



Mayor Robert E. Simison
City Council Members:
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Anne Little Roberts, Vice President
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Liz Strader
Doug Taylor
Luke Cavener

February 5th, 2026

MEMORANDUM

TO: Planning and Zoning Commission
CC: City Clerk, City Attorney
FROM: Nick Napoli, Associate Planner
RE: St. George (H-2025-0004)

On November 6th, 2025, The St. George project was presented before the Planning and Zoning Commission. The Planning and Zoning Commission continued the project to have the applicant work with city staff to fix outstanding issues to gain Commission favorable recommendation to City Council. The applicant has submitted revised drawings and documents based on this direction. Staff has reviewed the revised plans and offers the following summary:

Resolved Issues/Concerns:

- *The applicant did not decrease the unit count and remains at 23 total residential unit on the site.*
- *Resolved the issues with Public Works regarding water and sewer easements and separation requirements.*
- *Provided updated floor plans meeting the requirements for private usable open space for the multi-family units.*
- *Revised the landscape plan to incorporate additional landscape details and elements. However, the landscape plan and site plan still do not match. These plans will need to match 15 days prior to the City Council hearing.*

Outstanding Issues/Concerns:

- *Much of the concern continues to focus on open space around the creek. The exhibit below shows that a significant portion of this area is located within the floodway. Since the Commission hearing, the applicant has been discussing with the irrigation district the possibility of developing this area and incorporating it into the project's open space. However, because the property lies within the floodway, options are very limited and construction of a bridge is not feasible. In addition, the applicant is considering piping the creek, which is supported by the irrigation district but not permitted under the UDC. Staff has consulted with the City's Floodplain specialists, who indicated that any such proposal would require several permits including: a hydrologic and hydraulic analysis demonstrating how piping the creek would affect base flood elevations within the*

floodplain and floodway; a Conditional Letter of Map Revision (CLOMR) approved by FEMA, followed by a Letter of Map Revision (LOMR); an approved Section 404 Permit from the U.S. Army Corps of Engineers; an approved Stream Alteration Permit from the Idaho Department of Water Resources; and an approved variance from MCC 11-34-6. Obtaining these permits may require a significant amount of time and coordination.

Natural waterways are intended to be preserved as natural amenities, and staff finds that leaving this area undisturbed and in its natural state is preferable. A balance must be achieved between open space preservation, maintaining the creek in an open condition, and the proposed project density. Staff recommends prioritizing the preservation of Five Mile Creek in its natural state, even if this results in the loss of a unit and providing additional open space elsewhere on the site.

Alternatively, the Planning and Zoning Commission may consider counting the creek corridor as open space under the code. If the Commission supports the project, staff recommends that Five Mile Creek remain open without a bridge, the northernmost unit in Building A be removed to incorporate additional open space, and three (3) amenities, one from each category, be relocated to the open space north of Building A.

- *The applicant revised the landscape plan to address the water conserving design that is being requested along the Overland Road frontage. However, the landscape plan still does not meet the water conserving design standards.*
- *Concerns persist regarding functional integration with the surrounding properties in the future.*
- *In addition, the Planning and Zoning Commission should carefully consider whether the traffic generated by the development is appropriate given the existing conditions and access points.*

Development Agreement and Conditions to Consider:

Below are conditions of approval and development agreement provisions for the Planning and Zoning Commission to consider IF they are going to recommend approval of the application to City Council.

- A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer. A Certificate of Zoning Compliance and Design Review Application will not be accepted until the Ordinance and Development Agreement are recorded. Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council approval of the annexation Findings. The DA shall, at minimum, incorporate the following provisions IF City Council determines annexation is in the best interest of the City:
 - Future development of this site shall be consistent with the site plan, landscape plan, qualified open space, and a total of three (3) site amenities one (1) from each category; one (1) vertically integrated residential structures featuring four (4) dwelling units and 8,000 square feet of commercial space along with three (3) multi-family building consisting of 19 dwelling units (for a total of 23 residential units); and conceptual building elevations and renderings as proposed in Section VII and the provisions contained herein.
 - The Development shall comply with the Specific Use Standards for a multi-family development outlined in UDC 11-4-3-27 and a vertically integrated residential project as outlined in UDC 11-4-3-41.
 - The applicant shall submit written documentation to Jason Korn to Pipe Five Mile Creek if allowed by City Council
 - The existing homes and accessory structures shall be removed prior to submittal of the first

