

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

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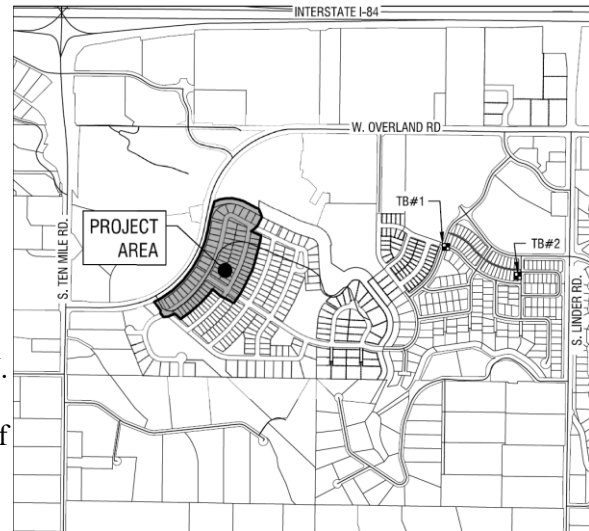
HEARING DATE: 8/12/2025

TO: Mayor & City Council

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

SUBJECT: Southridge South No. 1  
MFP-2025-0002

LOCATION: Generally located on the south side of W. Overland Rd., approximately 1/4 mile east of S. Ten Mile Rd., in the NW 1/4 of Section 23, T.3N., R.1W.



**I. PROJECT DESCRIPTION**

Modification to the final plat (FP-2021-0059) approval to change the fencing type along the Ridenbaugh Canal from black wrought iron as required by City Council, to black open vision vinyl-coated chain link with posts installed in sleeves for easy removal as required by NMID.

**II. APPLICANT INFORMATION**

A. Applicant:

Macy Lui, The Land Group – 462 E. Shore Dr., Ste. 100, Eagle, ID 83616

B. Owner:

Challenger Development, Inc. – 1977 E. Overland Rd., Meridian, ID 83642

C. Representative:

Same as applicant

**III. STAFF ANALYSIS**

The preliminary plat (H-2020-0083) for Southridge South subdivision was approved by City Council in 2021. At the time, the applicant proposed 6-foot-tall chain link fencing along the Ridenbaugh Canal to preserve public safety in accord with UDC 11-3A-6C to match existing fencing in Southridge Subdivision. There was a lengthy discussion by City Council pertaining to the fencing type and shared opinion that chain link was not a desirable material for aesthetic reasons; therefore, black wrought iron fencing was specifically required to be constructed adjacent to the City's multi-use pathway along the Ridenbaugh Canal in this development.

The landscape plans submitted with the final plat (FP-2021-0059) application did not reflect the

required fencing type; therefore, a condition of approval was included for the plans to be revised accordingly. The final plat is now under review for City Engineer signature and cannot be signed unless the plan is revised to comply with this condition *or* the condition is modified by City Council. The proposed chain link fence has already been constructed on the site without approval from the Planning Division.

The Applicant states in their application narrative that Nampa Meridian Irrigation District (NMID) required fence posts to be installed in sleeves to allow the fence to be easily removed when/if NMID needs access to their easement for the canal. A letter from Butte Fence, the Applicant's fence contractor, was included in the narrative stating they could only meet this "removable" requirement with chain link fencing.

The Applicant requests City Council's approval to modify final plat condition #5d, as follows:

