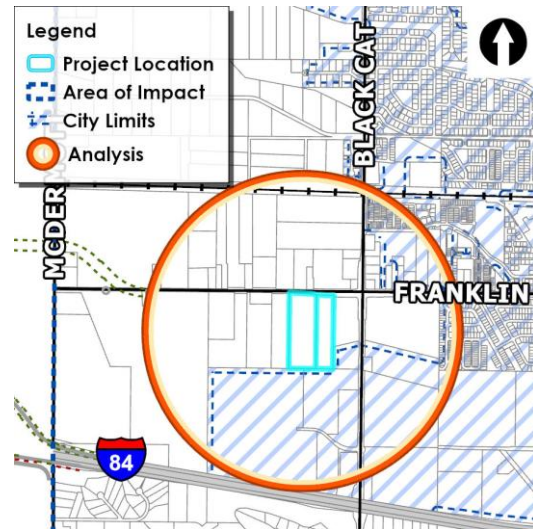


HEARING 10/1/2026
DATE:
TO: Planning & Zoning Commission
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: The Land Group

SUBJECT: Thruston Choi Farms Subdivision
H-2026-0053

LOCATION: Located at 5201 W. Franklin Road and
5035 W. Franklin Road in the NE ¼ of
the NE ¼ of Section 16, T.3N., R.1W.



I.

PROJECT OVERVIEW

A. Summary

Preliminary plat to subdivide two (2) existing parcels into six (6) building lots in the I-L zoning district on 22.26 acres of land.

B. Issues/Waivers

- The two (2) eastern access points on the collector roadway are not approved as shown. These access points do not meet the offset requirements from access directly to the east.

C. Recommendation

Planning Division: Approval with conditions.

Planning and Zoning Commission: Pending

D. Decision

City Council: Pending

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COMMUNITY METRICS

Table 1: Land Use

II.	Description	Details	Map Ref.
	Existing Land Use(s)	Industrial	-
	Proposed Land Use(s)	Industrial	-
	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

Table 2: Project Overview

Description	Details
History	H-2025-0052, ZOA-2026-0002, and DA Inst # 2026-059925
Phasing Plan	One (1) Phase
Physical Features	The Rosenlof Drain abut the development at the southern boundary.
Acreage	22.26 Acres
Lots	Six (6) buildable lots

Table 3: Process Facts

Description	Details
Preapplication Meeting date	7/7/2026
Neighborhood Meeting	7/8/2026
Site posting date	9/18/2026

Table 4: Agency Comments

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.D
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	Franklin Road: Arterial Road Waterworks Drive: Collector Road	-
• Traffic Level of Service	Franklin Road: Better than “E” Black Cat Road: Better than “E”	-
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Available at Site	
• Impacts or Concerns	Yes; See Public Works Conditions	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at Site	
• Impacts or Concerns	Yes; See Public Works Conditions	

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=457194&dbid=0&repo=MeridianCity>

Figure 1: ACHD Summary Metrics

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
* Franklin Road	761-feet	Principal Arterial	543	Better than "E"
** Black Cat Road	N/A	Minor Arterial	417	Better than "E"

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

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

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

STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

III.

The subject development was approved for annexation in 2025 (H-2025-0052). With the annexation, the applicant entered into a development agreement (DA Inst # 2026-059925) and was tied to a concept plan showing approximately 340,000 square feet of industrial buildings on the property. In addition, the applicant also received approval for a UDC Text Amendment to modify the Flex Space standards in UDC 11-4-3-18.

B. 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 six (6) building lots across 22.26 acres within the I-L zoning district. As mentioned above, the applicant has an approved concept plan with the previous annexation approval for approximately 340,000 square feet. While the property is not required to be subdivided, the applicant indicates they are subdividing it for future ownership purposes. It is important to note that the ownership of the properties can change; however, cross access is a requirement of the subdivision process which will not result in future access issues if or when the applicant sells a portion of the development.

Each building will be required to receive certificate of zoning compliance (CZC) and design review (DES) approval prior to submittal of any building permits.

In addition, due to the need to dedicate right of way with this plat, staff is recommending that the subject plat be recorded prior to the issuance of more than two (2) building permits and any certificate of occupancy within the subdivision.

C. Comprehensive Plan Policies

Policy	Analysis
“Pursue economic development opportunities with technology, healthcare, environmentally-friendly manufacturing, light industrial, and professional service industries.” (2.08.02)	The property was approved with the Light Industrial zoning designation. This designation is intended to capture full economic advantage of the Ten Mile interchange to enhance the long-term fiscal health of the City of Meridian and the Treasure Valley.
“Keep the Future Land Use Map current by defining appropriate locations for industrial, commercial, and office businesses.” (2.08.03B)	The city is currently processing a Future Land Use Map change to general industrial for this area. This was at the direction of City Council. The intent behind this is to provide a larger industrial area that can provide adequate employment for the residents in the City of Meridian.
“Plan for industrial areas with convenient access to state highways or the rail corridor, where appropriate.” (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.

“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.”
(6.01.02B)

With the annexation application, the applicant was restricted to a shared access point with the western property owner to Franklin Road. As a result, the primary access will come from the collector roadway that is bisecting the site.

D. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):

All existing structures, wells, and septic systems are required to be removed prior to the issuance of the first building permit as set forth in the Development Agreement for the development (DA Inst #2026-059925).

2. 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 proposed buildings will be industrial buildings with industrial users. Currently, the existing Development Agreement limits certain activities, specifically prohibiting contractors yards, outside storage facilities, self service storage facilities, vehicle impound yards, vehicle sales or rental and service, and indoor arts, entertainment, and recreation facilities. 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.

3. 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.

