

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



**In the Matter of the Request for Short Plat Consisting of Two (2) Building Lots on 1.35 Acres of Land in the C-G Zoning District for Lost Rapids East Subdivision, by KM Engineering, LLP.**

**Case No(s). SHP-2026-0009**

**For the City Council Hearing Date of: October 6, 2026 (Findings on October 20, 2026)**

**A. Findings of Fact**

1. Hearing Facts (see attached Staff Report for the hearing date of October 6, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of October 6, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of October 6, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of October 6, 2026, incorporated by reference)

**B. Conclusions of Law**

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.
7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of October 6, 2026, incorporated by reference. The conditions are concluded to be

reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

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

1. The applicant's request for a short plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of October 6, 2026, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Short Plat Duration

Please take notice that approval of a 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).

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 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).

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 October 6, 2026

By action of the City Council at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

|                                            |             |
|--------------------------------------------|-------------|
| COUNCIL PRESIDENT JOHN OVERTON             | VOTED _____ |
| COUNCIL VICE PRESIDENT ANNE LITTLE ROBERTS | VOTED _____ |
| COUNCIL MEMBER DOUG TAYLOR                 | VOTED _____ |
| COUNCIL MEMBER LUKE CAVENER                | VOTED _____ |
| COUNCIL MEMBER LIZ STRADER                 | 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

# EXHIBIT A

## COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 10/6/2026

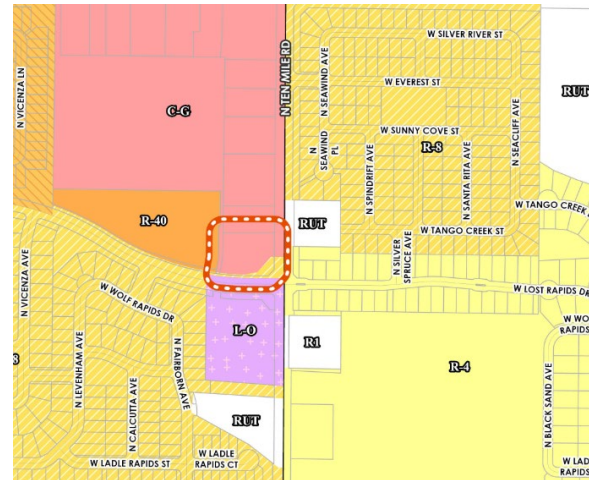
TO: Mayor & City Council

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

APPLICANT: Damion Snodgrass, KM Engineering, LLP

SUBJECT: SHP-2026-0009  
Lost Rapids East Subdivision

LOCATION: 5985 N. Ten Mile Rd., in the northeast 1/4 of Section 27, T.4N., R.1W. (Parcel #R5330761510)



### I. PROJECT OVERVIEW

#### A. Summary

Short plat consisting of two (2) building lots on 1.35 acres of land in the C-G zoning district.

#### B. Issues/Waivers

None

#### C. Recommendation

Staff: Staff recommend approval of the proposed short plat per the provisions in Section IV in accord with the Findings in Section V.

#### D. Decision

City Council: Approved

### II. COMMUNITY METRICS

**Table 1: Land Use**

| Description              | Details                                   | Map Ref. |
|--------------------------|-------------------------------------------|----------|
| Existing Land Use(s)     | Vacant undeveloped land                   | -        |
| Proposed Land Use(s)     | None                                      | -        |
| Existing Zoning          | C-G (General Retail & Service Commercial) | VII.A.2  |
| Adopted FLUM Designation | Commercial                                | VII.A.3  |

### III. STAFF ANALYSIS

#### Comprehensive Plan and Unified Development Code (UDC)

##### A. History

In 2018, this property was annexed with the requirement of a development agreement (DA) (H-2018-0004 Inst. #2018-079970 Lost Rapids GFI – Meridian Investments II, LLC). A preliminary plat was also approved for Lost Rapids Subdivision. A final plat was later approved in 2020 (FP-2019-0056).