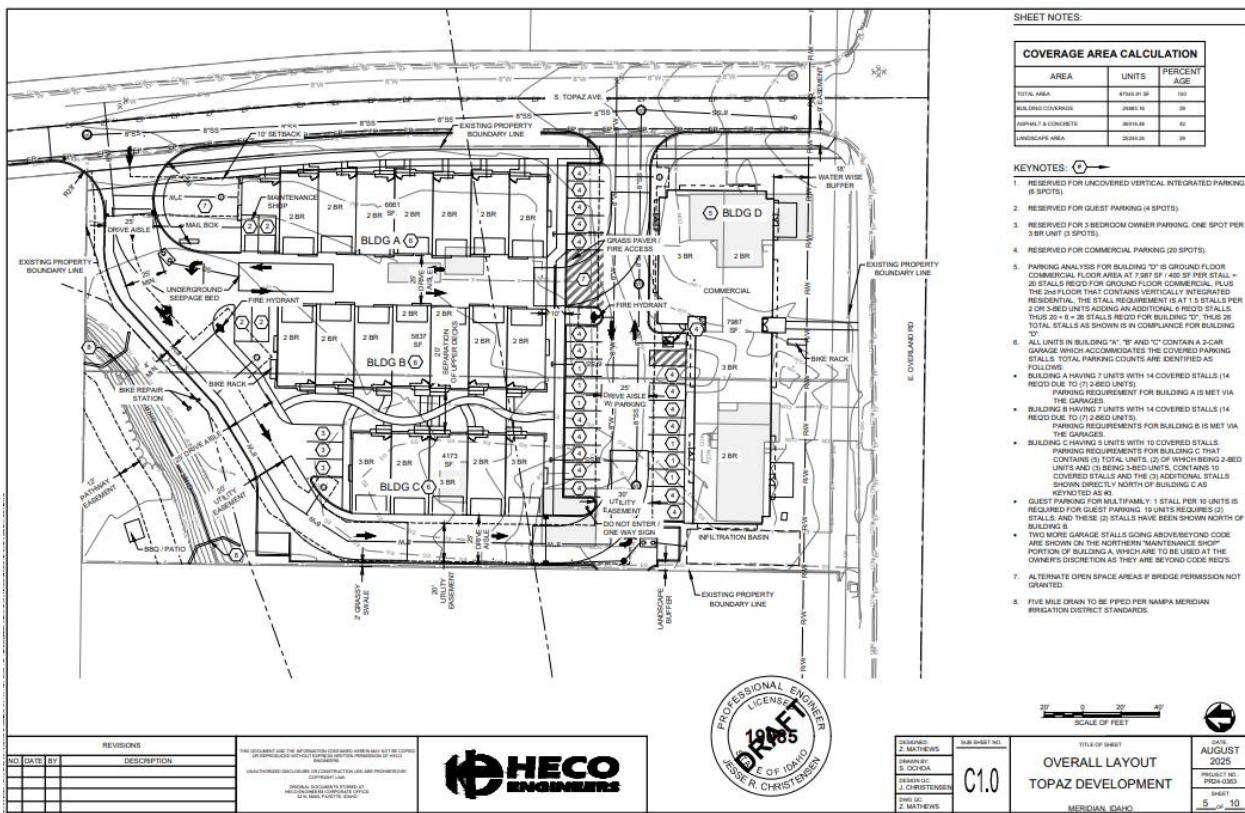
Building Permit.

