

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



In the Matter of the Request for a Combined Preliminary and Final Plat is Proposed Consisting of Three (3) Building Lots and One (1) Common Lot on 0.79 Acres of Land in the R-8 Zoning District for Cherry Blossom East Subdivision, by Breckon Land Design.

Case No(s). H-2025-0030

For the City Council Hearing Date of: September 8, 2026 (Findings on October 6, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of September 8, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of September 8, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of September 8, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of September 8, 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 September 8, 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 combined preliminary/final plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of September 8, 2026, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Combined Preliminary and Final 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 September 8, 2026

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

COUNCIL PRESIDENT LUKE CAVENER VOTED _____

COUNCIL VICE PRESIDENT LIZ STRADER VOTED _____

COUNCIL MEMBER DOUG TAYLOR VOTED _____

COUNCIL MEMBER JOHN OVERTON VOTED _____

COUNCIL MEMBER ANNE LITTLE ROBERTS 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

EXHIBIT A

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: September 8, 2026
Continued from: 12/9/2025, 1/13/26, 1/27/26, 7/28/26

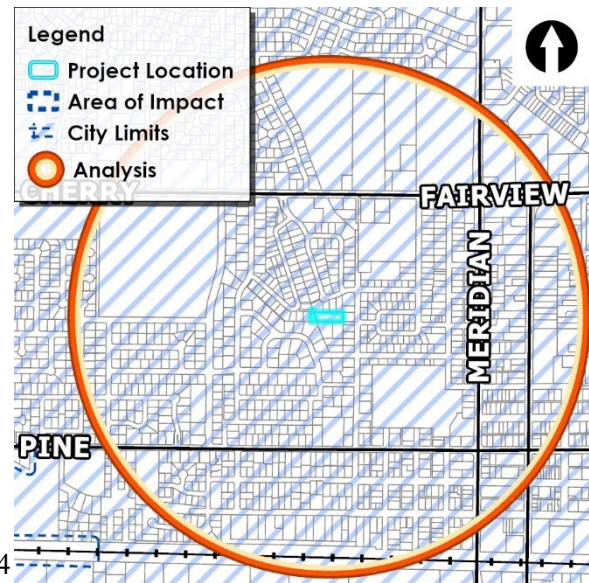
TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org

APPLICANT: Gregg Davis, Breckon Land Design

SUBJECT: H-2025-0030
Cherry Blossom East Subdivision

LOCATION: 523 W. Cedarburg Dr. and the 0.67-acre property to the east, located in the NE 1/4 of Section 12, T.3N., R.1W. (Parcel #R1386850820 & #S1212120695)



I. PROJECT OVERVIEW

A. Summary

A combined preliminary and final plat is proposed consisting of three (3) building lots and one (1) common lot on 0.79 acres of land in the R-8 zoning district.

B. Issues

None

C. Recommendation

Staff: Approval

Commission: Approval

D. Decision

City Council: Approved

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped	-
Proposed Land Use(s)	Single-family residential	-
Existing Zoning	R-8 (Medium-density residential)	VII.A.2
Adopted FLUM Designation	Medium Density Residential (MDR)	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	1/23/2024
Neighborhood Meeting	2/25/2025
Site posting date	8/1/2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	N.W. 4 th St. via a common driveway across an abutting property outside of the plat.	-
• Traffic Level of Service	There are no current traffic counts for N.W. 4 th St.	-
ITD Comments Received	Yes (no concerns or comments)	
Meridian Fire	Common driveway access is approved as proposed	
Meridian Police	No comments were received	
Meridian Public Works Wastewater		
• Distance to Mainline	Available at east boundary of site	
• Impacts or Concerns	See Public Works conditions	
Meridian Public Works Water		
• Distance to Mainline	Water is approximately 160' east of the site in NW 4 th St.	
• Impacts or Concerns	Ensure no trees are located within 10' of the water meter.	

Note: See section IV. City/Agency Comments & Conditions for comments received.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The subject property is designated Medium Density Residential (MDR) on the Future Land Use Map (FLUM) in the Comprehensive Plan. The MDR designation allows for residential dwelling units at gross densities of three (3) to eight (8) dwelling units per acre. The gross density of the proposed development is 3.8 units per acre, which is at the low end of the desired density range, and complies with the Plan.

The R-8 zoning of the property allows single-family detached dwellings as a principal permitted use in the district. The proposed development substantially complies with the previously approved preliminary plat, landscape plan and conceptual building elevations included in the development agreement as required.

Table 4: Project Overview

Description	Details
History	H-2018-0018 (Cherry Blossom Subdivision RZ, PP – DA Inst. # 2018-117003 ; TED-2020-0003 – the preliminary plat expired); H-2019-0064 (FP for Cherry Blossom Sub. 1)
Phasing Plan	1
Residential Units	3 single-family residential detached units
Open Space/Site Amenities	None is required; however, this development will be allowed to use the open space & site amenities in Cherry Blossom Subdivision to the west.
Physical Features	The Hunter Lateral bisects the western portion of this site.
Acreage	0.79 acres
Lots	3 buildable lots/1 common/other lot for a common driveway
Density	3.8 units/acre (gross); 4.9 units/acre (net)

B. History

In 2018, this property was included in a rezone and preliminary plat application for Cherry Blossom Subdivision, which included the adjacent 9.81 acres of land to the west. A development agreement was approved as a provision of the rezone, which governs future development of the overall property.

In 2019, a final plat was approved for Phase 1 of the subdivision, which included Lot 14, Block 2, that is part of this application. The remainder of the subject property was not included in the final plat because there were concerns with the legitimacy of the access easement across the Fusselman property from N.W. 4th St., specifically pertaining to the increased number of homes the access would serve. This property was intended to be included in a subsequent phase final plat; however, a final plat was not submitted and the preliminary plat has since expired.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):
There are no existing structures or site improvements on the subject property.
2. Proposed Use Analysis (*UDC 11-2*):
Three (3) new single-family residential detached dwellings are proposed.
3. Dimensional Standards (*UDC 11-2*):
Compliance with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 district is required.

D. Design Standards Analysis

1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):
The proposed single-family detached dwellings are exempt from design standards.
2. Qualified Open Space & Amenities (*Comp Plan, UDC 11-3G*):
Because the proposed development is below 5 acres in size, the minimum common open space and site amenity standards in the UDC do not apply.

