BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: JULY 28, 2026
ORDER APPROVAL DATE: AUGUST 11, 2026

IN THE MATTER OF THE REQUEST FOR FINAL PLAT CONSISTING OF 61 BUILDING LOTS AND TWO (2) COMMON/OTHER LOTS ON 4.81 ACRES OF LAND IN THE TN-R ZONING DISTRICT FOR DRIFTWOOD TOWNHOMES SUBDIVISION	)	**CASE NO. FP-2026-0018**
	)	**ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT**
BY: FP-2026-0018 APPLICANT	)	

This matter coming before the City Council on July 28, 2026 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of "PLAT SHOWING DRIFTWOOD TOWNHOMES SUBDIVISION, LOT 1 OF BLOCK 1 OF DRIFTWOOD SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST,

BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO 2026, HANDWRITTEN DATE: 5/26/26, by MICHAEL S. BYRNS, PLS, SHEET 1 OF 8," is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated February 28, 2026, a true and correct copy of which is attached hereto marked "Exhibit A" and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City's requirements shall be signed only at such time as:

   2.1 The plat dimensions are approved by the City Engineer; and

   2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code§ 67-52.

By action of the City Council at its regular meeting held on the _____ day of _____, 2026.

By:

_____
Robert E. Simison
Mayor, City of Meridian

Attest:

_____
Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By:_____ Dated:_____

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

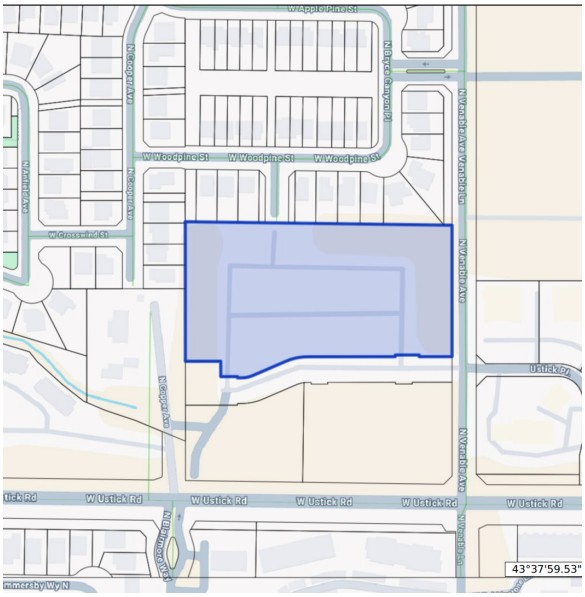
HEARING DATE: 7/28/2026

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Driftwood Townhomes
FP-2026-0018

LOCATION: Generally located north of W. Ustick Rd. on the west side of N. Venable Ave., in the SW 1/4 of Section 36, T.4N., R.1W. (Parcel #R1931270100)



I. PROJECT DESCRIPTION,

Final plat consisting of 61 buildable lots and two (2) common /other lots on 4.81 acres of land in the TN-R zoning district for Driftwood Townhomes subdivision, by Brighton Development. This is a re-subdivision of Lot 1, Block 1, Driftwood Subdivision.

II. APPLICANT INFORMATION

A. Applicant

Jeremy Wright, Brighton Development – 2929 W Navigator Dr. Ste 400, Meridian, ID 83642

B. Owner:

Travis Barney, Alturas Ustick, LLC – 500 E. Shore Drive #120, Eagle, ID 83616

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

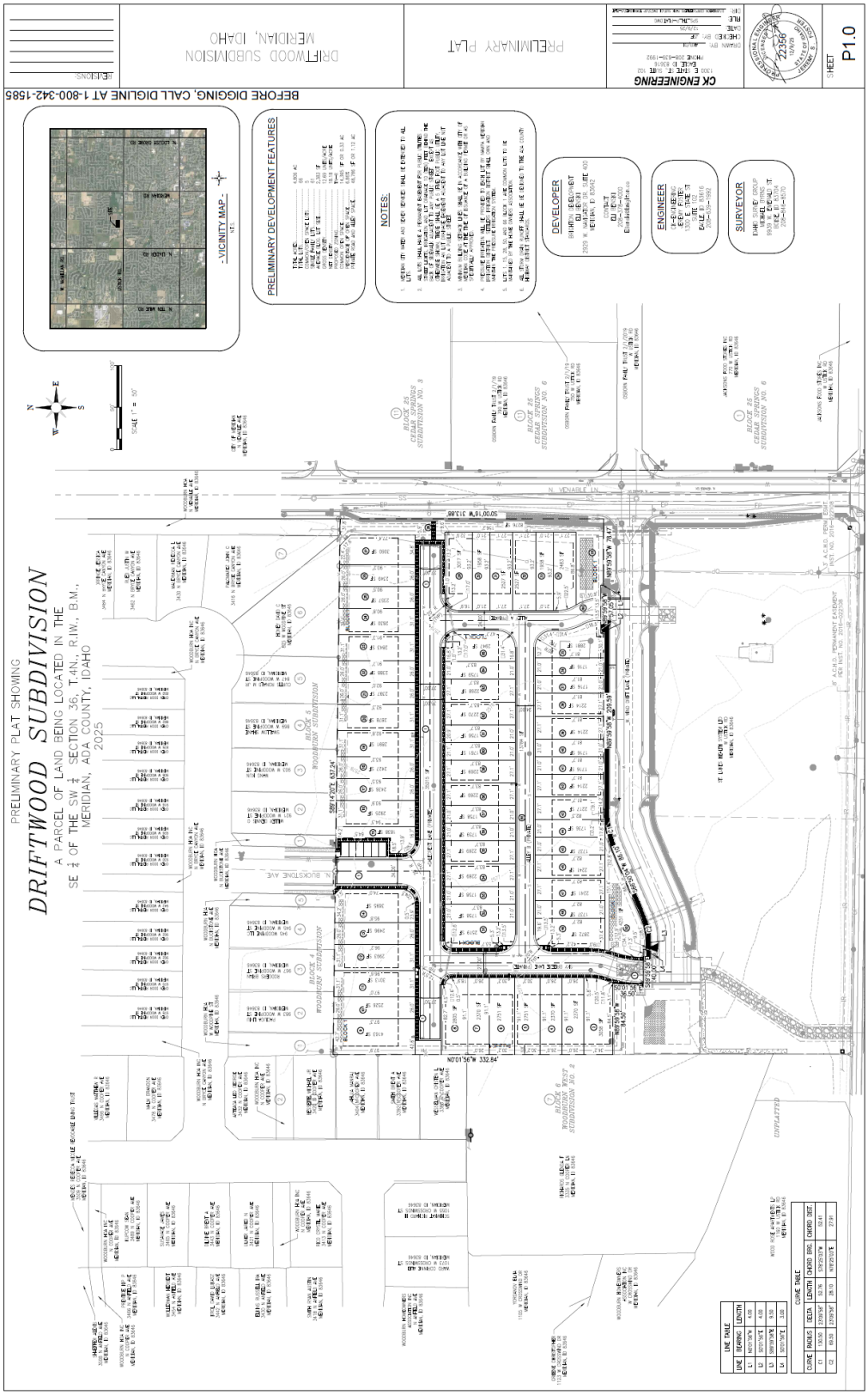
For the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase, and the amount of common area cannot decrease. Because there is no change to the number of buildable lots and no decrease in common open space, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat (H-2025-0051), as required. The proposed final plat is also consistent with the provisions in the development agreement.

