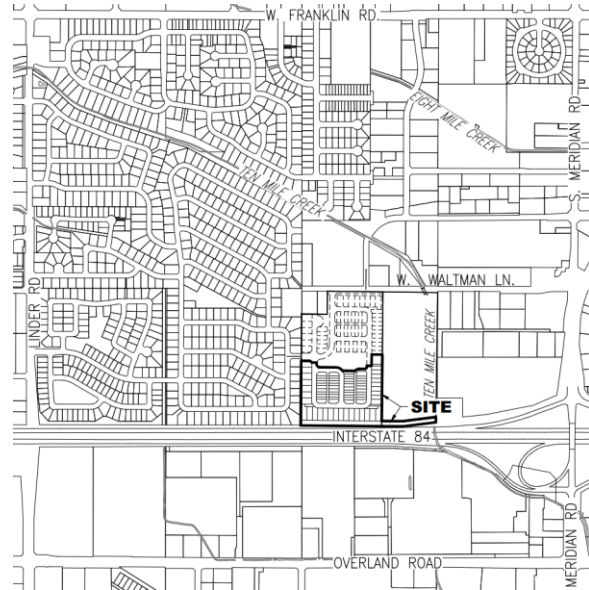


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 6/16/2026
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: Tanner Creek No. 2
FP-2026-0011
LOCATION: Generally located on the north side of I-84, 1/4 mile west of S. Meridian Rd., in the NE 1/4 of Section 13, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 76 buildable lots and 7 common lots on 10.65 acres in the R-8 and R-15 zoning districts. This is the second phase of Tanner Creek Subdivision.

II. APPLICANT INFORMATION

- A. Applicant
Shari Stiles, Engineering Solutions – 1029 N. Rosario Street, Suite 100, Meridian, ID 83642
- B. Owner:
Corey Barton – 1977 E. Overland Road, Meridian, ID 83642
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

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. Because there is no change to the number of buildable lots and no decrease in common open space in this phase, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat (H-2022-0048), as required. The proposed plat is also consistent with the provisions in the development agreement.

