

**CITY OF MERIDIAN  
FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND DECISION & ORDER**



**In the Matter of the Request for a short plat to condominiumize two (2) office buildings into eight (8) separate office units for individual ownership within the L-O zoning district., by Marcel Lopez.  
Case No(s). SHP-2026-0001**

**For the City Council Hearing Date of: February 24<sup>th</sup>, 2026 (Findings on March 3<sup>rd</sup>, 2026)**

**A. Findings of Fact**

1. Hearing Facts (see attached Staff Report for the hearing date of February 24<sup>th</sup>, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of February 24<sup>th</sup>, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of February 24<sup>th</sup>, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of February 24<sup>th</sup>, 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 February 24<sup>th</sup>, 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 February 24<sup>th</sup>, 2026, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or 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 February 24<sup>th</sup>, 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

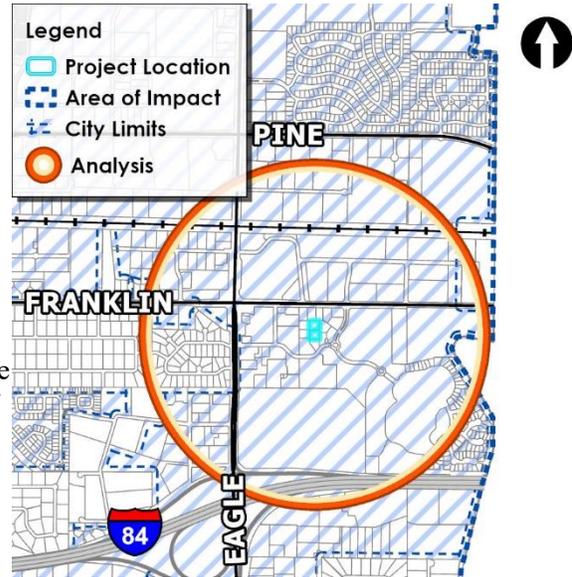
Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
City Clerk's Office

**DEPARTMENT REPORT  
COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 2/24/2026  
TO: Mayor & City Council  
FROM: Nick Napoli, Associate Planner  
208-884-5533  
SUBJECT: SHP-2026-0001  
Cielo Azul Condominiums  
LOCATION: Project is located at 3512 E. Louise Drive and 3526 E. Louise Drive in the SE ¼ of the SE ¼ of Section 4, T.3N., R.2E.



**I. PROJECT DESCRIPTION**

Short Plat request to condominiumize two (2) office buildings into eight (8) separate office units for individual ownership within the L-O zoning district.

**II. APPLICANT INFORMATION**

- A. Applicant:  
Marcel Lopez, Conger Management Group – 4824 W. Fairview Avenue, Boise ID, 83706
- B. Owner:  
Same as Applicant
- C. Representative:  
Same as Applicant

**III. STAFF ANALYSIS**

The proposed short plat depicts subdivision of air space within two (2) separate office buildings that are currently under construction and located on separate properties near the southeast corner of Eagle Road and Franklin Road. The proposed short plat aims to create eight (8) separate office condominium units for future ownership purposes.

According to the Applicant, all of the previously approved project elements are remaining with no anticipated changes; none are proposed with this application. The subject sites obtained CUP approval for each property (H-2024-0045 and H-2024-0046) and CZC and DES approval for each

building in 2024 (Touchmark Office Buildings A and B A-2024-0090 & A-2024-0091) with all associated building permits being approved and currently under construction.

Staff has reviewed the proposed short plat for substantial compliance with the criteria set forth in UDC 11-6B-5A.2 and deems the short plat to be in compliance with said requirements.

#### IV. DECISION

Staff:

