

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



In the Matter of the Request for Short Plat, by Jordan Moorehouse.

Case No(s). SHP-2025-0004

For the City Council Hearing Date of: October 14, 2025 (Findings on October 28, 2025)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of October 14, 2025, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of October 14, 2025, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of October 14, 2025, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of October 14, 2025, 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 October 14, 2025, 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 a Short Plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of October 14, 2025, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. 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 conditional use comply with the current provisions of Meridian City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

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 October 14, 2025

By action of the City Council at its regular meeting held on the _____ day of _____, 2025.

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: 10/14/2025

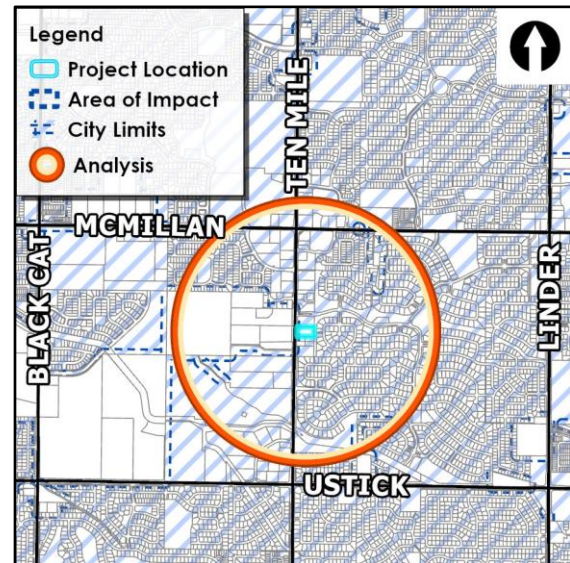
TO: Mayor & City Council

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

APPLICANT: Jordan Moorhouse

SUBJECT: SHP-2024-0004
Modena Plaza Subdivisions

LOCATION: 3147 W. Belltower Drive, Lot 3 Block 6
of the Bridgetower Crossing Subdivision
No. 2, located in the SW ¼ NW ¼,
Section 35, Township 4N, Range 1W,
Parcel # R1079860301



I. PROJECT OVERVIEW

A. Summary

Subdivide an existing commercial lot (Lot 3, Block 6 of Bridgetower Crossing Subdivision No. 2) that is approximately 1.59 acres of land in the L-O zoning district into four (4) separate lots.

B. Issues/Waivers

None

C. Recommendation

Staff recommend approval of the proposed short plat per the provisions in Section IV in accord with the Findings in Section V.

D. Decision

Approved with conditions

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Office	-
Existing Zoning	L-O	VII.A.2
Proposed Zoning	L-O	
Adopted FLUM Designation	Office	VII.A.3

Table 2: Process Facts

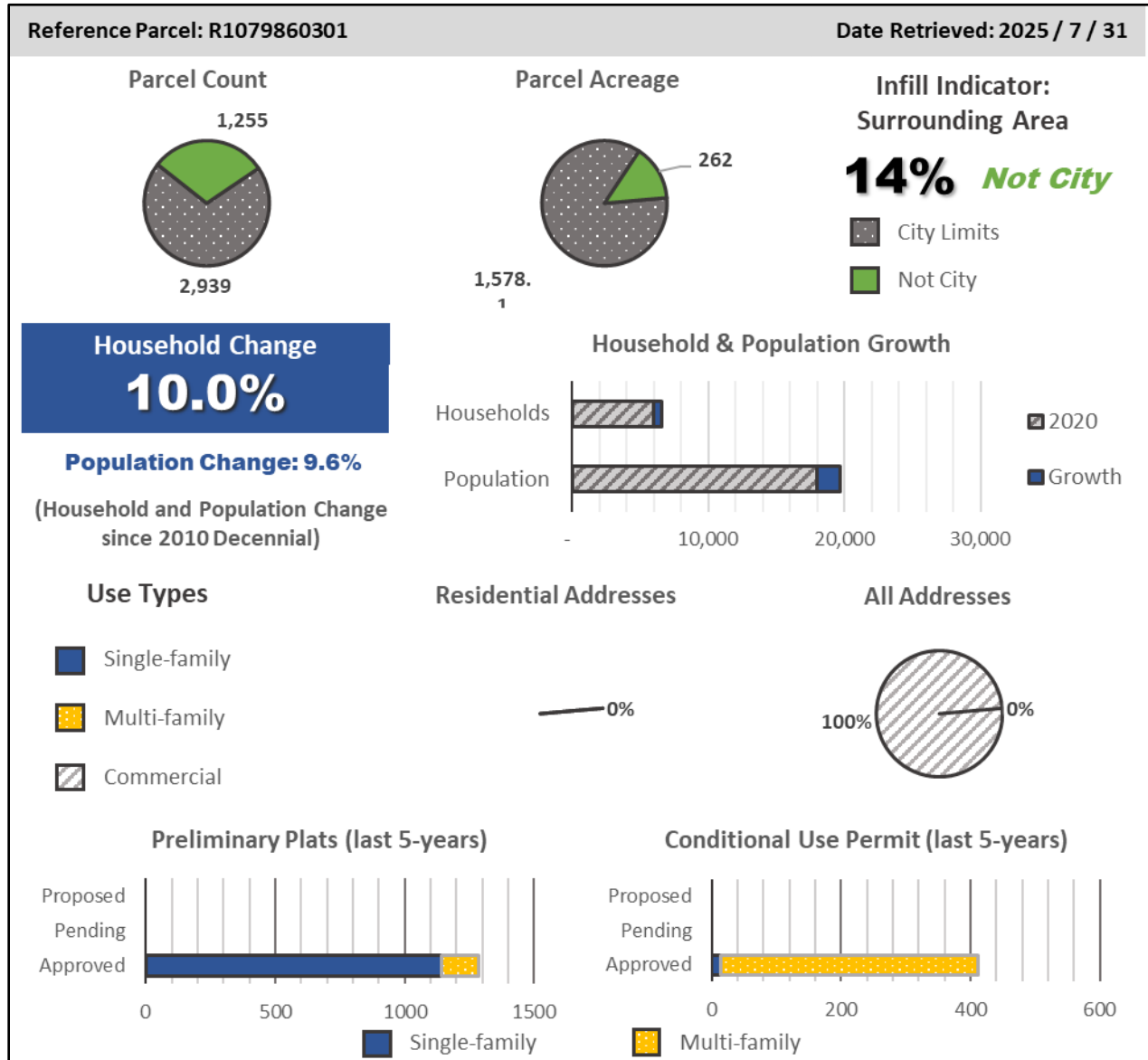
Description	Details
Preapplication Meeting date	6/10/2025
Neighborhood Meeting	N/A
Site posting date	N/A

