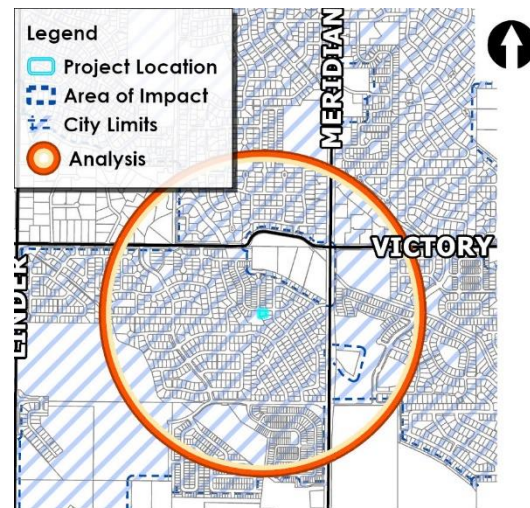


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 4/7/2026
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
208-884-5533
SUBJECT: Meridian Heights No. 2
MFP-2026-0001
LOCATION: Located at 345 W. Winnipeg Street
(Parcel #R5672060442)



I. PROJECT DESCRIPTION

Final plat modification to remove the well lot plat depiction from Lot 1, Block 10 of Meridian Heights Subdivision No. 2.

II. APPLICANT INFORMATION

A. Applicant:

Richard Osborn – 1938 N. Summertree Way, Meridian ID, 83646

B. Owner:

Same as applicant

C. Representative:

Same as applicant

III. STAFF ANALYSIS

The final plat for Meridian Heights Subdivision No. 2 recorded in 1976. At the time, Lot 1, Block 10 was established as a well lot. Since then, the well on the lot was abandoned and sold by the City of Meridian. The applicant is now requesting the removal of the plat depiction designating this lot as a well lot so it can be built on with the allowed uses in the R-8 zoning district. The applicant has indicated they plan to have a detached single-family home on the property in the future.

