

**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) Buildable Lots on 12.84 Acres of Land in the C-G and I-L Zoning Districts for Midgrove Plaza, by Hillside Architecture.

Case No(s). SHP-2026-0004

For the City Council Hearing Date of: June 26, 2026 (Findings on July 7, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of June 26, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of June 26, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of June 26, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of June 26, 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 June 26, 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 short plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of June 26, 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).

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).

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 June 26, 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: 6/23/2026

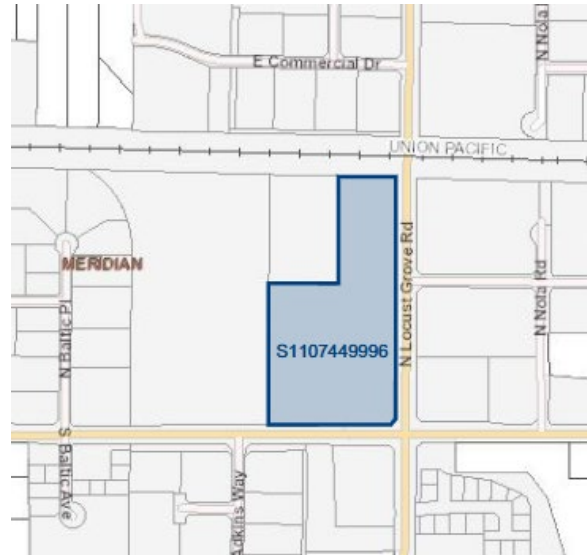
TO: Mayor & City Council

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

APPLICANT: Anthony Swanson, Hillside
Architecture

SUBJECT: SHP-2026-0004
Midgrove Plaza

LOCATION: 1450 E. Franklin Road, in the SE 1/4 of
Section 7, T.3N., R.1E.



I. PROJECT OVERVIEW

A. Summary

Short plat consisting of two (2) building lots on 12.84 acres of land in the C-G and I-L zoning districts for Midgrove Plaza Subdivision.

B. Issues/Waivers

None

C. Recommendation

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

D. Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant undeveloped land	-
Proposed Land Use(s)	Flex space	-
Existing Zoning	C-G (General Retail & Service Commercial) and I-L (Light Industrial)	VII.A.2
Adopted FLUM Designation	Commercial and General Industrial	VII.A.3

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

In 2007, a property boundary adjustment was approved by the City (ROS #8037), which created the legal parcel (i.e. Parcel B) for the proposed subdivision.

In 2020, a rezone of 1.96-acres from I-L to C-G & preliminary plat was approved (H-2020-0029 Ord. #20-1885 Midgrove Plaza); a time extension for the preliminary plat was approved on 8/15/22 but expired on 7/7/24 because a subsequent time extension was not requested or approved. There is no development agreement in effect or required for this property.

B. General Overview

The southern six (6) acres of the site is designated Commercial and the northern seven (7) acres is designated General Industrial 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 purpose of the Industrial designation is to allow a range of uses that support industrial and commercial activities. Industrial uses may include warehouses, storage units, light manufacturing, flex, and incidental retail and office uses.

The proposed short plat will subdivide the existing 12.84-acre property into two (2) building lots for the development of six (6) flex space buildings and a future pad site.

Table 2: Project Overview

Description	Details
History	ROS #3527 (1996) & ROS #8037 (property boundary adjustment approved by the City in 2007 - Basalite); AZ, CUP/PD (Arthur Berry & Doug Tamura) approved in 1996 (expired). In 2020, a rezone of 1.96-acres from I-L to C-G & preliminary plat was approved (H-2020-0029 Ord. #20-1885 Midgrove Plaza); a time extension for the preliminary plat was approved on 8/15/22 and expired on 7/7/24. There is no development agreement in effect or required for this property.
Phasing Plan	1
Acreage	12.84 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. An attached sidewalk exists along E. Franklin Rd. and N. Locust Grove Rd. along the frontage of this site.

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

Flex space use is proposed, which is a principal permitted use in the C-G and I-L zoning districts, subject to the specific use standards listed in UDC 11-4-3-18:

- A. Office and/or retail showroom areas shall comprise a minimum of thirty (30) percent of the structure and/or tenant space in the C-C District, fifteen (15) percent in the C-G District, ten (10) percent in the M-E District, and twenty (20) percent in the I-L and I-H Districts.

- B. Light industry and warehousing shall not comprise more than seventy (70) percent of the tenant space in the C-C District, seventy-five (75) percent in the C-G and M-E Districts, and eighty (80) percent in the I-L and I-H Districts.
- C. In the C-C, C-G and M-E Districts, roll-up doors and loading docks shall not be visible from a public street.
- D. Retail use shall not exceed twenty-five (25) percent of leasable area in any tenant space.
- E. At a minimum, one (1) parking space shall be provided for every one thousand (1,000) square feet of gross floor area.