E. Design Standards Analysis

1. Structure and Site Design Standards (*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 Waterworks 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

UDC Requirement	Proposed/Analysis
Arterial Road: 25 Feet	The applicant is proposing a 25-foot landscape buffer along Franklin Road. However, it appears a portion of the landscaping will be in ACHD’s right of way. Prior to recording the plat, the applicant shall provide a license agreement for landscaping in the right of way. In addition, the applicant shall revise their landscape plan to meet the

UDC Requirement	Proposed/Analysis
Collector Road: 20 Feet	vegetation coverage requirements of 70%, and provide a mix of plantings as outlined in UDC 11-3B-7. The applicant is proposing a 20-foot landscape buffer along W. Waterworks Drive. However, it appears most of the landscaping will be in ACHD's right of way. Prior to recording the plat, the applicant shall provide a license agreement for landscaping in the right of way. In addition, the applicant shall revise their landscape plan to meet the vegetation coverage requirements of 70%, and provide a mix of plantings as outlined In UDC 11-3B-7.

ii. Parking lot landscaping

Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8. *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. 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. *City Council granted a waiver to reduce this buffer to 10 feet with the annexation application.*

iv. Tree preservation

Per UDC 11-3B-10, 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).

v. Storm integration

An adequate storm drainage system shall be 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.

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

i. Nonresidential parking analysis

UDC Requirement	Proposed/Analysis
Flex Space: 1 Parking Stall per 1,000 Square Feet of Gross Floor Area	The applicant has indicated that their intention is for the buildings to be flex space which requires compliance with the flex space parking standards. The approved concept plan shows 476 parking stalls exceeding the UDC requirements.

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. *The applicant is*

providing 22 bicycle parking spaces with their concept plan. Staff will evaluate this at the CZC review stage.

4. Building Elevations (*Architectural Standards Manual*):

Building elevations were submitted with the preliminary plat request. The development agreement that governs the site requires development to be consistent with the Meridian Architectural Standards Manual, TMISAP, and Comprehensive Plan. 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 (*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.

F. Transportation Analysis

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

Access is proposed via the extension of W. Waterworks Way, a collector road from N. Black Cat Road, an arterial road and via Franklin Road, an arterial road through a shared access within the adjoining neighboring property to the west. W. Waterworks Way shall be extended to the western property boundary prior to the first certificate of occupancy within the development.

Direct lot access to Franklin Road, and Waterworks Drive is prohibited except for access specifically approved by this application and ACHD.

As mentioned earlier in staff's analysis, cross access is a requirement of the subdivision process. Cross access between all lots in the subdivision are required. In addition, cross access to the eastern property on the corner of Black Cat Road and Franklin Road (Parcel # S1216110125) is also required. The applicant shall add a plat note stating a blanket cross-access easement that encumbers all subdivision lots, and the references the recorded CCRs to ensure cross access is maintained for the entire development.

W. Waterworks Way shall be constructed in accordance 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).

ACHD's staff report identifies 6 access points to Waterworks Drive, 2 of which do not meet district policy. The two eastern access points do not meet the required offset standards and are recommended for closure. City staff supports ACHD's findings and has included conditions requiring the closure of these two access points.

2. Pedestrian Connectivity (*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. Waterworks Drive 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 Franklin Road. 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 east-west collector roadway on the western boundary of the subdivision. This will be a requirement on the final plat application.

G. Services Analysis

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

The Rosenlof Drain runs along the southern boundary of the subdivision and was approved to remain open with the annexation of the development to the south of Rosenlof Drain.

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 (*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-2025-0052 (AZ – DA Instrument #2026-059925) and the conditions contained herein.
2. The applicant shall record the plat and construct the roadway, and have it accepted by ACHD prior to more than two (2) building permits being issued and any Letter of Substantial Completion or Certificate of Occupancy being issued in the development.
3. 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. The final plat shall be revised as follows:

- a. 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.
 - b. Add a plat note stating a blanket cross-access easement encumbers all lots within the subdivision and record a cross access agreement with the property to the east. In addition, add a note that references the recorded CCR's in effect for the development.
 - c. Provide details on the plazas throughout the development.
 - d. Close the two eastern access points off of Waterworks Drive in accordance with UDC 11-3A-3 and ACHD's conditions.
4. The landscape plan submitted with the final plat shall be revised as follows:
 - a. Depict landscaping within required street buffers in accord with standards listed in UDC 11-3B-7C; all required landscape buffers along streets shall be designed and planted with a variety of trees, shrubs, lawn, or other vegetative ground cover. Plant materials in conjunction with site design shall elicit design principles including rhythm, repetition, balance, and focal elements.
 - b. Prior to recording the plat, the applicant shall provide a license agreement for landscaping in ACHD right-of-way.
 - c. Revise the landscape plan to meet the vegetation coverage requirements of 70%, and provide a mix of plantings as outlined in UDC 11-3B-7.
 - d. Revise the plat and landscape plans to include the dimension of the 10-foot wide sidewalk along W. Franklin Road.
 - e. Sidewalks, walkways and pathways shall include dedicated crosswalks at the intersection with all streets of W. Waterworks 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).
 - f. Provide tree mitigation calculations.
 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 sidewalk per UDC 11-3B-8.
 6. Comply with all of ACHD's 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.
 11. A certificate of zoning compliance and design review application shall be submitted for each building prior to the submittal of building permits.

B. Meridian Public Works

PUBLIC WORKS DEPARTMENT

1. For services and fire hydrants in ROW make sure no trees, light poles, or deep-rooted bushes are within 5' of the service or hydrant lateral.
2. Water services should be perpendicular between the main and the meter and should be located in landscaping area where possible.
3. Water services require 20' wide easements up to and a minimum of 5' past the meter.
4. No permanent structures can be within an easement or over a sewer main. This includes buildings, carports, trash enclosures, trees, deep rooting bushes, etc.

