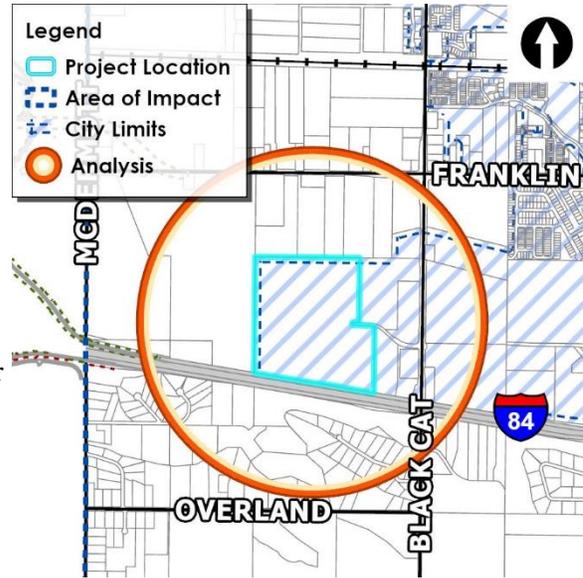


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 02/24/2026
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
nnapoli@meridiancity.org
SUBJECT: Mogul Industrial Park No. 2
FP-2025-0033

LOCATION: Generally located at the northwest corner of Black Cat Road and I-84 (Parcels: S1216141821 and S1216131201) in the east half of section 16, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final Plat consisting of 3 buildable lots across 40.29 acres in the I-L zoning district for the Mogul Industrial Park Subdivision No. 2.

II. APPLICANT INFORMATION

- A. Applicant:
The Land Group – 426 E. Shore Drive, Eagle, ID 83616
- B. Owner:
Clay Sammis – 491 N. Main Street, Ketchum, ID 83340
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plats for the Mogul Subdivision (H-2025-0006) in accord with the requirements listed in UDC 11-6B-3C.2. This plat incorporates the second phase of the Mogul Subdivision that was entitled during the preliminary plat. The number of lots (3) for this phase did not increase, and the landscape buffers did not change.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase, and the amount of common area cannot decrease. Since there is no change to the number of buildable lots

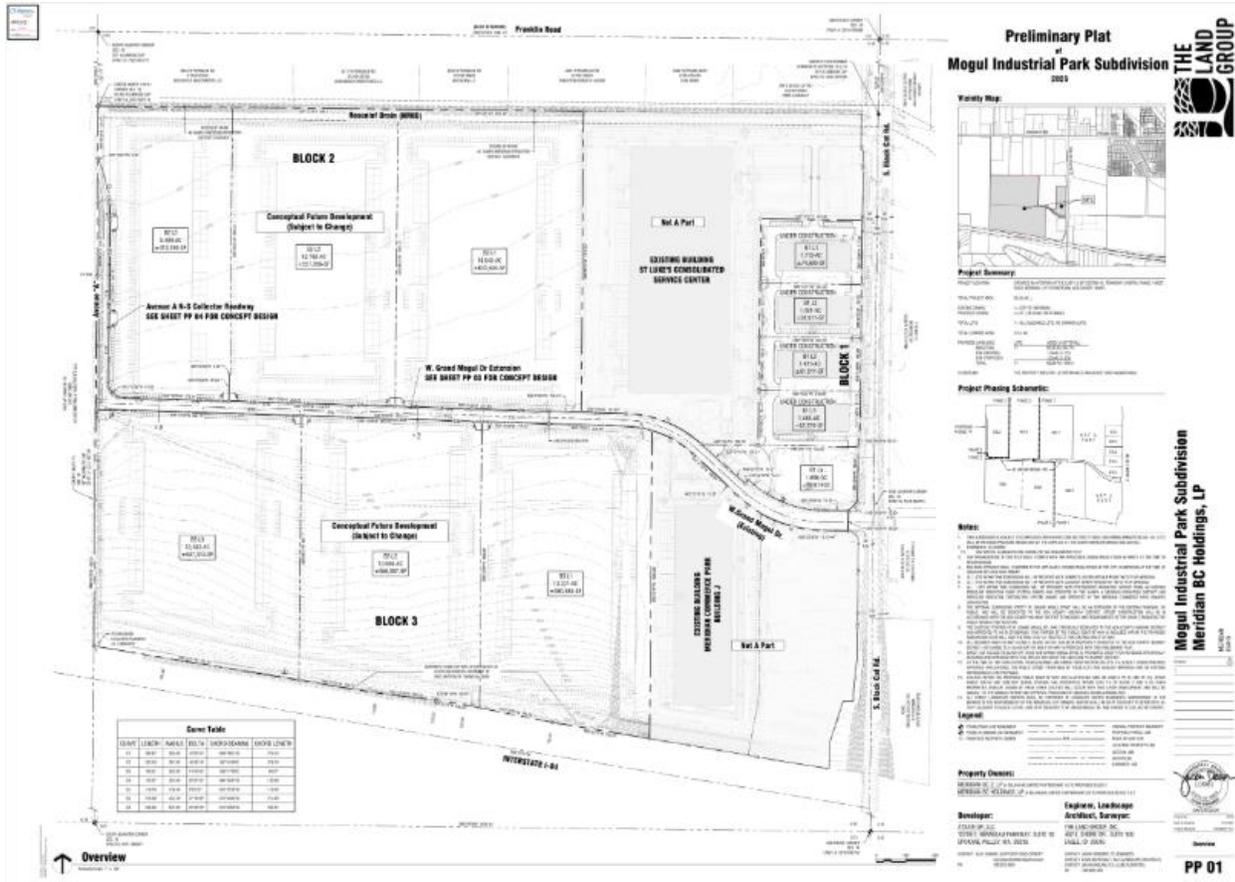
and no open space is required, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

IV. DECISION

Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (dated: 05/01/24)



Final Plat for
Mogul Industrial Park Subdivision Phase 2

Approval of Central District Health

ANY AND ALL RESTRICTIONS AS REQUIRED BY BOARD CODE, TITLE 16, CHAPTER 12 SHALL BE FULLY ENFORCED ACCORDING TO THE LETTER TO BE READ ON THE PART OF COUNTY RECORDER ON THE PART OF THE COUNTY ENGINEER. ANY RESTRICTIONS NOT BEING ENFORCED, THE COUNTY ENGINEER SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF THE SAME.