- F. Restaurants and Drinking Establishments shall be a prohibited use in the commercial space in the vertically integrated building.
- G. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development

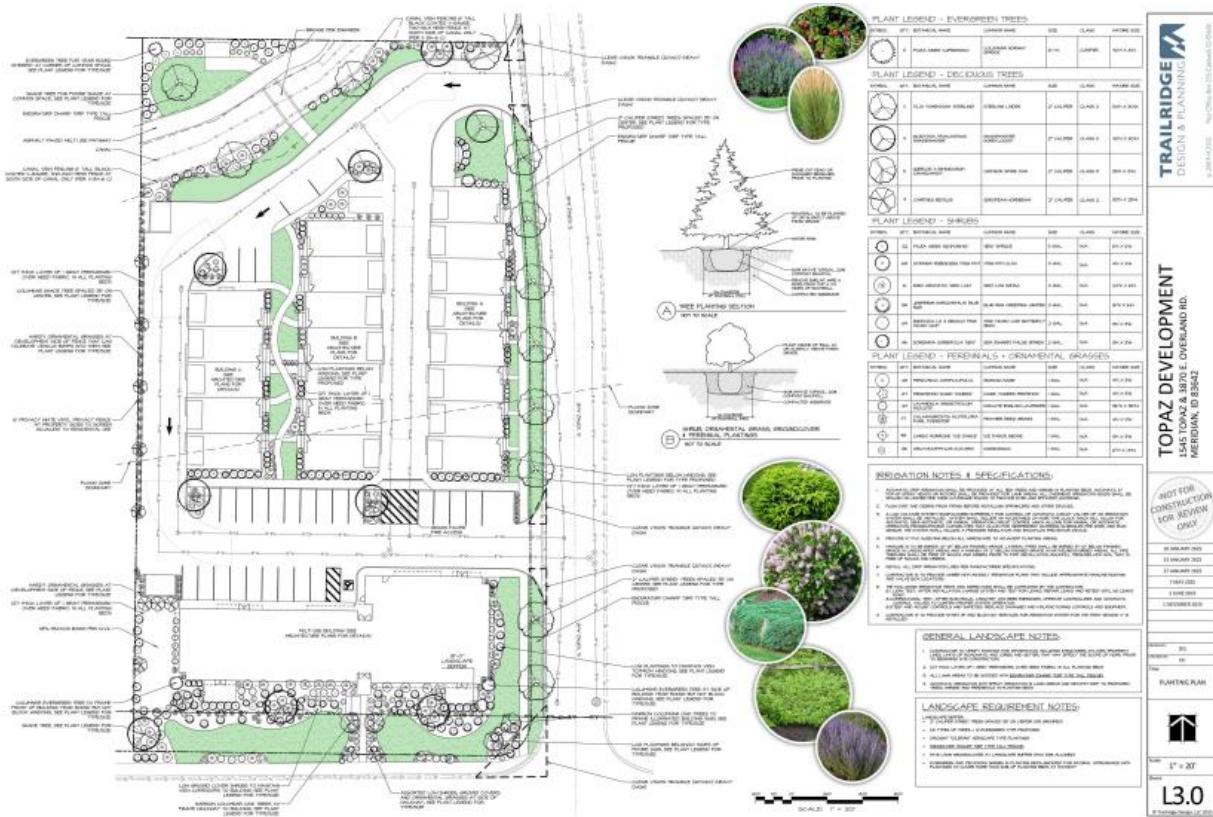
Conditional Use Permit

- 1. The site and landscape plan shall include the following revisions:
 - Depict all proposed fencing and provide a fencing exhibit.
 - Implement directional signs and striping to indicate the northern entrance off of Topaz Avenue as one-way.
 - In order to count the buffer along the arterial street, it has to meet the enhanced buffer requirements in UDC 11-4-3-27C.9, 11-3B-5, 11-3G-3, and 11-3B-7C.3f.
 - Provide parking lot landscaping in accordance with UDC 11-3B-8 or apply for alternative compliance to relocate the trees to the buffer along Overland Road.
 - Provide bicycle parking for the multi-family and non-residential uses in compliance with UDC 11-3C.
 - Leave Five Mile Creek in its natural state and remove the northernmost unit in Building A to incorporate additional open space, and three (3) amenities, one from each category, be relocated to the open space north of Building A.
- 2. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district.
- 3. The Applicant shall obtain a Certificate of Zoning Compliance (CZC) and Administrative Design Review (DES) approvals before submitting any building permit within this development.
- 4. Off-street parking is required to be provided by the standards listed in UDC Table 11-3C-6 for multi-family dwellings based on the number of bedrooms per unit.
- 5. No recreational vehicles, snowmobiles, boats, or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area.
- 6. 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 outlined in UDC 11-3B-14.
- 7. With the submittal of the first certificate of zoning compliance application, the applicant shall provide a maintenance agreement for the development.
- 8. With the submittal of the first certificate of zoning compliance application, the applicant shall submit and get the 14 foot pedestrian easement for the future pathway.
- 9. The Conditional Use Permit approval shall become null and void unless otherwise approved by the City if the applicant fails to 1) commence the use, satisfy the requirements, acquire building permits and commence construction within two years as outlined in UDC 11-5B-6F.1; or 2) obtain approval of a time extension as outlined in UDC 11-5B-6F.4.
- 10. Fifteen (15) days prior to the City Council hearing, the applicant shall provide the revised concept plan, landscaping plan and open space exhibit to match, provide details for the amenities, and relocate the open space.**
- 11. The Applicant shall comply with all ACHD's conditions of approval.
- 12. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