A conceptual development plan is included below in Section VII.D that shows how the site is proposed to develop. The site plan(s) submitted with the future Certificate of Zoning Compliance (CZC) application(s) will be reviewed for compliance with these standards. The internal site design is not being reviewed as part of the subject application.

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

The proposed plat and subsequent development is required to comply with the dimensional standards listed in UDC Tables 11-2B-3 for the C-G district and 11-2C-3 for the I-L district, as applicable.

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 minimum 25' wide street buffers is required to be constructed on the site along N. Locust Grove Rd. and E. Franklin Rd. with the subdivision improvements and landscaped in accord with the standards listed in UDC 11-3B-7C. The buffer should be measured from back of sidewalk if the existing sidewalk is to remain and from the back of curb if the sidewalk is to be replaced.

There is an existing Idaho Power easement along Franklin Rd. – if it doesn't allow trees/shrubs and encumbers the entire buffer, a minimum 5' wide area should be provided outside the easement to plant trees/shrubs.

ii. Landscaping along pathways

Landscaping is not required to be provided along the Fivemile creek pathway at this time as only an easement is required by the Park's Dept.

iii. 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.

E. Transportation Analysis

ACHD Planned Improvements

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

- Fairview Avenue is scheduled in the FYP to be widened to 7-lanes with center medians and turn pockets where appropriate from Locust Grove Road to SH-55 in 2028. The project includes adding pedestrian and bike facilities on both sides of the roadway.
- The intersection of Fairview Avenue and Locust Grove Road is scheduled in the FYP to be widened to 7-lanes on the north and south legs, 9-lanes on the east and west legs in 2028. The project also includes adding APS (accessible pedestrian signal) with LPI (leading pedestrian interval), pedestrian and bike facilities and intersection lighting.

Note: The FYP and CIP planned improvements are not abutting the site.

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	615-feet	Principal Arterial	1,055	Better than "E"
Locust Grove Road	1,173-feet	Minor Arterial	1,114	Better than "E"

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

* Acceptable level of service for a five-lane minor arterial is "E" (1,540 VPH).

Per the ACHD report, the proposed development meets all ACHD policies and level of service planning thresholds. A Traffic Impact Study (TIS) is not required. Transit is available to this site.

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

Two (2) accesses are proposed via N. Locust Grove Rd. – one (1) full access via an existing 40' wide ingress/egress easement (Inst. #102152521) that aligns with Lanark St. to the east, as depicted on ROS #8037 and one (1) right-in/right out access midway between the existing access easement and Franklin Rd. Primary access should be provided via the access easement from Locust Grove.

A copy of the recorded easement should be submitted that verifies this easement grants access to the property to the west if it does. Otherwise, a cross-access/ingress-egress easement should be depicted on the plat to the parcels to the west (i.e. Parcels S1107449990 & S1107449111) on both the north and south sides of the Fivemile Creek and between Lots 1 and 2, Block 1 for future interconnectivity.

There is an existing curb cut on Franklin Rd. that will remain but will be limited to maintenance vehicles; no other access via Franklin Rd. is allowed.

Private streets may be required for addressing purposes for the proposed structures for emergency wayfinding purposes; contact an addressing technician for more information.

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

A 10' wide multi-use pathway is depicted on the Pathways Master Plan from the Franklin/Locust Grove intersection to the west and then northwest along the east side of the Fivemile Creek. **A minimum 14' wide public pedestrian access easement is required for the future multi-use pathway along the east side of the creek; coordinate with Kim Warren, Park's Dept. The easement may overlay required utility easements along the creek, but must be recorded separately from the plat. Another 10' wide public pedestrian access easement should be provided behind the sidewalk along W. Franklin Rd. as far as the creek to allow for a future detached sidewalk connection to the**

proposed Fivemile Creek pathway. Because a new sidewalk isn't required to be constructed at this time along Franklin Rd., widening of the sidewalk is not required at this time.

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

An attached sidewalk exists along the frontage of this site adjacent to E. Franklin Rd. and N. Locust Grove Rd. If the sidewalk is in good condition, it's not required to be replaced. If not, it should be replaced with a 10' wide detached sidewalk.

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

All driveway openings in curbs shall comply with the requirements of the transportation authority per UDC 11-6C-3C.

F. Services Analysis

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

The Fivemile Creek crosses this site within a 90' wide easement, being 45' left and right of the centerline of the creek. A conservation easement (Inst. #108135169) exists on the southwest portion of this site for the protection of designated wetlands along the creek that aligns with the easement for the creek. This easement currently does not allow a bridge crossing over the creek; an amendment to the easement is needed for a crossing. **No improvements shall be constructed within the conservation easement.**

The Evans Drain runs along the northern boundary of this site within a 60' wide easement as depicted on the proposed plat.

