

**BEFORE THE MERIDIAN CITY COUNCIL**

**HEARING DATE: DECEMBER 9, 2025**  
**ORDER APPROVAL DATE: DECEMBER 16, 2025**

**IN THE MATTER OF THE )**  
**REQUEST FOR FINAL PLAT )**  
**CONSISTING OF 10 BUILDING )**  
**LOTS AND 6 COMMON LOTS ON )**  
**7.91 ACRES OF LAND IN THE R-2 )**  
**AND R-4 ZONING DISTRICTS FOR )**  
**MONDT MEADOWS SUBDIVISION )**  
**)**  
**BY: GREGG DAVIS, BRECKON )**  
**LAND DESIGN )**  
**APPLICANT )**  

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**)**  
**)**

**CASE NO. FP-2025-0026**

**ORDER OF CONDITIONAL**  
**APPROVAL OF FINAL PLAT**

This matter coming before the City Council on December 9, 2025 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 MONDT MEADOWS SUBDIVISION,  
LOCATED IN THE SE ½ OF THE SW ¼ SECTION 31, TOWNSHIP 3N,  
RANGE 1E, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2025,  
HANDWRITTEN DATE: NOVEMBER 13, 2025, by NATHAN J. DANG, PLS,

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT  
FOR (MONDT MEADOWS SUBDIVISION – FP-2025-0026)

SHEET 1 OF 4,” 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 December 9, 2025, a true and correct copy of which is attached hereto marked “Exhibit A” 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 \_\_\_\_\_, 2025.

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:\_\_\_\_\_

# COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 12/9/2025

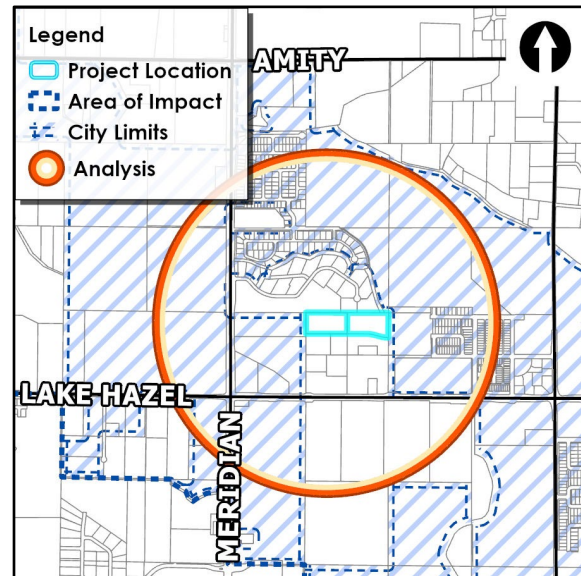
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner  
208-884-5533  
lritter@meridianscity.org

APPLICANT: Gregg Davis, Breckon Land Design

SUBJECT: FP-2025-0026  
Mondt Meadows Subdivision - FP

LOCATION: 6101 and 6162 S. Tarrega Lane, located in the SE ¼ of the SW ¼ of Section 31, T.3N, R.1E, Parcels S1131346650 and S1131346605



## I. PROJECT OVERVIEW

### A. Summary

The Final Plat for Mondt Meadows Subdivision includes ten (10) building lots (nine [9] new and one [1] existing) and six (6) common lots on approximately 7.91 acres of land within the R-2 and R-4 zoning districts. The applicant has revised the preliminary plat to eliminate one previously proposed buildable lot, converting it into a common lot to accommodate an irrigation pond.

### B. Issues/Waivers

None

### C. Recommendation

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

### D. Decision

Approved with conditions



II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Residential	-
Proposed Land Use(s)	Residential	-
Existing Zoning	R-2 and R-4	<a href="#">VI.A.2</a>
Proposed Zoning	R-2 and R-4	
Adopted FLUM Designation	Low Density Residential	<a href="#">VI.A.3</a>

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. Mondt Meadows Subdivision FP-2025-0026 (copy this link into a separate browser).

### III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2024-0067) as required by UDC 11-6B-3C.2. The submitted final plat is for construction of the approved preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

### IV. CITY/AGENCY COMMENTS & CONDITIONS

#### A. Meridian Planning Division

1. The applicant shall comply with all previous conditions of approval for this development H-2024-0067 (AZ, CPAM, PP); DA Inst. No. 2025-041186.
2. No building permits shall be issued prior to the plat being recorded.
3. The final plat shown in Section V.B, prepared by Accurate Surveying & Mapping, stamped on 10/21/2025 by Nathan J. Dang, PLS, shall be revised prior to signature on the final plat by the City Engineer, as follows:
  - a. Note #14: Include the instrument number for the water and sewer easements.
  - b. Add the recorded instrument number for any ACHD permanent easements.
  - c. Add the recorded instrument number for any ACHD license agreements.
  - d. Add the recorded instrument number any City of Meridian sewer and water easements.
  - e. The 30-foot easement on the north property boundary shall be vacated prior to the City Engineer's signature and the depiction of the easement removed from the plat, including the deletion of note 16 on sheet 2 of 4.
4. The landscape plan prepared by Jon Breckon stamped on 9/17/2025, is approved.
5. The Open Space amenities as shown in Exhibit VI.G shall meet the following requirements: the picnic area shall include tables, benches, landscaping, and a structure for shade; and the outdoor fire ring shall meet fire safety standards, is located on a noncombustible surface and includes fixed seating.
6. The rear and/or sides of 2-story structures that face Sublimity Avenue 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. Single-story structures are exempt from this requirement.
7. The property owners of parcel(s) S1131346650 and S1131346605 shall relinquish their rights to access and utilize the private road Tarrega Lane. Written documentation shall be submitted prior to the City Engineer's signature on the final plat.
8. The existing homes shall connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC 9-1-4 and 9-4-8. This includes the home located at 6101 S. Tarrega Lane.
9. The single-family structure on parcel S1131346605 located at 6162 Tarrega Lane can remain in its current location once the following easements have been relinquished:
  - o There is a thirty (30) foot wide access easement (Instrument No. 7520424 & 2021-049475), that runs across the north boundary of both parcels in the project, as well as the west thirty (30) feet of each parcel. These easements are no longer required and will be relinquished with the recordation of the final plat.

