

The logo for Meridian, Idaho, features the word "MERIDIAN" in a blue serif font, with a stylized blue wave and a yellow star above the "N". Below "MERIDIAN" is the word "IDAHO" in a smaller, yellow sans-serif font. A blue arc sweeps under the text.

Legend

- Project Location
- Area of Impact
- City Limits
- Analysis

The map shows the intersection of Eagle and Franklin. A red rectangle indicates the project location. A blue hatched area represents the area of impact. A dashed blue line shows city limits. A large red circle highlights the analysis area. A north arrow is in the top right corner. A highway shield for 84 is visible at the bottom.

III. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development (Ferney Subdivision H-2020-0074, DA Inst. #2021-089157; MDA 2024-0024).
2. The applicant shall obtain the City Engineer's signature on the subject final plat on or before June 21, 2025 or apply for a time extension, in accord with UDC 11-6B-7.
3. The Public Works infrastructure shall be installed, inspected and finalized, as approved with LDIR-2023-0061, prior to the issuance of any building permits.
5. The Applicant shall comply with all ACHD conditions of approval.
6. Prior to City Engineers signature on a final plat, the applicant shall submit a public access easement for the multi-use pathway segment along the north boundary to the Planning Division for approval by City Council and subsequent recordation. The easement shall be a minimum of 14' in width (10' pathway and 2' shoulder on each side).
7. 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.
8. Applicant shall tile all irrigation facilities within the development area per UDC 11-3A-6, unless waived by City Council.
13. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
14. The final plat prepared by Accurate Surveying & Mapping, stamped on 8/22/24 by Nathan J. Dang, PLS, included in Exhibit B shall be revised as follows:
 - a. Add a note to include the recorded instrument number of the 20' water main easement.
 - b. Add a note to include the recorded instrument number for the sixty (60) foot irrigation easement.
 - c. Add a note to include the recorded instrument number for the fourteen (14) foot pathway easement graphically depicted on the plat.
 - d. Note #3: Include the recorded instrument number for the easement.
 - e. Note #4: Add City Code Section.
 - f. Note #6: Include the recorded instrument number of the public utility easement graphically depicted on the plat.
 - g. Note #10: Include the recorded instrument number for CC&R's.
 - h. Remove the easement for the five (5) foot buffer at the rear of the property to the north.

15. Prior to City Engineer's signature on the final plat, the landscape plan prepared by Accurate Surveying & Mapping, dated 8/23/24 included in Exhibit C, shall be revised to meet the requirements of UDC 11-3B-7C.
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. Meridian Public Works

The Public Works infrastructure shall be installed, inspected and finalized, as approved with LDIR-2023-0061, prior to the issuance of any building permits.

C. Idaho Transportation Department (ITD)

ITD has no concerns. While nothing is required at this time, ITD may require additional traffic studies as the proposed lots develop.

IV. ACTION

A. Staff:

Staff recommends approval of the proposed final plat with the conditions of approval in Section III of this staff report.