IV. DECISION

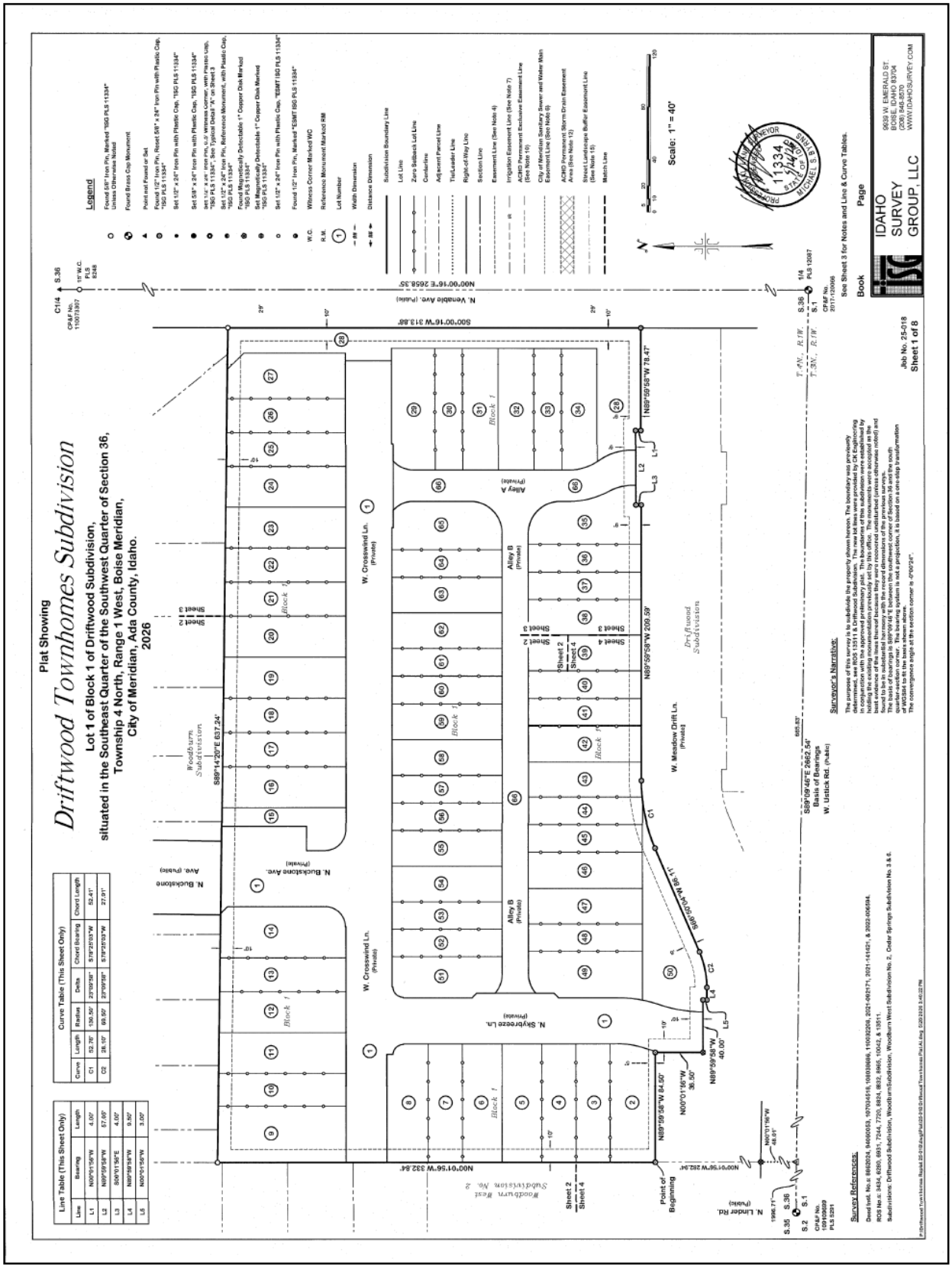
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