- The existing thirty (30) foot wide access easement, (Instrument No. 9037915), which runs across the east 302.15' of the south boundary of parcel S1131346650 will be relinquished with the recordation of the final plat due to the public road improvements in the same location.

**Written documentation to relinquish the easements listed above shall be submitted prior to the City Engineer's signature on the final plat.**

10. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
11. The private streets are approved subject to completion of the tasks listed in UDC 11-3F-3 within one year. Documentation of such shall be submitted to the Planning Division in order to receive final approval.
12. The private streets within the development shall be 26-feet wide and constructed in accord with the standards listed in UDC 11-3F-4B.2.
13. The Applicant shall install no parking signs along the private street.
14. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
15. 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.
16. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the preliminary plat (i.e. May 13, 2025), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
17. The Applicant shall comply with all conditions of ACHD.
18. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

## **B. Meridian Public Works**

### **SITE SPECIFIC CONDITIONS:**

1. The bottom of structural footing shall be set a minimum of 12-inches above the highest established normal ground water elevation.
2. Maintenance of any irrigation and/or drainage pipes or ditches crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity or lot owner's association.
3. A gate is allowed to cross a City utility easement but it must be wide enough to allow the City to have access to the full width of the easement. No post are allowed in the easement. City must have ability to open gate at all time. Provide note stating how the City is to have access on the Utility Plan.
4. Shafer View Ridge shows PI system in conflict with the hydrant location. PI system must be at least 10' from the hydrant and hydrant lateral.
5. Sewer main in Mont Meadows must end with a manhole.

### **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](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.

### **C. Irrigation Districts**

1. Boise Kuna Irrigation District

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=423010&dbid=0&repo=MeridianCity>