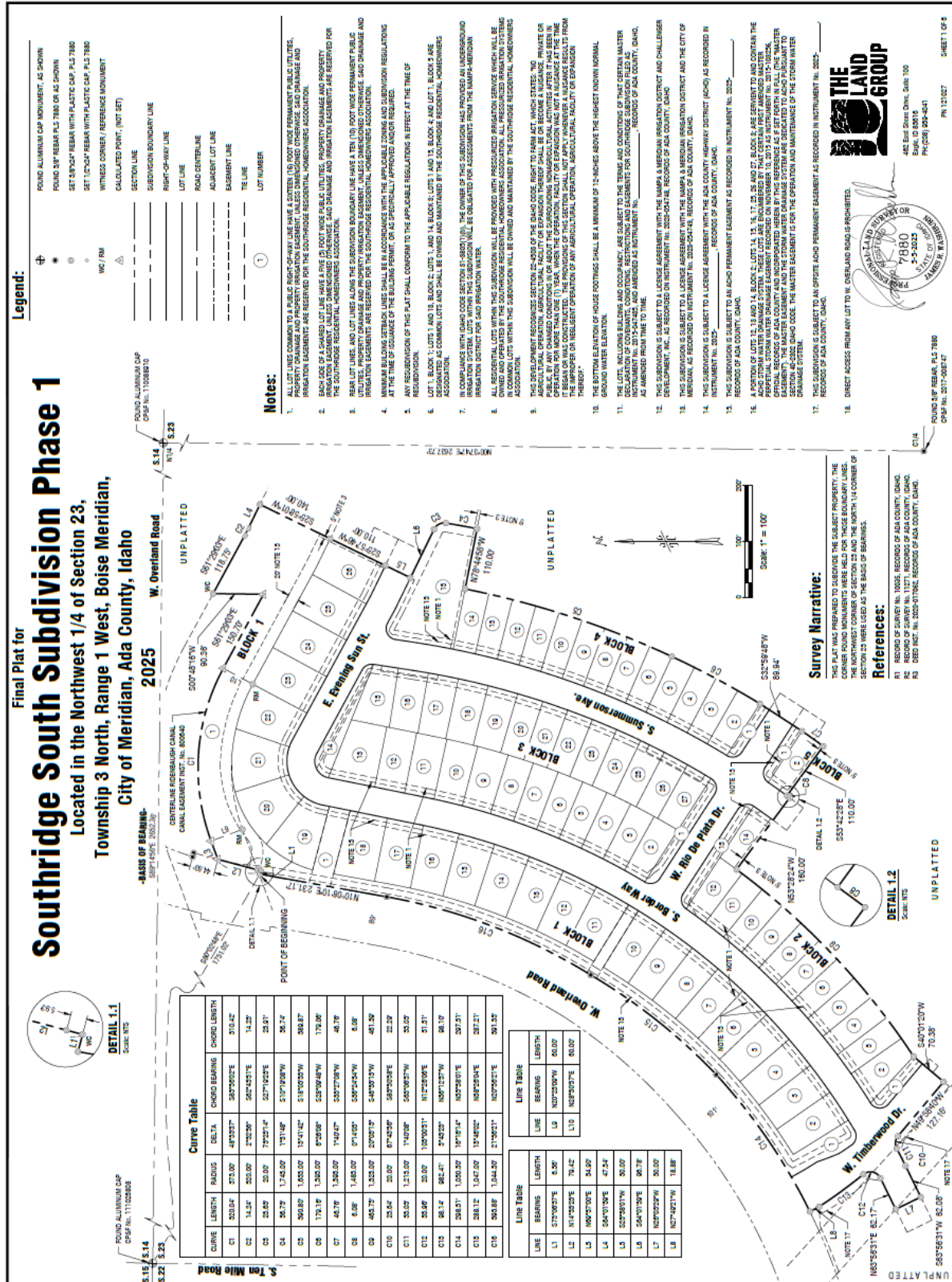
*The fencing type along the Ridenbaugh Canal shall be black ~~wrought iron~~ open vision vinyl-coated chain link as ~~required~~ approved by City Council with MFP-2025-0002; depict accordingly.*