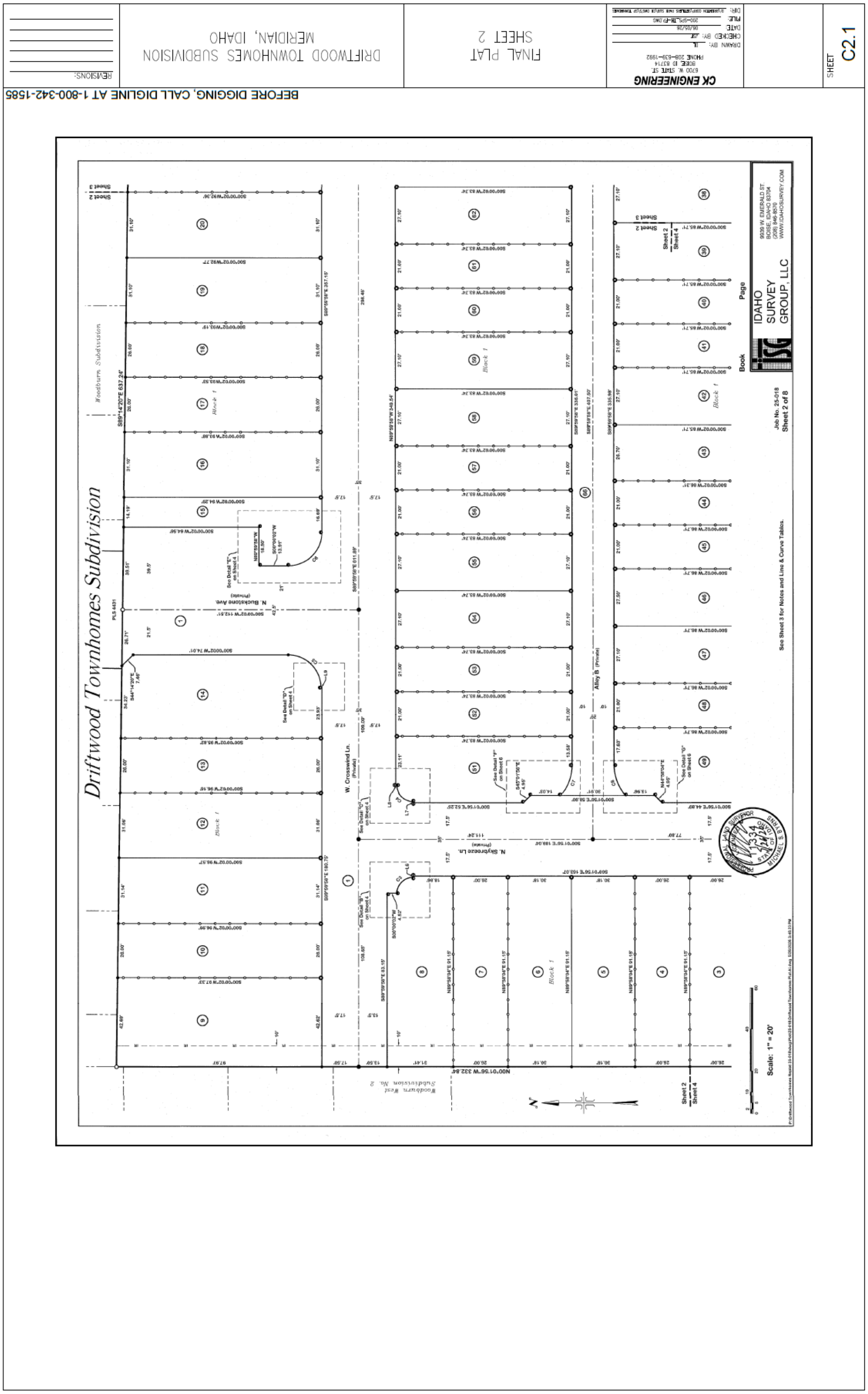
V. EXHIBITS

A. Preliminary Plat (dated: 12/9/25)

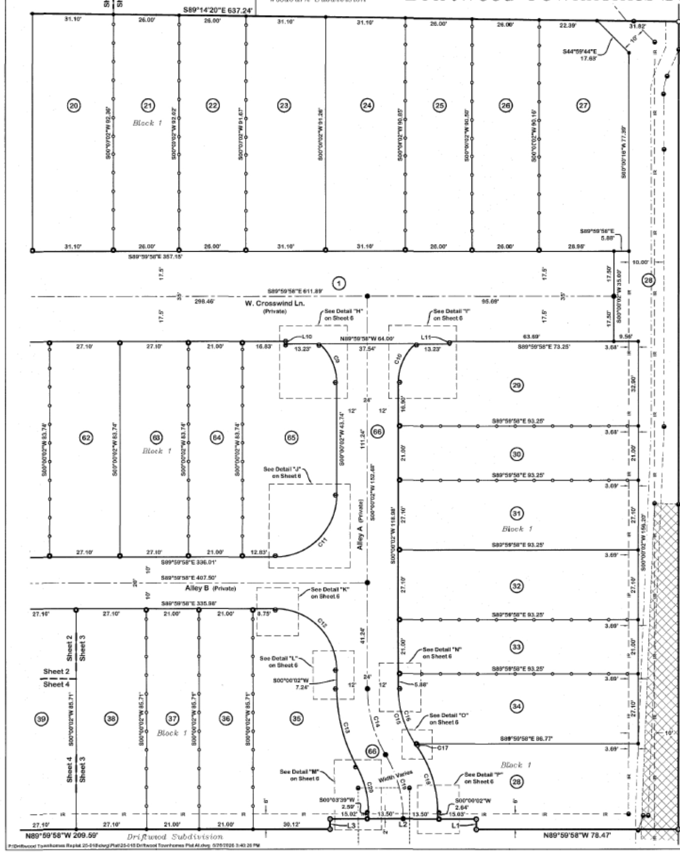


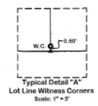
B. Final Plat (dated: 5/26/26)




CK ENGINEERING
FINAL PLAT
SHEET 2
DRIFTWOOD TOWNHOMES SUBDIVISION
MERIDIAN, IDAHO
REVISIONS:
SHEET
C2.1
BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585
Driftwood Townhomes Subdivision
IDAHO SURVEY GROUP, LLC
Job No. 25-018
Sheet 2 of 8
See Sheet 3 for Notes and Line & Curve Tables.
N. Buckstone Ave. (Private)
W. Crosswind Ln. (Private)
N. Skybreeze Ln. (Private)
Alley B (Private)
Block 1
Scale: 1" = 20'

Driftwood Townhomes Subdivision





Typical Detail "A"
Lot Line Witness Corners
Scale: 1" = 5'

Notes

1. This development recognizes Idaho Code, Title 22, Chapter 45, Right to Farm Act, Section 22-4503, which states "no agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
2. Minimum building setback lines shall be in accordance with the zoning ordinance at the time of issuance of any building permit. All lot, parcel and tract sizes shall meet dimensional standards established in the zoning ordinance.
3. Any re-subdivision of this plat shall be in compliance with the most recently approved subdivision standards of the City of Meridian.
4. A ten (10) foot wide, unless otherwise shown, perpetual public utilities, property drainage, and pressure irrigation easement is hereby designated along the boundary of the subdivision, and public rights-of-way, as shown hereon. See Driftwood Subdivision and Instrument Number ________________ for utility easements and vacations thereof.
5. Lots 15, 28 & 50, Block 1 are common lots which will be owned and maintained by the Driftwood Owner's Association. Lots 1 & 66, Block 1 are common lots and private roads which will be owned and maintained by the Driftwood Owner's Association.
6. City of Meridian Sanitary Sewer and Water Main Easement, Instrument Numbers 2022-084200, 2022-084201, 2023-010430, 2023-017727, 2023-046924 (released by Instrument Number 2025-022887) and ________________.
7. Settlers Irrigation District Pressure Irrigation Easement, Instrument Number 2025-019075.
8. The lands included in this plat are located within the service area of Settlers Irrigation District, 1910 N. Garden St., Boise, ID 83706, (208) 344-2471, www.settlersirrigation.org. Irrigation water will be provided to all lots through a pressure irrigation delivery system which has been approved pursuant to Idaho Code 31-3805(4). The purchaser of each lot shall remain subject to all assessments levied by Settlers Irrigation District, and unpaid Settlers Irrigation District assessments are a lien on the land.
9. Maintenance of any irrigation or irrigation drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