## **V. ACTION**

### **A. Staff:**

Approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

### **B. City Council:**

Approval

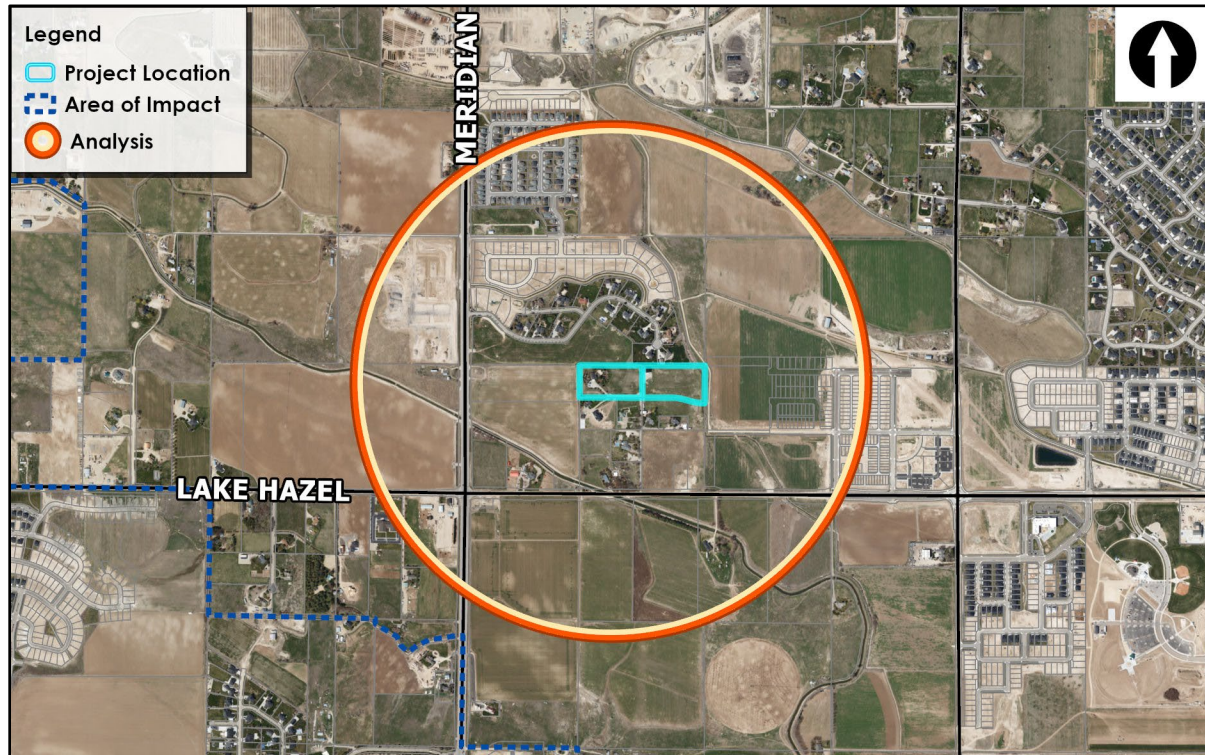


## VI. EXHIBITS

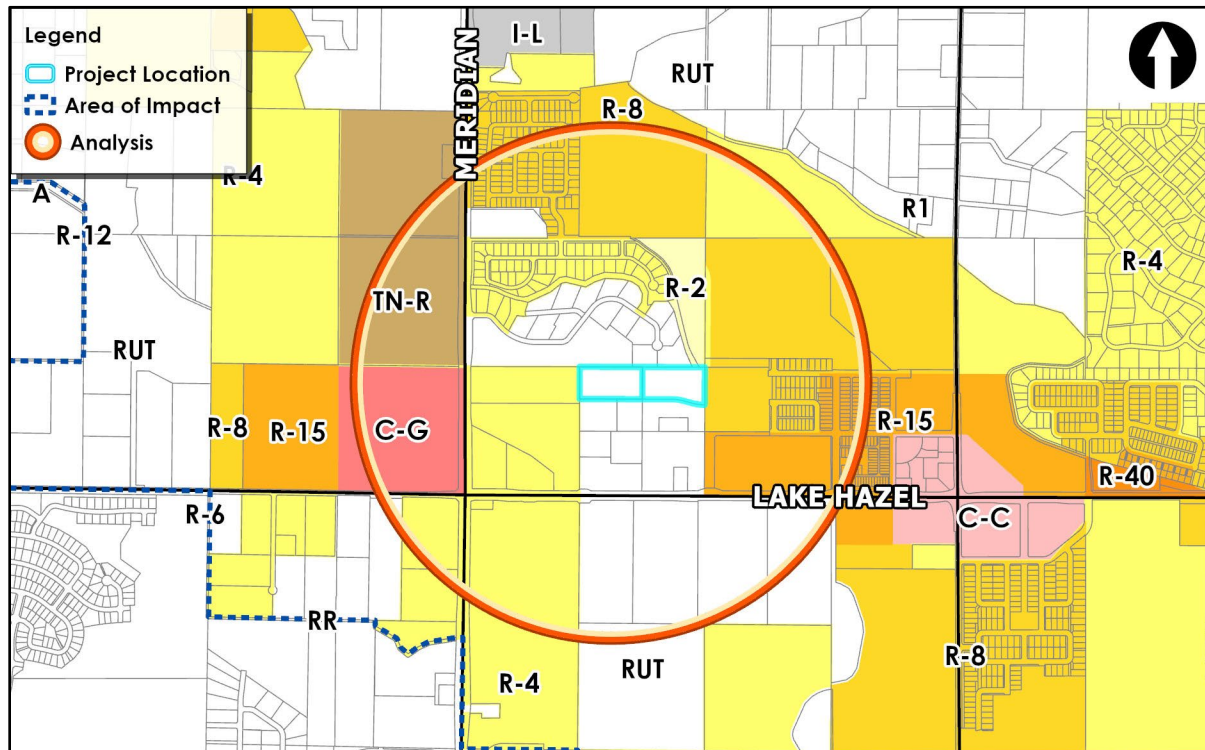
### A. Project Area Maps

(link to [Project Overview](#))