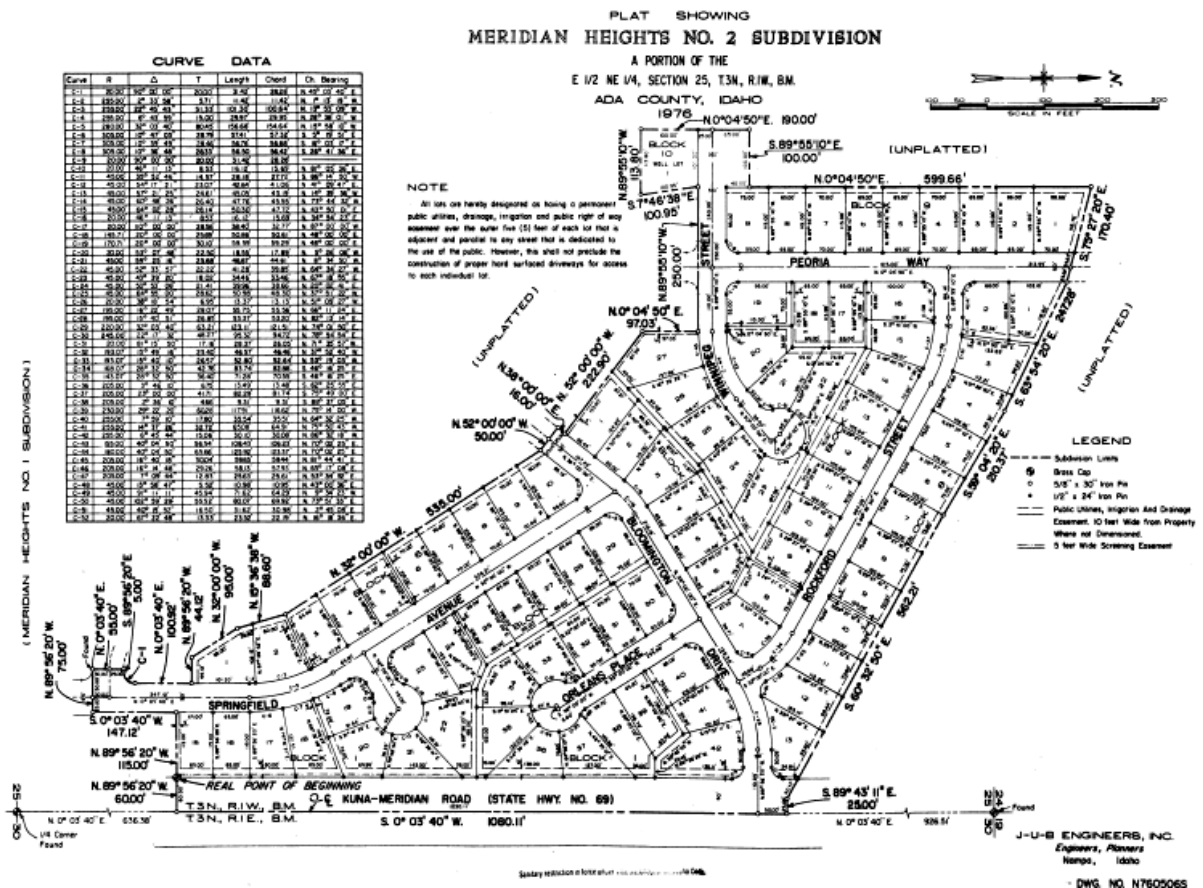
IV. DECISION

A. Staff:

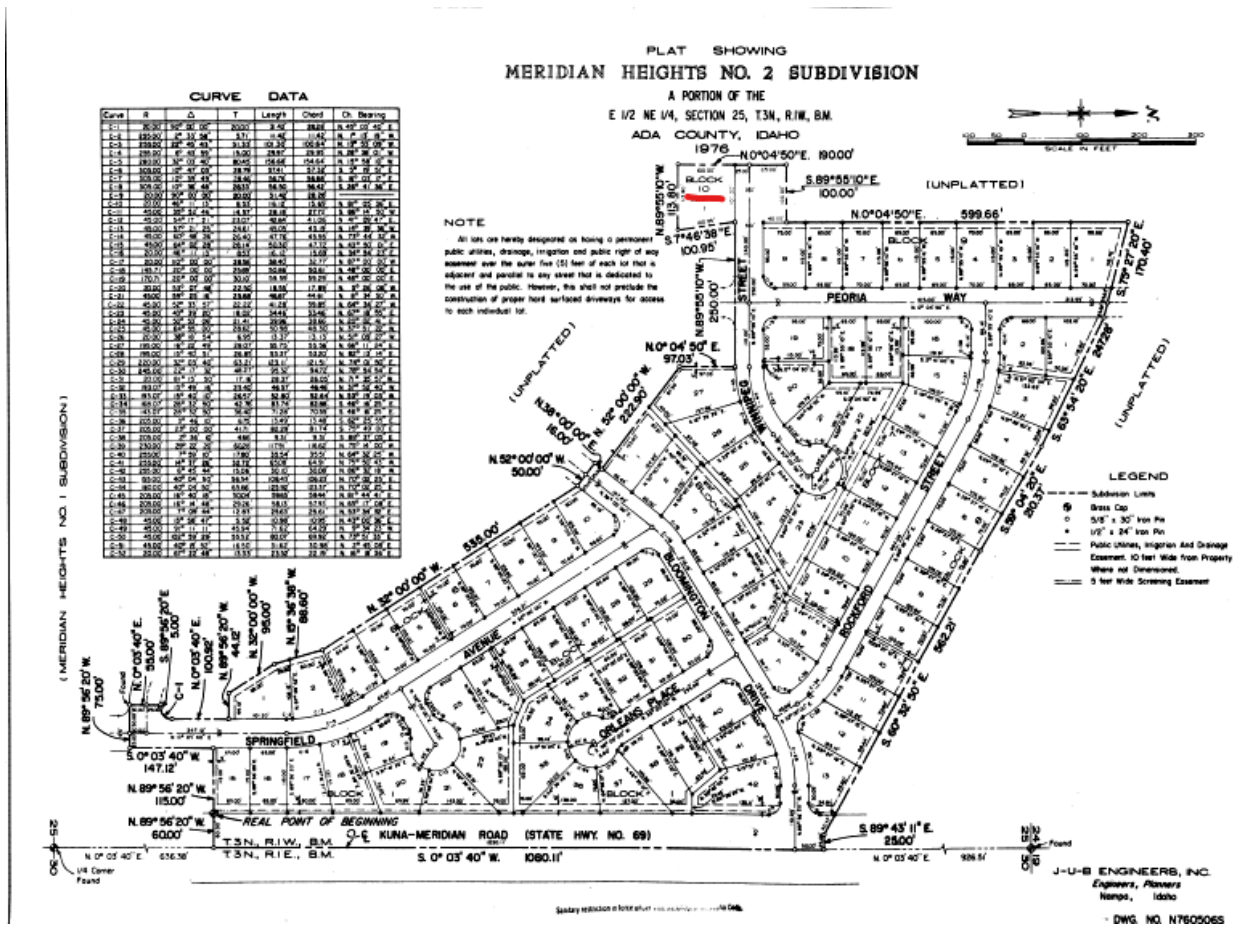
Staff recommends approval of the proposed final plat modification based on the analysis above in Section III.

V. EXHIBITS

A. Approved Final Plat (dated: 08/12/1976)



B. Proposed Final Plat (dated: 02/23/2026)



VI. CITY/AGENCY COMMENTS

1. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.