10. ACHD Permanent exclusive easement, Instrument Numbers 2016-022108, (2024-000175) 2024-012082, and (2024-000178) 2024-012083.
11. See Instrument Number 2023-046999 and 2025-032059 for termination.
12. A portion of Lot 28, Block 1 is servient to and contains the Ada County Highway District storm water drainage system. This lot is encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256, official records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to Ada County Highway District pursuant to Section 40-2302, Idaho Code.
13. See Instrument Number 2023-069081 for ACHD Temporary License Agreement.
14. The bottom elevation of all structural footings shall be set a minimum of 12-inches above the highest established normal ground water elevation.
15. The Street Landscape Buffer Easement shown hereon shall be maintained by the property owner or the Driftwood Owner's Association, for the purposes described in Meridian City Code 11-3B-7.
16. No easement created by this plat shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
17. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from, unless otherwise noted.
18. This subdivision will be subject to CC&Rs, to be recorded in conjunction with this plat.

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	52.78'	130.50'	23°09'58"	S78°25'03"W	52.41'
C2	28.10'	69.50'	23°09'58"	S78°25'03"W	27.91'
C3	12.06'	8.00'	86°22'55"	S43°13'31"E	10.95'
C4	12.57'	8.00'	90°01'56"	S44°59'03"W	11.32'
C5	24.35'	15.50'	90°00'00"	N45°00'02"E	21.92'
C6	25.13'	16.00'	90°00'00"	S44°59'58"E	22.63'
C7	15.82'	22.00'	41°11'52"	S69°24'02"E	15.48'
C8	15.84'	22.00'	41°15'48"	N69°22'08"E	15.50'
C9	16.96'	20.00'	48°35'25"	S24°17'41"E	16.46'
C10	16.96'	20.00'	48°35'25"	S24°17'44"W	16.46'
C11	37.70'	24.00'	90°00'00"	N45°00'02"E	33.94'
C12	37.70'	24.00'	90°00'00"	S44°59'58"E	33.94'
C13	31.44'	62.00'	29°03'12"	S14°31'34"E	31.10'
C14	26.88'	50.00'	30°48'08"	S15°24'02"E	26.56'
C15	23.66'	38.00'	35°40'45"	S17°50'21"E	23.28'
C16	22.51'	38.00'	33°56'27"	S16°58'12"E	22.18'
C17	1.15'	38.00'	1°44'17"	S34°48'36"E	1.15'
C18	27.40'	44.00'	35°40'45"	S17°50'21"E	26.96'
C19	26.08'	48.50'	30°48'22"	S15°23'55"E	25.76'
C20	18.55'	36.50'	29°06'50"	S14°29'46"E	18.35'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C21	20.45'	62.40'	18°46'46"	S09°21'27"W	20.36'
C22	26.22'	80.00'	18°46'46"	S09°21'27"W	26.10'
C23	31.92'	97.40'	18°46'46"	S09°21'27"W	31.78'
C24	19.02'	97.40'	11°11'13"	S05°33'41"W	18.99'
C25	12.91'	97.40'	7°35'33"	S14°57'04"W	12.90'
C26	34.13'	102.50'	19°04'50"	S09°12'26"W	33.98'
C27	39.86'	120.00'	19°01'55"	S09°13'53"W	39.68'
C28	8.67'	137.50'	3°36'38"	S16°56'31"W	8.66'
C29	36.60'	130.50'	16°04'07"	S74°52'07"W	36.48'
C30	3.62'	130.50'	1°35'23"	S83°41'52"W	3.62'
C31	12.54'	130.50'	5°30'28"	S87°14'48"W	12.54'