The Applicant's narrative states the new subdivision will be a part of the Cherry Blossom Place subdivision homeowner's association (HOA) to the west and will have access to the existing amenities, including a tot lot, gazebo, fire pit and grilling area. While a nice benefit for residents, there is no direct vehicular or pedestrian connectivity between the subdivisions. Residents will have to use streets and walkways outside the subdivision to access the common areas and amenities.

Some letters of testimony have been received from residents in Cherry Blossom Place to the west objecting to this development being part of their HOA due to there not being any physical connection between the two (2) subdivisions and the burden it would place on residents of Cherry Blossom Place to have to contribute to maintenance costs of the lengthy common driveway that provides access to the lots on this property. While it makes some sense for it to be included because the overall development is governed by the same development agreement, it is a civil matter between the developer and the residents whether this property is included in the HOA. The Applicant's revised narrative states the developer is no longer proposing the subject development be included in the existing Cherry Blossom Place HOA, nor will it share their site amenities or common open space – a new HOA will be created for the proposed development.

3. Landscaping (*UDC 11-3B*):
No landscaping is required with the proposed development.
4. Parking (*UDC 11-3C*):
Off-street vehicle parking is required to be provided for residential uses based on the number of bedrooms per unit (see UDC Table 11-3C-6 for more information).
5. Building Elevations (*Comp Plan, Architectural Standards Manual*):
Conceptual building elevations were submitted for the proposed single-family detached homes but were not included in this report because the existing development agreement, which governs future development of this property, requires future development to substantially comply with the conceptual elevations included in the agreement. Further, the DA requires all homes to be restricted to a single-story in height.
6. Fencing (*UDC 11-3A-6, 11-3A-7*):
A 6-foot-tall closed vision fence is proposed along the east and west boundaries of the site where there is no existing fence. The Applicant's revised narrative states a 6' tall closed vision fence is proposed around the common lot with the pump station (i.e. Lot 1).

~~A 4 foot tall open vision fence is proposed along the southern boundary of the site to separate the existing 11 foot wide paved common driveway on the abutting two (2) properties to the south from the driveway on the subject property. Staff recommends fencing is *not* provided in that area to allow more room for emergency vehicle maneuverability if needed on the abutting properties to the south with a substandard driveway width. Fencing is no longer proposed in this area.~~

Note: Staff had encouraged the Applicant to work with the neighbors to the south on an alternate driveway design that would involve a cross-access ingress/egress easement between the properties and widening of the existing sub-standard driveway to the standard for emergency and waste disposal access to only have one driveway that would accommodate access for the two (2) existing lots as well as the three (3) proposed lots; however, the property owner(s) to the south were not interested in a shared access driveway.

E. Transportation Analysis

The following information on planned improvements in the area and level of service planning thresholds is from the ACHD report:

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- 4th Street is scheduled in the FYP for a pavement and pedestrian improvement project from its northern terminus to W Broadway Avenue in 2025.

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification
4 th Street	None	Local
Parkshire Way	None	Local

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):

Access is proposed for the subject property via a ~~common~~ driveway within an existing 20-foot-wide perpetual access easement (Inst. #[2022-004508](#)) from N.W. 4th Street across the

southern portion of the Fusselman property directly to the east at 1303 N.W. 4th St. to the subject property.

A common driveway is proposed on the subject property from the existing access easement for access to the proposed lots with a turnaround for emergency and waste disposal vehicles. The final plat depicts a street name (i.e. W. Camellia Ave.) for the common driveway, which needs to be removed as common driveways cannot be named, nor was a private street application submitted with the subject application.

There is an existing 30-foot-wide right-of-way (ROW) easement (Inst. #329628 and #379115) recorded along the southern boundary of the subdivision as depicted on the final plat and described in plat note #12. The Applicant's surveyor states the note is incorrect, that it's not ROW, and is an access easement that was determined to not be adequate to serve the proposed development. **If encroachments are proposed within the easement area or if the easement is desired to be removed, the easement(s) should be relinquished.**

Note: Staff has confirmed via legal descriptions and GIS mapping that the access easement for the subject property is separate from the access easement for the parcel to the south at 1251 N.W. 4th St. (Williams' property – parcel #S1212131250). The servient estate associated with the Williams' access easement is Parcel #S1212131210 directly to the east of their property; the servient estate associated with the Applicant's easement is Parcel #S1212120690 directly to the east of the subject property. The adjacent parcel to the south at 1247 N.W. 4th St. (owned by Hanson's) has a 30-foot-wide ingress-egress easement along the northern boundary of the property that provides access to 1251 N.W. 4th St. (Williams' property) as depicted on Record of Survey #4640; therefore, the existing sub-standard driveway on those properties could be widened to the south within the existing easement if needed.

2. Multiuse Pathways (UDC 11-3A-5):

There are no pathways depicted in the Pathways Master Plan on this site.

3. Pathways (Comp Plan, UDC 11-3A-8):

No pathways are proposed or required with the proposed development.

4. Sidewalks (UDC 11-3A-17):

No sidewalks are proposed or required with the proposed development.

5. Subdivision Regulations (UDC 11-6):

Common driveways (UDC 11-6C-3D):

As noted above, a common driveway is proposed for access to the three (3) proposed lots from an existing driveway via N.W. 4th St. that also provides access to the abutting property to the east at 1303 N.W. 4th Street as shown on the exhibit in Section VII.F below. A 20-foot-wide perpetual access easement exists to the subject property over that property from N.W. 4th Street. Compliance with the standards in UDC [11-6C-3D](#) for common driveways is required.

The width of the existing driveway on the Fusselman property and the proposed common driveway on the subject property is slightly constrained due to the location of a power pole and retaining wall on the Fusselman property and a power pole on the subject property, as shown on the common driveway exhibit below in Section VII.F. Because these constraints are existing conditions, the Fire Dept. and Planning Division have approved the reduced driveway width only in those areas. The width of the driveway should be 20' in all other areas in accord with UDC 11-6C-3D.