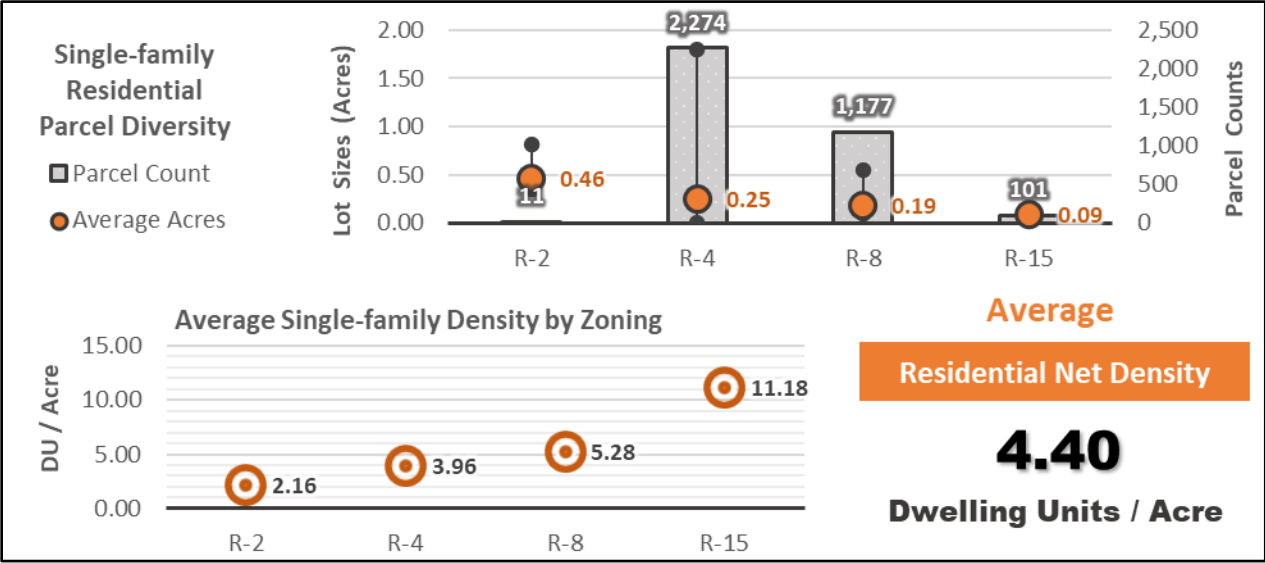
Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.E
• Comments Received	Yes – no improvements required	-
• Commission Action Required	No	-
• Access	W. Belltower Drive/Existing Residential Collector	-
• Traffic Level of Service	N/A	-
ITD Comments Received	Yes/ Email stating they have no comments	IV.F
Meridian Fire	Cross Access for Fire Department Access and Turnaround shall be provided.	
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Sewer is available at the site	
• Impacts or Concerns	See Public Works Site Specific Conditions	
Meridian Public Works Water		IV.B
• Distance to Mainline	Water is available at the site	
• Impacts or Concerns	- Note that all though on the private side applicant to ensure proper protection of service from infiltration trenches is provided. - LDIR to be submitted to cover public works infrastructure review.	

Note: City/Agency Comments and Conditions Section and public record for all department/agency comments received. Modena Plaza Subdivision SHP-2025-0004 (copy this link into a separate browser).

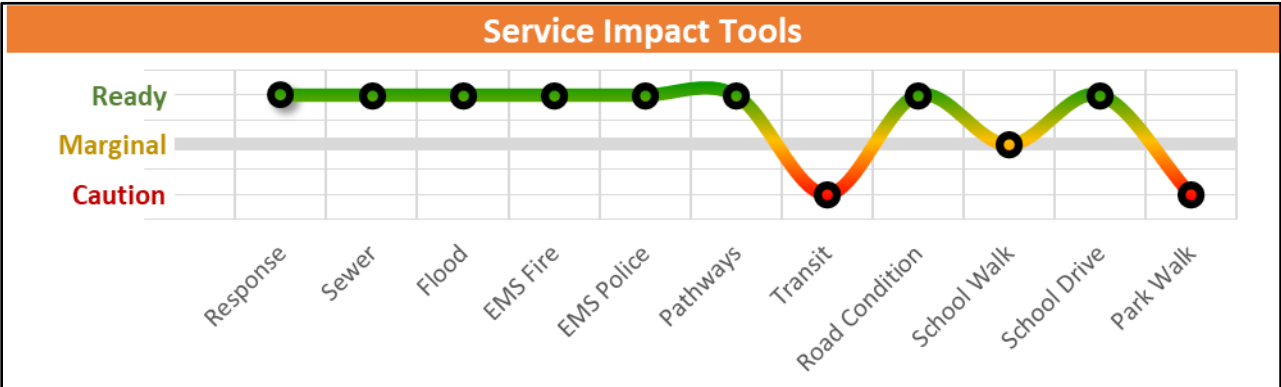
Figure 1: One-Mile Radius Existing Condition Metrics





Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 3: Service Impact Summary



Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

This property is designated as Office on the Future Land Use Map (FLUM) contained in the Comprehensive Plan. This designation will provide opportunities for low-impact business areas. These uses would include professional offices, technology and resource centers; ancillary commercial uses may be considered (particularly within research and development centers or technological parks). Sample zoning include L-O.

The property is bordered to the north by the Polaris Learning Center, a daycare facility, and to the south by the Turin Plaza (H-2022-0063 and SHP-2022-0013), a commercial office development completed in 2023 consisting of four separate office buildings. Access to the site will be provided via a shared driveway extending north/south from W. Belltower Drive along the east side of the property. A shared cross-access and cross-parking easement will be established across all four lots to ensure coordinated internal vehicular and pedestrian circulation.

Table 4: Project Overview

Description	Details
History	Lot 3, Block 6 of the Bridgetower Crossing Subdivision No. 2 (AZ-01-003, DA Inst # 101117652); FP02-025
Phasing Plan	1
Acreage	1.59
Lots	4 building lots
Density	N/A

B. History

The proposed short plat is a re-subdivision of Lot 3, Block 6, Bridgetower Crossing Subdivision No. 2, consisting of four (4) building lots on 1.59 acres of land in an existing L-O zoning district. Each of the four (4) lots is 17,300 square feet in area.

The existing plat for Bridgetower Crossing No. 2 depicts the following easements applicable to this property: a 35-foot wide landscape easement along N. Ten Mile Rd. with a note prohibiting vehicle access across the easement; a 33-foot wide Idaho Power easement also along N. Ten Mile Rd.; and a 25-foot wide cross-access and City of Meridian sewer easement along the east boundary of the site where the backage road is located. These easements have been carried over to the proposed plat.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):

There are no existing structures on this site. There is an existing landscaped street buffer with a detached sidewalk along N. Ten Mile Rd. that was constructed with the subdivision improvements for Bridgetower Crossing Subdivision No. 2. A backage road exists along the east boundary of this site and adjacent lots to the north and south for access via W. Belltower Dr., a collector street to the north.

2. Proposed Use Analysis (*UDC 11-2*):

This property is an undeveloped parcel that was annexed into the City surrounded by developed properties. The proposed development and use of the property is compatible with the scale and use of adjacent properties.

3. Dimensional Standards (*UDC 11-2*):

The proposed plat and subsequent development is required to comply with the dimensional standards listed in UDC Table 11-2B-3 for the L-O zoning district, which require a minimum 10-foot interior side setback – the front and rear setbacks are zero (0). Buildings may not encroach within the street buffer along Ten Mile Rd.