Line Table

Line	Bearing	Length
L1	N00°01'56"W	4.00'
L2	N89°59'58"W	57.05'
L3	S00°01'56"E	4.00'
L4	N89°59'58"W	9.50'
L5	N00°01'56"W	3.00'
L6	N89°58'04"E	0.50'
L7	S89°58'04"W	0.50'
L8	N00°00'02"E	0.50'
L9	N00°00'02"E	0.50'
L10	S00°00'02"W	1.00'
L11	N00°00'02"E	1.00'
L12	N89°59'58"W	0.79'

Professional Land Surveyor 11334 5/26/26 State of Idaho Michael S. Byrns

Scale: 1" = 20'

Job No. 25-018
Sheet 3 of 8

Book Page

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

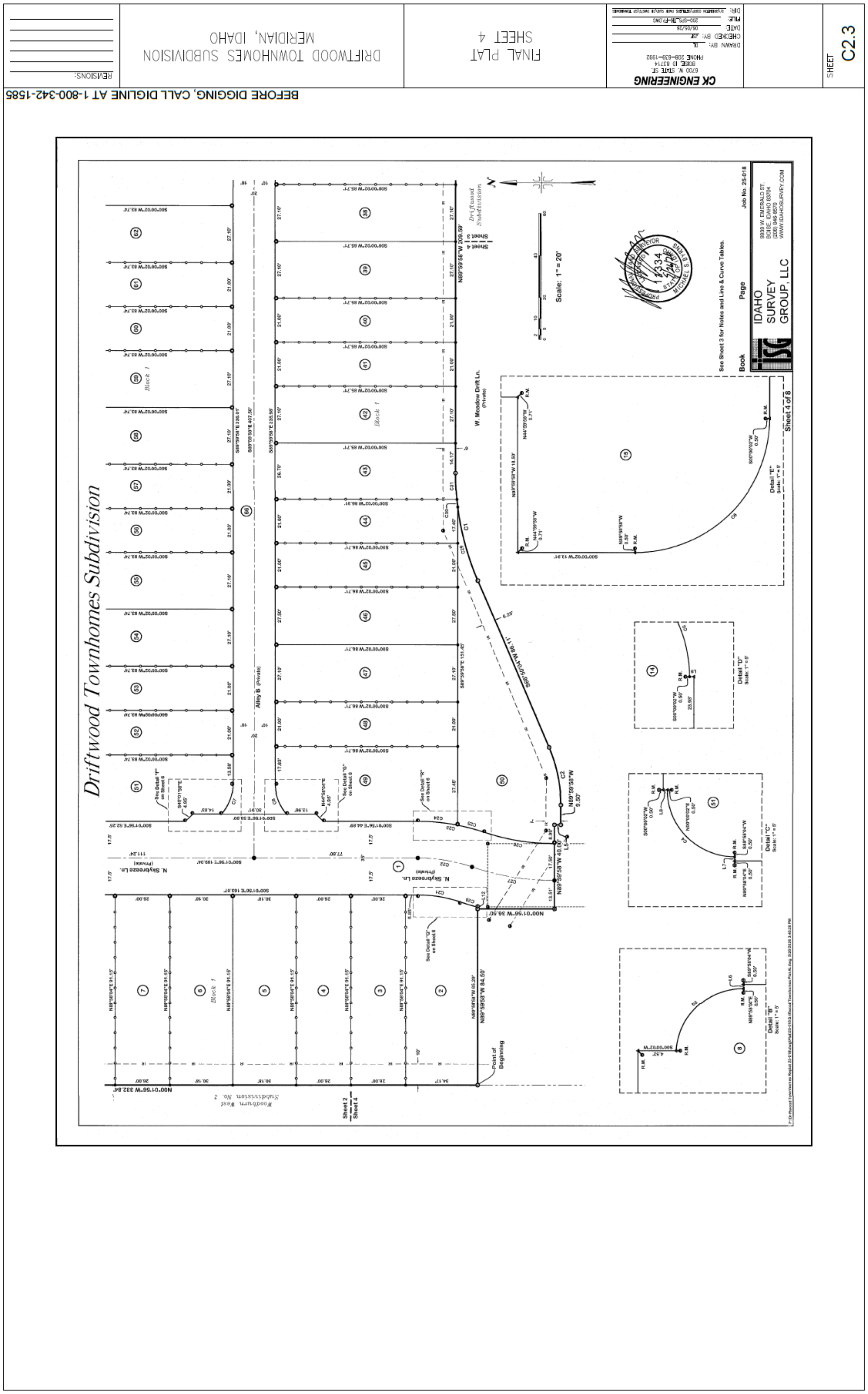
REVISIONS:

DRIFTWOOD TOWNHOMES SUBDIVISION
MERIDIAN, IDAHO

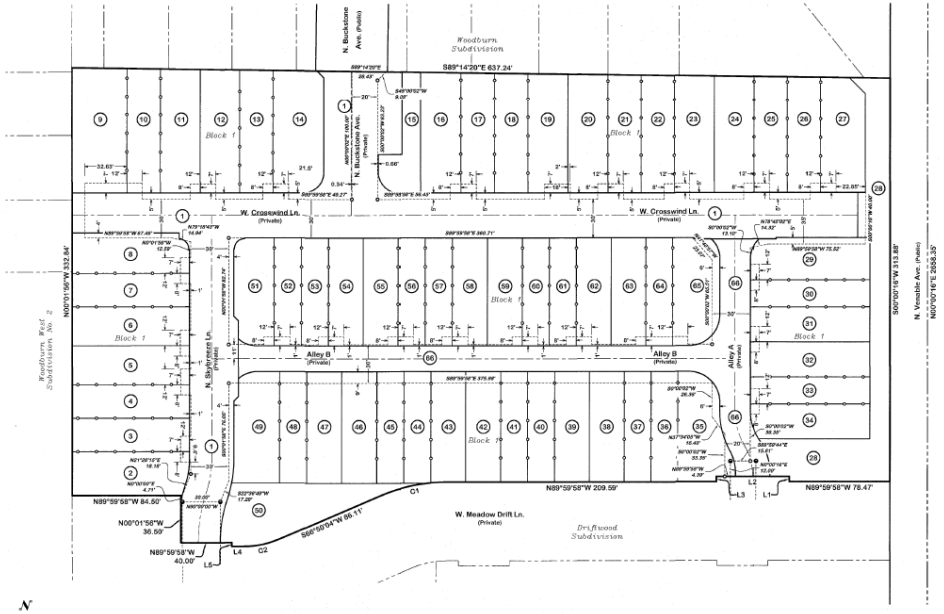
FINAL PLAT
SHEET 3

CK ENGINEERING
6700 W. STATE ST.
BOISE, ID 83714
PHONE 208-639-1992

SHEET
C2.2


DRIFTWOOD TOWNHOMES SUBDIVISION
MERIDIAN, IDAHO
FINAL PLAT
SHEET 4
CK ENGINEERING
BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585
SHEET
C2.3
Driftwood Townhomes Subdivision
IDAHO SURVEY GROUP, LLC
Job No. 25-018
Sheet 4 of 8
Scale: 1" = 20'
See Sheet 3 for Notes and Line & Curve Tables.
W. Meadow Drift Ln. (Private)
N. Skybreeze Ln. (Private)
Alley B (Private)
Point of Beginning