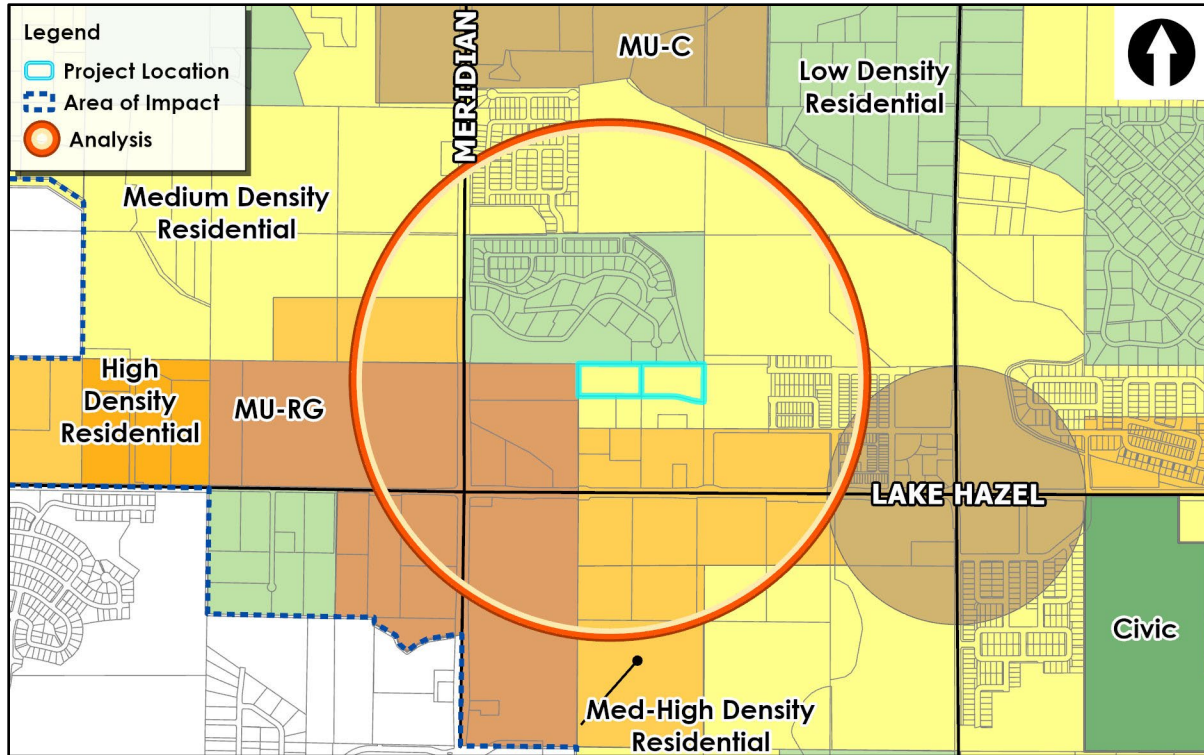
## 1. Aerial



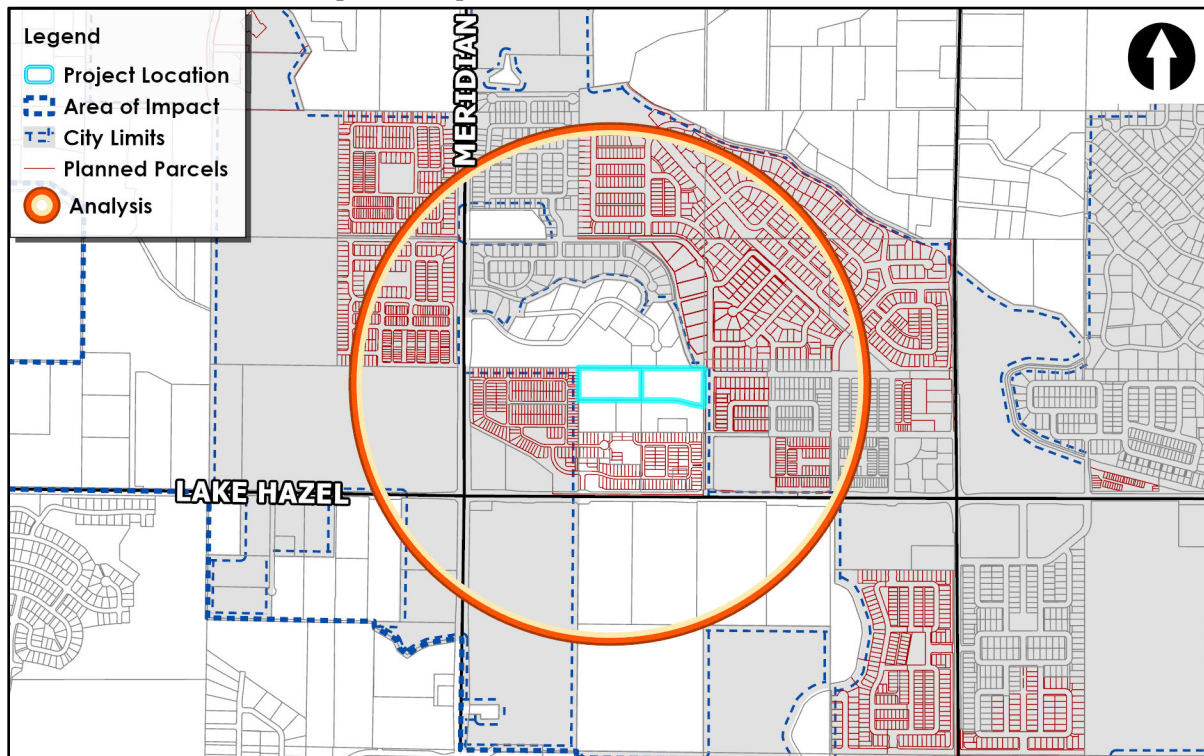
## 2. Zoning Map



### 3. Future