D. Design Standards Analysis

1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):

The proposed short plat is a re-subdivision of Lot 3, Block 6, Bridgetower Crossing Subdivision No. 2, consisting of four (4) building lots totaling 17,300 square feet on 1.59 acres of land in the proposed L-O zoning district.

The existing plat for Bridgetower Crossing No. 2 depicts the following easements applicable to this property: a 35-foot wide landscape easement along N. Ten Mile Rd. with a note prohibiting vehicle access across the easement; a 33-foot wide Idaho Power easement also Long N. Ten Mile Rd.; and a 25-foot wide cross-access and City of Meridian sewer easement along the east boundary of the site where the backage road is located.

2. Landscaping (*UDC 11-3B*):

i. Landscape buffers along streets

A 35-foot wide street buffer exists along N. Ten Mile Rd., an arterial street, in accord with UDC Table 11-2B-3, as depicted on the plat.

ii. Parking lot landscaping

Per UDC 11-3B-8, the applicant shall provide perimeter and internal parking lot landscaping to soften and mitigate the visual and heat island effect of a large expanse of asphalt in parking lots, and to improve the safety and comfort of pedestrians. A five-foot wide minimum landscape buffer adjacent to parking, loading, or other paved vehicular use areas.

iii. Landscape buffers to adjoining uses

The property is adjacent to a daycare within a residential zoning district. Per UDC 11-3B-9, this requirement applies to a landscape buffer next to residential and/or nonindustrial uses not zoning districts. Therefore, this requirement does not apply.

iv. Tree preservation

Per UDC 11-3B-10, the applicant shall preserve existing trees four-inch caliper or greater from destruction during the development.

Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees). Deciduous specimen trees four-inch caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

If trees are proposed to be removed from the property that meet the criteria listed above, the applicant shall add a mitigation section to the landscape plan with final plat submittal.

v. Storm integration

Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the

integration of vegetated, well designed stormwater filtration swales and other green stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

Development will be required to meet UDC 11-3B-11 for stormwater integration.

vi. Pathway landscaping

Not applicable

3. Parking (UDC 11-3C):

In all commercial and residential districts the requirement shall be one (1) space for every five hundred (500) square feet of gross floor area, except for self-service storage facilities which shall only require parking based on the gross floor area of any office space. At a minimum, restaurants require one (1) parking space shall be provided for every two hundred fifty (250) square feet of gross floor area.

i. Nonresidential parking analysis

The applicant is proposing eighty-eight parking spaces.

ii. Bicycle parking analysis

One (1) bicycle parking space shall be provided for every twenty-five (25) proposed vehicle parking spaces or portion thereof, except for single-family residences, two-family duplexes, and townhouses.

A total of four (4) bicycle parking spaces is required based on the proposed eight-eight (88) parking spaces. The applicant is proposing to provide twelve (12) bicycle parking spaces, three (3) per bicycle rack.

4. Building Elevations (Comp Plan 5.01.02D, Architectural Standards Manual):

Conceptual building elevations for the proposed buildings were submitted, as shown in Section VII.?. The proposed design incorporates materials such as stucco and stone. Final building design must comply with the standards outlined in the Architectural Standards Manual (ASM). The applicant has submitted applications for a Certificate of Zoning Compliance (CZC) and Administrative Design Review (DES).

The Comprehensive Plan's goal is to require appropriate building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, multifamily, and parking lots into existing neighborhoods.

E. Transportation Analysis

1. Access (Comp Plan 6.01.02C, UDC 11-3A-3, UDC 11-3H-4):

Access is proposed via an existing backage road along the east boundary of the site from W. Belltower Dr., a collector street to the north, from N. Ten Mile Rd., an arterial street along the west boundary of the site. Direct access via Ten Mile Rd. is prohibited. A cross-access/cross-parking easement should be granted between all of the proposed lots for internal access from the backage road and because some of the parking for each building appears to be located on adjacent lots; this may be done via a note on the plat.

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

Multiuse pathways shall be constructed in accord with the city's comprehensive plan, the Meridian Pathways Master Plan, the Ada County Highway District Master Street Map and Roadways to Bikeways Master Plan

3. Pathways (Comp Plan 4.04.01A, UDC 11-3A-8):

No pathways are being proposed for this application.

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

All sidewalks constructed as part of this proposal are required to comply with the standards listed in UDC 11-3A-17.

A 5-foot wide detached sidewalk exists within the street buffer along N. Ten Mile Rd., an arterial street.

5. Subdivision Regulations (UDC 11-6):

i. Dead end streets

Not applicable

ii. Common driveways

Not applicable

iii. Block face

Not applicable

F. Services Analysis

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

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 receiving development plan approval.

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

An adequate drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18. Storm drainage will be proposed with a future construction application and shall be constructed to City and ACHD design criteria.

3. Utilities (Comp Plan 3.03.03G, UDC 11-3A-21):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

Comprehensive Plan policy 3.03.03G requires urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The applicant shall comply with all previous conditions of approval for this development H-2022-0063 (RZ); DA Inst. #101117652; FP02-025
2. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2B-3 for the L-O zoning district.

3. The short plat shall include the following revisions:
 - a. Include a note stating all lots within the proposed subdivision are subject to a cross-access/cross-parking easement.
 - b. Note #8, add the instrument number for the cross access/cross parking easement.
 - c. Note #9, add the instrument number for the sanitary sewer and water easement.
 - d. Provide and show easements/public right-of-way for all the sewer mains that the City will be operating and maintaining.
 - e. Add a note to the plat and show the front and rear ten (10) foot as well as the interior five (5) foot public utilities, irrigation and lot drainage easements for all lots.
4. The existing landscaping along Ten Mile Road shall be preserved and protected during construction on the property.
5. A Certificate of Zoning Compliance and Design Review application is required to be reviewed and approved for each of the structures and associated site improvements prior to submittal of building permit applications. All structures shall comply with the design standards in the Architectural Standards Manual.
6. Approval of the 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 short plat, as set forth in UDC 11-6B-7A. Upon written request prior to the expiration of the final plat, the Applicant may request an extension of time to obtain the City Engineer's signature on the final plat as set forth in UDC 11-6B-7C.

B. Meridian Public Works

SITE SPECIFIC CONDITIONS:

1. Easements shall be a minimum of 20-foot-wide per utility, or 30-foot-wide for a combined water and sewer easement if the minimum 10 feet separation is maintained between mains. Easements shall extend 10 feet beyond the terminus of the main, service, or hydrant.
2. No permanent structure shall be allowed within a City utility easement including trees, deep-rooted shrubs, fences, trash enclosures, carports, sheds, buildings, etc.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. Water service to this site is available via extension of existing mains adjacent to the development.
2. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
3. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
4. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
5. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

6. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
8. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
9. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
10. Developer shall coordinate mailbox locations with the Meridian Post Office.
11. All grading of the site shall be performed in conformance with MCC 11-1-4B.
12. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
13. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
14. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
15. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
16. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-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.
17. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.

18. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6.). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
19. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

C. Meridian Fire Department

1. Cross Access for Fire Department access and turnaround shall be provided.

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=413287&dbid=0&repo=MeridianCity>

E. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=413287&dbid=0&repo=MeridianCity>

F. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=413287&dbid=0&repo=MeridianCity>

V. FINDINGS

A. Short 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;
Council finds the proposed plat is generally in conformance with the UDC and the Comprehensive Plan.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
Council finds public services are available to the subject property and 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;
Council finds the plat is in conformance with scheduled public improvements for this area in accord with the City's CIP.
4. There is public financial capability of supporting services for the proposed development;
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
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.
Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

VI. ACTION

A. Staff:

Staff recommend approval of the proposed short plat per the provisions in Section IV in accord with the Findings in Section V.

B. City Council:

The Meridian City Council heard these items on October 14, 2025. At the public hearing, the Council moved to approve the subject Short Plat requests.

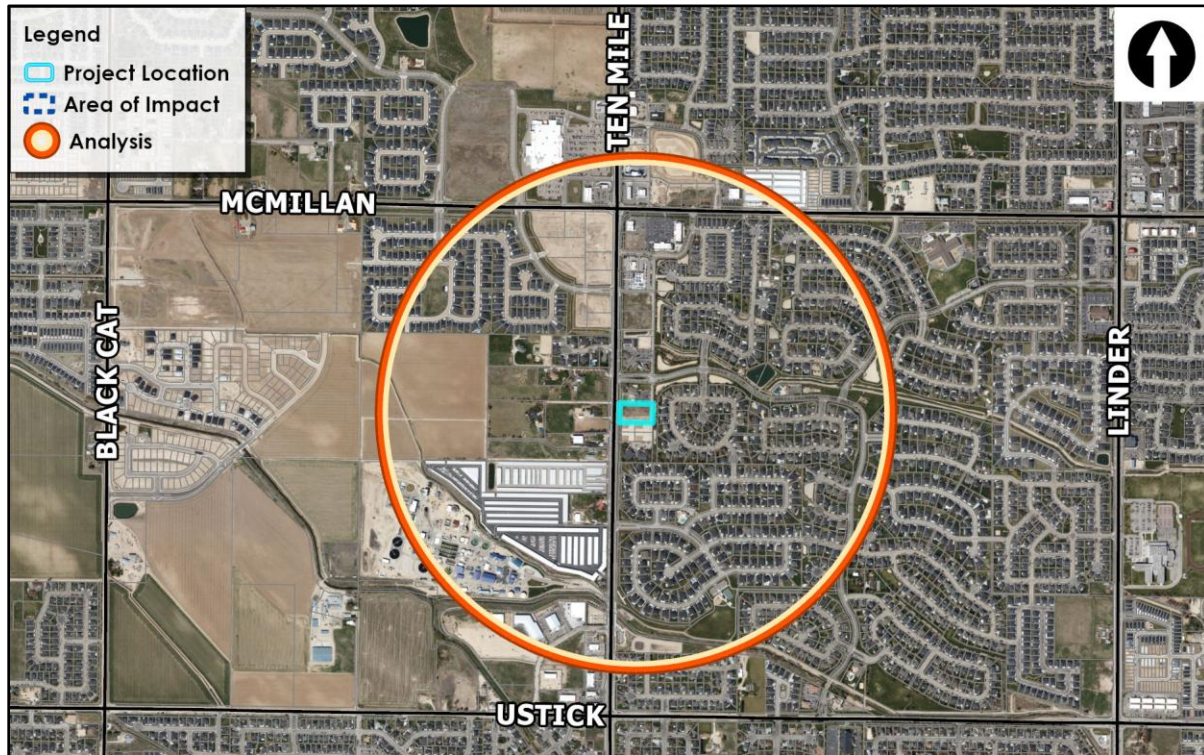
1. Summary of the City Council public hearing:
 - a. In favor: Jordan Moorehouse, applicant
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Linda Ritter
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony: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

VII. EXHIBITS

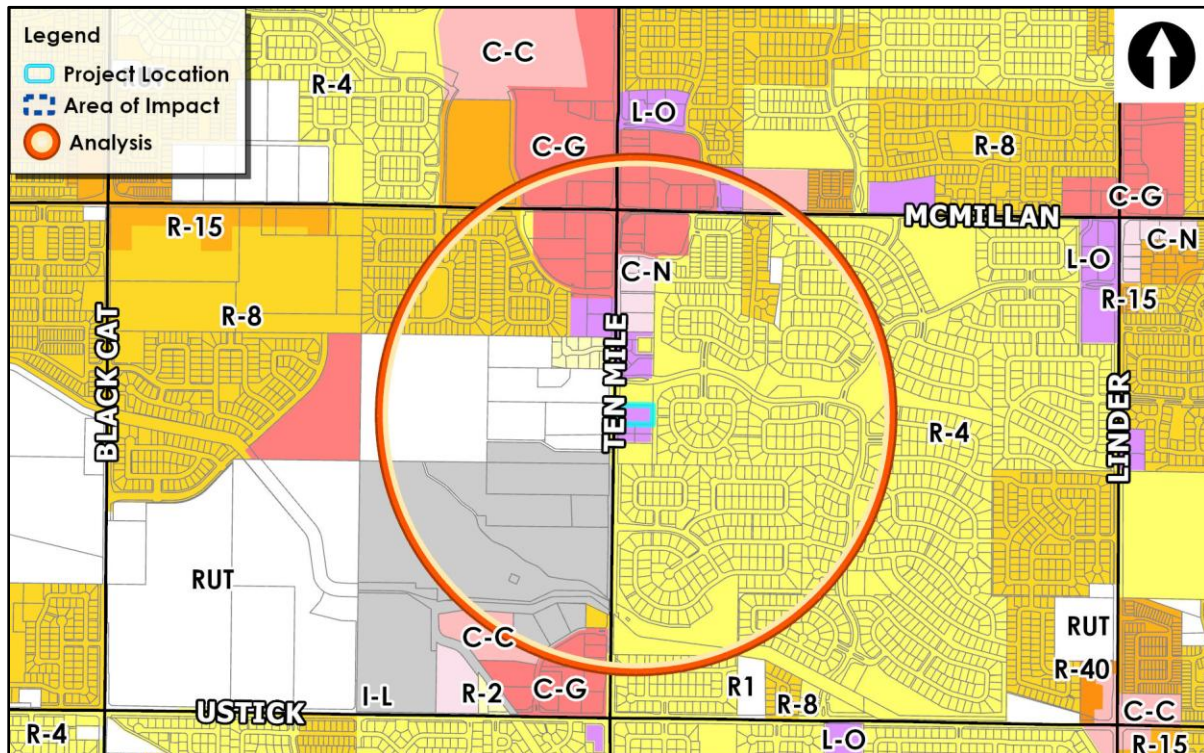
A. Project Area Maps

(link to [Project Overview](#))