Driftwood Townhomes Subdivision



N

Scale: 1" = 40'

Book Page

Job No. 25-018
Sheet 5 of 8

IDAHO SURVEY GROUP, LLC
9639 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

P:\Driftwood Townhomes Replat 25-018\dwg\Plat\25-018 Driftwood Townhomes Plat Alt.dwg 5/26/2026 3:40:30 PM

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

DRIFTWOOD TOWNHOMES SUBDIVISION
MERIDIAN, IDAHO

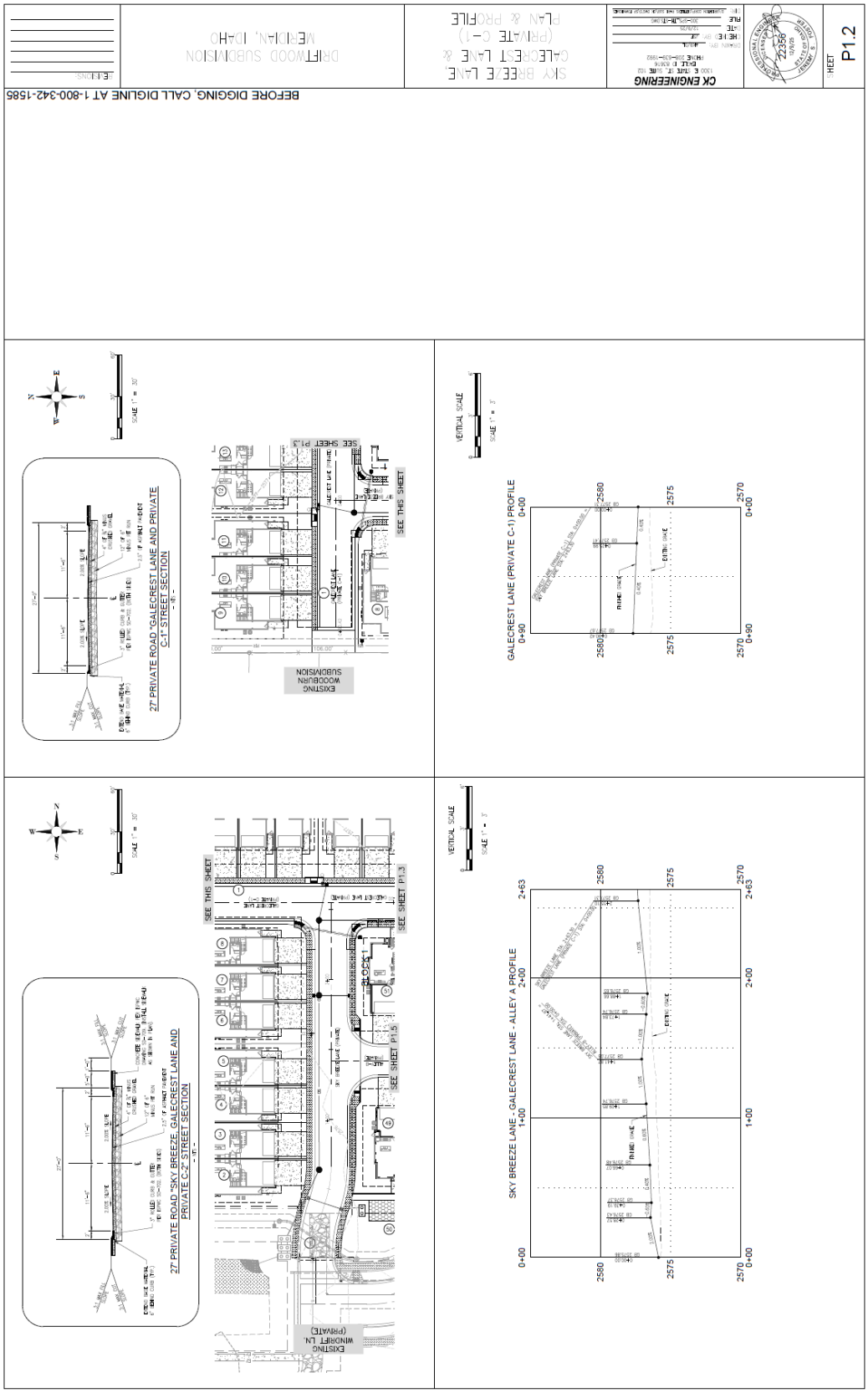
FINAL PLAT
SHEET 5

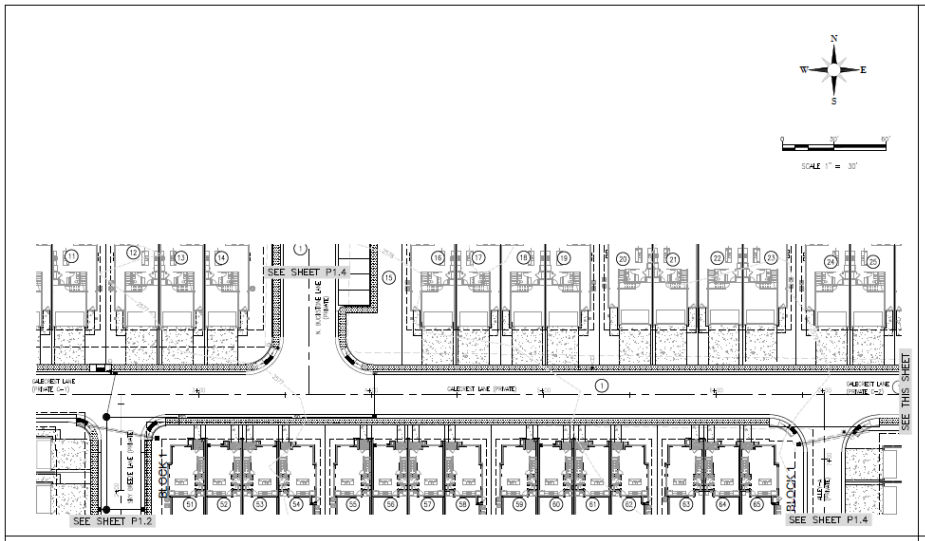
CK ENGINEERING
EDWARD J. KEATS
P.O. BOX 1
BOISE, ID 83701
PHONE 208-629-1992

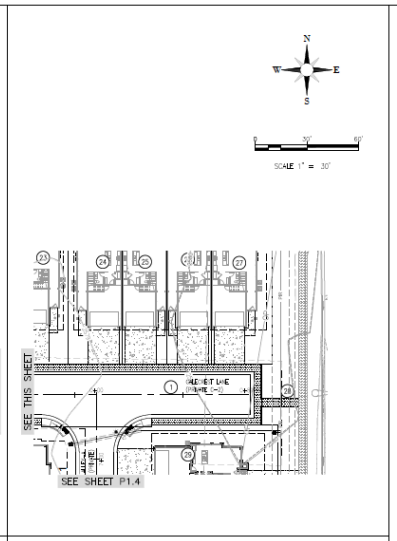
DRAWN BY: JK
CHECKED BY: JK
DATE: 06/05/26
FILE: 2025-018_FP_Alt2
DIR: J:\Jobs\2025-018 Driftwood Townhomes