Site Specific Conditions of Approval

1. For single family residential developments, the applicant shall be required to pay the Oaks Lift Station and Pressure Sewer Reimbursement fees in the amount of \$265.25 per ERU needed. The applicant shall also be required to pay the Oaks Lift Station Pump Upgrades Reimbursement fees in the amount of \$185.43 per ERU needed. The aggregate amount of these reimbursement fees for the entire pre-plat area must be paid prior to the City Engineers signature on the first final plat submitted (assessed with the FPS record). For commercial and multi-family developments, ERUs needed will be calculated during the building permit review process. The reimbursement fee for the entire building(s) must be paid prior to the City issuing a building permit.
2. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement. Applicant is still responsible to meet all landscaping requirement and should coordinate with their planner if there are any questions.
3. To meet fire flow two things are required. Bring the 12" main from McDermott Rd and W Sturgill Peak onto the southwest corner of the site. And one of the following:
 - Upsize the 8" pipe to 12" along the western side of the site all the way to the NW corner. OR
 - Loop the north part of the site to eliminate the dead-end.
4. The Developers Engineer is to verify if there is a well onsite and if so, state if it will be used or not. If an existing well is not going to be used it must be abandoned per City and IDWR requirements.

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 then 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 (IDWR). The Developer, Owner, or project Engineer, shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
 8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9-4-8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
 9. 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: Thruston Choi Farms Sub **File No:** H-2026-0053 – PP **Date:** 8.27.2026

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. *See Interactive Pathways Map on City Website.*
2. Prior to final project approval the applicant shall dedicate a public access easement for a 10' wide detached multi-use pathway (concrete sidewalk) within the landscape buffer along W Franklin Rd.
10' wide detached sidepaths will also be required along both sides of the collector roadway that bisects the property. Easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side).
All pathways shall be located outside of irrigation district easements unless permission is specifically obtained from the governing irrigation district. Easement need only be dedicated for multi-use pathways that lie outside the public ROW. Follow ACHD easement requirements for detached sidewalks along public roadways.
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 (stamped plans depicting recommended paving section) 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. 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 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. 04.07.26

D. Ada County Highway District (ACHD)



Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

Proposed Development Meets	
All ACHD Policies	
Requires Revisions to meet ACHD Policies	X

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	
No	

ACHD Planned Improvements	
FYP	X
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS 1
Cyclist	LTS 1

Is Transit Available?	
Yes	X
No	

connecting you to more

Ada County Highway District - 3775 Adams Street - Garden City, ID - 83714 - PH 208 387-6100 - FX 345-7650 - www.achdidaho.org

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;

Staff 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;
Staff 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;
Staff 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;
Staff 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
Staff finds the proposed development will not be detrimental to the public health, safety or general welfare.
6. The development preserves significant natural, scenic or historic features.
Staff is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

ACTION

VI.

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 [date]. At the public hearing, the Commission moved to approve the subject [app] request.

1. Summary of the Commission public hearing:

- a. In favor:
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application:
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

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

- a. None

4. Commission change(s) to Staff recommendation:

- a. None

C. City Council:

The Meridian City Council heard these items on [date]. At the public hearing, the Council moved to approve the subject [app] and [app] requests.

1. Summary of the City Council public hearing:

- a. In favor:
- b. In opposition: None

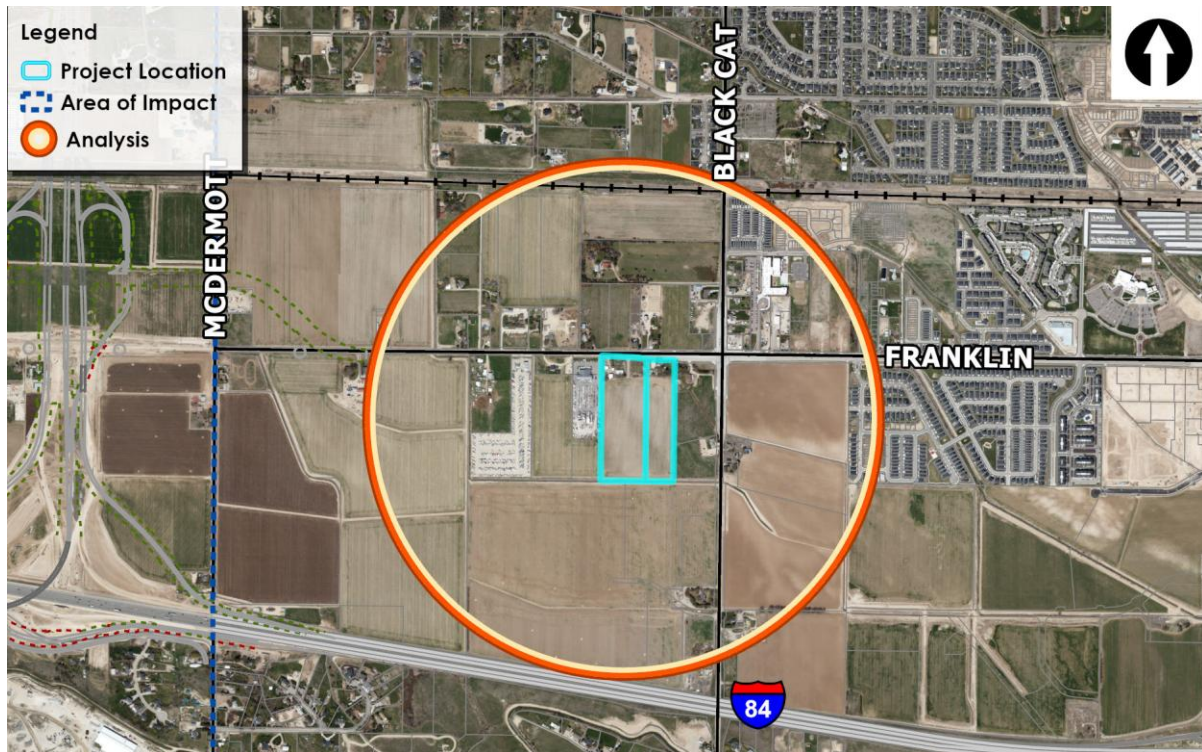
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application:
- f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. None
- 3. Key issue(s) of discussion by City Council:
 - a. None
- 4. City Council change(s) to Commission recommendation:
 - a. None