This property was originally platted as Lot 15 & a portion of Lot 14, Block, 1, Lost Rapids Subdivision. A property boundary adjustment (PBA-2022-0026) was approved in 2023 that included this property as Parcel D on ROS #14036, included below in Section VII.A.

##### B. General Overview

The subject property is designated Commercial on the Future Land Use Map (FLUM) included in the Comprehensive Plan.

The purpose of the Commercial designation is to provide a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses.

The proposed short plat, included below in Section VII.B, will subdivide Parcel D depicted on Record of Survey #14036, consisting of 1.35-acres of land, into two (2) building lots. Lot 1 is proposed to be 29,403 square feet (s.f.) and Lot 2 is proposed to be 29,404 s.f.

**Table 2: Project Overview**

| Description | Details                                                          |
|-------------|------------------------------------------------------------------|
| History     | H-2018-0004 (DA Inst. #2018-079970); FP-2019-0056; PBA-2022-0026 |
| Acreage     | 1.35-acres                                                       |
| Lots        | 2 building lots                                                  |

##### C. Site Development and Use Analysis

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

There are no existing structures on this property. The street buffers and sidewalks along N. Ten Mile Rd. and W. Lost Rapids Dr. were installed with the subdivision improvements for Lost Rapids Subdivision.

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

No uses are proposed with this application. See UDC Table 11-2B-2 for allowed uses in the C-G district.

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

The proposed plat and subsequent development is required to comply with the dimensional standards listed in UDC Table 11-2B-3 for the C-G district.

##### D. Design Standards Analysis

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

Future development is required to comply with the structure and site design standards listed in UDC 11-3A-19 and the design standards in the Architectural Standards Manual.

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

- i. Landscape buffers along streets

A 35' wide street buffer exists along N. Ten Mile Rd. and a 20' wide street buffer exists along W. Lost Rapids Dr. that were installed with the subdivision improvements in accord with UDC standards; buffer easements for such are depicted on the proposed plat as required. Two (2) trees are proposed to be removed due to poor health that are proposed to be replaced. **Additional trees are required within the street buffer along N. Ten Mile Rd. to meet the minimum standard listed in UDC 11-3B-7C.3a.**

ii. Landscape buffer to adjoining residential uses

The proposed subdivision does not abut residential uses. There is a multi-family development directly to the west but a drive aisle that's part of the Costco property separates the properties.

iii. Landscaping along pathways

No pathways are proposed or required on this site; therefore, no landscaping is required.

iv. Storm integration

Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

Landscaping within parking lots will be reviewed for consistency with UDC standards with the Certificate of Zoning Compliance application as landscaping within those areas is not required to be installed with the subdivision improvements.

## E. Transportation Analysis

1. Access (*Comp Plan 6.01.02C, UDC 11-3A-3, UDC 11-3H-4*):

Access shall be provided via the drive aisle along the west boundary of the site through an existing cross-access easement recorded with Lost Rapids Subdivision (Inst. #2018-066684 & #2018-066687); direct lot access via N. Ten Mile Rd. and W. Lost Rapids Dr. is prohibited.

2. Multiuse Pathways (*UDC 11-3A-5*):

The Pathways Master Plan depicts multi-use pathways along N. Ten Mile Rd. and W. Lost Rapids Dr. The detached sidewalks that were constructed along these roadways satisfy the pathway requirement.

3. Sidewalks (*UDC 11-3A-17*):

A 5' wide detached sidewalk exists on this site along N. Ten Mile Rd. and W. Lost Rapids Dr. No additional sidewalks are required with the proposed subdivision.

## F. Services Analysis

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

The Harrell Lateral runs along the southeast and southern boundaries of this site in a 21' and 25' wide irrigation easement, respectively. No structures should encroach within this easement without permission from the easement holder.

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

The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is

utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.

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

An adequate 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.

4. Utilities (*Comp Plan 3.03.03G, UDC 11-3A-21*):

City of Meridian sewer and water easements runs along the western boundary of this site as depicted on the proposed plat.