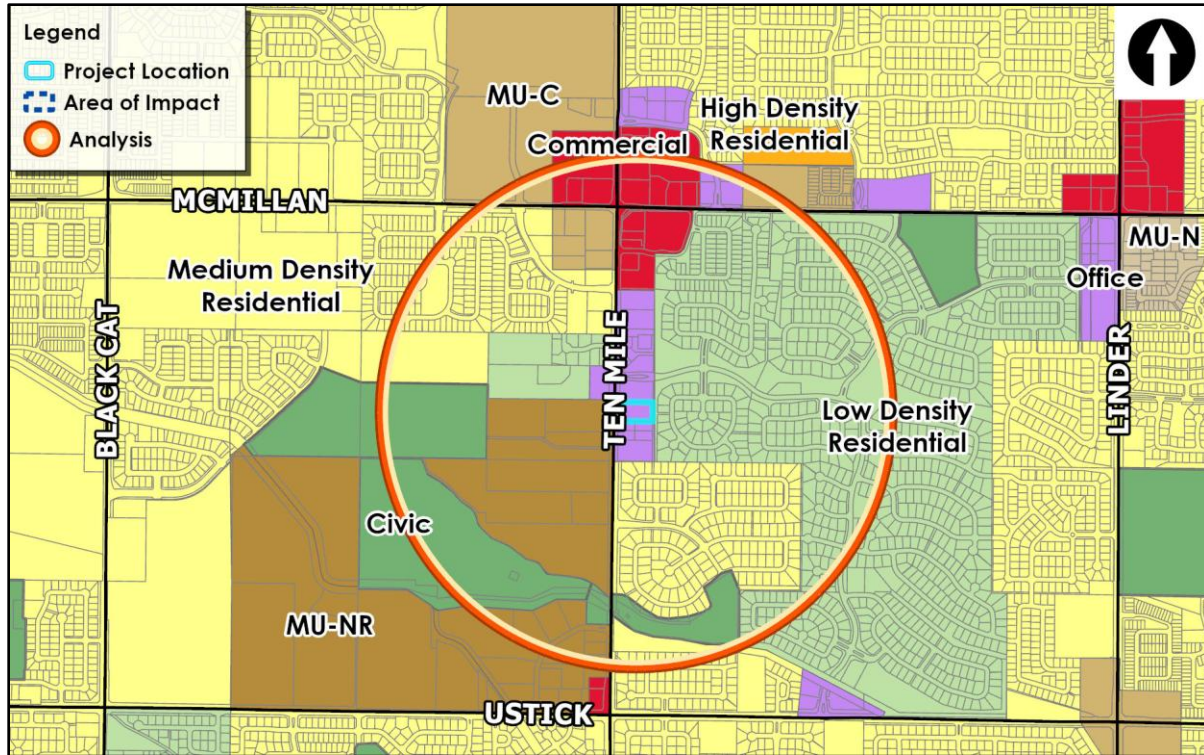
1. Aerial



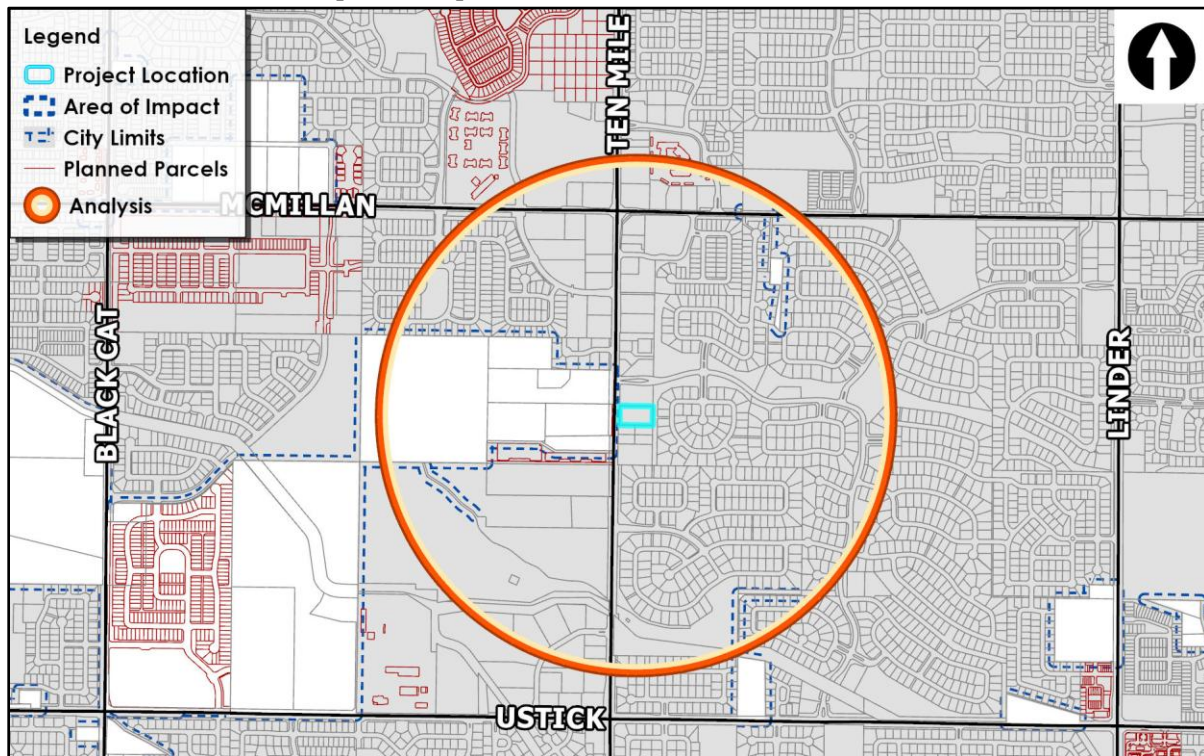
2. Zoning Map



3. Future Land Use



4. Planned Development Map



5. Map Notes

Nearby Recent Preliminary Plats (within last 5-years)

H-2020-0004 H-2020-0125 H-2021-0080 H-2022-0047 H-2022-0068 CR-2022-0006
H-2022-0074 H-2022-0087 H-2023-0026 H-2023-0035 H-2024-0050 H-2025-0023

Nearby Recent Conditional Use Permits (within last 5-years)