~~The driveway is required to be 20-foot wide—rolled curb may be provided if needed for drainage at the back edge(s) of the driveway; the common driveway exhibit should be revised accordingly prior to the City Council hearing to reflect a 20-foot wide flat driving surface or alternative compliance should be requested to UDC 11-6C-3D.2 if the width cannot be accommodated.~~ The proposed driveway is 370 feet long, which exceeds the desired length standard of 150 feet or less. Driveway lengths exceeding this standard may be allowed if approved by the Meridian City Fire Department – Fire Dept. has granted approval of the proposed driveway length. **The driveway is required to be paved with a surface capable of supporting fire vehicles and equipment – plat note #78 should be amended to require maintenance of such for that purpose; the ingress/egress easement is also required to be perpetual and should be included in plat note #78 as such. The developer has stated maintenance of the common driveway will be the responsibility of the three (3) lots that take access from the driveway.**

The off-site driveway via N.W. 4th St. providing access to the common driveway across the adjacent property to the east is currently gravel and is required to be paved with a surface capable of supporting fire vehicles and equipment *if* consent can be obtained from that property owner. The existing access [easement](#) between the two (2) properties states the Applicant is solely responsible for maintenance of the driveway, including the repair and replacement of pavement material and snow removal and grants access to commercial vehicles, which seems to anticipate the driveway will be paved. **If consent cannot be obtained, the developer shall obtain approval from the Fire Dept. for access to the proposed subdivision prior to development.**

Directional signage should be provided at N.W. 4th Street for emergency wayfinding purposes for the proposed lots. Permission and/or a license agreement should be obtained from ACHD if the sign is placed within the right-of-way.

The proposed development is consistent with Comprehensive Plan policy #3.03.04B, “*Ensure existing county enclaves provide necessary urban-level transportation and utility infrastructure as part of the annexation process.*”

F. Services Analysis

The proposed development is consistent with Comprehensive Plan policy #2.02.02, *Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.*

1. Waterways (Comp Plan, UDC 11-3A-6):

The Hunter Lateral bisects the western portion of this site and lies along the east side of existing Lot 14, Block 2, Cherry Blossom Place Subdivision No. 1. The lateral is proposed to be relocated and piped around the perimeter of the west lot (i.e. Lot 4 & 2) in accord with UDC 11-3A-6B.3; the easement for such is depicted on the plat and described in plat note #10.

The subject property is not within the flood plain.

2. Pressurized Irrigation (UDC 11-3A-15):

Underground pressurized irrigation water is required to be provided in each development as set forth in UDC 11-3A-15.

The irrigation pump for Cherry Blossom Place subdivision to the west is located along the southern boundary of Lot 1 in the proposed subdivision. The Applicant proposes to utilize the existing irrigation system to provide irrigation to the proposed development. An agreement between the two HOA’s will be created to utilize and share costs in maintenance of the existing pressure irrigation system. **Staff recommends the pump is placed in a common lot solely dedicated to the pump station and owned by the entity that owns and maintains**

the pressurized irrigation system in accord with UDC 11-3B-6E. The Applicant's narrative states the Cherry Blossom Place HOA will continue to own and operate the irrigation system.

~~Staff recommends the developer obtain notarized written approval from the Cherry Blossom Place Homeowner's Association for the subject development to use their pump and connect to their pressurized irrigation system.~~

A letter of testimony was submitted from a neighbor in Cherry Blossom Place subdivision requesting an independent irrigation assessment be completed prior to approval as their irrigation pump is already struggling to keep up with the existing lots and common areas in that subdivision without the two (2) additional homes that are still being built and without adding the three (3) in this subdivision.

Based on this information, Staff recommends a qualified consultant with the requisite expertise review the plans for the existing system to determine if it was built per the plan and if it's adequate to serve the existing homes plus the two (2) under construction and the three (3) in this development and submit their findings to the Planning Division; ~~or, submit an approval letter from Nampa Meridian Irrigation District (NMID) if they own the system.~~ Without such approval, the subject development should provide a separate pump station. *NMID has confirmed to Staff that they do not own the irrigation system and were not involved in any way with it – it is a private user system owned by the HOA. A letter was submitted from Precision Pumping Systems who confirmed the pump station was built as designed (80 gpm @ 100 PSI) but couldn't confirm how many properties this output performance would accommodate. The letter noted the issues could be due to a source problem (delivery from canal) or perhaps the pump vault is too shallow – they didn't have the measurements to verify. The Applicant's representative states they will design the weir to ensure that the appropriate water rights are being delivered to the pump station with the proposed development. Staff recommends this is included as a condition of approval.*

3. Storm Drainage (UDC 11-3A-18):

An adequate storm drainage system is required in accord with the adopted standards, specifications and ordinances; design and construction shall follow Best Management Practice as adopted by the City per UDC 11-3A-18.

The Applicant's engineer should ensure drainage from the proposed development is retained on-site. Specifically, the Applicant shall address how drainage from the common driveway will be handled since it will abut the neighboring driveway to the south.

4. Utilities (Comp Plan, UDC 11-3A-21):

All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

There is an existing 20-foot-wide sanitary sewer easement (Inst. #394632) along the east boundary of the subject property that contains an abandoned sewer main line; this easement can be relinquished if desired so as not to encumber the lot.

There is another existing 20-foot-wide sanitary sewer easement (Inst. #[111001639](#)) recorded along the southern boundary of the abutting Fusselman property to the east that stubs to the subject property's east property line, which contains a sewer line that will provide service to the proposed development.

Water service is available for extension from N.W. 4th Street; however, an easement for the extension of service does not exist to this property. ~~A new 30-foot wide easement is needed~~

across the Fusselman property (1303 N.W. 4th St.) in order to extend water service from 4th St. ~~or, a 20-foot wide water easement, measured from the existing sewer line, on the northern 10 feet of the existing 20-foot wide sewer easement is needed in order to provide a 10-foot separation between water and sewer lines.~~ **Water service lines are proposed to be extended from the existing main line in N.W. 4th St. to the proposed lots. Additionally, a fire service line will connect to the existing main line in N.W. 4th St. to provide sprinklered fire protection to Lot 2, which is furthest from the existing hydrant on N.W. 4th St.**

~~Alternatively, if an easement cannot be obtained, the developer shall coordinate with the Public Works' Department to determine other possible options to provide water service to the site.~~