B. City Council:

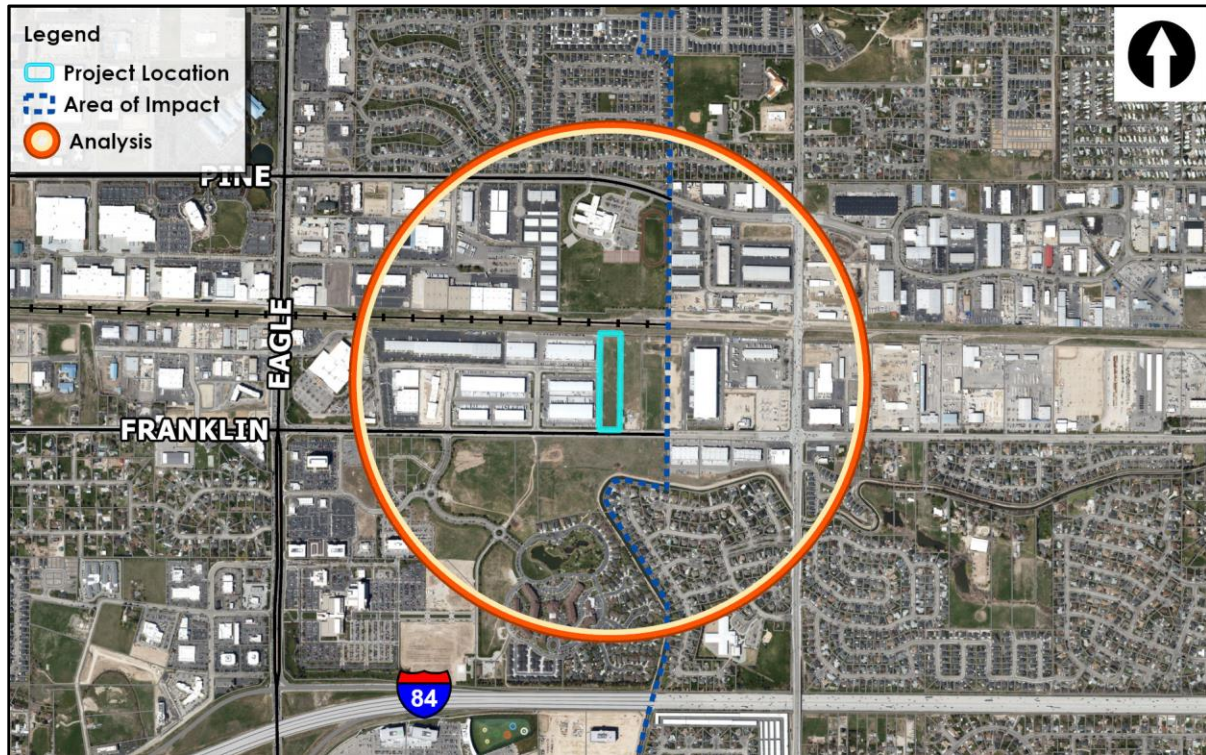
Action Pending.

IV. EXHIBITS

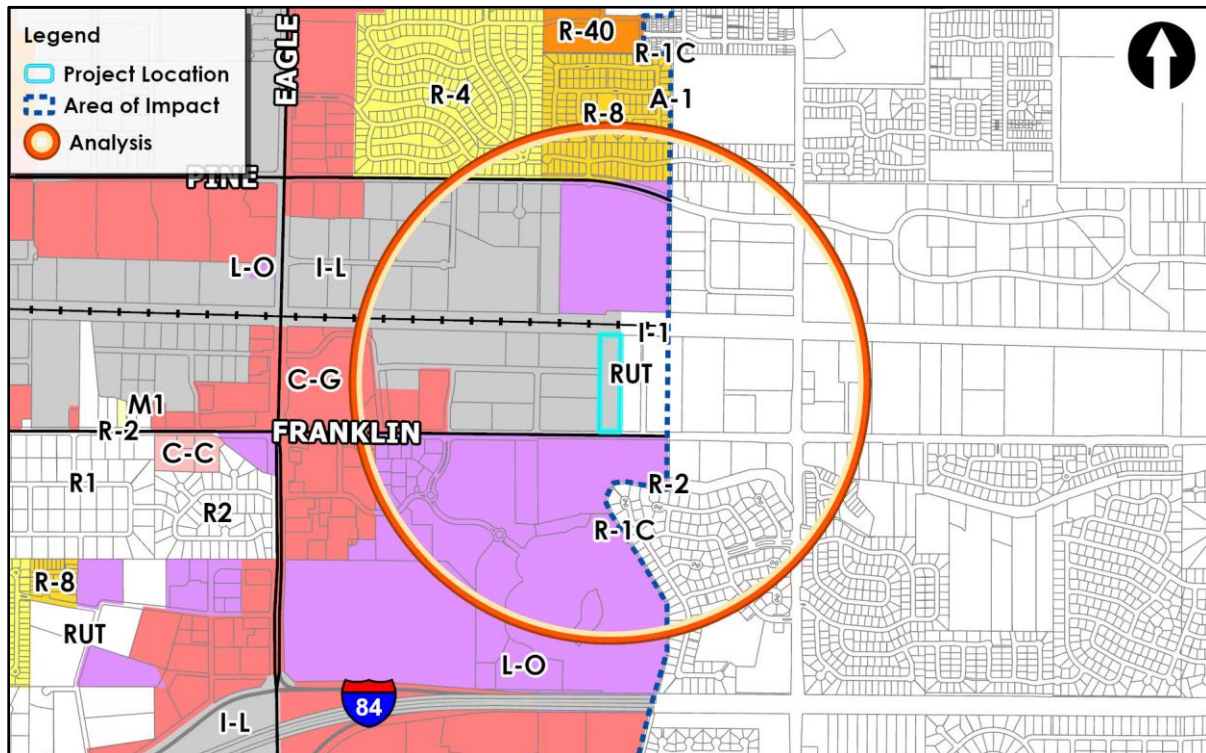
A. Project Area Maps

(link to [Project Overview](#))