Land Use



### 4. Planned Development Map





## B. Subject Site Photos



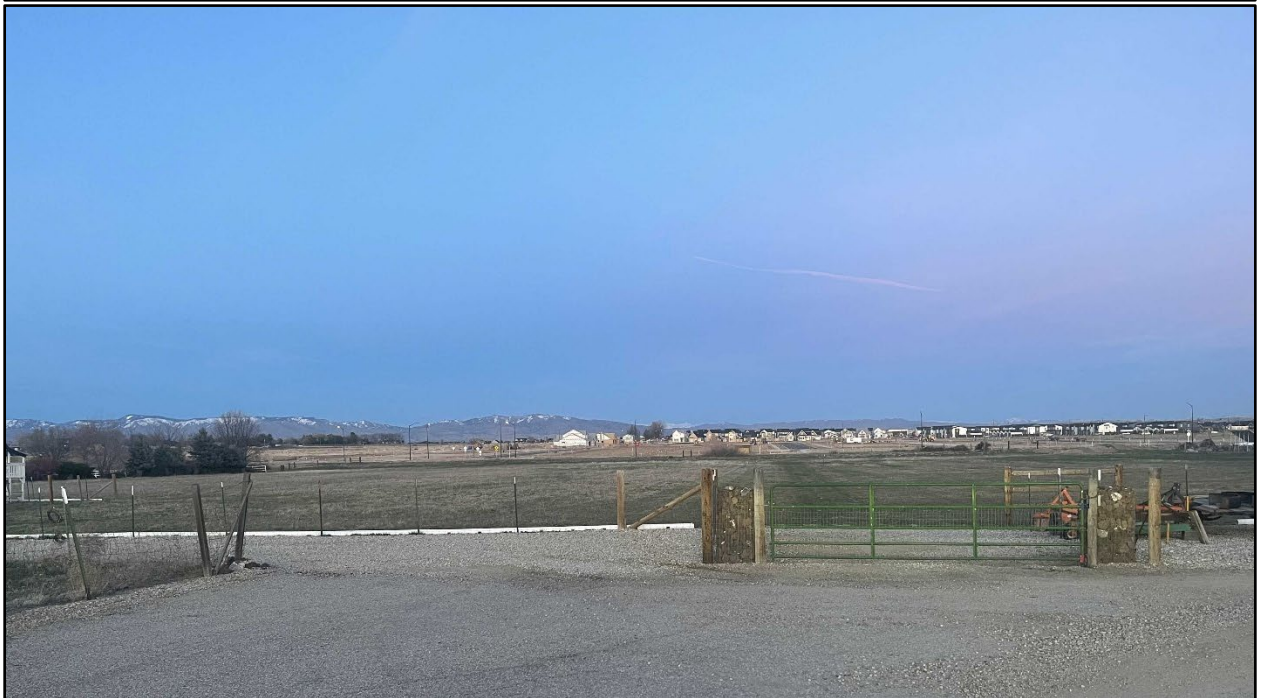






