An ACHD seepage bed maintenance easement runs along the eastern boundary of the site as depicted on the proposed plat.

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.

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.

*Comprehensive Plan* policy 3.03.03G requires urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities (as applicable).

#### IV. CITY/AGENCY COMMENTS & CONDITIONS

##### A. Meridian Planning Division

1. Future development shall comply with all previous conditions of approval associated with this property (H-2018-0004, Development Agreement Inst. #2018-079970).
2. Future development shall be consistent with the minimum dimensional standards listed in UDC Tables 11-2B-3 for the C-G zoning district.
3. The plat submitted for City Engineer signature shall include the following revisions:
  - a. Note #12: “. . . ~~except as approved by ACHD.~~”
4. The landscape plan shall be revised as follows:
  - a. Depict additional trees within the street buffer along N. Ten Mile Rd. to meet the minimum standard listed in UDC 11-3B-7C.3a.
5. No structures shall encroach within the Harrell Lateral irrigation easement without permission from the easement holder. A license agreement may be required for other improvements within the easement area.
6. Approval of the 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 short plat, as set forth in UDC 11-6B-7A. Upon written request prior to the expiration of the final plat, the Applicant may request an extension of time to obtain the City Engineer's signature on the final plat as set forth in UDC 11-6B-7C.

##### B. Meridian Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=457161&dbid=0&repo=MeridianCity>

#### SITE SPECIFIC CONDITIONS:

1. Property to the North will need to provide the property to the South an easement for the water service since the City easement does not cover the proposed property line.

#### GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. Water service to this site is available via extension of existing mains adjacent to the development.
2. 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.
3. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
4. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
5. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
6. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
8. 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.
9. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
10. Developer shall coordinate mailbox locations with the Meridian Post Office.
11. All grading of the site shall be performed in conformance with MCC 11-1-4B.
12. 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.

13. 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.
14. 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.
15. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting ([http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272)). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
16. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
17. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
18. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6.). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
19. 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.

**C. Meridian Fire Department**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=457160&dbid=0&repo=MeridianCity>

**D. Department of Environmental Quality (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=458129&dbid=0&repo=MeridianCity>

**E. Nampa & Meridian Irrigation District**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=459246&dbid=0&repo=MeridianCity>

**F. Idaho Transportation Department (ITD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=460421&dbid=0&repo=MeridianCity>

**G. Ada County Highway District (ACHD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=458455&dbid=0&repo=MeridianCity>

**V. FINDINGS**

**A. Short Plat (UDC-6B-6)**

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

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;  
*The City Council finds the proposed plat is generally in conformance with the UDC with the conditions noted in Section IV and with the guidelines in the Comprehensive Plan.*
2. Public services are available or can be made available and are adequate to accommodate the proposed development;  
*The City Council finds public water and sewer services are available to the subject property 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 City Council finds the plat is in conformance with scheduled public improvements for this area in accord with the City's CIP.*
4. There is public financial capability of supporting services for the proposed development;  
*The City Council finds there is public financial capability of supporting services for the proposed development.*
5. The development will not be detrimental to the public health, safety or general welfare; and  
*The City Council finds the proposed development will not be detrimental to the public health, safety or general welfare.*
6. The development preserves significant natural, scenic or historic features.  
*The City Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.*

**VI. ACTION**

**A. Staff:**

Staff recommend approval of the proposed short plat per the provisions in Section IV in accord with the Findings in Section V.