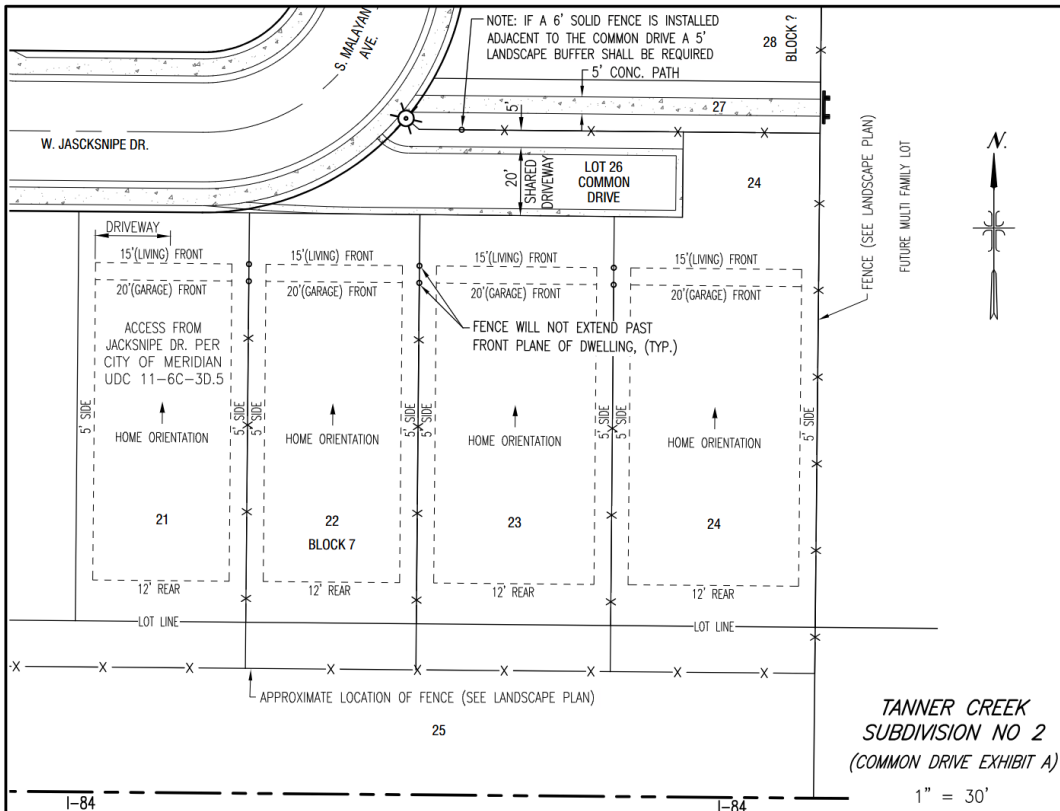
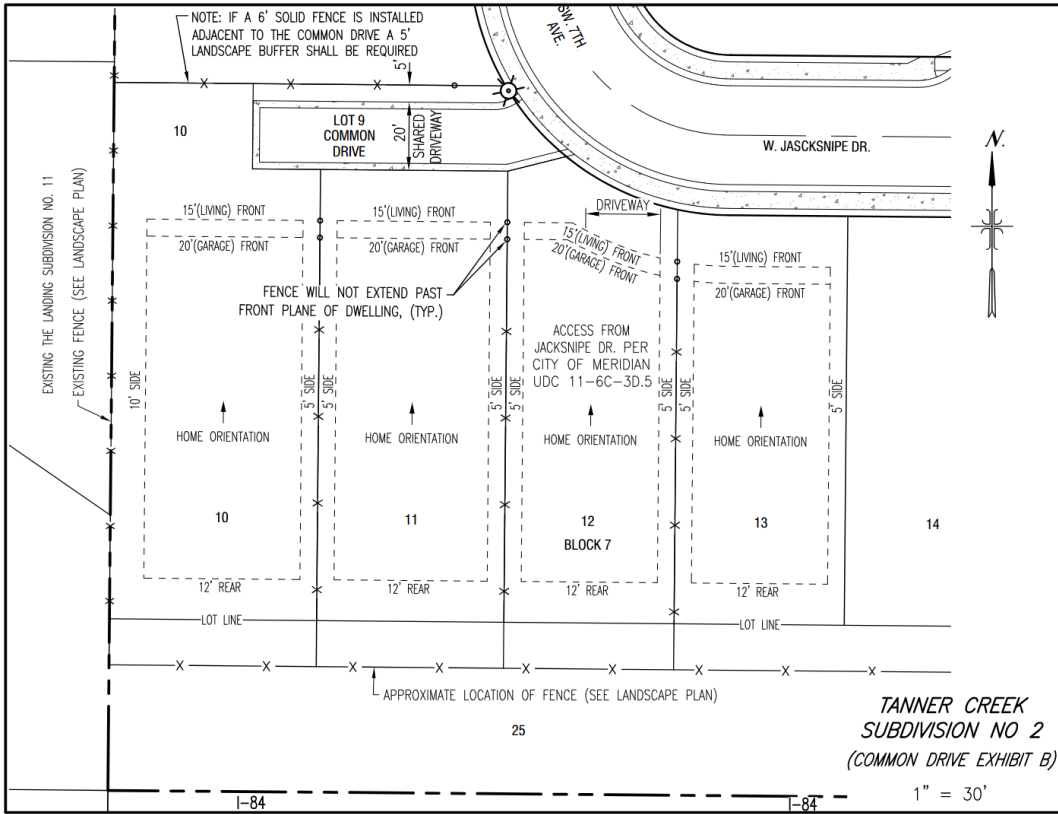
This phase of development was depicted as Phase 3 on the phasing plan approved with the preliminary plat. The development agreement (DA) allows flexibility in the phasing unless otherwise

restricted in the Cooperative DA with ACHD – the Applicant stated the proposed change to the phasing plan is allowed by ACHD. Therefore, Staff is amenable to the change.