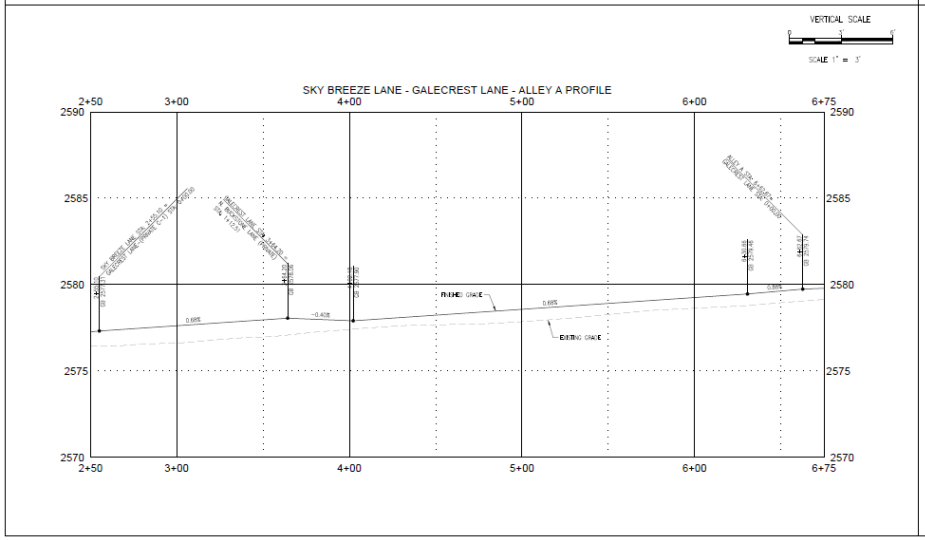
SHEET
C2.4

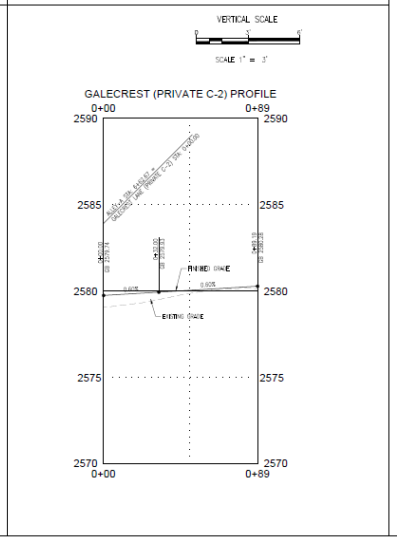
C. Private Street Cross-Sections











BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

DRIFTWOOD SUBDIVISION
MERIDIAN, IDAHO

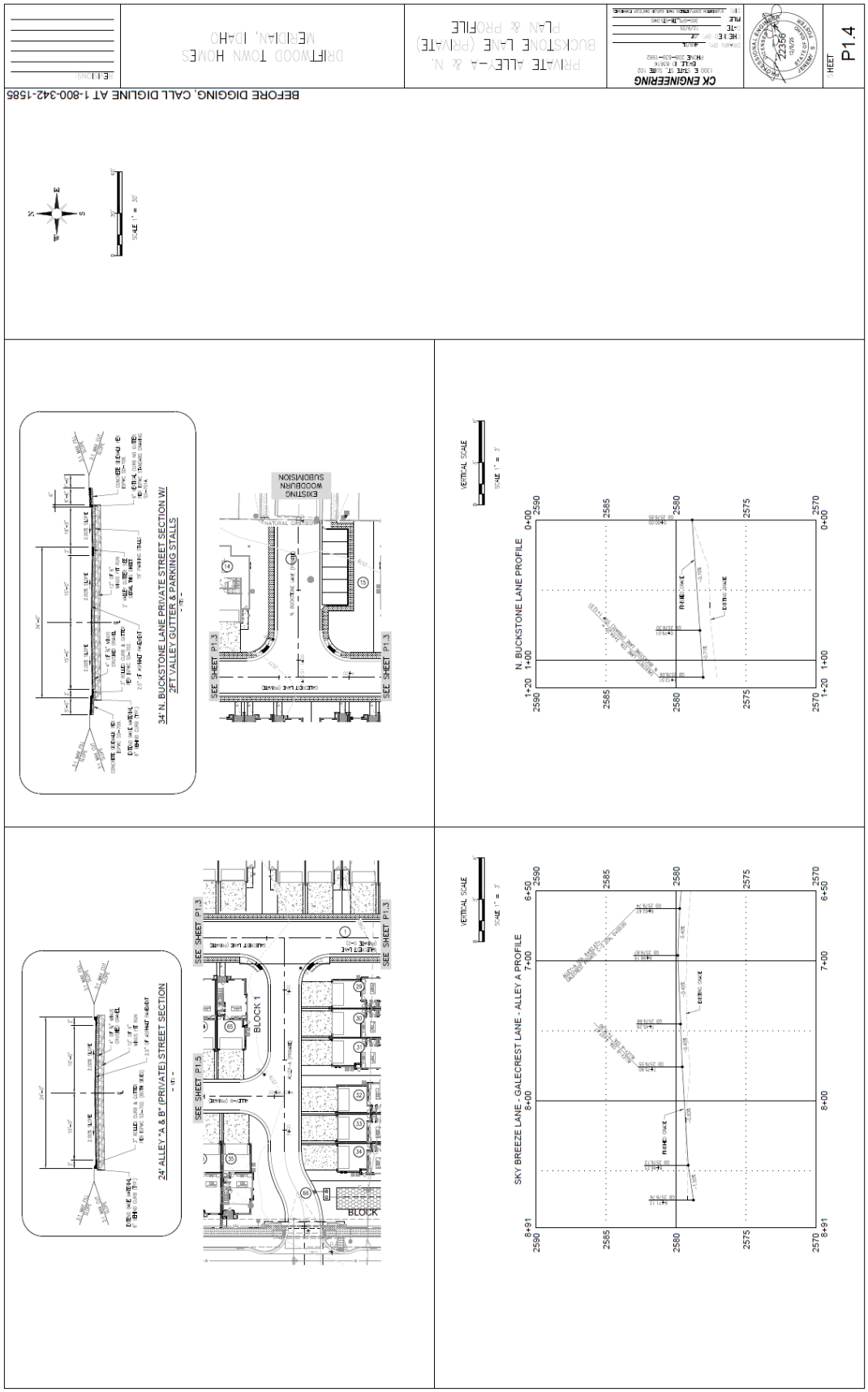
GALECREST LANE &
(PRIVATE C-2)
PLAN & PROFILE

CK ENGINEERING
CIVIL ENGINEERING
SURVEYING
PLANNING
1 S. BLUE RIDGE AVE.
MERIDIAN, IDAHO 83642
PHONE: 208-288-1992

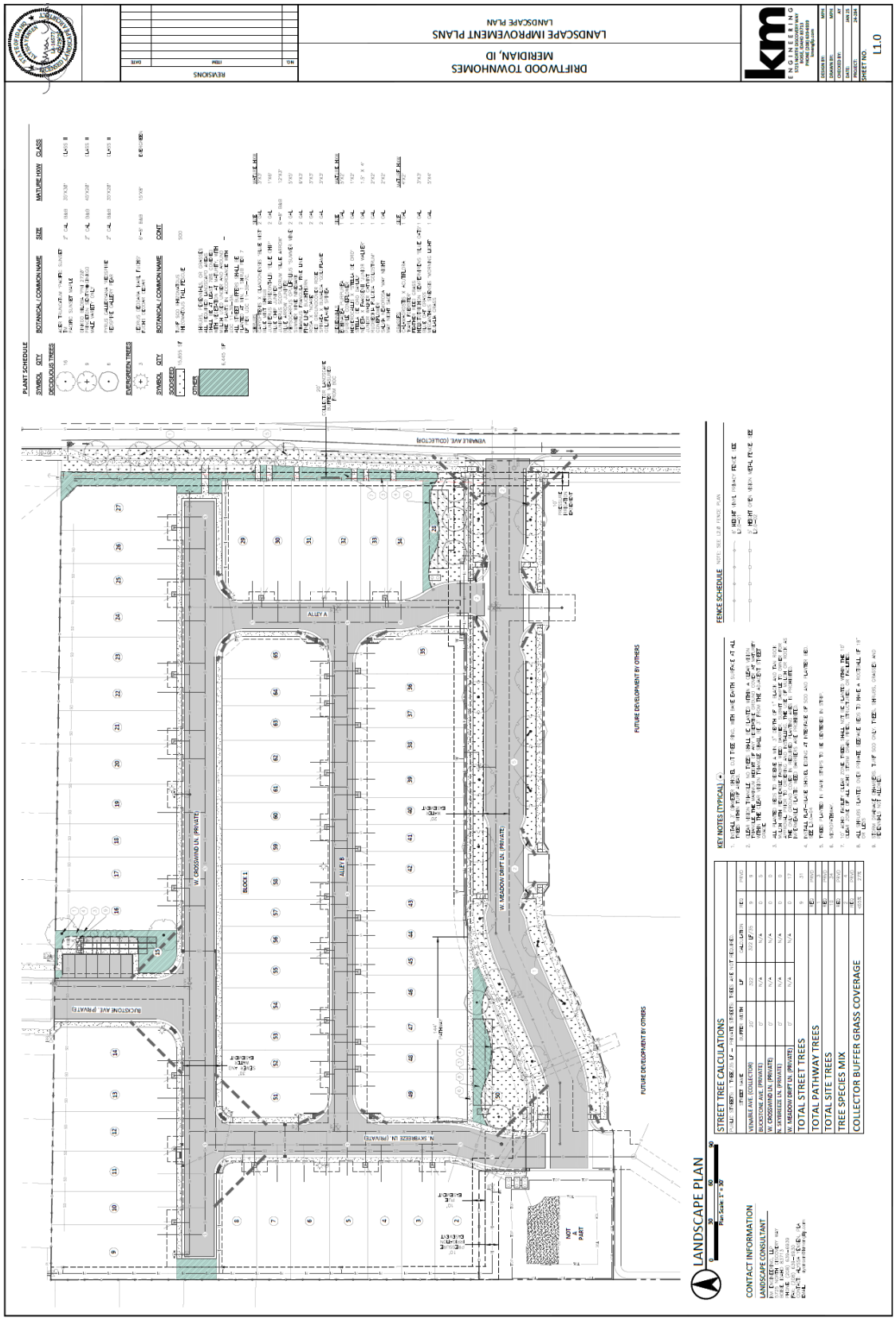
DESIGN BY: JFF
DRAWN BY: JFF
CHECKED BY: JFF
DATE: 12/9/25
SCALE: 1" = 30' HORIZ. 1" = 3' VERT.
FILE: 24-0000 DRIFTWOOD SUBDIVISION