EXHIBITS

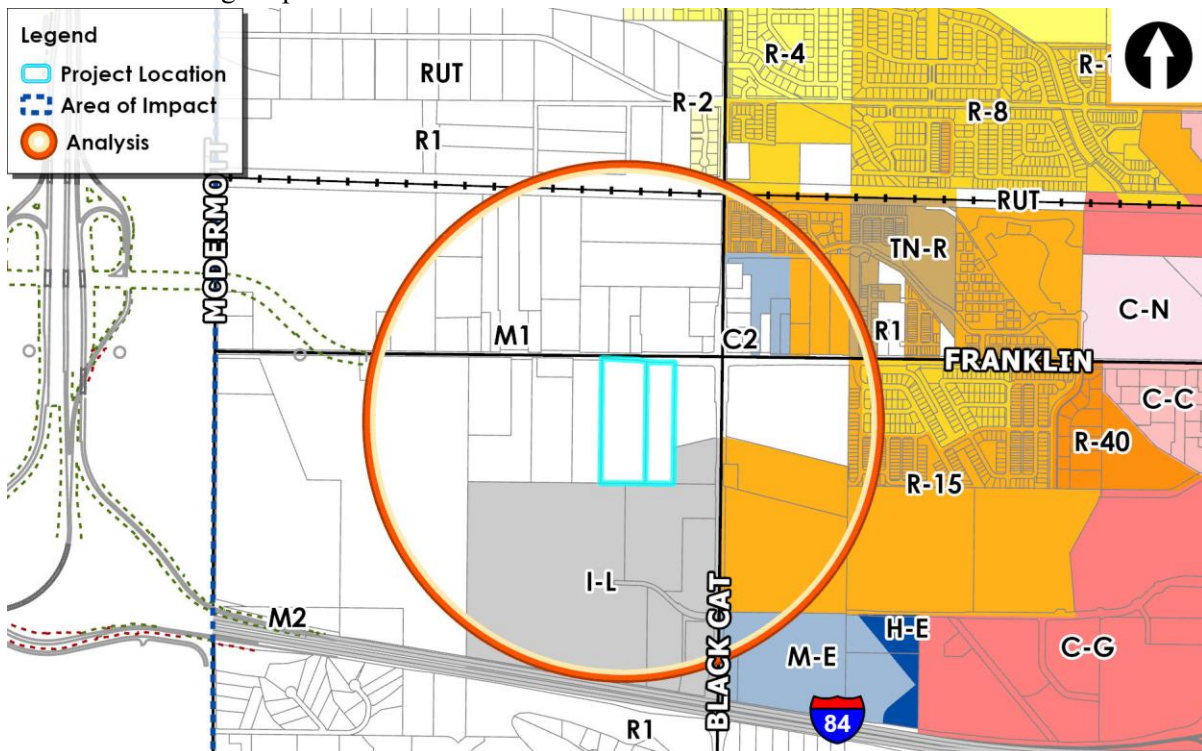
A. Project Area Maps

1. Aerial

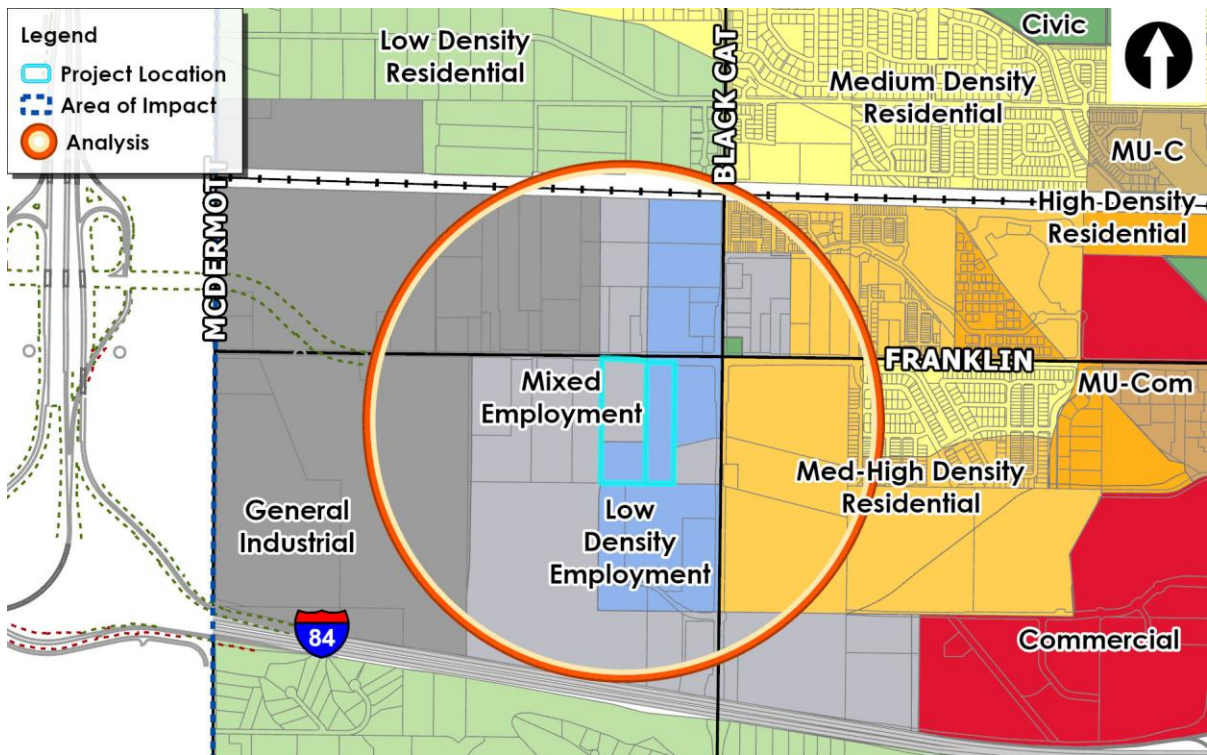
VII.