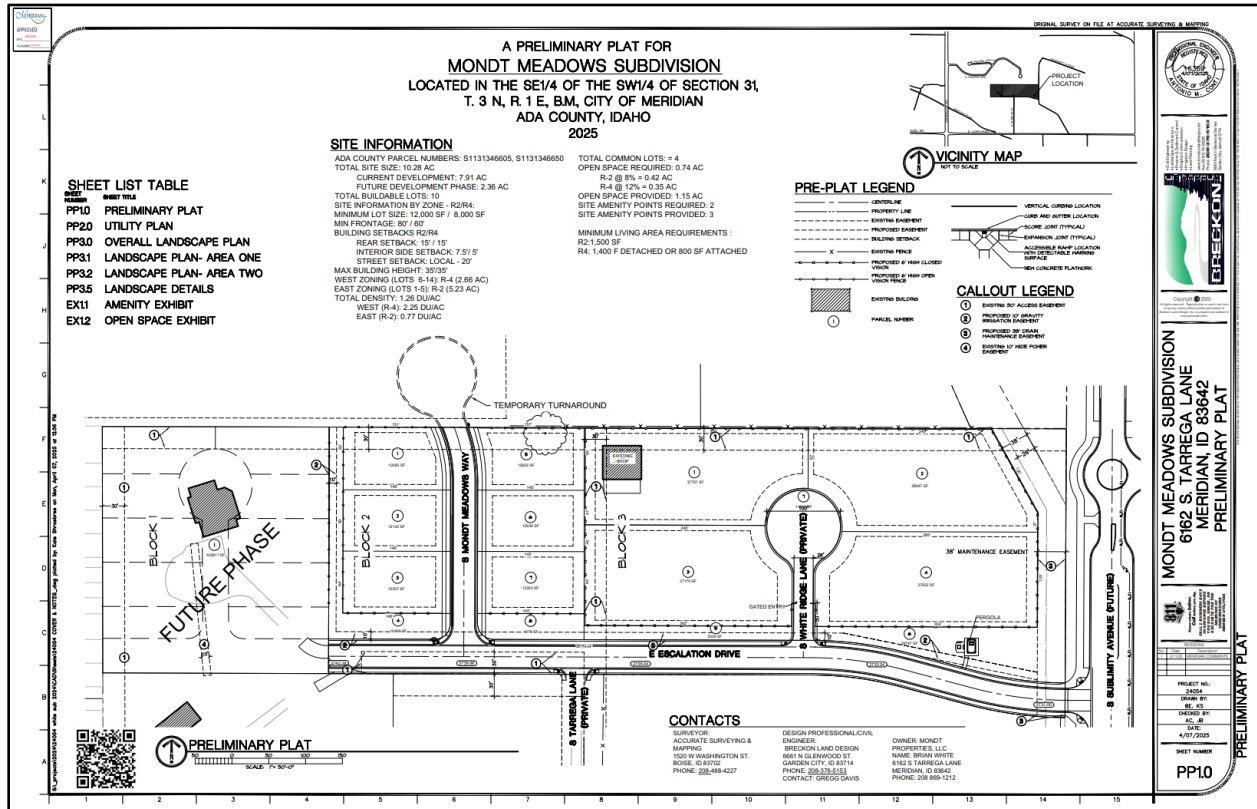




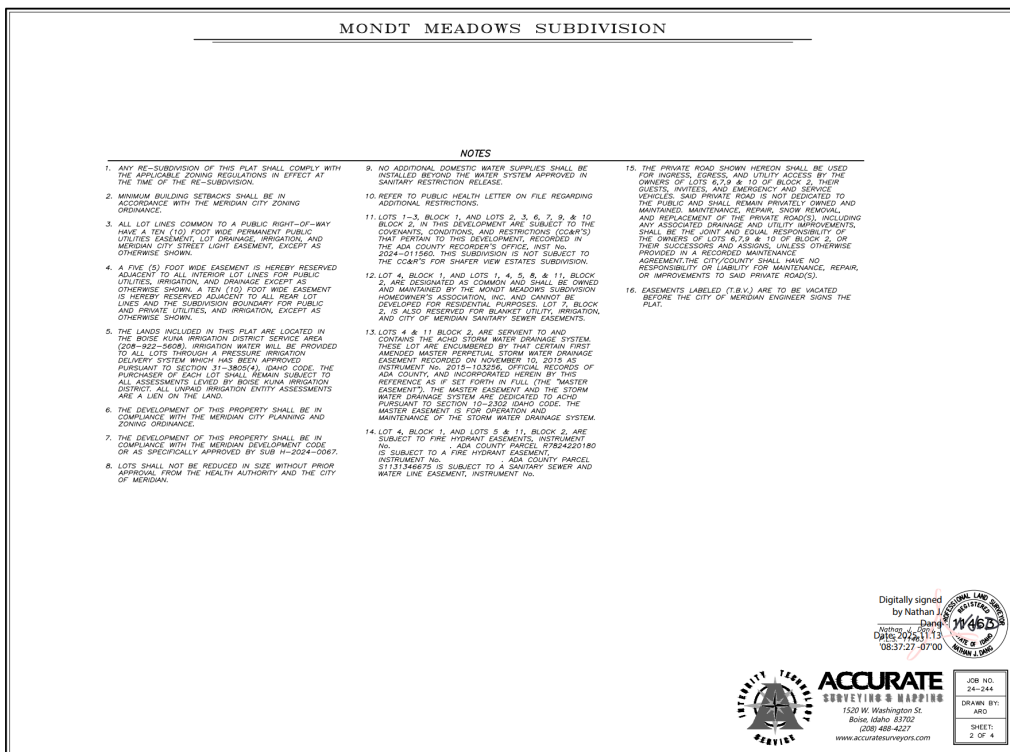
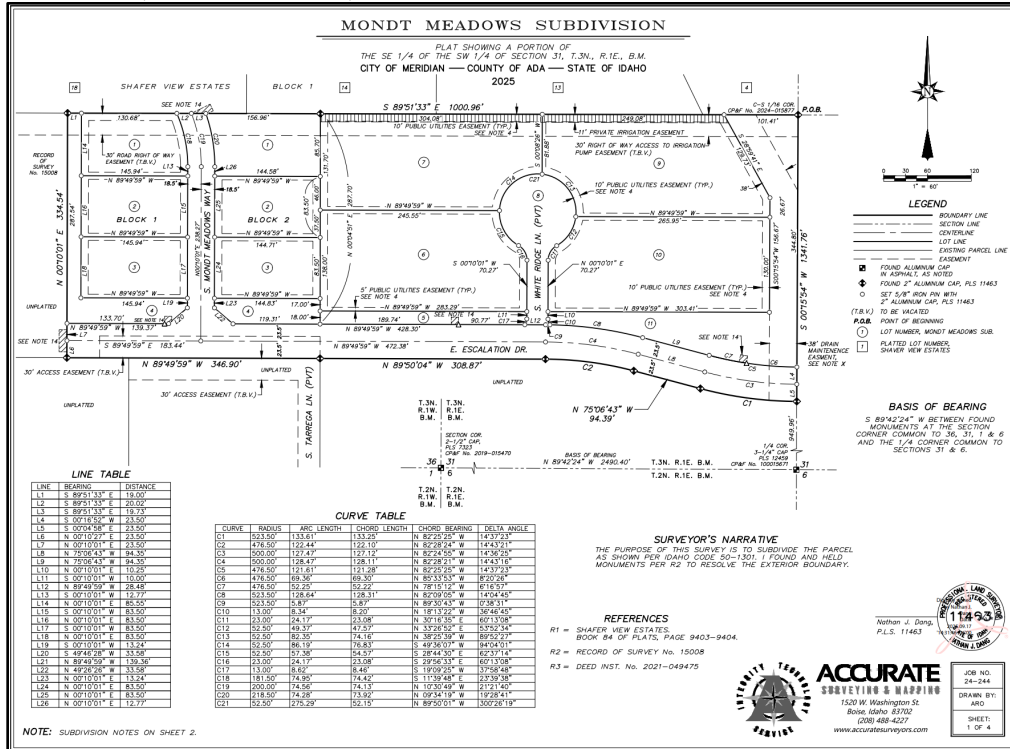