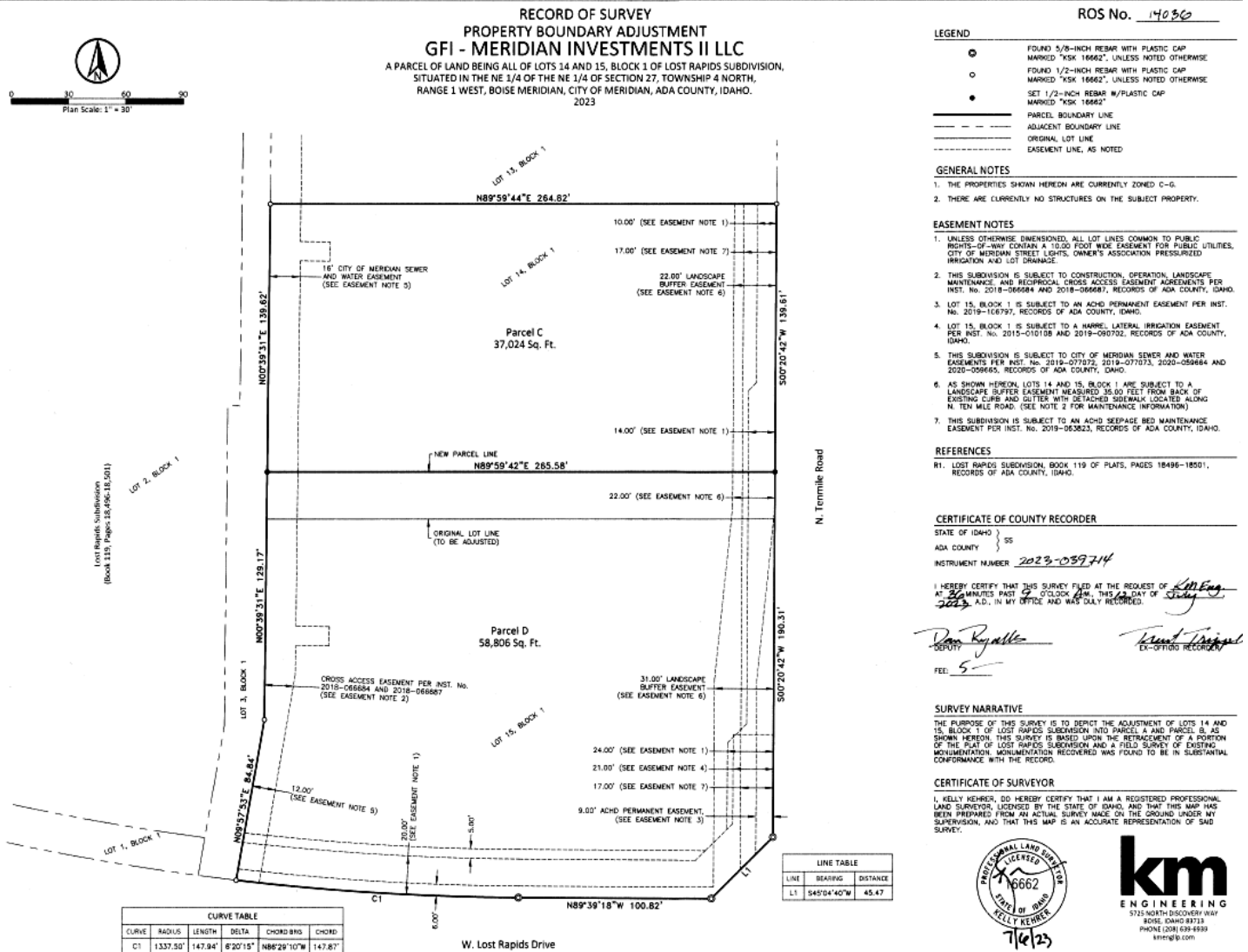
**B. City Council:**

The Meridian City Council heard these items on 10/6/26. At the public hearing, the Council moved to approve the subject SHP request.