IV. DECISION

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

C. Common Driveway Exhibits



DATE:	02/25/20
PROJECT:	LANDSCAPE
DATE:	02/25/20
PROJECT:	LANDSCAPE



JENSEN BELTS ASSOCIATES
 300 S. Main St., Suite 100
 Meridian, ID 83442
 P: (208) 344-7175
 www.jensensbelts.com

**TANNER CREEK SUBDIVISION
 PHASE 2
 FINAL FLAT LANDSCAPE
 MERIDIAN, IDAHO**

Sheet Title:
 Scale: 1/8" = 1'-0"
LANDSCAPE PLAN

Sheet Number:
L1
 2 of 3 Sheets

PLANT SCHEDULE

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VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [[H-2022-0048](#), Development Agreement Inst. #[2024-007677](#)].
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the previous phase final plat as set forth in 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 shown in Section V.B prepared by Land Solutions Land Surveying and Consulting, stamped on 6/4/2026 by Clinton W. Hansen, shall be revised as follows:
 - a. Note #11: Include the recorded instrument number of the ACHD temporary license agreement.
 - b. Note #13: "Common lots Lot 9 and ~~34~~ 27 in Block 7 are subject to a perpetual ingress egress shared driveway easement for the benefit of Lots 10, 11, ~~42~~, 22, 23, and 24 in Block 7 . . ."
 - c. The public alleys shall have a concrete ribbon curb, not a rolled curb and gutter, as set forth in UDC 11-6C-3B.5 – revise the construction drawings accordingly. The entrance to the alley from the public street shall provide a minimum twenty-eight-foot inside and forty-eight-foot outside turning radius. No parking shall be allowed on either side of the street within 50 feet of the alley entrance as measured from the centerline of the alley – the curb should be painted red to signify no parking or signage shall be erected accordingly.
 - d. Include the Book and Page numbers of the Tanner Creek Subdivision No. 1 plat graphically depicted on Sheet 1.
 - e. Include the recorded instrument number of the 33' access easement graphically depicted on Sheet 1.
 - f. If Lot 12, Block 7 isn't taking access from the adjacent common driveway, the street frontage shall be a minimum of 30 feet, measured as a chord measurement, as set forth in UDC 11-2A-3B.1.
 - g. The common driveway lots (i.e. Lots 9 and 27, Block 7) shall be extended further in length to allow for vehicles to back out and turn around.

An electronic copy of the revised plat shall be submitted with the Final Plat Mylar Signature application.

5. The landscape plan shown in Section V.C, prepared by Jensen Belts Associates, dated 5/29/26, shall be revised as follows:
 - a. The common driveway lots (i.e. Lots 9 and 27, Block 7) shall be extended further in length to allow for vehicles to back out and turn around.

An electronic copy of the revised landscape plan shall be submitted with the Final Plat Mylar Signature application.

6. Submit a copy of the "final" Ada County Street Name Review letter for the final plat.

7. A 14-foot wide public pedestrian easement for the multi-use pathway shall be submitted to the Planning Division for approval by City Council and subsequent recordation prior to submittal of the final plat for City Engineer signature.
8. Address signage shall be provided at the public street for homes accessed via common driveways for emergency wayfinding purposes.
9. Comply with the common driveway exhibits included in Section V.C above and the associated standards in UDC 11-6C-3D for common driveways.
10. All fencing shall comply with the standards of UDC 11-3A-7C.
11. All development shall comply with the dimensional standards for the R-8 and R-15 zoning district, as applicable, listed in UDC Tables 11-2A-6 and 11-2A-7, respectively.
12. The Developer shall widen W. Waltman Lane and reconstruct and widen the bridge across the Ten Mile Creek after the Phase 1 improvements have been made, which include the Corporate Drive extension, as required in the Cooperative Development Agreement with ACHD, as set forth in the development agreement.
13. No building permits shall be issued for this development until the property has been subdivided as set forth in the development agreement.
14. At no time shall construction traffic associated with the development of this site be allowed to access this site using Ruddy Dr. through The Landing Subdivision, as set forth in the development agreement.
15. The rear and/or sides of new homes facing Interstate 84 shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public streets per the development agreement. Single-story structures are exempt from this requirement.
16. 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

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.
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. The Developer's 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.
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.