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Future development shall comply with the provisions in the existing development agreement for Cherry Blossom Subdivision recorded as Inst. #2018-117003.
2. The final plat shall be revised as follows:
 - i. Note #78: Include a note requiring maintenance of a paved surface capable of supporting fire vehicles and equipment on Lot 4 in accord with UDC 11-6C-3D.8. Also, include the ingress/egress access easement on Lot 4 is perpetual. Include that Lot 4 will be owned by the Homeowner's Association and the common driveway on Lot 4 shall be maintained by the owners of Lots 2, 3 and 5.
 - ii. ~~If consent and an easement can be obtained from the property owner (currently Fusselman) at 1303 N.W. 4th St., depict a new 30-foot wide combined sewer and water easement along the southern boundary of the property at 1303 N.W. 4th St. for extension of water service from N.W. 4th St. or a 20-foot wide water easement, measured from the existing sewer line, on the northern 10 feet of the existing 20-foot wide sewer easement shall be provided in order to provide a 10-foot separation between water and sewer lines. The recorded instrument number of the easement shall be included as a note on the plat.~~
~~Alternatively, if an easement cannot be obtained, the developer shall coordinate with the Public Works' Department to determine other possible options to provide water service to the site.~~
 - iii. Remove the private street name (i.e. W. Camellia Ave.) from the plat as common driveways cannot be named.
 - iv. Remove any existing easements that have been relinquished and include a note(s) with the recorded instrument number of the relinquishment(s).
 - v. ~~The irrigation pump depicted on Lot 1 on which the irrigation pump is located that serves Cherry Blossom Place subdivision and the proposed Cherry Blossom East subdivision shall be depicted in a common lot solely dedicated to the pump station and owned by the entity that owns and maintains the pressurized irrigation system in accord with UDC 11-3B-6E. Maintenance of that lot shall be assumed by the same entity.~~
 - vi. Modify note #1 as follows: “. . . a ten (10) foot wide permanent public utilities and property drainage easement in hereby designated along all lot lines common to a private street the common driveway. . .”
 - vii. Water service lines shall be depicted from the existing main line in N.W. 4th St. to the proposed building lots. A fire service line shall be provided from the existing main line to

Lot 2, the furthest lot to the west, for an automatic fire sprinkler system as an alternative to providing another fire hydrant within the required distance to service this lot.

viii. Provide an access easement to residents of Cherry Blossom Place Subdivision No. 1 and maintenance persons over Lot 4 for access to their irrigation pump on Lot 1.

ix. Provide a common lot for the new irrigation pump for Cherry Blossom East Subdivision, which shall be owned and maintained by the homeowner's association as set forth in UDC 11-3B-6E.

The revised final plat shall be submitted with the final plat for City Engineer signature.

3. The landscape plan shall be revised as follows:

i. ~~Remove the fencing along the southern boundary of the property adjacent to the common driveway. The fencing has been removed.~~

ii. Ensure no trees are located within 10 feet of the water meter; revise plan accordingly.

The revised landscape plan shall be submitted with the final plat for City Engineer signature.

4. Directional signage shall be provided at N.W. 4th Street for emergency wayfinding purposes for the proposed lots. If placed on private property or in the right-of-way, permission shall be obtained from the property owner and/or a license agreement; ~~shall be obtained from Ada County Highway District and submitted with the final plat application.~~

5. All homes shall be restricted to a single-story in height as set forth in the development agreement and shall generally comply with the elevations included in the agreement as shown in Section VII.H below.

6. If encroachments are proposed in the 30-foot-wide right-of-way (ROW) easement (Inst. #379115 and #329628) depicted on the final plat across the southern boundary of the subdivision and described in plat note #12 *or* if the easement is desired to be removed, the easement shall be relinquished. Proof of such relinquishment shall be submitted with the final plat for City engineer signature if the easement is removed from the plat.

7. The existing 20-foot-wide sanitary sewer easement (Inst. #394632) along the east boundary of the subject property that contains an abandoned sewer main line may be relinquished if desired so as not to encumber the lot. Proof of such relinquishment shall be submitted with the final plat for City Engineer signature if the easement is removed from the plat.

8. The Hunter Lateral shall be piped around the perimeter of the west lot (i.e. Lot ~~4~~ 2) in the subdivision as proposed accord with UDC 11-3A-6B.3. All other irrigation ditches, laterals, sloughs or canals, intersecting, crossing or lying within the area being developed, shall also be piped, or otherwise covered.

9. Signage shall be installed that prohibits parking in the fire turnaround area on the common driveway in Lot 4.

10. The Applicant's engineer shall ensure drainage from the proposed development is retained on-site. Specifically, the Applicant shall address how drainage from the common driveway will be handled since it will abut the neighboring driveway to the south.

11. ~~In accord with the recorded access easement (Inst. #2022-004508) and UDC 11-6C-3D.4;~~
~~¶The developer shall pave the existing driveway via N.W. 4th St. on the adjacent property to the east at 1303 N.W. 4th St. with a surface capable of supporting fire vehicles and equipment if consent can be obtained from that property owner. Notarized written consent shall be submitted with the final plat application. If consent cannot be obtained, the developer shall~~

obtain approval from the Fire Dept. for access to the proposed subdivision prior to development.

12. ~~A qualified consultant with requisite experience shall review the irrigation system plans to ensure it is adequate to serve the existing Cherry Blossom Place development as well as the proposed Cherry Blossom East development and submit their findings to the Planning Division; or, an approval letter shall be submitted from Nampa Meridian Irrigation District (NMID) if they own the system. Without such approval, the subject development shall provide a separate pump station.~~
13. ~~If the existing irrigation system for Cherry Blossom Place is determined by the qualified consultant to be adequate to also serve the proposed subdivision, written notarized consent shall be submitted from the Cherry Blossom Place Homeowner's Association for the proposed development to use their irrigation pump and connect to their pressurized irrigation system. An agreement shall be required between the two (2) homeowner's associations (i.e. Cherry Blossom Place and Cherry Blossom East) to utilize and share costs in maintenance of the existing pressure irrigation system that will serve both developments. Proof of such agreement shall be submitted to the Planning Division with the application for final plat signature. The developer shall design & install a separate new irrigation system than the one for Cherry Blossom Place Subdivision No. 1 for the lots in Cherry Blossom East Subdivision.~~
14. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.
15. The combined preliminary/final plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or obtain approval of a time extension as set forth in UDC 11-6B-7.
16. An automatic fire sprinkler system shall be installed for the dwelling on Lot 2, the furthest lot to the west, in accordance with the applicable NFPA 13 standard. Plans for the design of the fire sprinkler system are required to be submitted to the Fire Dept. for review and approval. Installation inspections of the sprinkler system will be carried out by the Fire Dept.
17. The property owner of Cherry Blossom East Subdivision agrees that a future shared cross-access and use easement with the properties immediately adjacent to the south will be created and granted when all benefiting parties agree to the location, construction, maintenance, and shared costs. The parties shall work together to assure safe and secure access for all parties using the shared cross-access easement and shall not unreasonably withhold their consent.