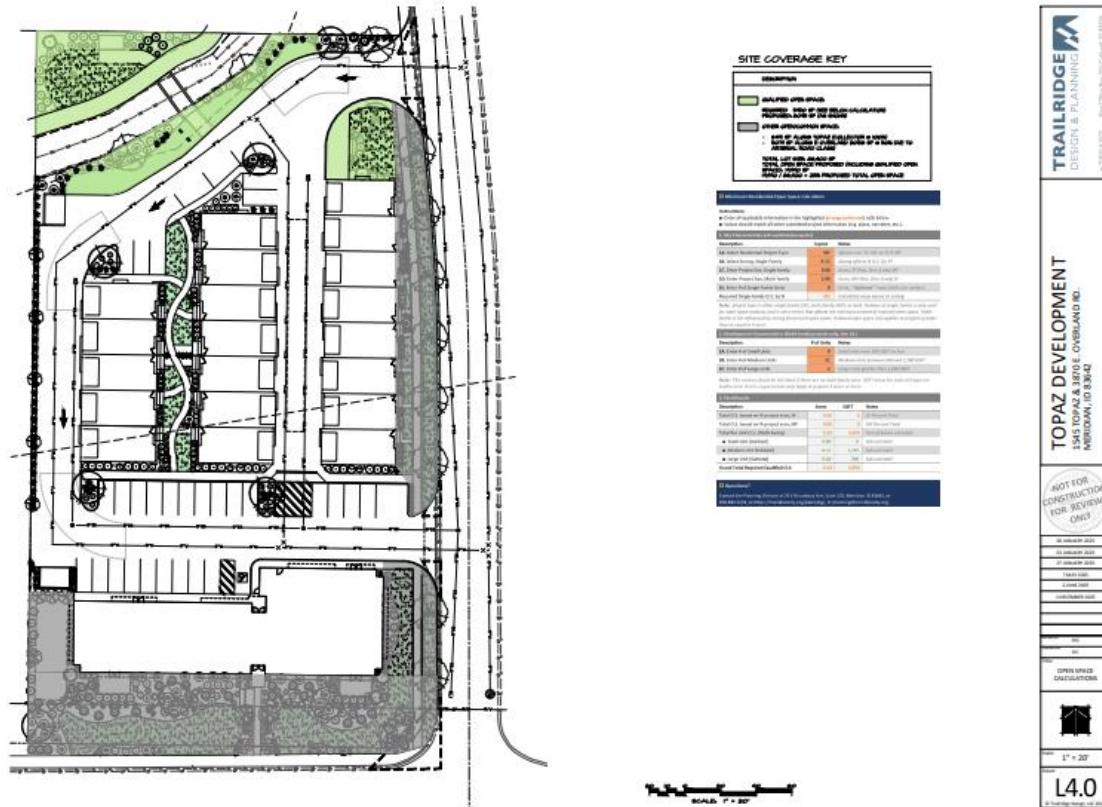
Revised Site Plan



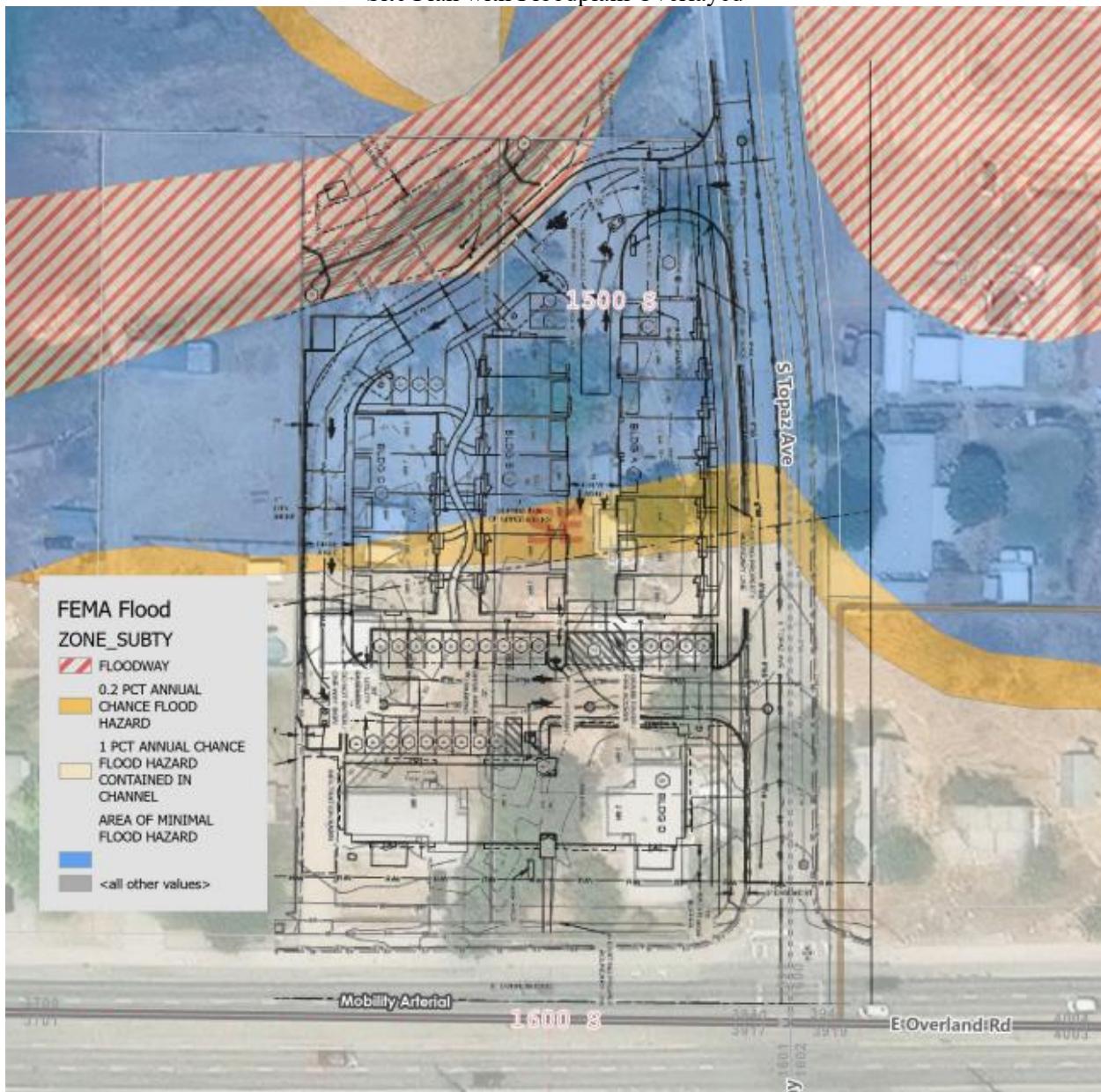
Revised Landscape Plan Rendering



Revised Open Space Exhibit



Site Plan with Floodplain Overlayed



Revised Building Elevation