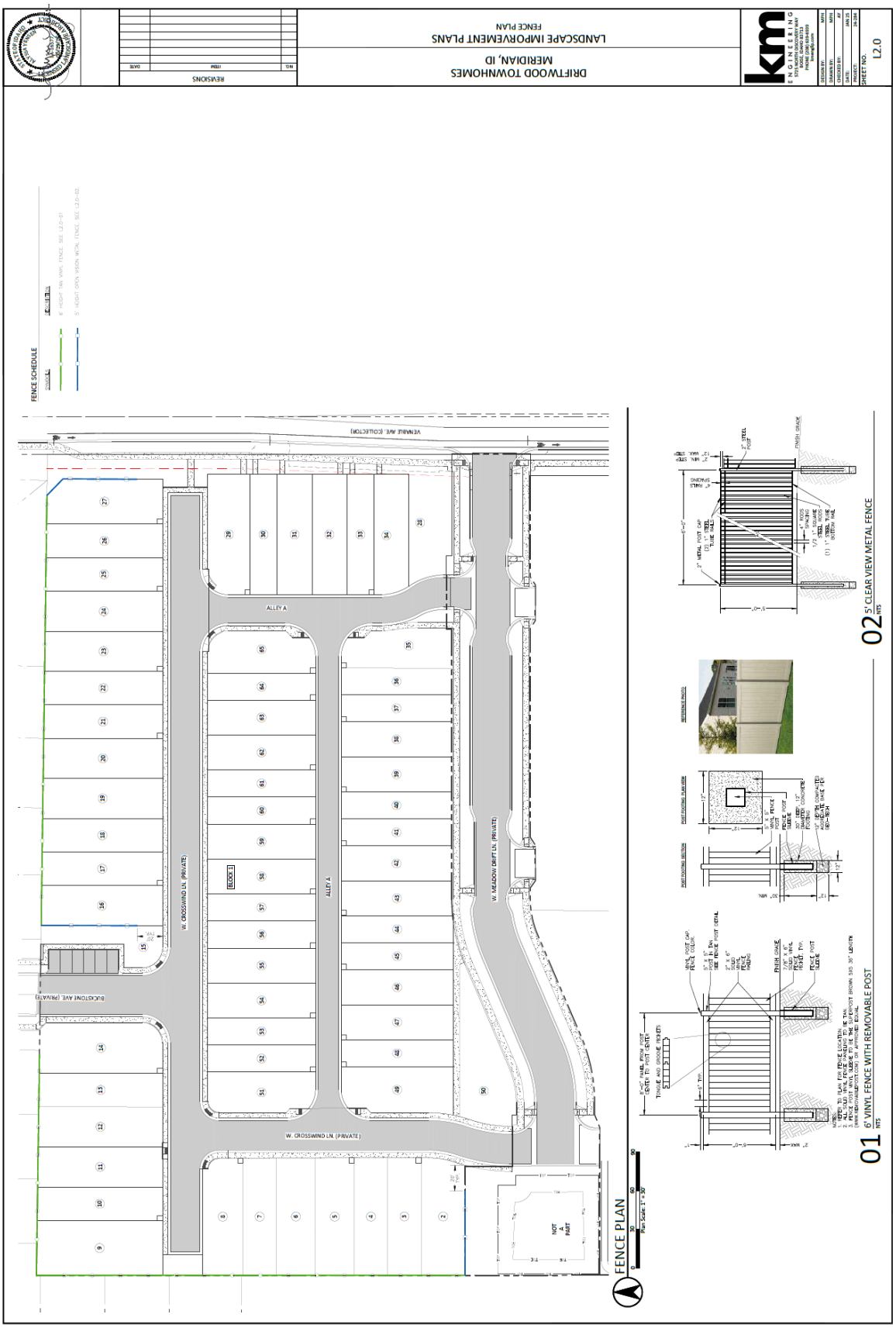
PROFESSIONAL ENGINEER
LICENSED
22356
12/9/25
STATE OF IDAHO
JEREMY S. FOSTER

SHEET
P1.3

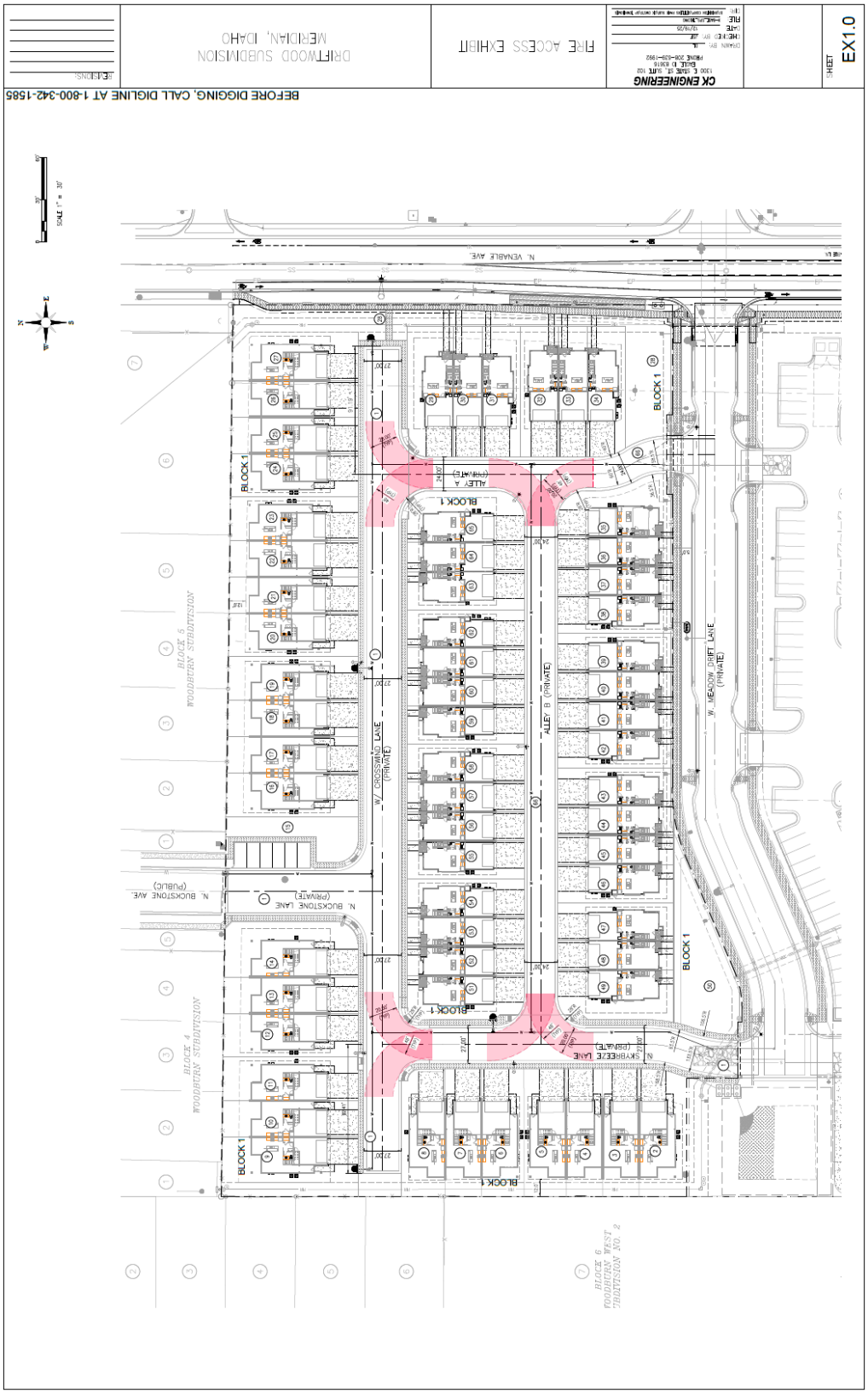

DRIFTWOOD TOWN HOMES
MERIDIAN, IDAHO
PRIVATE ALLEY-A & N. BUCKSTONE LANE (PRIVATE) PLAN & PROFILE
CK ENGINEERING
P1.4
BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585
34' N. BUCKSTONE LANE PRIVATE STREET SECTION W/ 2FT VALLEY GUTTER & PARKING STALLS
EXISTING WOODBURN SUBDIVISION
SEE SHEET P1.3
N. BUCKSTONE LANE PROFILE
VERTICAL SCALE
24' ALLEY "A & B" (PRIVATE) STREET SECTION
BLOCK 1
BLOCK
SEE SHEET P1.5
SKY BREEZE LANE - GALECREST LANE - ALLEY A PROFILE

D. Landscape Plan & Fencing Plan (dated: 5/29/2026)




DRIFTWOOD TOWNHOMES
MERIDIAN, ID
LANDSCAPE IMPROVEMENT PLANS
FENCE PLAN
REVISIONS
FENCE SCHEDULE
FENCE PLAN
VENMAIL AVE (COLLECTOR)
W. CROSSWIND LN. (PRIVATE)
W. MEADOW DRIFT LN. (PRIVATE)
ALLEY A
BLOCK 1
BLOCKSTONE AVE. (PRIVATE)
NOT A PART
01 6' VINYL FENCE WITH REMOVABLE POST
02 5' CLEAR VIEW METAL FENCE

E. Emergency Access Exhibit



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [H-2025-0051, Development Agreement Inst. #2026-024282 and A-2025-0152 (private streets)].
2. The applicant shall obtain the City Engineer's signature on the final plat and obtain final approval of the private street application within two (2) years of the City Council's approval of the preliminary plat (i.e. by March 24, 2028) 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, the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by CK Engineering, stamped on 5/26/2026 by Michael S. Byrns, shall be revised as follows:
    a. Note #4: Include the recorded instrument number for utility easements and vacations thereof.
    b. Note #5: Modify note to grant ingress/egress to all lots from the private streets and alleys on Lots 1 and 66, Block 1.
    c. Note #6: Include the recorded instrument number of the City of Meridian Sanitary Sewer and Water Main Easement.
    d. Note #11: Include information on what easement is referred to for termination.
    e. Revise street names per the Ada County Street Name Review letter.

    A 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 KM Engineering, dated 5/29/26, shall be revised as follows:
    a. A 5' wide landscape strip shall be provided along the north side of the pathway along the front of Lots 43-48 (depicted on the plat as Lots 44-49) with landscaping in accord with the standards listed in UDC 11-3B-12C; *or*, submit an application for alternative compliance to the standard (see UDC 11-5B-5 for more information).
    b. Depict the location of the dog waste station.

    A copy of the revised landscape plan shall be submitted with the Final Plat Mylar Signature application.
6. On-street parking is only allowed on one (1) side of the 27' wide private streets. The other side shall be signed "No Parking".
7. No parking shall be allowed on either side of the street within 50' of the alley entrance as measured from the centerline of the alley; the curbs shall be painted red or "No Parking" signs erected in these areas.
8. A copy of the existing Declaration of Access Easement and Private Drive Access Easement Agreement for Lot 2, Block 1, Driftwood Subdivision referenced in plat note #5 on the Driftwood Subdivision plat shall be submitted that grants access to the proposed development from the private street. In the absence of such access easement, a new recorded easement agreement shall be recorded and a copy submitted with the final plat signature application.

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

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 than 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 81/2" 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.

C. Department of Environmental Quality (DEQ)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=450785&dbid=0&repo=MeridianCity