See the Agency Comments folder contained in the project file in the public record for other City Department and Agency comments and conditions: (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=404889&dbid=0&repo=MeridianCity>

V. FINDINGS

A. Combined Preliminary and Final Plat (UDC-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
The City Council finds the proposed plat is in conformance with the Comprehensive Plan and will be consistent with the UDC if the Applicant complies with the above-noted conditions.

2. Public services are available or can be made available and are adequate to accommodate the proposed development;
The City Council finds that sewer service exists to the site and water service can be made available to the site. Public services will be adequate to accommodate the proposed development.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
The City Council finds the proposed plat is in conformance with scheduled public improvements in accord with the City's CIP.
4. There is public financial capability of supporting services for the proposed development;
The City Council finds there is public financial capability of supporting services for the proposed development.
5. The development will not be detrimental to the public health, safety or general welfare; and
The City Council finds the proposed development will not be detrimental to the public health, safety or general welfare.
6. The development preserves significant natural, scenic or historic features.
The City Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed combined preliminary and final plat with the conditions included above in Section IV.

B. Commission:

The Meridian Planning & Zoning Commission heard this item on August 21, September 18, and November 6, 2025. At the public hearing on November 6, 2025, the Commission moved to recommend approval of the subject PFP request to City Council.

1. Summary of Commission public hearing:

- a. In favor: Jon Breckon, Breckon Land Design, Applicant's Representative
- b. In opposition: None
- c. Commenting: Marjorie Williams, Janet Reese, Dennis Gil, Justin Williams, Kimberly Laukala, Todd Hanson, Janet Reese, Justin Williams, Danny Laukala
- d. Written testimony: Gary & Janet Columb; Janet & Doug Reese; Katelin Bartles, attorney representing the Williams's family; Dennis Gil, Margie Williams, Kimberly & Daniel Laukala, Shawn Freeman
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. Concern about traffic safety, irrigation tie-ins with the existing Cherry Blossom Place development and inclusion of the subject property in the Cherry Blossom Place HOA.
- b. Concern pertaining to the location of the access easement for the driveway and possible encroachment on the properties to the south and provision of a fence between the properties that would prohibit Fire Dept. access to the properties to the south – these issues have been resolved, a fence is not being allowed and the access easements have been verified to not conflict.
- c. Request for an independent irrigation assessment to be conducted due to concern pertaining to the existing irrigation pump already struggling to keep up with the homes and common area in

- Cherry Blossom Place without two (2) additional homes in that development, which are yet to be constructed, and the three (3) additional homes in this development.
- d. Request for an access road to be added to provide a connection between Cherry Blossom Place and the proposed development due to concern that the irrigation pump that provides irrigation for Cherry Blossom Place is located on a building lot in the proposed subdivision that won't be accessible to residents since there is no direct access between the subdivisions.
- e. Opposition to the proposed development being included in the existing Cherry Blossom Place HOA due to there being no physical connection between developments, maintenance costs associated with the lengthy access driveway from N.W. 4th St. to serve the proposed homes and delay the proposed development would have on residents taking over management of the HOA, which has been unsatisfactorily handled by the developer to date.
- f. Concern pertaining to emergency and trash service access to existing residences on the abutting properties to the south being impacted by the proposed development.
- g. Desire for the developer to turn over the Cherry Blossom Place HOA to the homeowners so that they can maintain and winterize the irrigation pump and sprinkler system.
- h. Concern there isn't adequate parking for guests in the proposed development and it will impact adjacent properties.
- 3. Key issue(s) of discussion by Commission:
 - a. Opinion the developer needs to fulfill the commitments made at the hearing, including turning the HOA over to the homeowners, making improvements to the pump/irrigation system to adequately serve the development and the existing neighborhood needs to welcome these three (3) additional lots into their community.
- 4. Commission change(s) to Staff recommendation:
 - a. Modification to condition #11 as requested by the Applicant and agreed upon by Staff to require the developer to pave the existing driveway via N.W. 4th St. on the adjacent property to the east at 1303 N.W. 4th St. with a surface capable of supporting fire vehicles and equipment and delete the rest of the text that requires consent from the property owner as it's implied in the existing access easement agreement.
- 5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

The Meridian City Council heard these items on December 9, 2025, January 13 and 27, July 28 and September 8, 2026. At the public hearing on September 8th, the Council voted to approve the subject PFP application.

- 1. Summary of the City Council public hearing:
 - a. In favor: Gregg Davis & Jon Breckon, Applicant's Representatives, Breckon Land Design; Geoffrey Wardle; Abby Germaine
 - b. In opposition: None
 - c. Commenting: Todd Hansen, Marjorie Williams, Misty Hansen, Justin Williams
 - d. Written testimony: Majorie and Justin Williams, Todd and Kristi Hanson
 - e. Staff presenting application: Bill Parsons, Sonya Allen
 - f. Other Staff commenting on application: Steven Taulbee and Bill Nary
- 2. Key issue(s) of public testimony:
 - a. Concern that the existing underground power line from the power pole to the Hansen property isn't depicted on the development plans.
 - b. Concern that emergency vehicles and trash service trucks won't be able to access the proposed lots without trespassing on the abutting properties to the south.
 - c. Concern pertaining to maintenance responsibilities and associated costs between the existing property owners to the south and the future property owners in this subdivision if a cross-access easement agreement is entered into for use of the existing off-site driveway and proposed driveway.