 CLERK, DISTRICT HEALTH

Approval of City Council

I, THE UNDERSIGNED, CITY ENGINEER AND FOR THE CITY OF MEDFORD, ADA COUNTY, OREGON, DO HEREBY CERTIFY THAT THIS PLAT WAS FULLY ACCEPTED AND APPROVED AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____.

 CITY ENGINEER, MEDFORD, OREGON

Approval of Ada County Highway District

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT BOARD OF COMMISSIONERS ON THE _____ DAY OF _____.

 PRESIDENT, BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS
 RESULTS OF COSTING PUBLIC ROAD OF WAY

Certificate of County Surveyor

I, THE UNDERSIGNED, PUBLIC LAND SURVEYOR, IN AND FOR ADA COUNTY, OREGON, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND IT COMPLETS WITH THE STATE OF OREGON CODE RELATING TO PLATS AND SURVEYS.

 COUNTY SURVEYOR
 PLS _____
 DATE _____

Acknowledgment

STATE OF OREGON)
)
 COUNTY OF ADA)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PROPRIETOR OF THE ADA COUNTY HIGHWAY DISTRICT, THE PROCEEDING DESCRIBED THIS INSTRUMENT ON BEHALF OF SAID DISTRICT, AND ACKNOWLEDGED TO ME THAT THE ADA COUNTY HIGHWAY DISTRICT OWNED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND PLACE IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

 NOTARY PUBLIC FOR STATE OF OREGON
 MY COMMISSION EXPIRES _____

Certificate of the County Treasurer

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF OREGON, FOR THE RECORDERS OFFICE OF ADA COUNTY DO HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THIS SUBDIVISION HAS BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

 COUNTY TREASURER

County Recorder's Certificate

STATE OF OREGON)
)
 COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FULLY RECORDED AT THE REQUEST OF THE LAND GROUP, INC. AT _____ MIDDLETOWN, OREGON, ON THE _____ DAY OF _____, IN BOOK _____ OF PLAT/CLAY PAGES _____, VOLUME NO. _____.

 COUNTY RECORDER
 PLS _____

Approval of City Engineer

I, THE UNDERSIGNED, CITY ENGINEER AND FOR THE CITY OF MEDFORD, ADA COUNTY, OREGON, DO HEREBY APPROVE THIS PLAT.

 CITY ENGINEER



PN 124306 08/11 2 of 2

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation and preliminary plat (H-2021-0064; AZ – DA Instrument #2022-082504; H-2025-0006); applications approved for this site.
2. The applicant shall obtain the City Engineer’s signature on the final plat within two (2) years of City Council’s approval of the Mogul Subdivision on August 12th, 2025, in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
3. Prior to submittal for the City Engineer’s signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by The Land Group, dated 11/24/2025, included in Section V.B shall be revised as follows:
 - a. Note #11: Include the recorded instrument numbers for the covenants, conditions, and restrictions.
 - b. Note #12: Include the recorded instrument numbers for the ACHD sidewalk easement.
 - c. Modify Plat Note #7: to include the City of Meridian in the language for approval.
A copy of the revised plat shall be submitted with the final plat for City Engineer signature.
5. The landscape plan prepared by The Land Group, dated 07/23/2025, included in Section V.C, shall be revised as follows:
 - a. All required landscape areas shall be at least 70% covered with vegetation at maturity, with mulch used under and around the plants in accord with UDC 11-3B-5N. Please provide vegetation calculations for the landscaping along Grand Mogul. *A copy of the revised landscape plan shall be submitted with the final plat for City Engineer signature.*
 - b. Sidewalks, walkways and pathways shall include dedicated crosswalks at the intersection for all streets along W. Grand Mogul 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).
 - c. The 20-foot landscape buffer along W. Grand Mogul Drive shall be installed with the subdivision improvements prior to a building permit being issued.
6. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Matthew Peterson, at 208-887-1620 or Matthew.W.Peterson@usps.gov for more information.
7. Future development shall comply with the dimensional standards listed in UDC *Table 11-2C-3* for the I-L zoning district.
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. Staff’s failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

Wastewater	
• Distance to Sewer Services	Available to site
• Sewer Shed	
• Estimated Project Sewer ERLU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/concerns	<ul style="list-style-type: none"> • See Public Works Site Specific Conditions
Water	
• Distance to Water Services	Water Available at Site
• Pressure Zone	
• Estimated Project Water ERLU's	See application
• Water Quality	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	None

SITE SPECIFIC CONDITIONS:

1. City does not allow 10" Main. Use 8", if larger is needed go up to 12".
2. City requires that all services come off the stub going to site. Please use the stub for both Fire Service and Water Services to avoid tapping the main in the road.
3. Provide the required 20' Easement for the stub. Have Easement extend a minimum of 5' past the blow-off but 10' is preferred.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. 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.
15. The 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.
16. 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.

17. 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.
18. 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). 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.
19. 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.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. 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.**
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. 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.
24. 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.