H-2020-0017 H-2020-0018 H-2020-0092 H-2021-0056 H-2021-0088 H-2022-0025 H-2024-
0016 H-2024-0068

B. Subject Site Photos









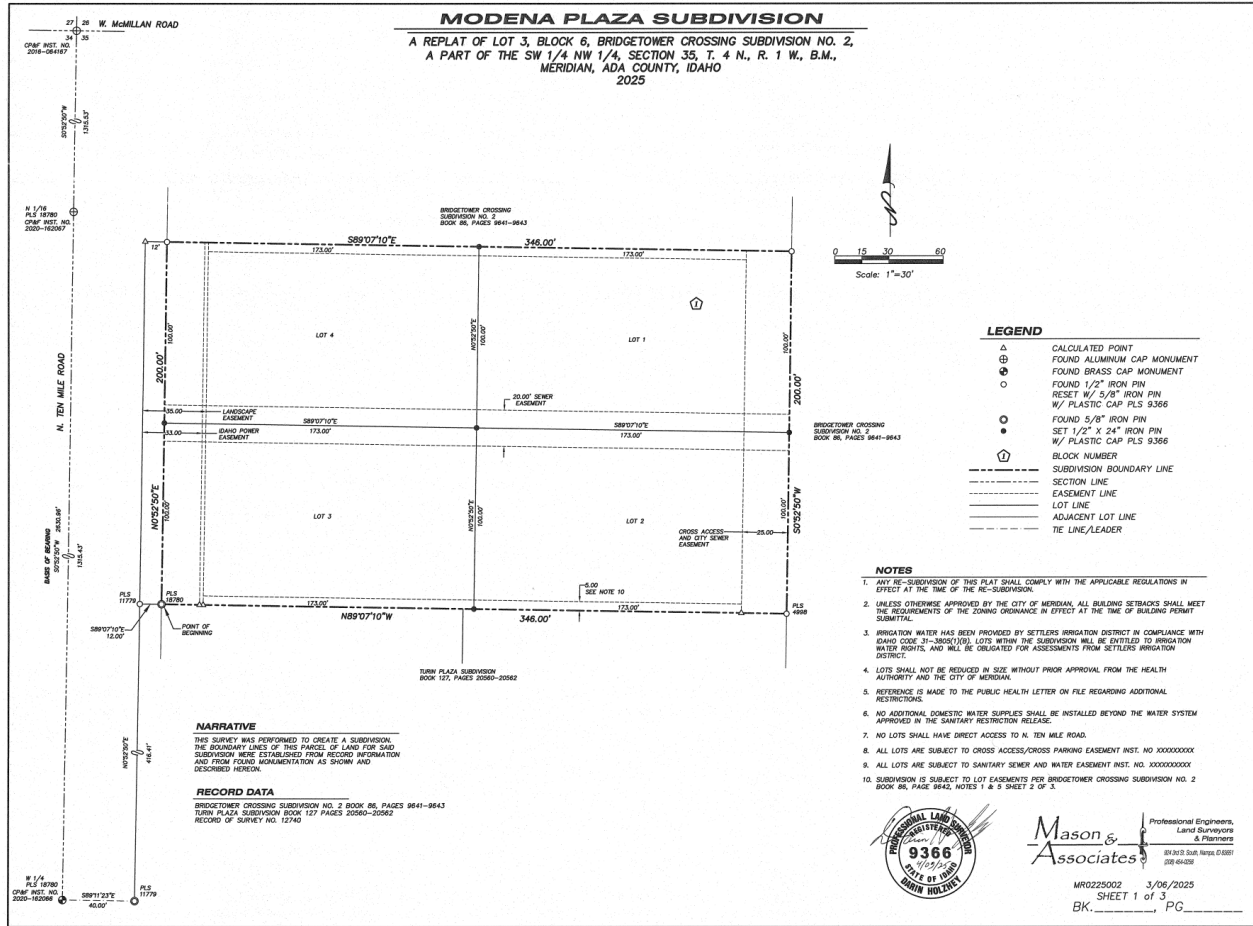
C. Service Accessibility Report

PARCEL R1079860301 SERVICE ACCESSIBILITY

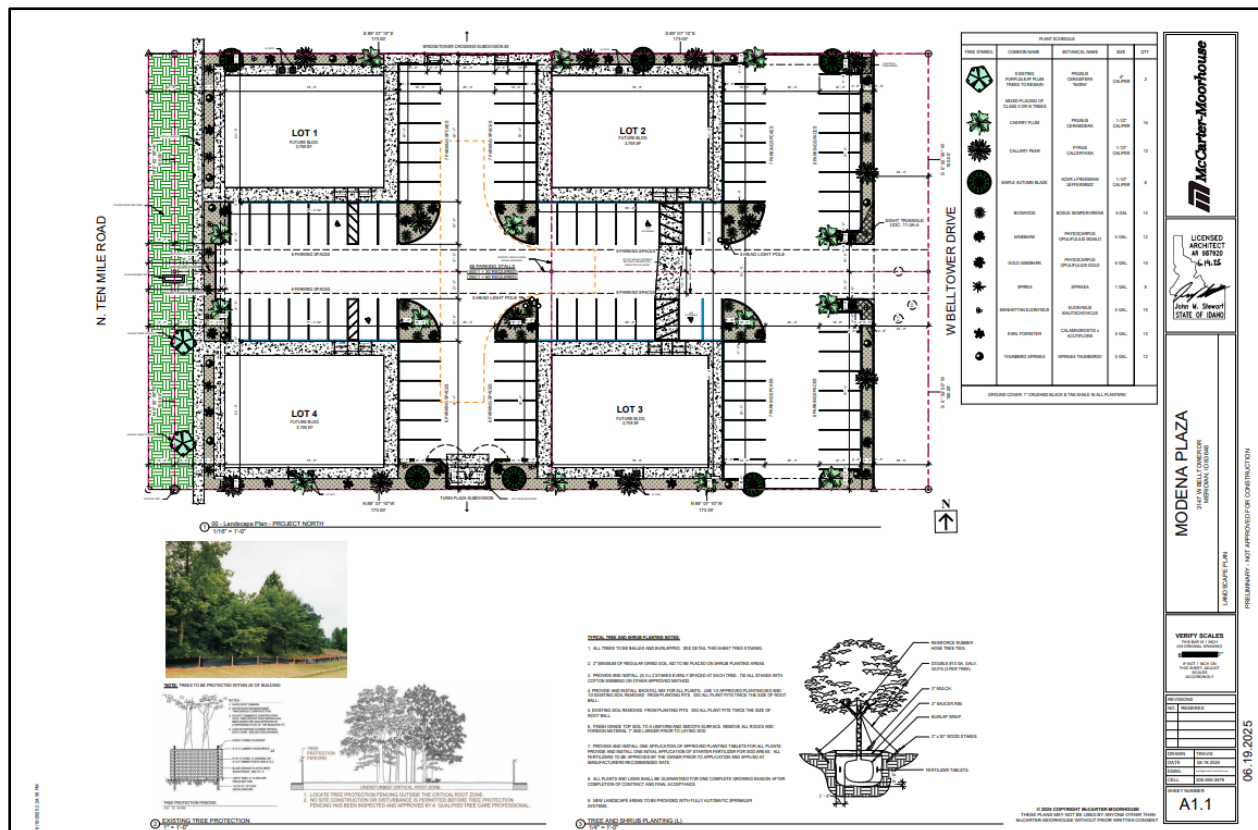
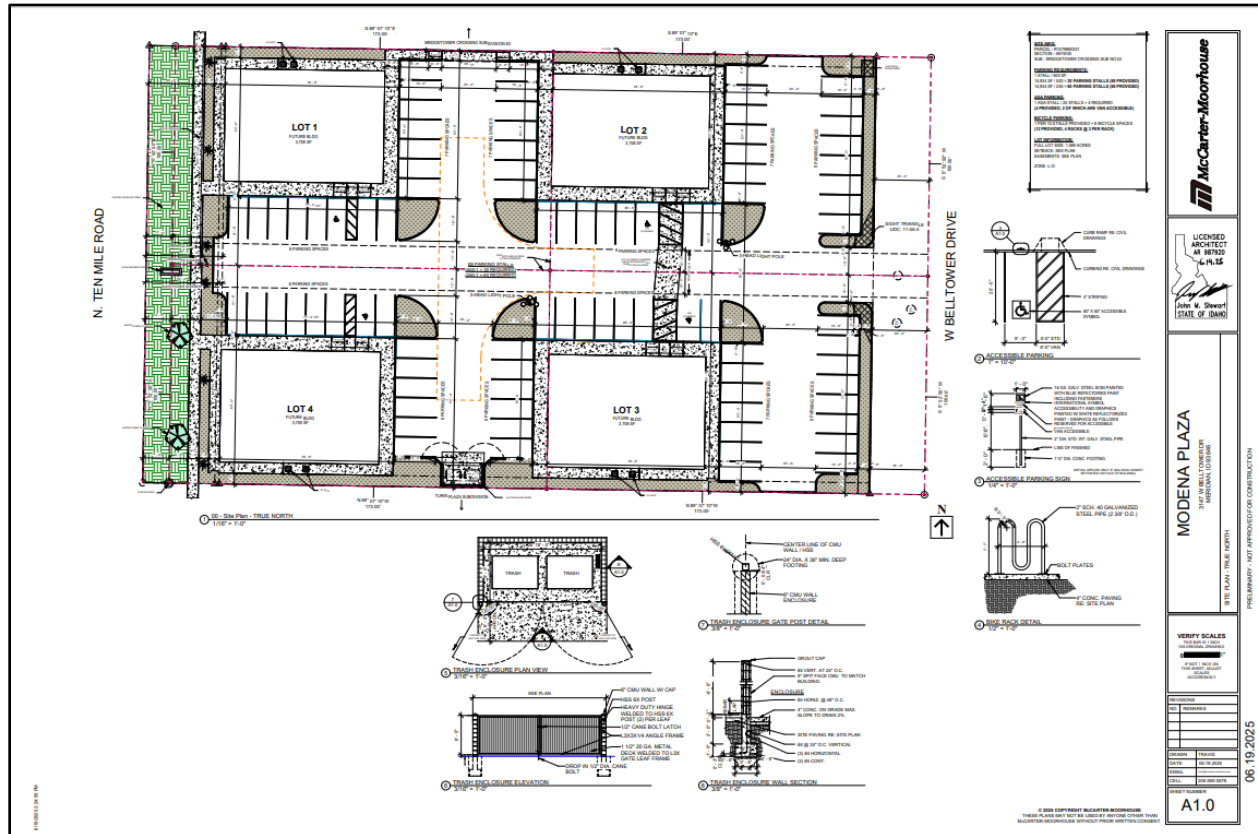
Overall Score: 33	49th Percentile
--------------------------	------------------------