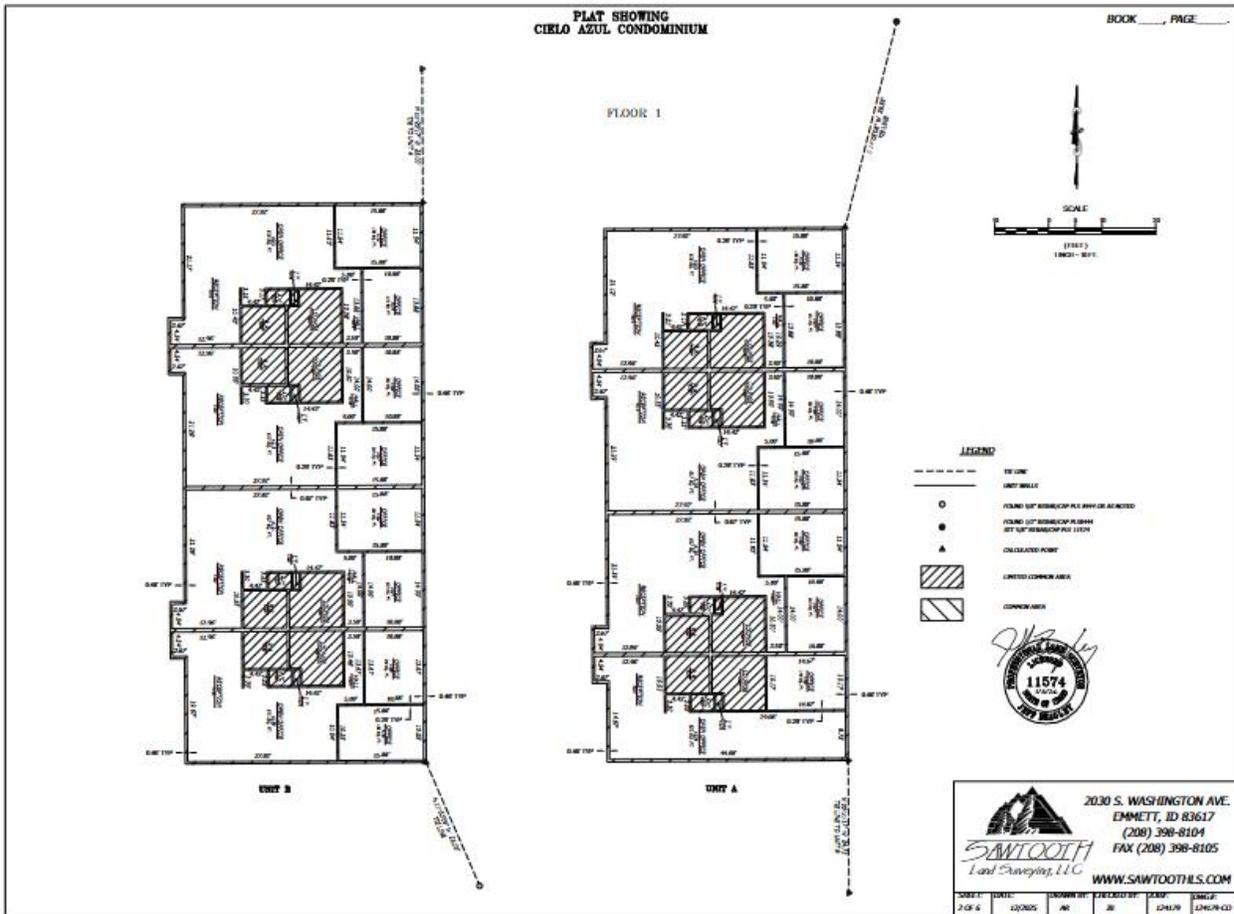
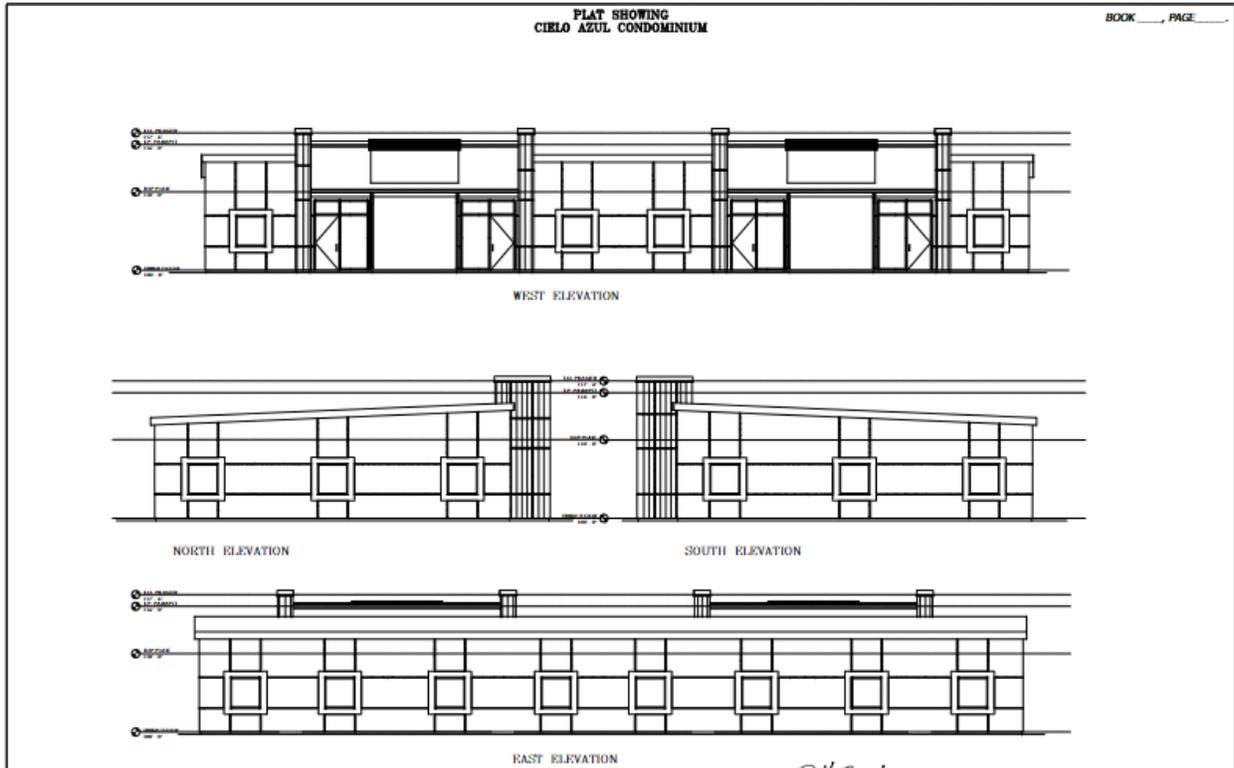
Staff recommends approval of the proposed short plat with the conditions noted in Section VII of this report and in accord with the findings in Section VIII.