Structures & improvements should not encroach within these easements.

The creek is required to remain open & be protected during development. A portion of this site along the Five Mile Creek is in the floodplain in zone AE; a floodplain development permit is required. Development with the floodway, requires a no-rise analysis.

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*):

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.

The Idaho Power easement along Franklin Rd. should be depicted and dimensioned on the plat.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Future development shall be consistent with the minimum dimensional standards listed in UDC Tables 11-2B-3 for the C-G zoning district and 11-2C-3 for the I-L zoning district, as applicable.
2. The plat submitted for City Engineer signature shall include the following revisions:
 - a. Depict a 25' wide street buffer along E. Franklin Rd. and N. Locust Grove Rd., measured from back of sidewalk if the existing sidewalk is proposed to remain or back of curb if the sidewalk is proposed to be replaced with a detached sidewalk. If the existing Idaho Power easement along Franklin Rd. doesn't allow trees/shrubs and encumbers the entire buffer, a minimum 5' wide area shall be provided outside the easement to plant trees/shrubs.
 - b. Depict and dimension the existing Idaho Power easement along E. Franklin Rd.
 - c. Structures and improvements shall not encroach in existing easements on the site unless approved by the easement holder(s) through a license agreement.
 - d. Depict a cross-access/ingress-egress easement to the properties to the west (i.e. Parcels S1107449990 & S1107449111) on both the north and south sides of the Fivemile Creek; and between Lots 1 and 2, Block 1. If the existing cross-access easement (Inst. #102152521) provides for cross-access/ingress-egress to the property to the west, submit a copy of the copy of the recorded easement for verification.
 - e. Depict a minimum 14' wide public pedestrian access easement for the future multi-use pathway along the east side of the Fivemile Creek per Park's Dept. requirements. The easement may overlay required utility easements along the creek, but shall be recorded separately from the plat. Another 10' wide public pedestrian access easement shall be depicted behind the sidewalk along W. Franklin Rd. as far as the creek to allow for a future detached sidewalk connection to the proposed Fivemile Creek pathway.
 - f. Surveyor Notes:
 - i. Note #4: "Lots 1 through 4 2, Block 1 . . ." Buffer shall be measured from back of existing sidewalk or back of curb if the sidewalk is to be replaced with a detached sidewalk.
 - ii. Include a note stating access via Franklin Rd. is prohibited.
 - g. Existing Easements:
 - i. Include the recorded instrument number for the 30' wide Meridian water and sewer easement.
 - ii. Include the recorded instrument number for the 20' wide Meridian water line easement.
3. The landscape plan submitted with the plat for City Engineer signature shall include the following revisions:
 - a. Depict a minimum 25' wide street buffer with dimensions along N. Locust Grove Rd. and E. Franklin Rd. with landscaping that demonstrates compliance with the standards listed in UDC 11-3B-7C. Include calculations in the Landscape Requirements table that demonstrate compliance with the these standards (i.e. required vs. proposed buffer width, lineal feet of

street frontage, required vs. proposed number of street trees, percentage of lawn, etc.). *The buffer should be measured from back of sidewalk if the existing sidewalk is to remain and from the back of curb if the sidewalk is to be replaced.*

4. A floodplain development permit is required for the portion of this site along the Five Mile Creek that lies in the floodplain. Development with the floodway, requires a no-rise analysis.
5. Submit recorded copies of the public pedestrian easements required above in condition #2e.
6. Private streets may be required within the development for addressing purposes for the proposed buildings for emergency wayfinding. Contact the City's addressing technician for additional information and requirements.
7. No improvements shall be allowed within the 90' wide conservation easement containing the Fivemile Creek. This easement shall be protected during and after development.
8. 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

Water and sewer is available at the site; a water line needs to connect to Franklin Rd.

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=443300&dbid=0&repo=MeridianCity>

C. Meridian Fire Department

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=443307&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=444857&dbid=0&repo=MeridianCity>

E. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=443309&dbid=0&repo=MeridianCity>

F. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=445704&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;

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;
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;
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;
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
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.
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 June 23, 2026. At the public hearing, the Council moved to approve the subject SHP request.

1. Summary of the City Council public hearing:
 - a. In favor: Anthony Swanson, Hillside Architecture (Applicant's Representative)
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: Anthony Swanson, Hillside Architecture (Applicant's Representative) – in agreement with staff report recommendation to Council
 - 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

A. Short Plat (date: 4/18/2026)



City of Meridian | Department Report



C. Fire Access Plan