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 < 5 min.	GREEN
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	From 1/2 to 1 mile walking	YELLOW
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

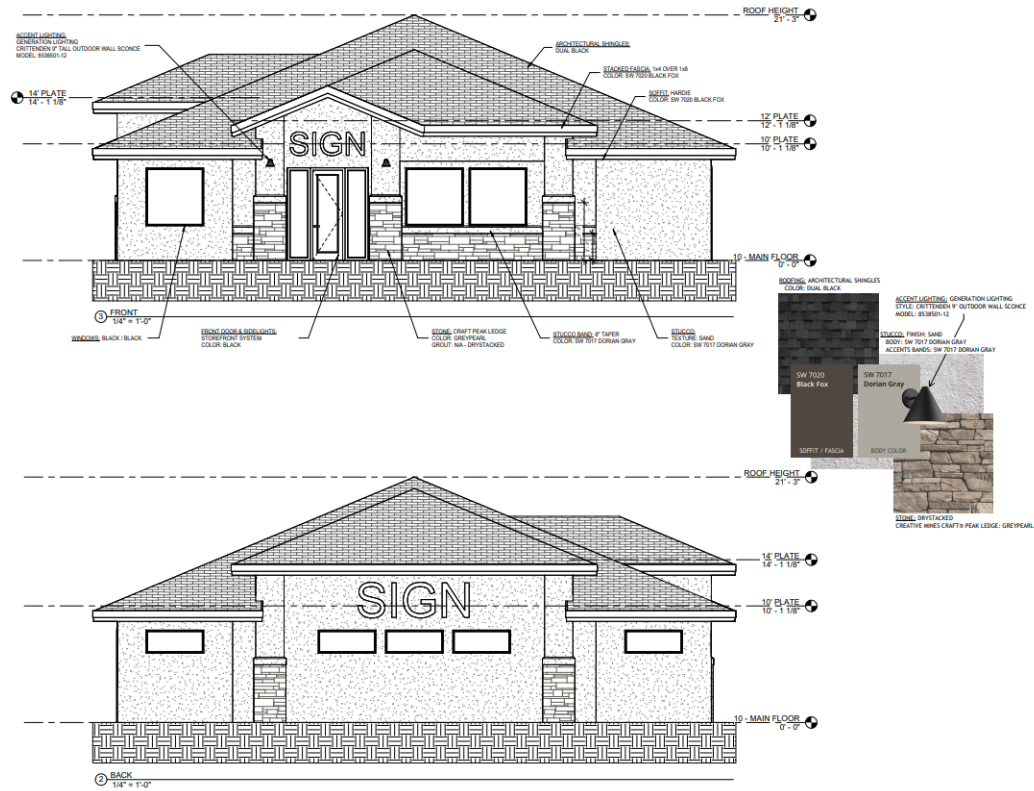
D. Short Plat (date: 3/6/2023)