City Council:

The Meridian City Council heard these items on February 24<sup>th</sup>, 2026. At the public hearing, the Council moved to approve the subject short plat request.

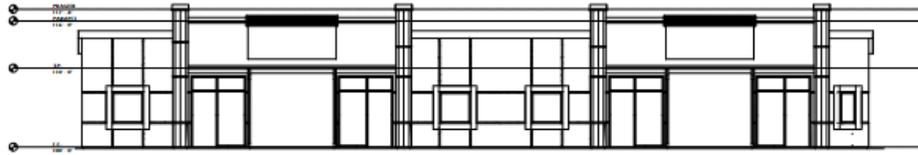
1. Summary of the City Council public hearing:
  - a. In favor: Marcel Lopez
  - b. In opposition: None
  - c. Commenting: None
  - d. Written testimony: None
  - e. Staff presenting application: Nick Napoli
  - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
  - a. None
3. Key issue(s) of discussion by City Council:
  - a. None
4. City Council change(s) to Commission recommendation:
  - a. None



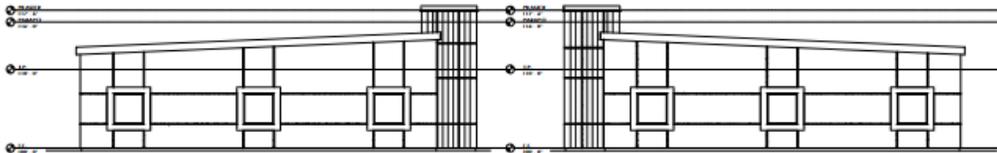


PLAT SHOWING  
CIELO AZUL CONDOMINIUM

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

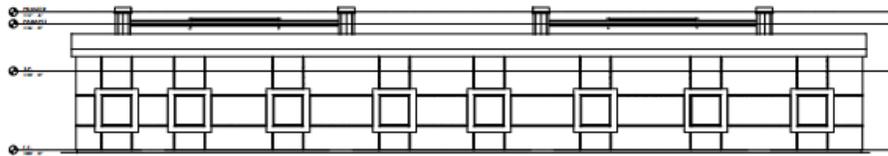


WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

UNIT B



2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-8104  
FAX (208) 398-8105  
WWW.SAWTOOTHLS.COM

**SAWTOOTH**  
Land Surveying, LLC

DATE:	DRAWN BY:	CHECKED BY:	SCALE:
4 OF 6	12/2005	AK	3/4"

**PLAT SHOWING  
CIELO AZUL CONDOMINIUM**

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**CERTIFICATE OF OWNER:**

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND EXPRESSED ON THE PLAT, THAT IT IS THE OWNER'S INTENTION TO CREATE A CONDOMINIUM PROJECT, AND THAT OWNER CONSENTS TO THE RECORDATION OF SAID INSTRUMENT TO CHAPTER 45, TITLE 40 OF THE IOWA CODE;

THE OWNER FURTHER CERTIFIES, THAT ALL LOTS IN THIS CONDOMINIUM WILL RECEIVE DOMESTIC WATER FROM THE CITY OF MARIETTA AND THAT THE CITY OF MARIETTA HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS CONDOMINIUM (I.C. 45-43M).

