

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: 4/8/2025
ORDER APPROVAL DATE: 4/22/2025

**IN THE MATTER OF THE)
REQUEST FOR MODIFICATION)
TO THE FINAL PLAT (FP-2024-)
0012) APPROVAL FOR)
VANGUARD VILLAGE NO. 1 TO)
MODIFY CONDITION NO. 11,)
WHICH REQUIRES 9-FOOT-WIDE)
PARALLEL PARKING ON BOTH)
SIDES OF PRIVATE STREETS)
WITHIN THE DEVELOPMENT, TO)
ALLOW PARKING ONLY ALONG)
THE EAST SIDE OF S. LA VISTA)
LN., WHILE MAINTAINING)
PARKING ALONG BOTH SIDES)
OF ALL OTHER PRIVATE)
STREETS.**

CASE NO. MFP-2025-0001
ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

BY: CLARK WARDLE, LLP
APPLICANT

This matter coming before the City Council on April 8, 2025 for final plat modification 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 VANGUARD VILLAGE SUBDIVISION NO. 1, LOCATED IN PORTIONS OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ AND THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2024, HANDWRITTEN DATE: 7/25/2024, by ROB O’MALLEY, PLS, SHEET 1 OF 3,” 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 April 8, 2025, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.
2. The request for modification to final plat condition of approval #11 is approved.
3. 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: _____

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 4/8/2025

TO: Mayor & City Council

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

SUBJECT: Vanguard Village No. 1
MFP-2025-0001

LOCATION: Generally located a ¼ mile west of S. Ten Mile Rd. on the north side of I-84, in the south 1/2 of Section 15, T.3N., R.1W.



I. PROJECT DESCRIPTION

Modification to the final plat (FP-2024-0012) approval for Vanguard Village No. 1 to modify condition #11, which requires 9-foot-wide parallel parking on both sides of private streets within the development, to allow parking to only be provided along the east side of S. La Vista Ln., while maintaining parking along both sides of all other private streets, by Clark Wardle, LLP.

II. APPLICANT INFORMATION

A. Applicant:

Joshua Leonard, Clark Wardle, LLP – 251 E. Front Street, Ste. 310, Boise, ID 83701-0639

B. Owner:

Ten Mile West Commercial, LLC – PO Box 51298, Idaho Falls, ID 83405

C. Representative:

Same as applicant

III. STAFF ANALYSIS

The final plat ([FP-2024-0012](#)) for Vanguard Village No. 1 was approved by City Council on October 8, 2024 and has not been recorded. The Applicant proposes to modify the following final plat condition of approval, as follows:

11. *Except as otherwise expressly provided herein, ~~The~~ private streets within this development shall be constructed within an easement wide enough to accommodate a travel lane width of 26-feet in accord with UDC 11-3F-4B.2b, 9-foot-wide parallel parking on both sides of*

the street and bulb-outs. Notwithstanding the foregoing, S. La Vista Ln. shall only have 9-foot-wide parallel parking on the east side of the street. ~~A~~Revised street sections shall be submitted for each side of S. La Vista Ln. and for the east/west private street required between La Vista and S. Umbria Hills Way/W. Navigator Dr. that demonstrates compliance with ~~this~~ these requirements.

Approval of the proposed change would result in 20 fewer on-street parking spaces being provided in this area. The reason for the request is that joint trench was installed along the west side of La Vista without consideration of on-street parking in that area, which is a requirement associated with the preliminary plat based on consistency with the street sections in the Ten Mile Interchange Specific Area Plan (TMISAP). Adding parking bump outs in this area would position the drainage swales over the top of the joint trench, which isn't ideal.

Because industrial type uses (i.e. flex space, distribution and manufacturing) are conceptually approved to develop on the abutting property to the west and additional parking isn't typically needed beyond that required on-site for industrial uses, Staff doesn't anticipate the on-street parking being needed. Therefore, Staff is amenable to the Applicant's request and recommends approval of the proposed private street section shown in Section V.B below.