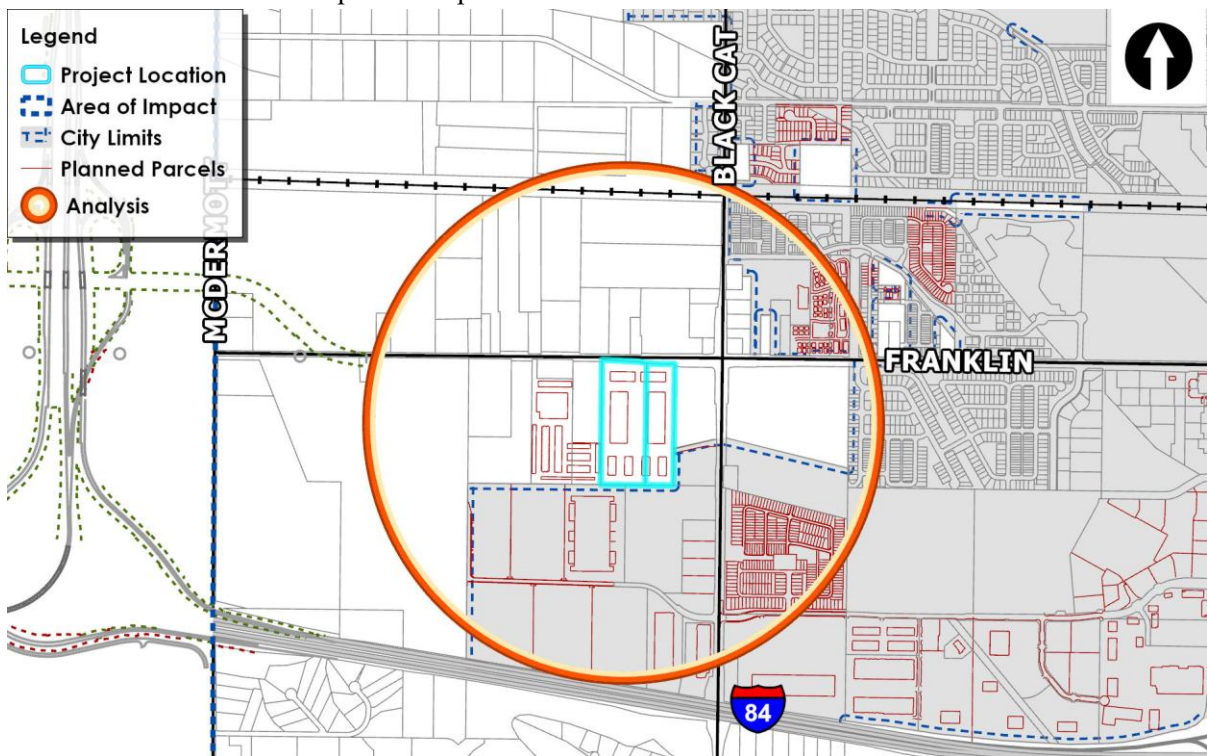
2. Zoning Map



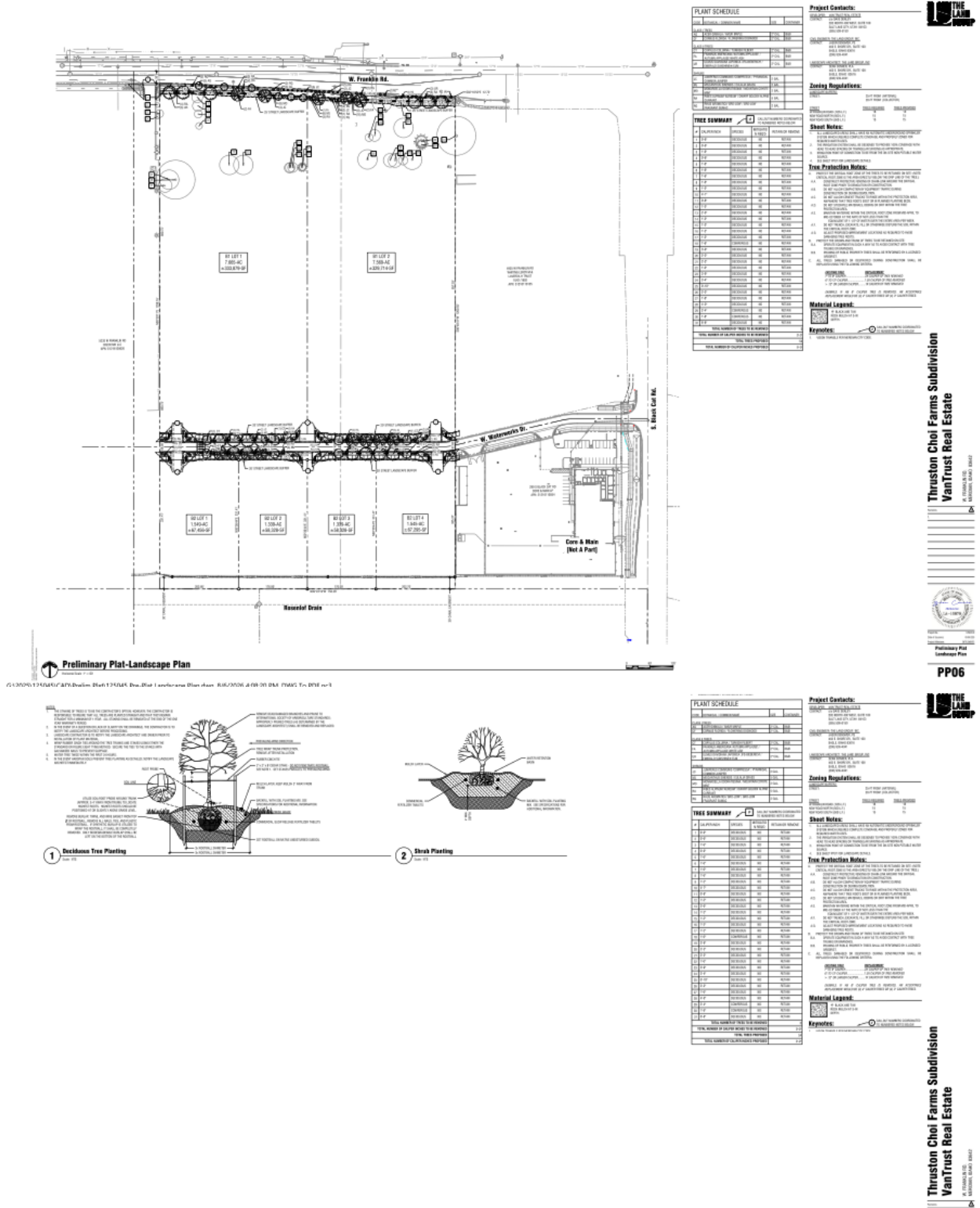
3. Future Land Use