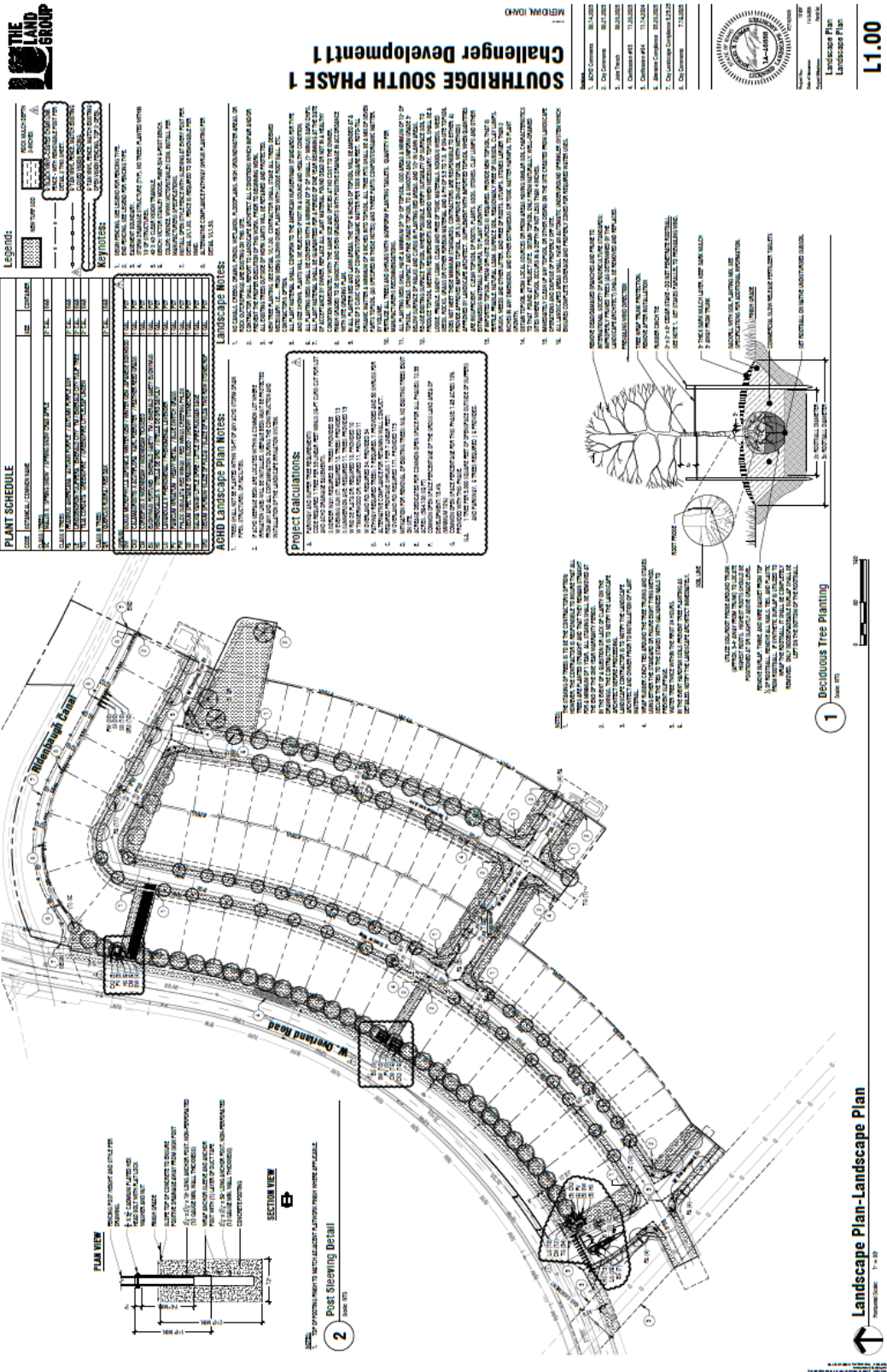
#### **IV. DECISION**

##### **A. Staff:**

Staff finds the Applicant's proposal complies with UDC 11-3A-6C, which requires open irrigation canals to be fenced with an open vision fence at least six (6) feet in height and having an 11-gauge, two-inch mesh or other construction, equivalent in ability to deter access to said canal. Because City Council was the decision-making body who required wrought iron fencing, City Council should determine if the proposed change is acceptable.

### A. Final Plat (dated: 5/5/25)





## VI. CITY/AGENCY COMMENTS

### A. PLANNING DIVISION

1. Applicant shall comply with all previous conditions of approval associated with this development [MDA-12-009, Development Agreement Inst. #[113077158](#) (Linder 109) – replaced #111102269; H-2020-0083 (RZ & PP); FP-2021-0059], except as follows:

Final plat condition of approval #5.d, shall be amended as follows:

*The fencing type along the Ridenbaugh Canal shall be black ~~wrought iron~~ open vision vinyl-coated chain link as ~~required~~ approved by City Council with MFP-2025-0002; depict accordingly.*