## C. Preliminary Plat (date: 4/7/2025)

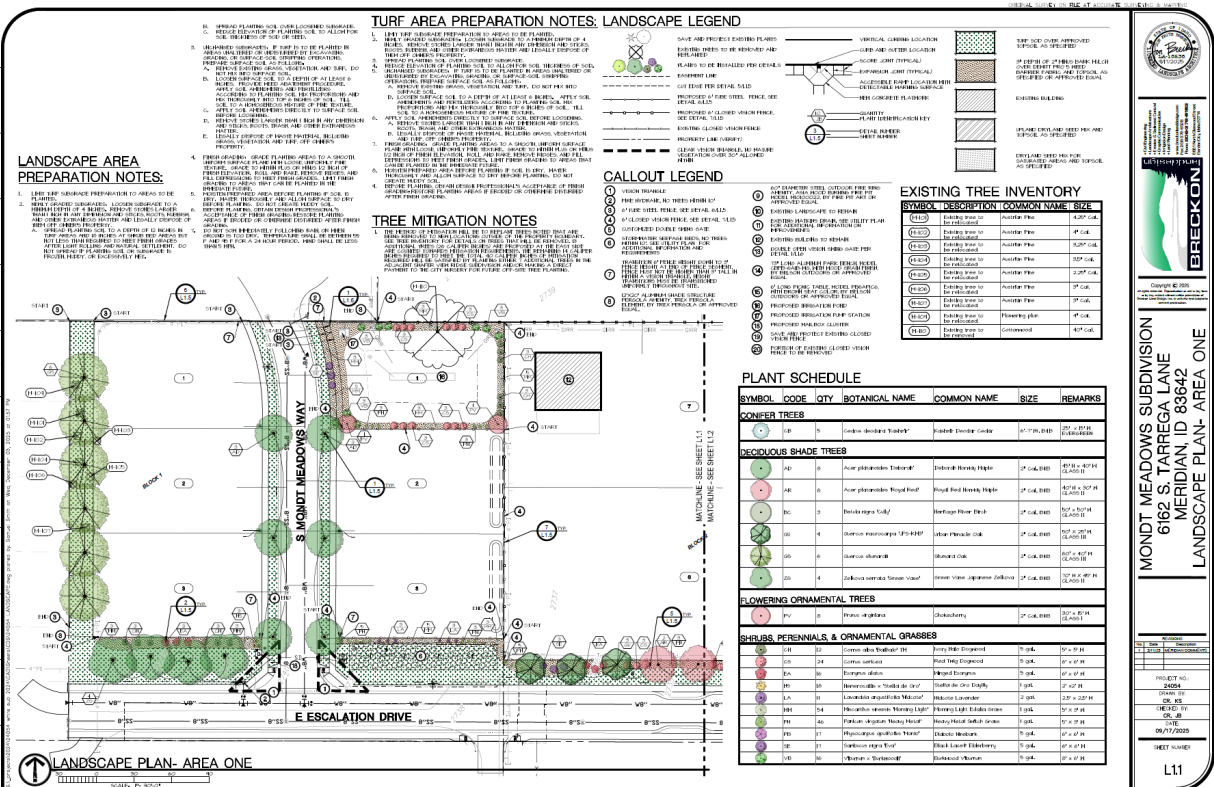
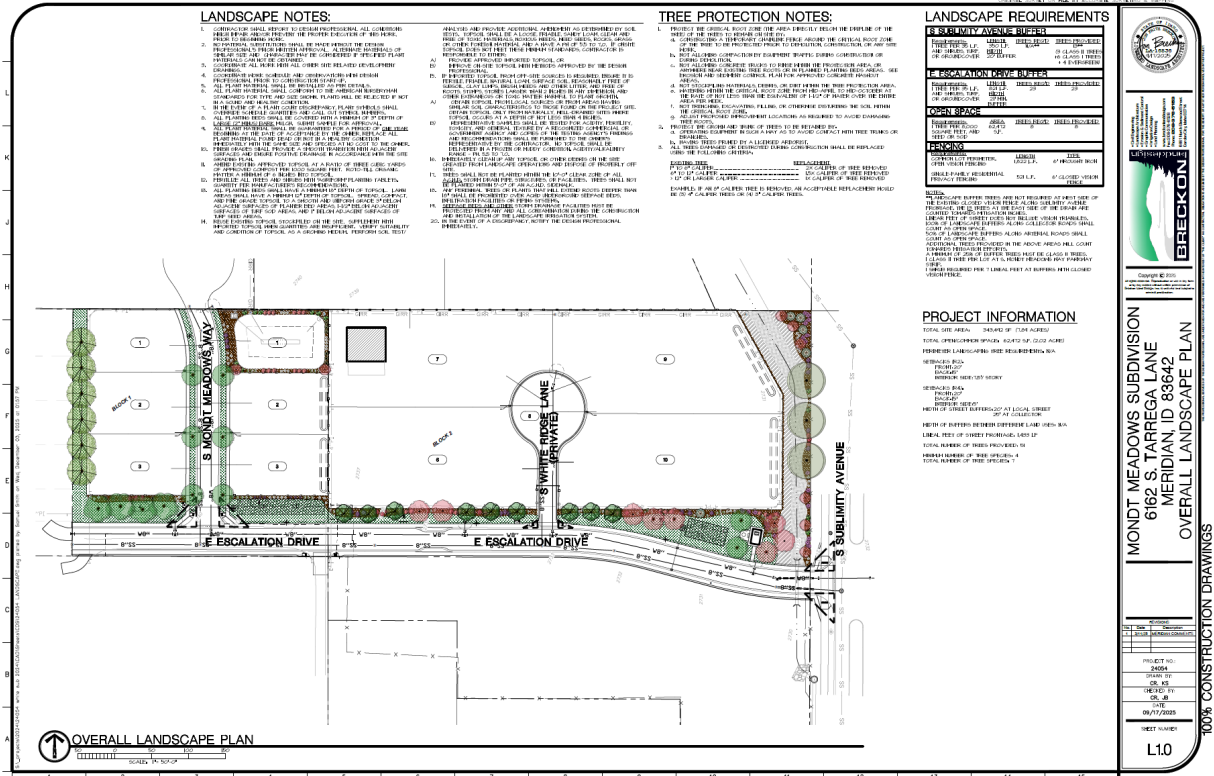