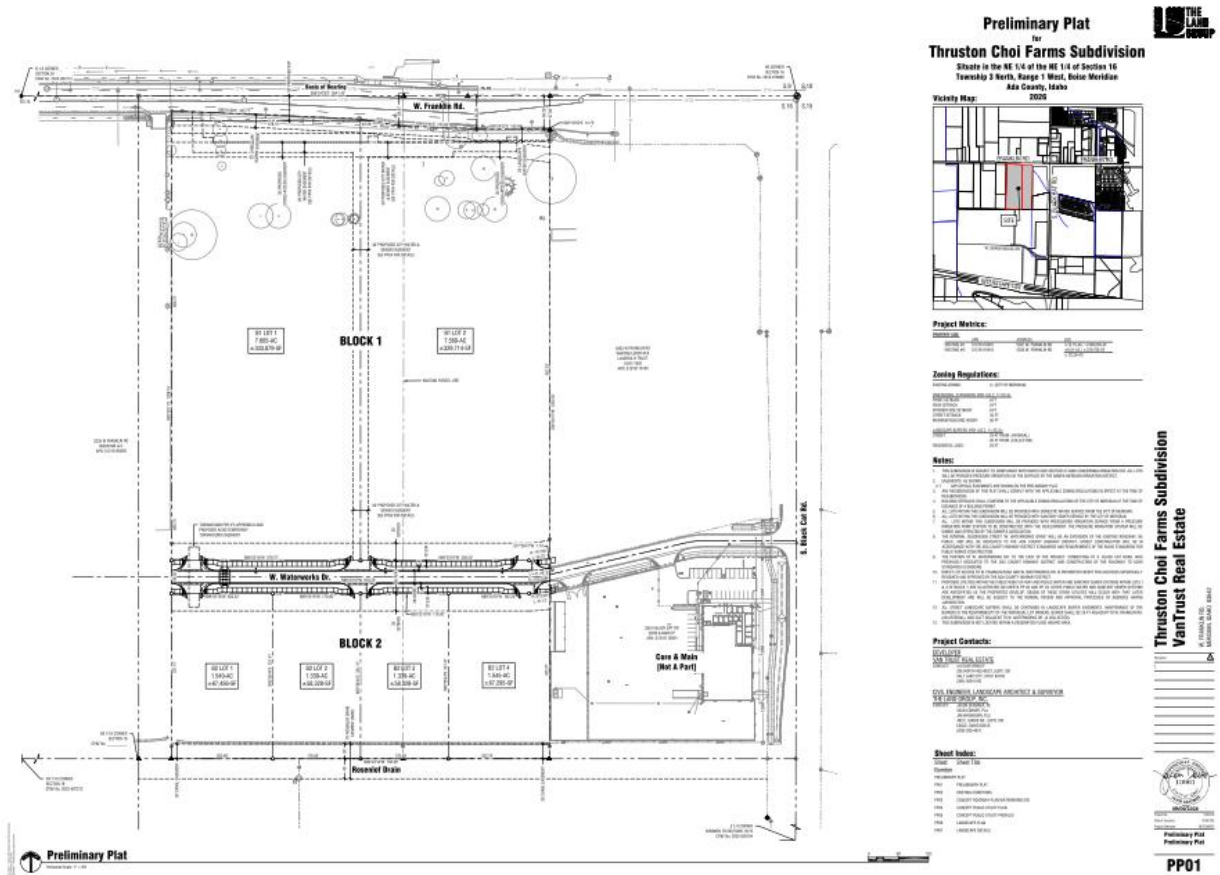
4. Planned Development Map

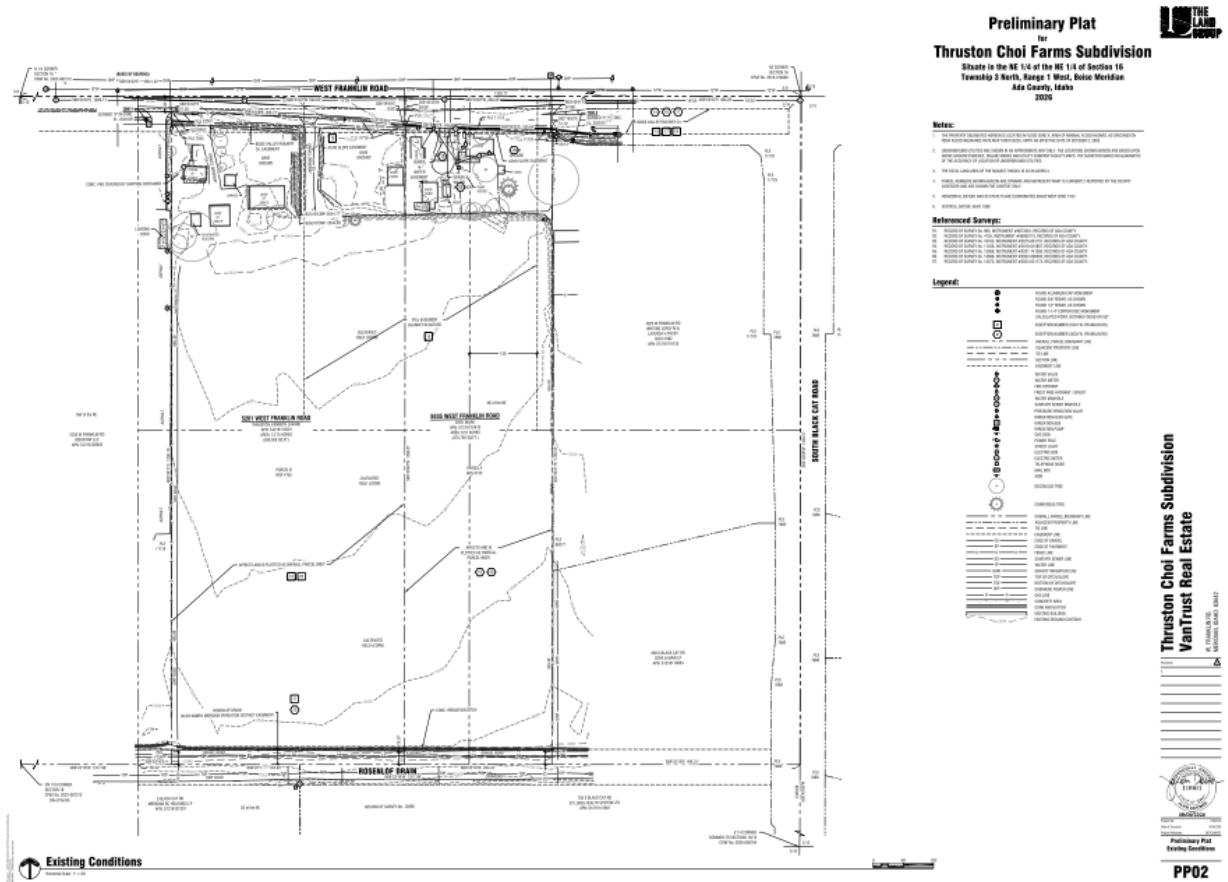


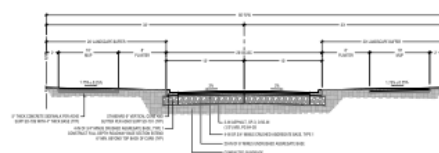
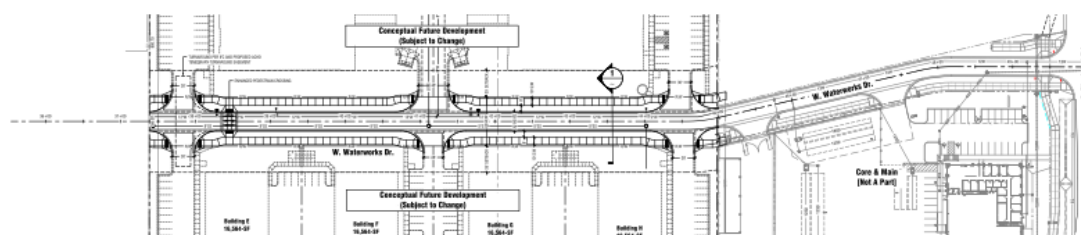
B. Landscape Plan (date: 8/17/2026)