E. Landscape Plan (date: 6/19/2025)



F. Building Elevations (date: 7/18/2025)



WARE VET CLINIC
LOT 1, BLK 1, MODENA PLAZA SUBDIVISION
3147 W BELL TOWER DR
MERIDIAN, IDAHO 83646

ELEVATIONS

PRELIMINARY - NOT APPROVED FOR CONSTRUCTION

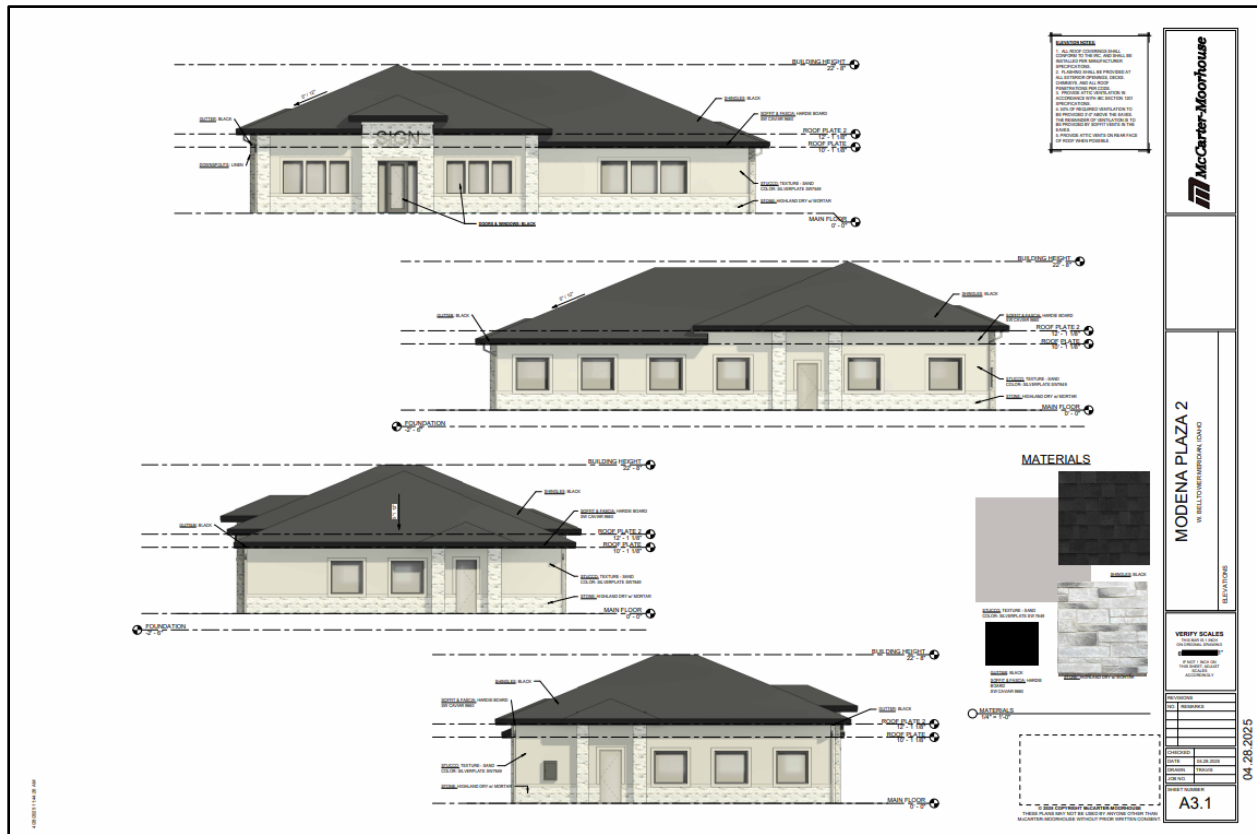
VERIFY SCALES
THIS BAR IS 1 INCH
ON ORIGINAL DRAWING
 1"
IF NOT 1 INCH ON
THIS SHEET, ADJUST
SCALES
ACCORDINGLY

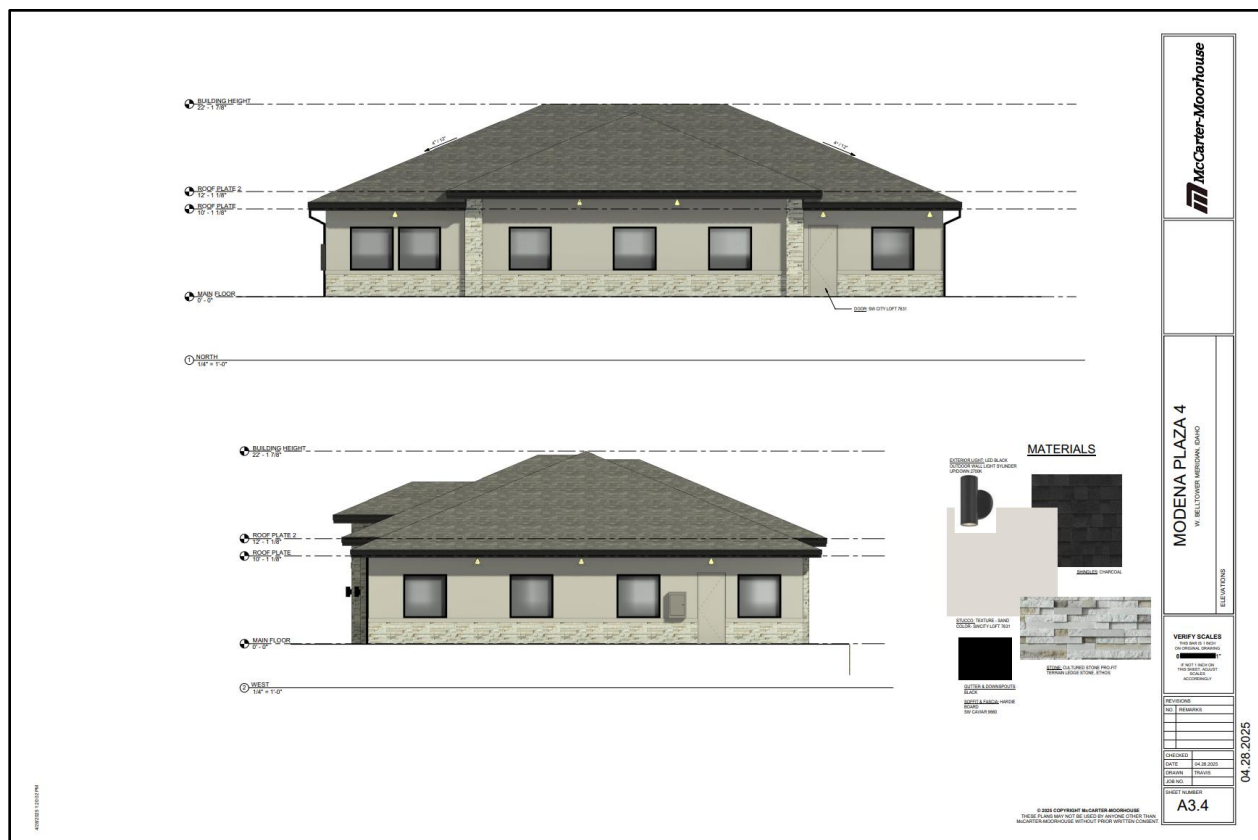
REVISIONS	
NO.	REMARKS

DRAWN	TRAVIS
DATE	07.18.2025
EMAIL	travis@travis-mccloud.com
CELL	208.859.0679

SHEET NUMBER
A3.0

© 2025 COPYRIGHT McCARTER-MOORHOUSE
THESE PLANS MAY NOT BE USED BY ANYONE OTHER THAN
McCARTER-MOORHOUSE WITHOUT PRIOR WRITTEN CONSENT





VIII. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: $R-2 < 5.0$; $R-4 < 2.0$; $R-8 < 1.0$; $R-15 < 0.5$; $R-40 < 0.25$.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Mixed Use Analysis Notes

This data is derived from enterprise application and GIS databases, and exported dynamically. Data considered for analysis are only those areas overlapping the overall Mixed Use boundary area. Mixed Use areas across arterial roadways are distinct, separate, and not considered as they do not meet the mixed use principles in the Comprehensive Plan (e.g. pedestrian safety, transportation efficiency, etc.). Mixed Use parcel areas may be greater or smaller than the future land use area designation boundary due parcel size, configuration, right-of-way, and other factors. Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals.

C. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunksheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

D. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go

conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements: are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.

- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.