## E. Landscape Plan (date: 9/17/2025)



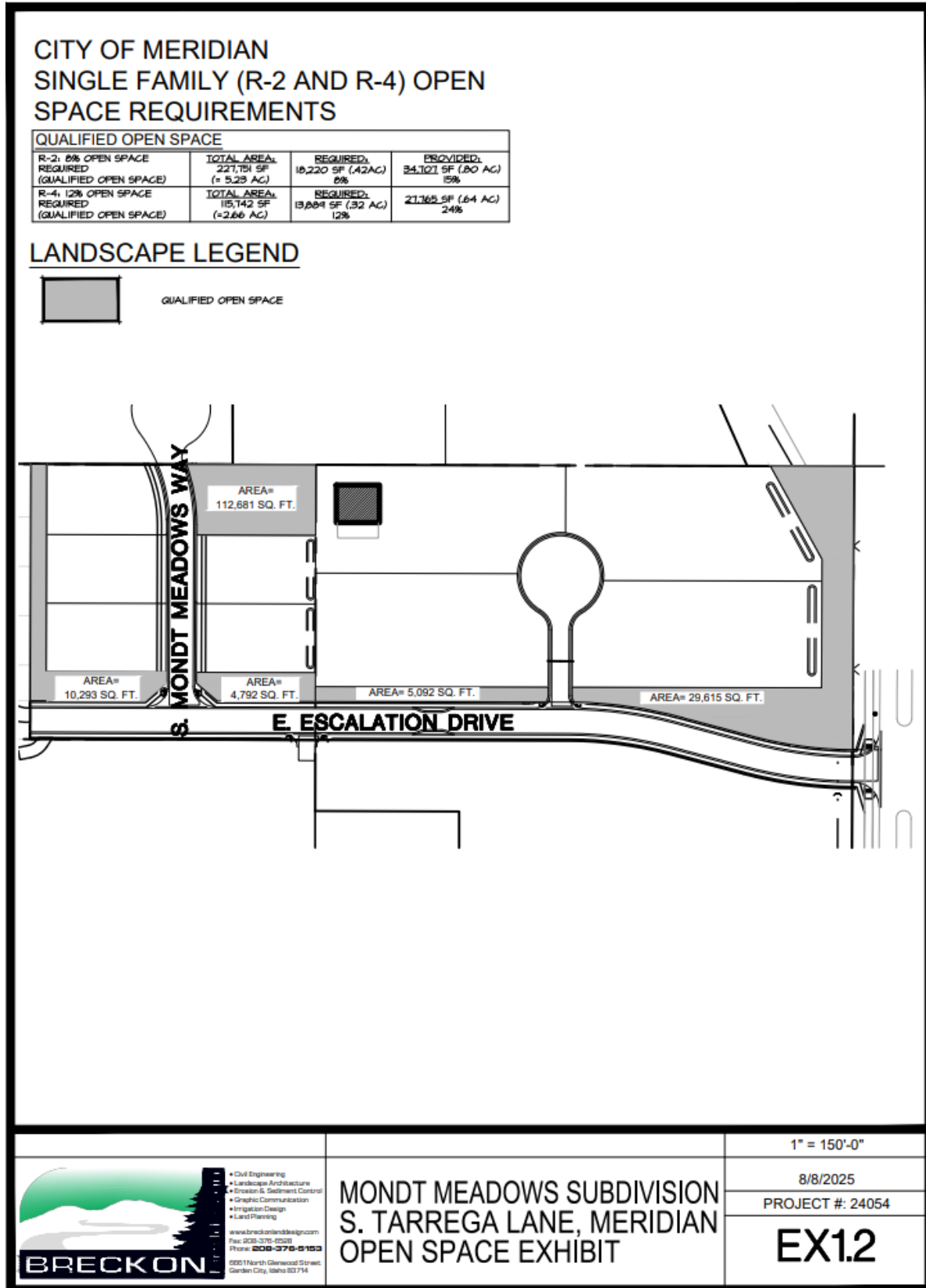




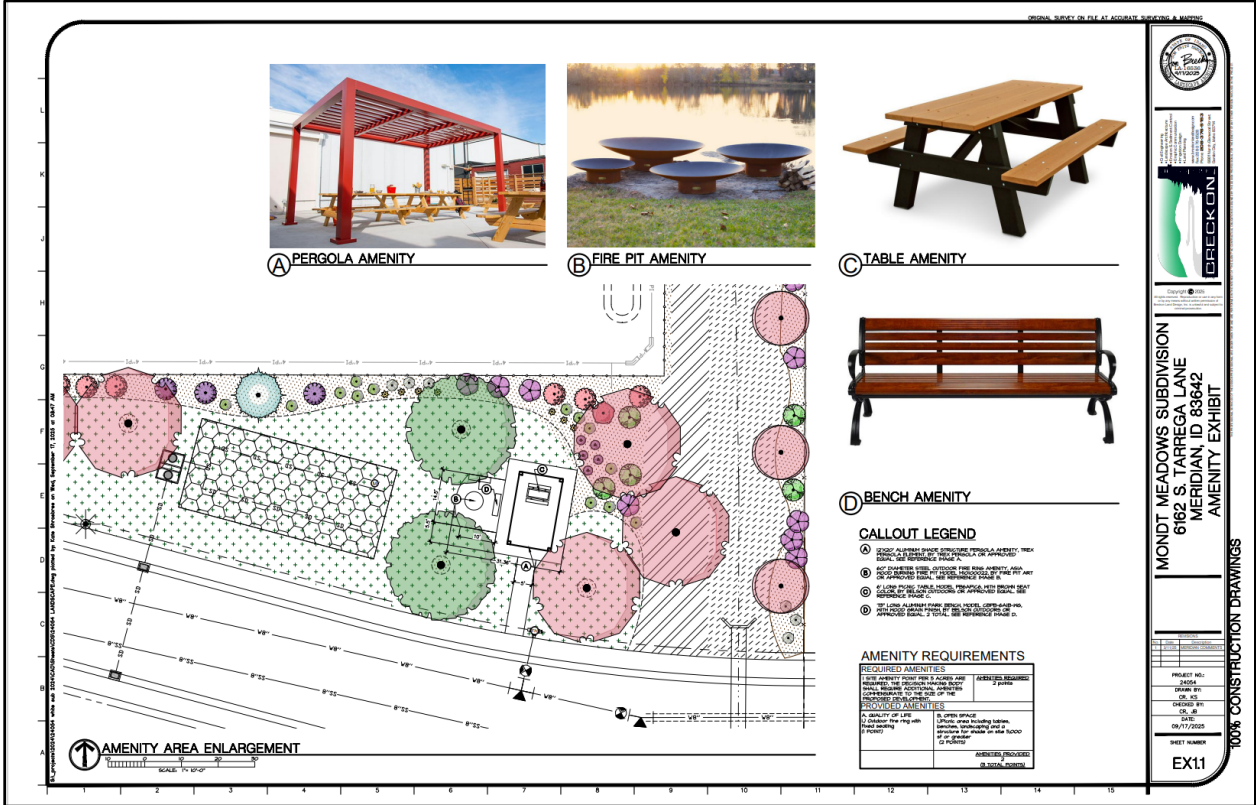




F. Qualified Open Space Exhibit (date: 8/8/2025)



## G. Amenities Exhibit



**H. Building Elevations (date: 12/13/2024)**