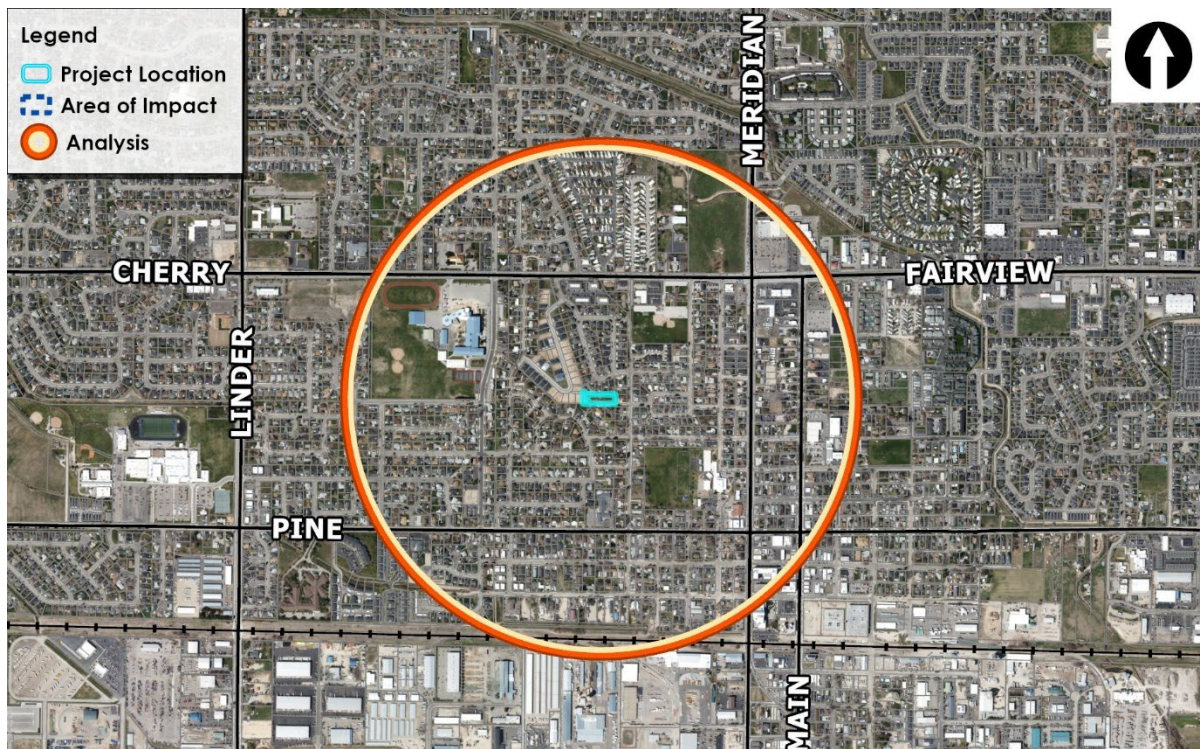
- d. Discussion pertaining to possible terms of the access easement agreement, including maintenance of the driveway.
- e. Concern pertaining to inadequacy of the existing pump and irrigation system to serve the existing Cherry Blossom Subdivision, let alone the proposed lots – request for issues to be addressed before approval of the proposed subdivision.
- f. Concern pertaining to the deterioration of the existing driveway on the adjacent properties to the south if additional traffic is added with a shared driveway with the proposed development.
- 3. Key issue(s) of discussion by City Council:
 - a. Integration of the two driveways to alleviate trespassing issues and allow cost sharing for the driveway maintenance.
 - b. Discussion pertaining to adequacy of the irrigation system to serve the existing and proposed development and changes needed to the system to ensure adequate irrigation for both developments.
 - c. The provision of a wall or fence along the southern property line to ensure there is no trespass between the subject property and the adjacent properties to the south.
- 4. City Council change(s) to Commission recommendation:
 - a. The Council required the developer to design & install their own irrigation system for the proposed lots; and provide a springing cross-access agreement between the subject property and the abutting properties to the south (see provision IV.A.17). Council concurred with Staff and the Fire Dept. that the constricted width of the common driveway in two (2) areas is allowed due to existing conditions (i.e. location of power poles) (see Section III.E.5).

VII. EXHIBITS

A. Project Area Maps

(link to [Project Overview](#))

1. Aerial



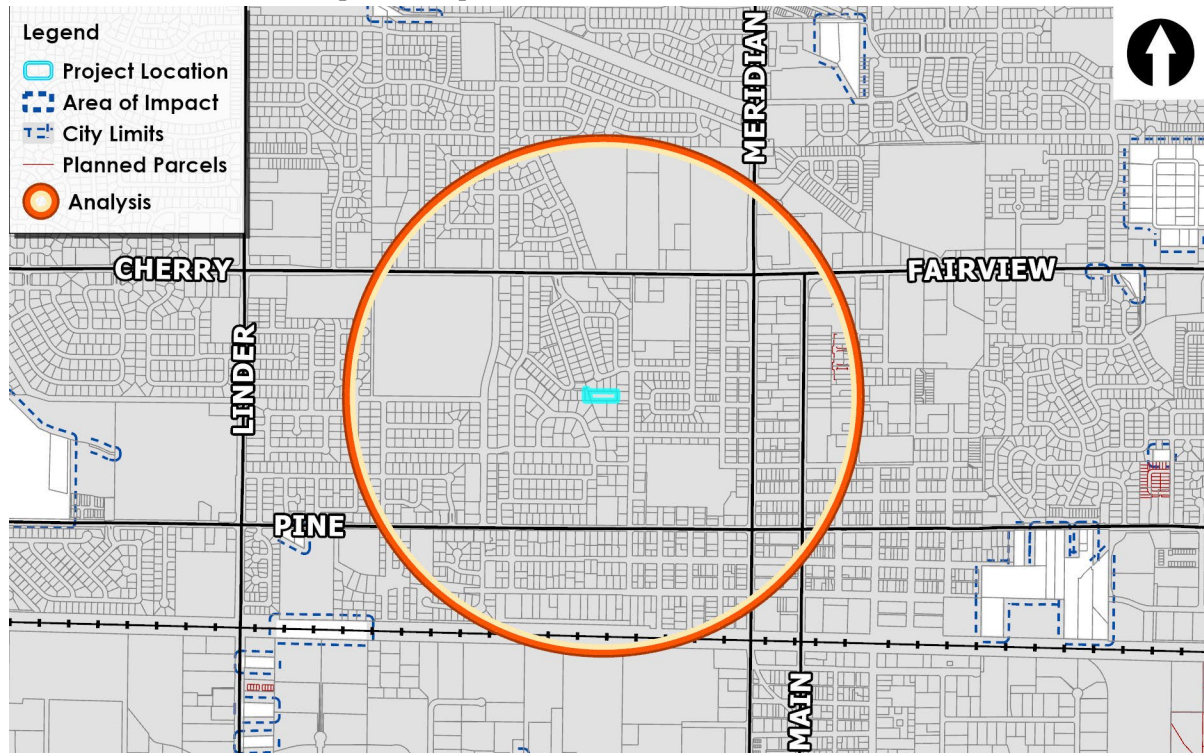
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Legend

- Project Location
- Area of Impact
- Analysis

Map Labels: CHERRY, LINDER, PINE, Civic, Mixed Employment, General Industrial, MERIDIAN, MAIN, Office, MU-N, High Density Residential, Commercial, FAIRVIEW, Old Town, MU-C.