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY ASSURED FOR PUBLIC UTILITIES AND FOR ANY OTHER LINES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

**BASES OF BEARING:** S 1/4 0°37'07" W, 87.118181 A.S.P. BEARING CAP PLS 8444 MARKING THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 AND A 1/4° BEARING CAP PLS 8444 MARKING THE NORTHWEST CORNER OF LOT 20, BLOCK 2 OF FORESHAMMER CENTER SUBDIVISION, AS SHOWN IN BOOK 99 OF PLATS, PAGE 1,282-1,284, ADA COUNTY RECORDS, WITHIN THE 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 2 EAST, RISE MARIETTA.

LOTS 8 AND 20, BLOCK 2 OF SAID FORESHAMMER CENTER SUBDIVISION, LOCATED IN THE 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 2 EAST, RISE MARIETTA, CITY OF MARIETTA, ADA COUNTY, IOWA, BEING PROFESSIONALLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/4" BEARING CAP PLS 8444 MARKING THE SOUTHWEST CORNER OF SAID LOT 8;  
THENCE N. 0°20'47" W., 20.46 DEGT W TH THE WEST L.N.C OF SA D LOTS 8 AND 20, A D STANCE OF 258.35 FEET TO A 1/4" BEARING CAP PLS 8444 AND THE BEGINNING OF A LINEARY CURVE TO THE RIGHT;

**THE CURVE** BEGINS WITH SAID WEST LINE AND THE POINT OF BEGINNING OF SAID LOT 20, A DISTANCE OF 40.85 FEET ALONG THE ARC OF SA D CURVE, IN THE RAD. OF 81.30 FEET, HAS AN CENTRAL ANGLE OF 103°07'30", SUBTENDED BY A CHORD BEARING N. 44°39'43" E., 50.51 FEET TO A 1/4" BEARING CAP PLS 12576;

THENCE N. 89°28'48" E., CORNER POINT WITH SAID NORTH LINE, 134.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 8 MARKED BY A 1/4" BEARING WITH CAP PLS 12576;

THENCE S. 0°20'47" E., CORNER POINT WITH THE EAST 1/4 OF SAID LOTS 8 AND 20, A DISTANCE OF 269.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8 MARKED BY A 1/4" BEARING WITH CAP PLS 8444;

THENCE S. 89°28'47" W., CORNER POINT WITH THE SOUTH LINES OF SA D LOTS 8, A D STANCE OF 134.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS EIGHT MOORE GRASSES.

CH INVESTMENTS, LLC  
JIM CONGER, PARTNER

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM CONGER, KNOWN OR KNOWN TO ME TO BE A MEMBER OF CH INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAID INSTRUMENT ON BEHALF OF CH INVESTMENTS, LLC.

IN WITNESS WHEREOF, I HAVE AFFIRMED SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IOWA  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, JEFF BRAGLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IOWA, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF CORRECT" INCLUDES FROM AN ACTUAL SURVEY MADE ON THE GROUNDS UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IOWA CODE RELATING TO PLATS, SURVEYS AND CONDOMINIUMS.

  
 JEFF BRAGLEY P.L.S. 12574



2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-8104  
FAX (208) 398-8105  
WWW.SAWTOOTHLS.COM

SCALE:	DATE:	DRAWN BY:	CHECKED BY:	DATE:	DATE:
5/8" = 1'	02/20/25	JMB	JMB	02/19/25	02/19/25

**PLAT SHOWING  
CIELO AZUL CONDOMINIUM**

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**APPROVAL OF CENTRAL DISTRICT HEALTH**  
 SANITARY RESTRICTIONS AS REQUIRED BY IOWA CODE, TITLE 66, CHAPTER 23 HAVE BEEN SATISFIED.  
 ACCORDING TO THE LETTER TO BE RECORDED WITH THE COUNTY RECORDER ON HIS/HER/IT CONCERNING THE  
 CONDITIONS OF APPROVAL, SANITARY RESTRICTIONS MAY BE IMPROVED, IN ACCORDANCE WITH SECTION  
 26-1.2(a), IOWA CODE, BY THE ISSUANCE OF A CERTIFICATE OF IMPROVEMENT.

CENTRAL DISTRICT HEALTH, INC. \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF CITY ENGINEER**  
 I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERRIAM, ADA COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE  
 CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IOWA CODE RELATING TO CONDOMINIUMS, PLATS  
 AND SURVEYS.

MERRIAM CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY SURVEYOR**  
 I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE  
 CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IOWA CODE RELATING TO CONDOMINIUMS, PLATS  
 AND SURVEYS.

COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL OF ZONING ADMINISTRATOR**  
 I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERRIAM, ADA COUNTY, IOWA, DO HEREBY CERTIFY THAT  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ZONING ADMINISTRATOR, ON BEHALF OF THE CITY COUNCIL,  
 HAS APPROVED THIS CONDOMINIUM PLAT.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**  
 I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IOWA, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY  
 INTEREST IN THIS PROPOSED CONDOMINIUM HAVE BEEN "PAID IN FULL." THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY  
 (30) DAYS ONLY.

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY RECEIVERS CERTIFICATE**

STATE OF IOWA }  
 COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC,  
 AT \_\_\_\_\_ AMHERST STREET, \_\_\_\_\_ OFFICE, IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND WAS LEGALLY  
 RECORDED IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ THROUGH \_\_\_\_\_, INSTRUMENT  
 NUMBER \_\_\_\_\_.

DEPUTY \_\_\_\_\_ DE-OF-RECORD TO RECORD



2030 S. WASHINGTON AVE.  
 EMMETT, ID 83617  
 (208) 398-8104  
 FAX (208) 398-8105  
 WWW.SAWTOOTHLS.COM

DATE:	DATE:	DRAWN BY:	CHECKED BY:	DATE:	TRACED:
6/24/24	6/20/24	JK	AK	12/1/24	12/1/24-02

**B. Previously Approved Plans (A-2024-0090&0091)**



**Site Specific Conditions:**

1. Applicant shall comply with all previous conditions of approval associated with this development: AZ-05-022, CUP-05-050, H-2024-0045, H-2024-0046, A-2024-0090, and A-2024-0091.
2. If the City Engineer's signature is not obtained within two (2) years of the City Council's approval of the short plat, the short plat shall become null and void unless a time extension is obtained, per UDC 11-6B-7.
3. Prior to submittal for the City Engineer's signature, obtain the signatures from the Ada County Highway District and the Central District Health Department.
4. The short plat prepared by Sawtooth Land Surveying, LLC, prepared January 2, 2026, by Jeff Beagley, included in Section VI.A shall be revised as follows:
  - a. Note #6: Include recorded instrument number.
5. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals noted above does not relieve the Applicant of responsibility for compliance.

## B. Public Works

<b>Wastewater</b>	
• Distance to Sewer Services	Sewer Available at Site
• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/concerns	• See Public Works Site Specific Conditions
<b>Water</b>	
• Distance to Water Services	Water Available at Site
• Pressure Zone	
• Estimated Project Water ERU's	See application
• Water Quality	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	None -

### SITE SPECIFIC CONDITIONS:

1. Each building will be served with a single water meter. Billing of individual units needs to be addressed in the HIOA CC&R.
2. No permanent structure shall be allowed within a City utility easement including trees, deep-rooted shrubs, fences, trash enclosures, carports, sheds, buildings, etc.

### GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. Water service to this site is available via extension of existing mains adjacent to the development.
2. 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.
3. 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.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
10. Developer shall coordinate mailbox locations with the Meridian Post Office.
11. All grading of the site shall be performed in conformance with MCC 11-1-4B.
12. 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.
13. 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.
14. 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.
15. 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](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.
16. 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-foot wide for a single utility, or 30-foot 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.
17. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
18. 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.
19. 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.

**VII. REQUIRED FINDINGS FROM THE UNIFIED DEVELOPMENT CODE**

In consideration of a short plat, the decision-making body shall make the following findings:

**A. The plat is in conformance with the Comprehensive Plan and is consistent with the Unified Development Code;**

The Comprehensive Plan designates the future land use of this property as Mixed-Use Community and the current zoning district of the site is L-O. The City Council finds the proposed short plat complies with the Comprehensive Plan and is being developed in accord with UDC standards for the existing zoning district.

**B. Public services are available or can be made available and are adequate to accommodate the proposed development;**

The City Council finds that public services will be provided to this property and are adequate to serve the building sites currently under construction.

**C. The plat is in conformance with scheduled public improvements in accord with the City’s capital improvements program;**

The City Council finds that the development will not require the expenditure of capital improvement funds. All required utilities were provided with the development of the property at the developer’s expense.

**D. There is public financial capability of supporting services for the proposed development;**

The City Council finds that the development will not require major expenditures for providing supporting services as services are already being provided to the immediate area.

**E. The development will not be detrimental to the public health, safety or general welfare; and**

The City Council finds the proposed short plat to condominiumize the existing or approved structures will not be detrimental to the public health, safety or general welfare.

**F. The development preserves significant natural, scenic or historic features.**

The City Council is not aware of any significant natural, scenic or historic features associated with short platting the structure on this site.