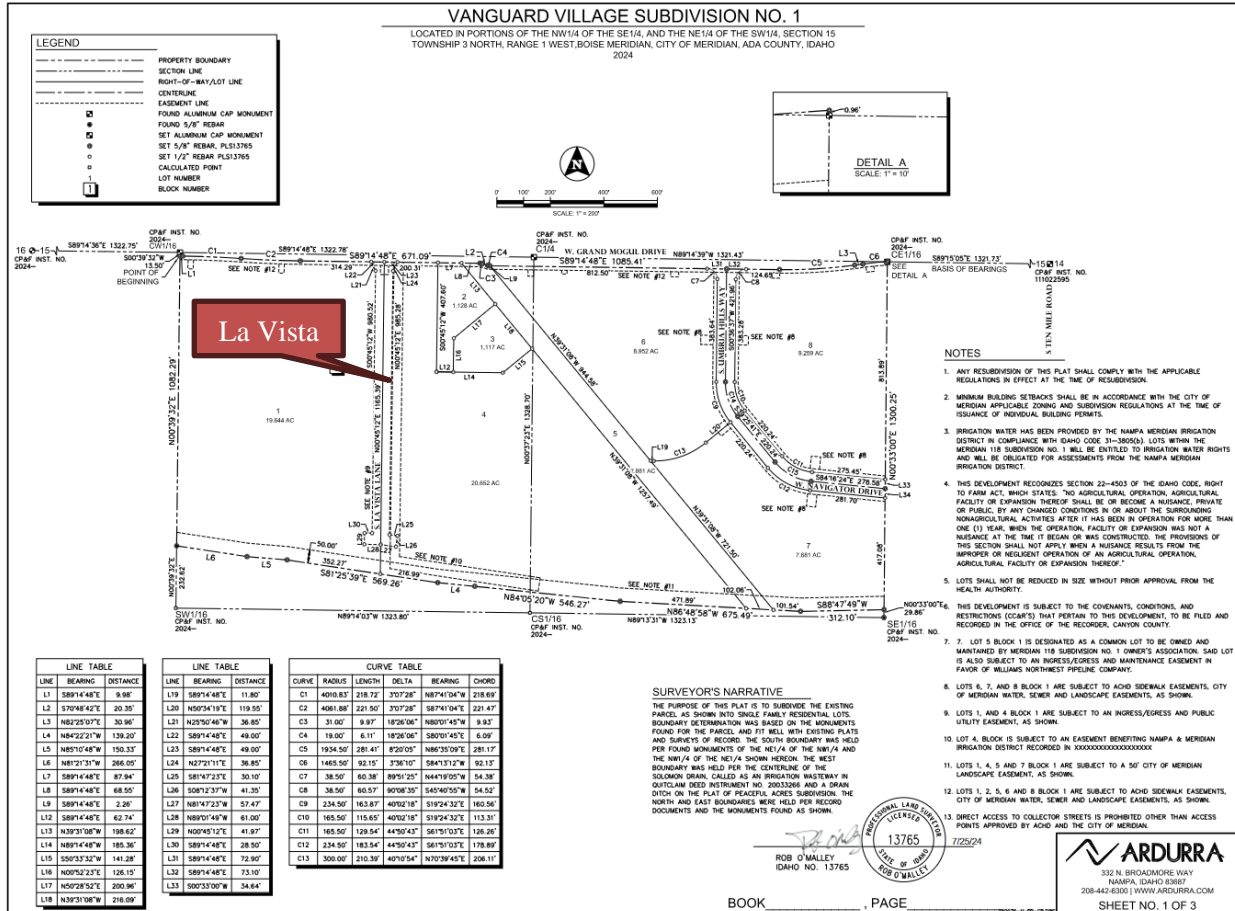
IV. DECISION

A. Staff:

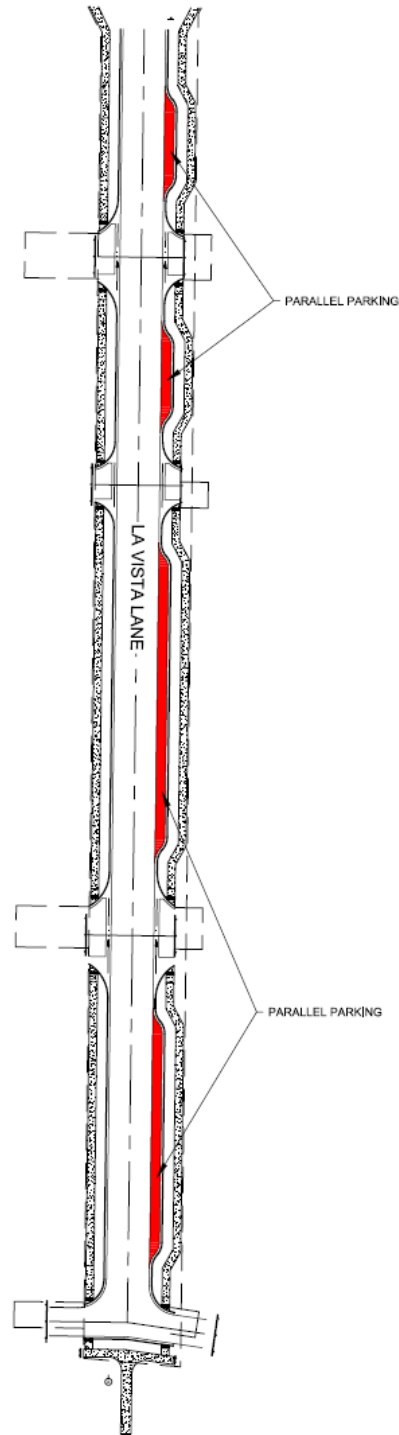
Staff recommends approval of the proposed final plat modification based on the analysis above in Section III.

V. EXHIBITS

A. Approved Final Plat (dated: 7/25/24)



B. Proposed Parking Along S. La Vista Ln. (shown in red)



DATE: 3/20/25 JOB: 442-6300

ARDURRA

332 N. BROADMORE WAY
NAMPA, IDAHO 83687

208-442-6300 | WWW.ARDURRA.COM

VI. CITY/AGENCY COMMENTS

A. PLANNING DIVISION

1. The Applicant shall comply with all previous conditions of approval associated with this development, except as approved herein (Vanguard Village MDA, RZ, PP, CUP [H-2021-0081](#), DA Inst. #[2022-049799](#); H-2023-0072 (amended DA Inst. #[2024-050341](#)); TED-2024-0001).
2. Final plat condition of approval #11, shall be amended as follows:

Except as otherwise expressly provided herein, the private streets within this development shall be constructed within an easement wide enough to accommodate a travel lane width of 26-feet in accord with UDC 11-3F-4B.2b, 9-foot-wide parallel parking on both sides of the street and bulb-outs. Notwithstanding the foregoing, S. La Vista Ln. shall only have 9-foot-wide parallel parking on the east side of the street, on-street parking is not required along the west side of S. La Vista Ln. A revised street section shall be submitted for S. La Vista Ln. and for the east/west private street required between La Vista and S. Umbria Hills Way/W. Navigator Dr. that demonstrates compliance with these requirements.