C. Preliminary Plat (date: 8/17/2026)



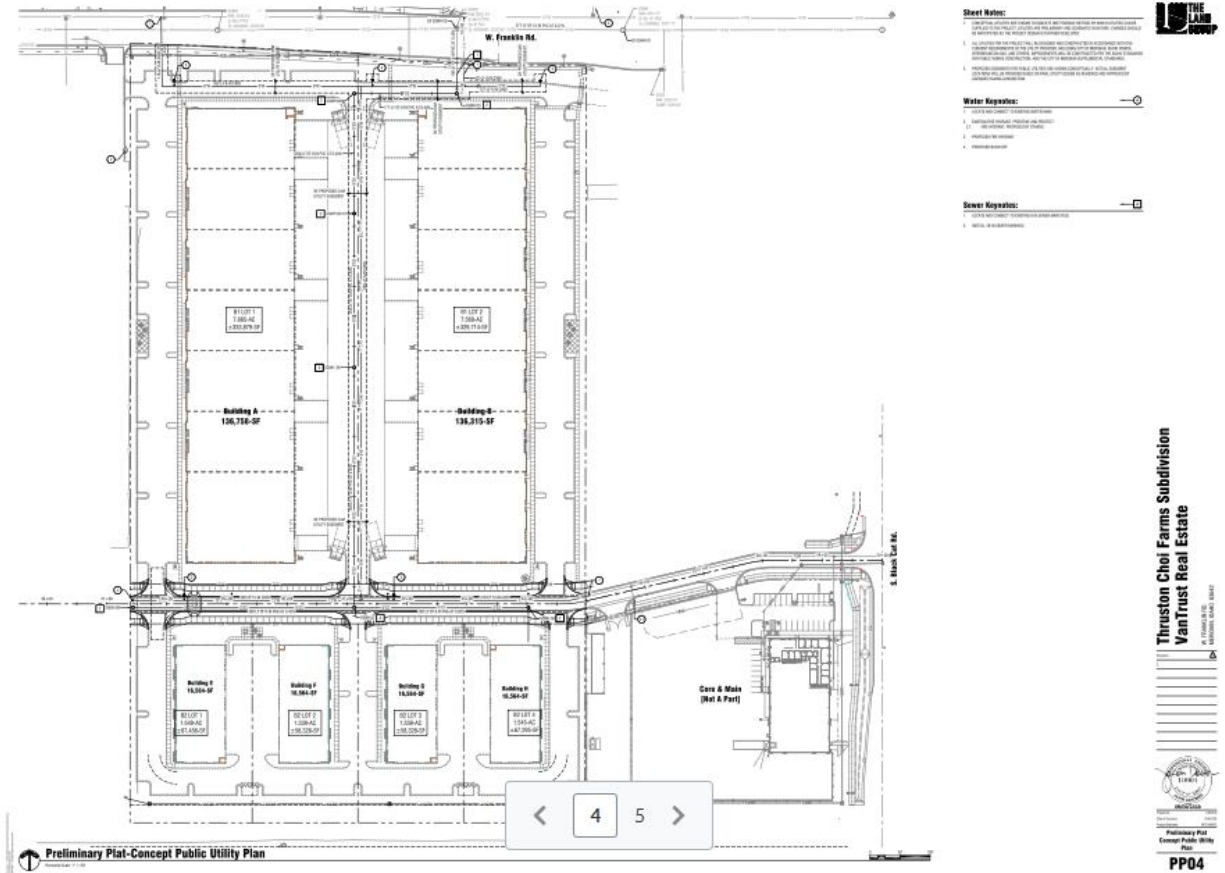




1 Typical Roadway Section - W. Waterworks Drive

**Thruston Choi Farms Subdivision
VanTrust Real Estate**





1



VanTrust
REAL ESTATE LLC



VanTrust
REAL ESTATE LLC

E. Preliminary Plat Legal Description

Parcel 1

A parcel of land lying in a portion of the NE1/4 of the NE1/4 of Section 16, T.3N., R.1W, B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the NE corner of said Section 16;

Thence North 89°54'51" West, 788.70 feet along the North boundary line of said Section 16, to the REAL POINT OF BEGINNING;

Thence South 00° 10'11" West, 1328.44 feet to a point on the South boundary line of the NE1/4 of the NE1/4 of said Section 16;

Thence North 89°53'36" West, 464.81 feet along said South boundary line;

Thence leaving said boundary line North 00°07'36" East, 1328.27 feet to a point on the North boundary line of said Section 16;

Thence South 89°54'51" East, 465.81 feet along said North boundary line to the Real Point of Beginning. Containing 13.63 acres, more or less.

Excepting therefrom a parcel of land being a portion of the parcel described in Warranty Deed recorded April 7, 2015 as Instrument No. 2015-028159 the following:

A parcel of land being a portion of the parcel described in Quitclaim Deed Instrument No. 98092291, as filed in the Ada County Recorder's Office, located in the NE1/4 NE1/4 of Section 16, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the NE Section corner of said Section 16, monumented by a 3.5" brass cap (Corner Record No. 110039755), from which the NE1/4 corner of said Section 16, monumented by a 5/8" rebar (Corner Record No. 112067278), bears North 89°24'26" West, a distance of 2641.52 feet;

Thence North 89°24'26" West, coincident with the north line of the NE1/4 of said Section 16, a distance of 788.70 feet to the northeast corner of the parcel described in said Quitclaim Deed and the **POINT OF BEGINNING**;

Thence South 00°40'30" West, coincident with the easterly line of said parcel, a distance of 30.00 feet to the southerly 30 foot prescriptive right of way line of Franklin Road;

Thence continuing South 00°40'30" West, coincident with said easterly line, a distance of 29.77 feet;

Thence North 86°51'45" West, a distance of 9.55 feet;

Thence North 79°44'15" West, a distance of 80.62 feet;

Thence North 86°51'45" West, a distance of 356.01 feet to said southerly prescriptive right of way line;

Thence North 89°24'26" West, coincident with said southerly prescriptive right of way line, a distance of 21.07 feet to the westerly line of said parcel;

Thence North 00°37'55" East, coincident with said westerly line, a distance of 30.00 feet to the northwest corner of said parcel;

Thence South 89°24'26" East, coincident with the northerly line of said parcel, a distance of 465.81 feet to the **POINT OF BEGINNING**.

The above described parcel contains 18,862 square feet or 0.433 acres, more or less, of which 13,974 square feet or 0.321 acres, more or less, is prescriptive right of way.

Parcel 2

A parcel of land lying in a portion of the Northeast quarter of the Northeast quarter of Section 16, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho being Parcel A of Record of Survey 4155 Recorded February 3, 1998 as Instrument 98009110, being more particularly described as follows:

Commencing at the Northeast corner of said Section 16; thence North 89 degrees 54'51" West 495.26 feet along the North boundary line of said Section 16 to the REAL POINT OF BEGINNING; thence leaving said North boundary line South 00 degrees 10'11" West 1328.55 feet; thence North 89 degrees 53'36" West 293.44 feet; thence North 00 degrees 10'11" East 1328.44 feet to a point on the North boundary line of said Section 16; thence South 89 degrees 54'51" East 293.44 feet along said North boundary to the REAL POINT OF BEGINNING except any portion lying within the right-of-way of Franklin Road.

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

(link to [Community Metrics](#))

VIII.

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Data 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.