4. Planned Development Map



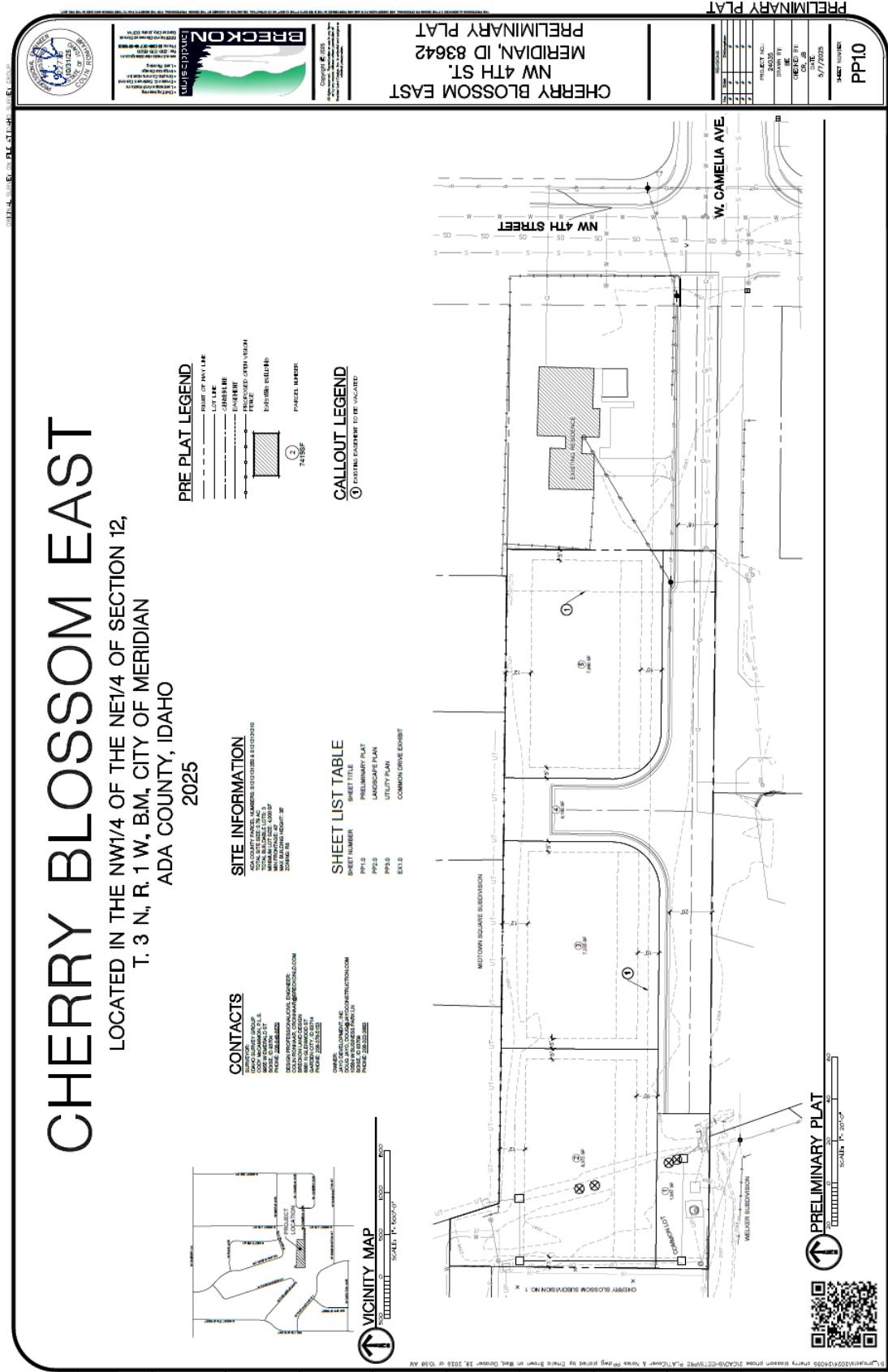
B. Service Accessibility Report

PARCEL S1212120695 SERVICE ACCESSIBILITY

Overall Score: 28	28th Percentile
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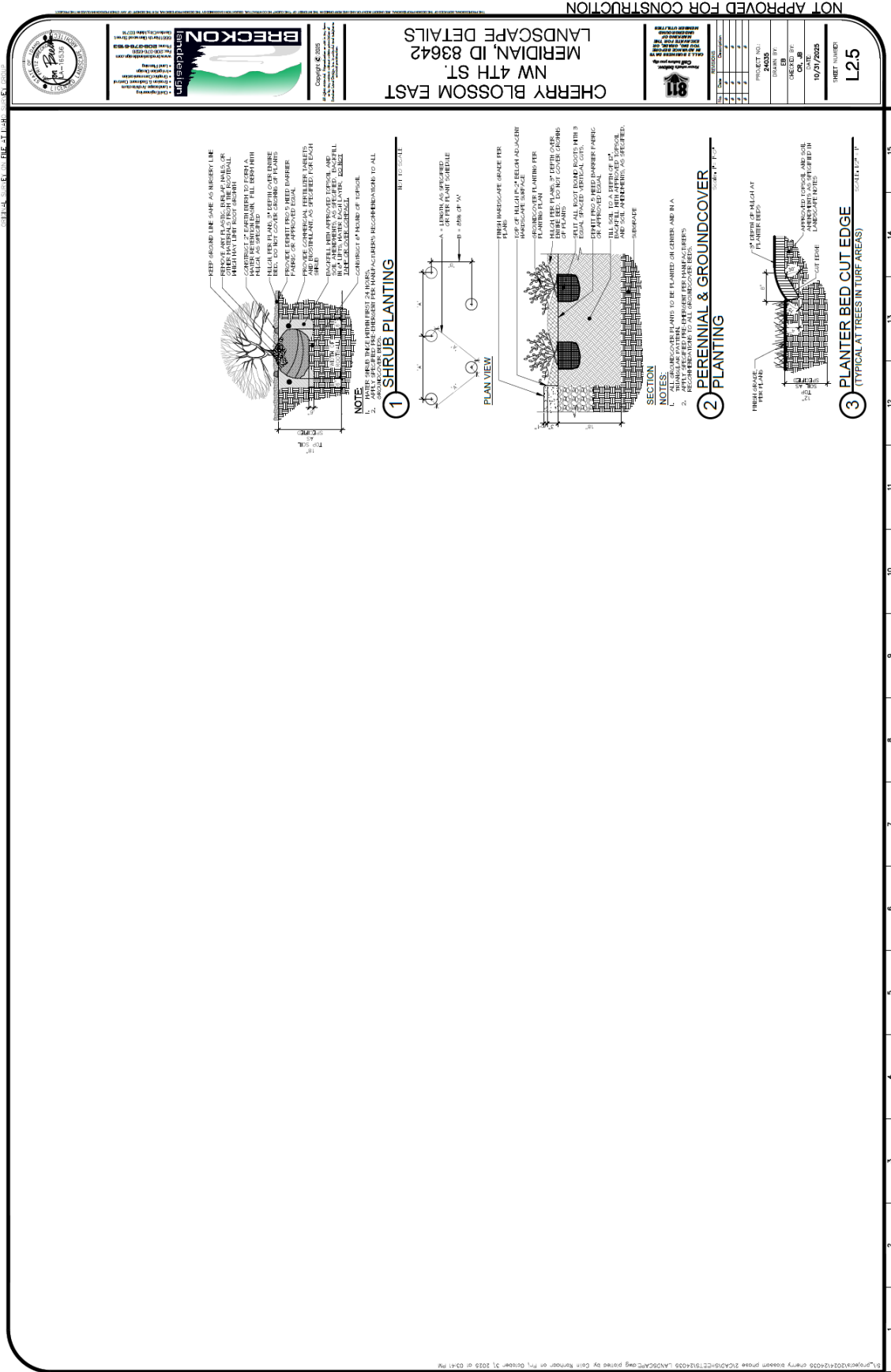
Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time > 9 min.	RED
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	No park within walking distance by park type	RED