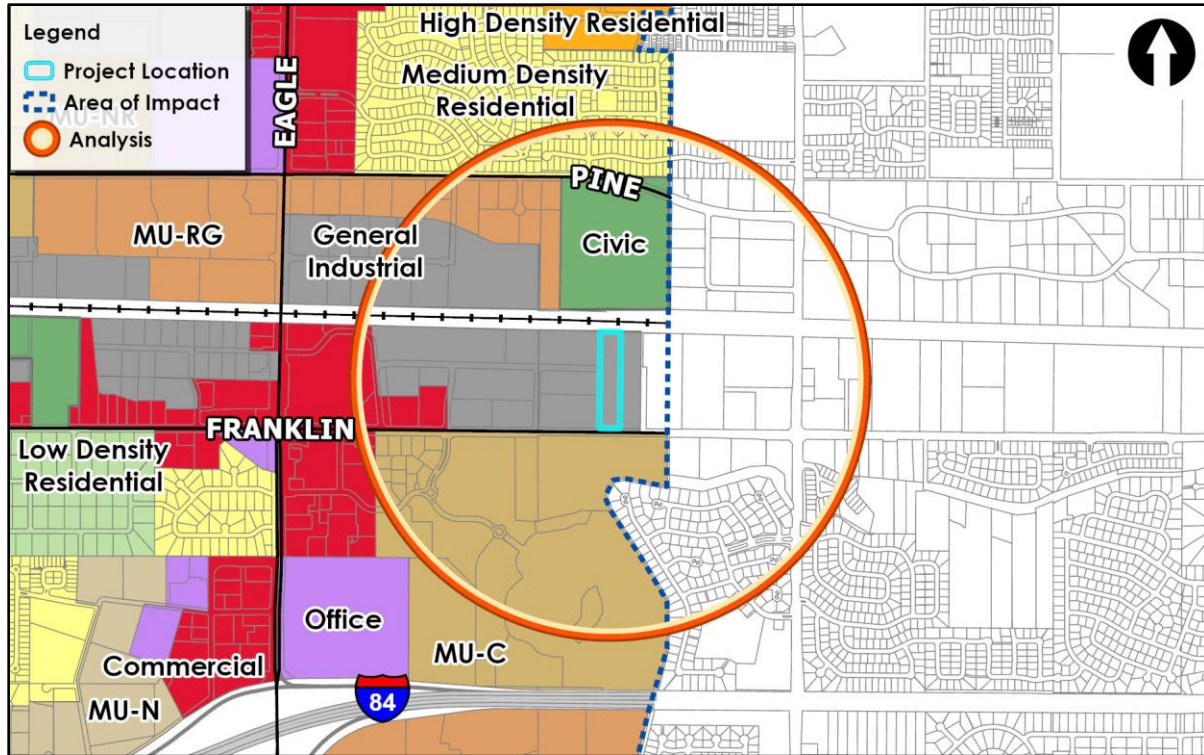
1. Aerial



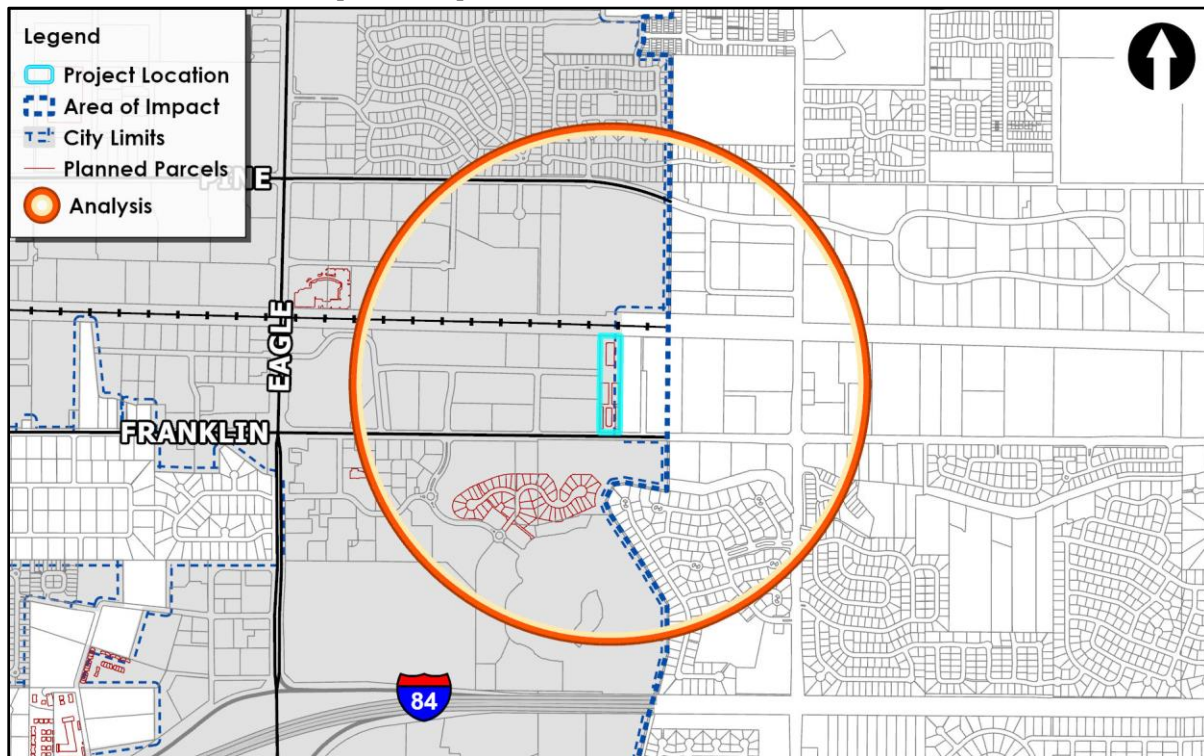
2. Zoning Map