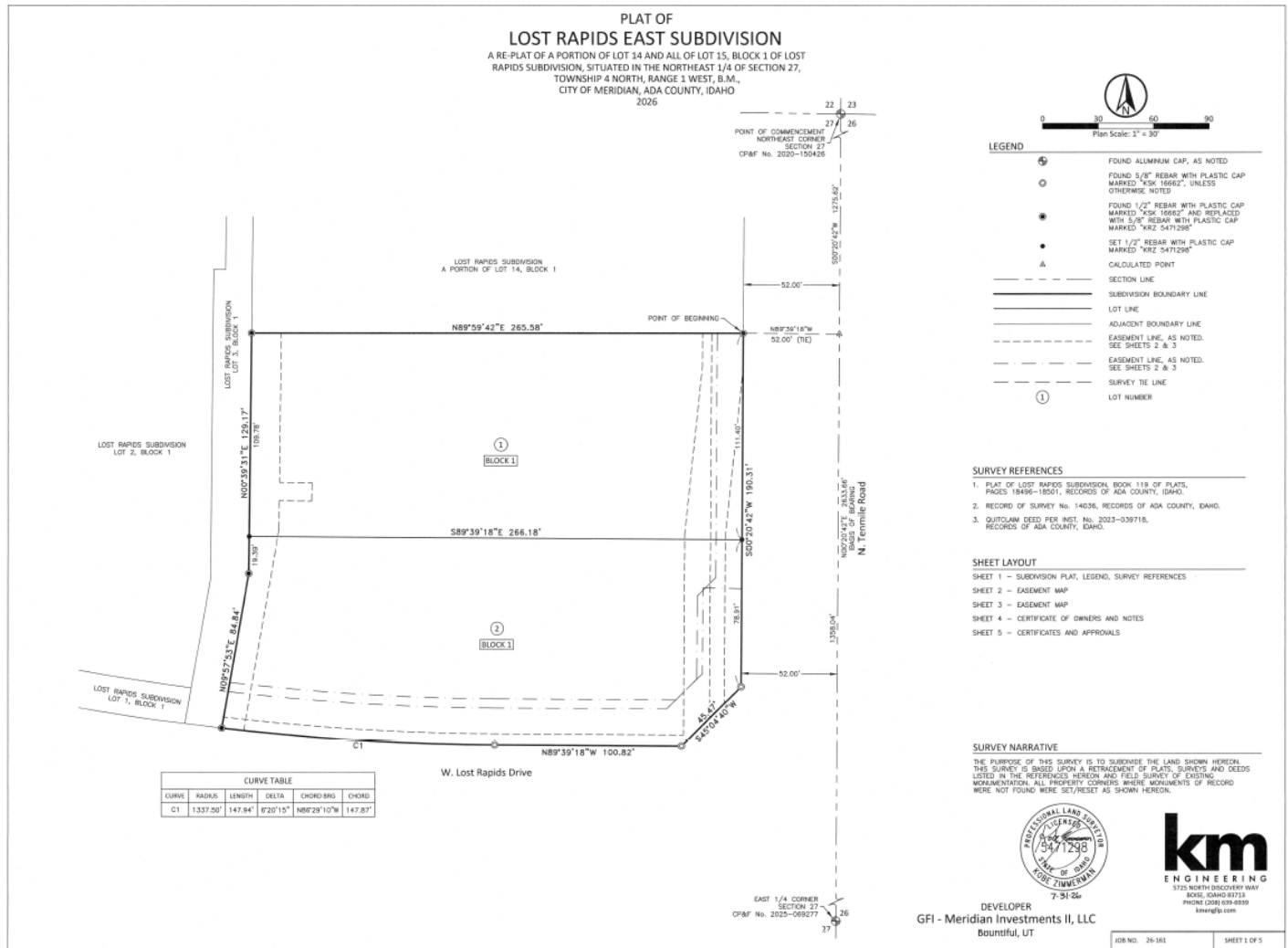
1. Summary of the City Council public hearing:
  - a. In favor: Damion Snodgrass, KM Engineering
  - b. In opposition: None
  - c. Commenting: None
  - d. Written testimony: None
  - e. Staff presenting application: Sonya Allen
  - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
  - a. None
3. Key issue(s) of discussion by City Council:
  - a. None
4. City Council change(s) to Commission recommendation:
  - a. None

## VII. EXHIBITS

### A. Approved Record of Survey No. 14036



### B. Short Plat (date: 7/31/2026)



## C. Landscape Plan (dated: 7/31/2026)