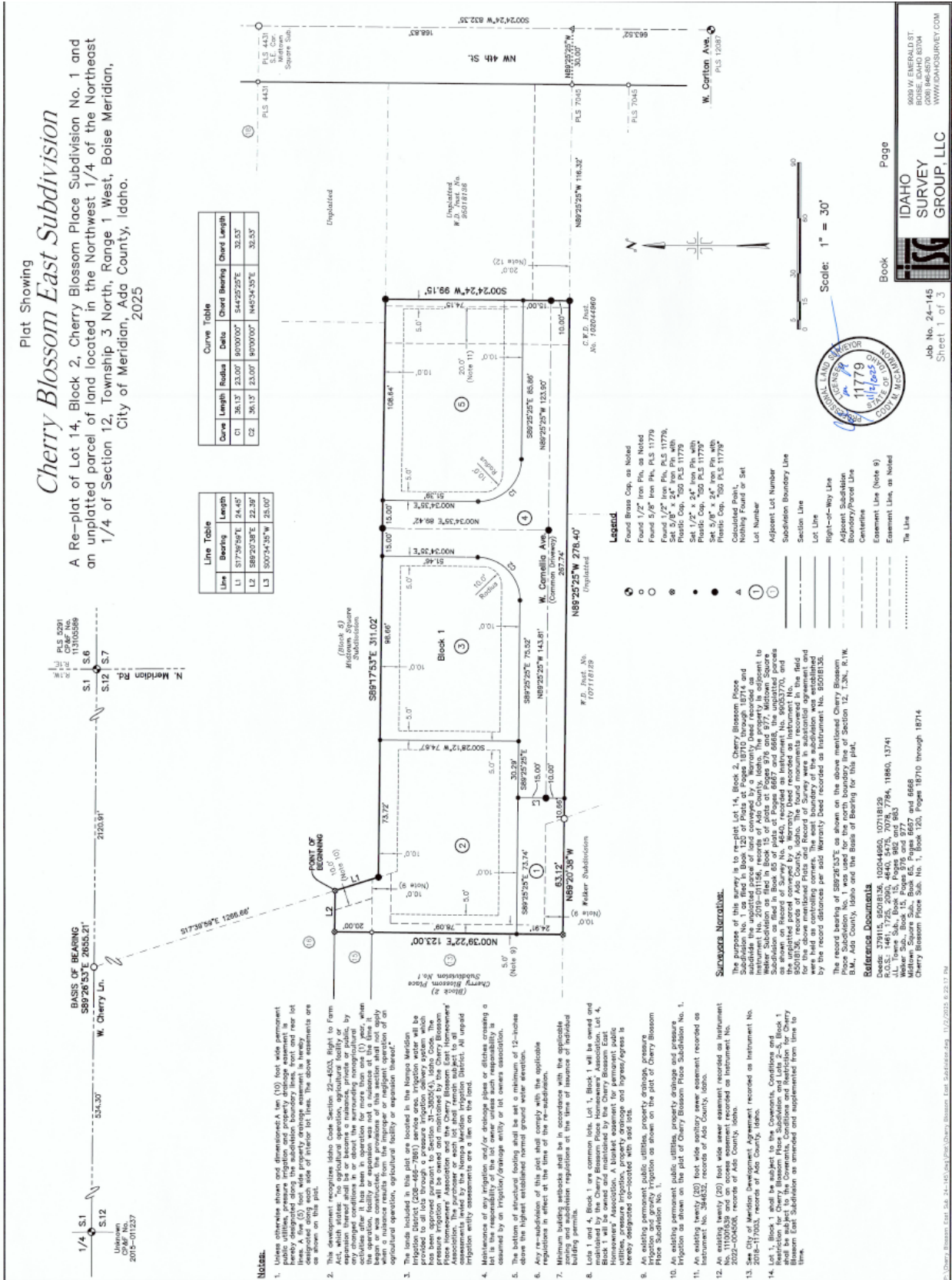
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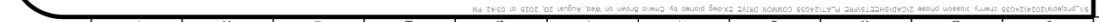
VII. Exhibits







VII. Exhibits



G. Photos of Access Driveway



Existing Driveways (older photo from Google maps – doesn't show power pole & retaining wall shown below)



Fusselman Property – Existing power pole & retaining wall