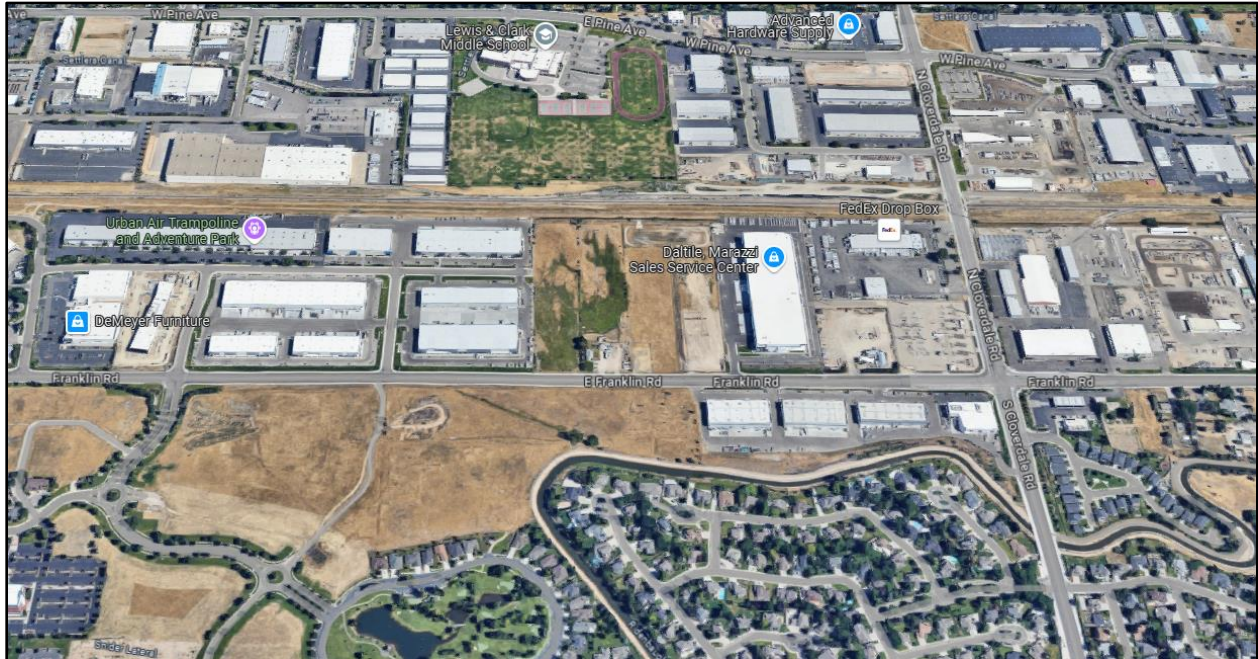
3. Future Land Use



4. Planned Development Map

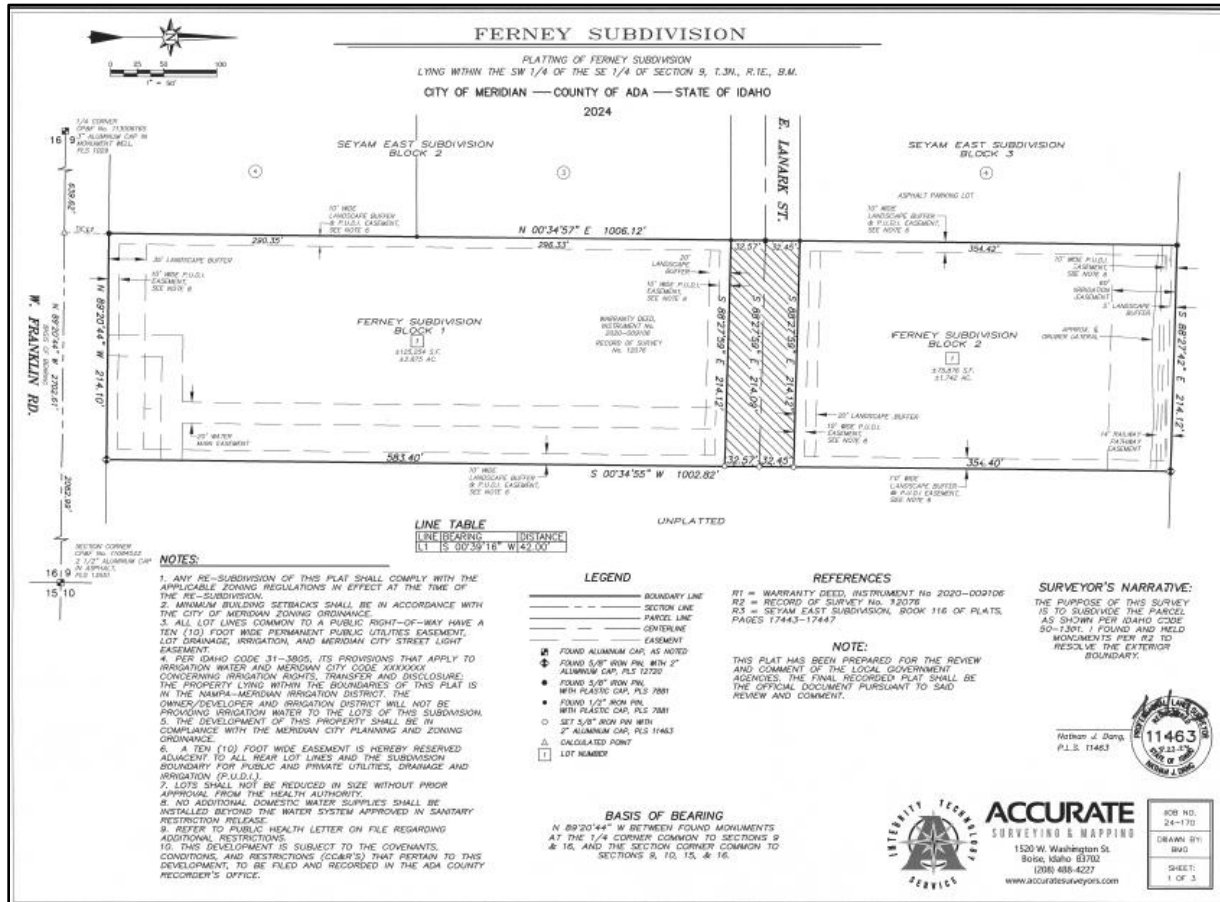


B. Subject Site Photos



[illegible]

D. Final Plat (date: 8/22/2024)



E. Landscape Plan (date: 8/23/2024)

