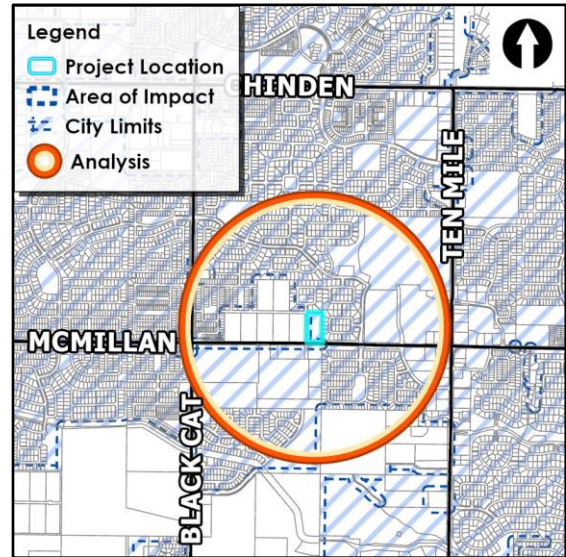


COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 8/12/2025
TO: Mayor & City Council
FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org
APPLICANT: Macy Lui, The Land Group, Inc.
SUBJECT: FP-2025-0017
Pickleball Court Subdivision

LOCATION: Located at 4050 W. McMillan Road, at the northeast corner of N. Joy Street and W. McMillan Road, in the SE 1/4 of the SW 1/4 of Section 27, Township 4N, Range 1W. Parcel No. S0427346800



I. PROJECT OVERVIEW

A. Summary

Final Plat consisting of 14 single-family residential building lots and 4 common lots on 4.58 acres in the R-4 zoning district for Pickleball Court Subdivision.

B. Issues/Waivers

None

C. Recommendation

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

D. Decision

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/Residential	-
Proposed Land Use(s)	Residential	-
Existing Zoning	R-4	VI.A.2
Proposed Zoning	R-4	
Adopted FLUM Designation	Medium Density Residential	VI.A.3
Proposed FLUM Designation	Medium Density Residential	

Note: City/Agency Comments and Conditions Section and public record for all department/agency comments received. Pickleball Subdivision FP-2025-0017 (copy this link into a separate browser).

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2022-0025) as required by UDC 11-6B-3C.2. The submitted final plat is for the second phase of construction for the approved preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

A. PLANNING DIVISION

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2022-0025 (AZ, PP), DA Instrument No. 2022-084263 and TED-2024-0011.
2. No building permits shall be submitted until the final plat for the associated phase is recorded.
3. The final plat shown in Section VI.G, prepared by The Land Group, stamped on 5/12/2025 by James R. Washburn, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #6: Revise the lot numbers as they have changed with the revision of the plat.
 - b. Note #10: Include the instrument number for the CC&Rs.
 - c. Note #11: Include the instrument number for the permanent ACHD easement.
 - d. Remove Note #12 as it appears to be a repeat of Note #11.
 - e. Note #13: Include the instrument number for the City of Meridian Public Works easement.
3. The Landscape Plan prepared by The Land Group, dated May 8, 2025, and signed by Michael R. Thomas is approved as submitted.
4. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-5 for the R-4 zoning district.
5. The rear and/or sides of homes visible from W. McMillan Road (Lots 1-4) shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. Single-story structures are exempt from this requirement.
6. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
7. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
8. The Applicant shall comply with all ACHD conditions of approval.
9. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
10. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.

11. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the preliminary plat (**August 9, 2026**), in accord with UDC 11-6B-7, in order for the final plat to remain valid; or a time extension may be requested.
12. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

SITE SPECIFIC CONDITIONS:

1. Water mains need a casing when crossing gravity irrigation that limits access to times of the year or is constructed out of concrete or clay piping. Either provide casing or proof that the City will have access at all times. Also provide the materials of the irrigation line.
2. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are not built within the utility easement.
3. Ensure no sewer services pass through infiltration trenches.
4. The bottom of structural footing shall be set a minimum of 12-inches above the highest established normal ground water elevation.
5. Maintenance of any irrigation and/or drainage pipes or ditches crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity or lot owner's association.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho

- Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
 21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
 22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
 23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6.). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
 24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

C. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=393904&dbid=0&repo=MeridianCity>

D. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=405611&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

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

B. City Council:

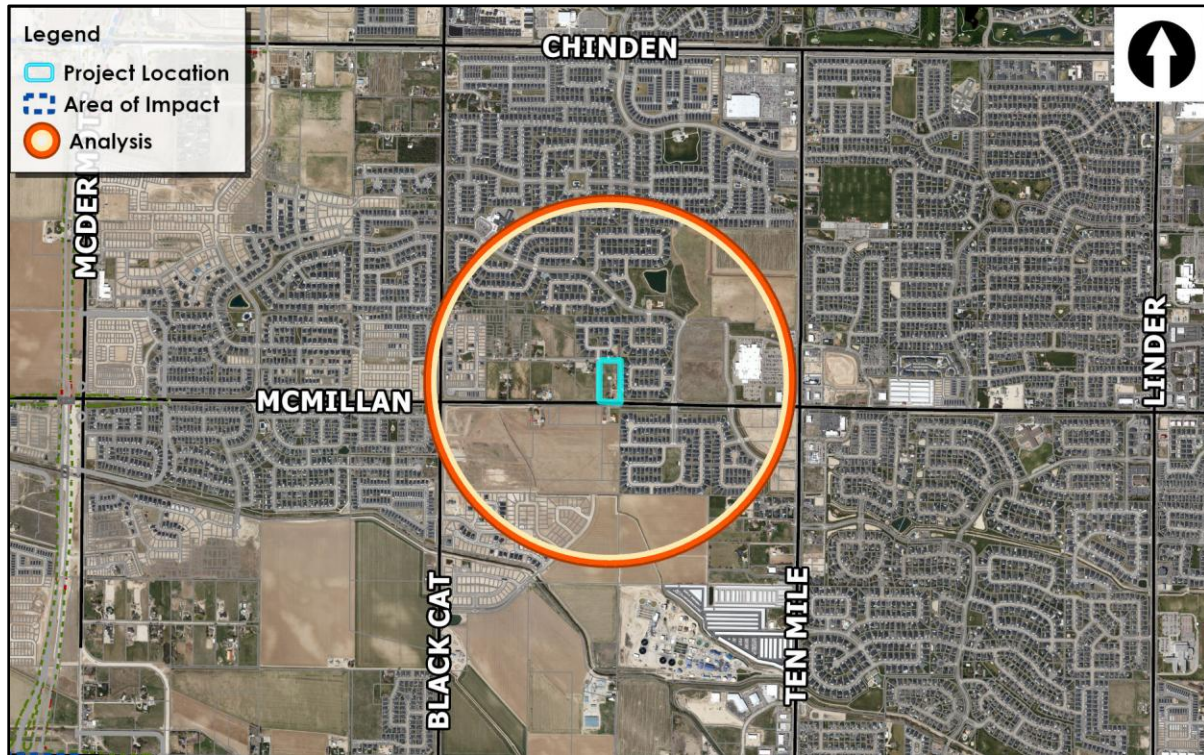
Pending

VI. EXHIBITS

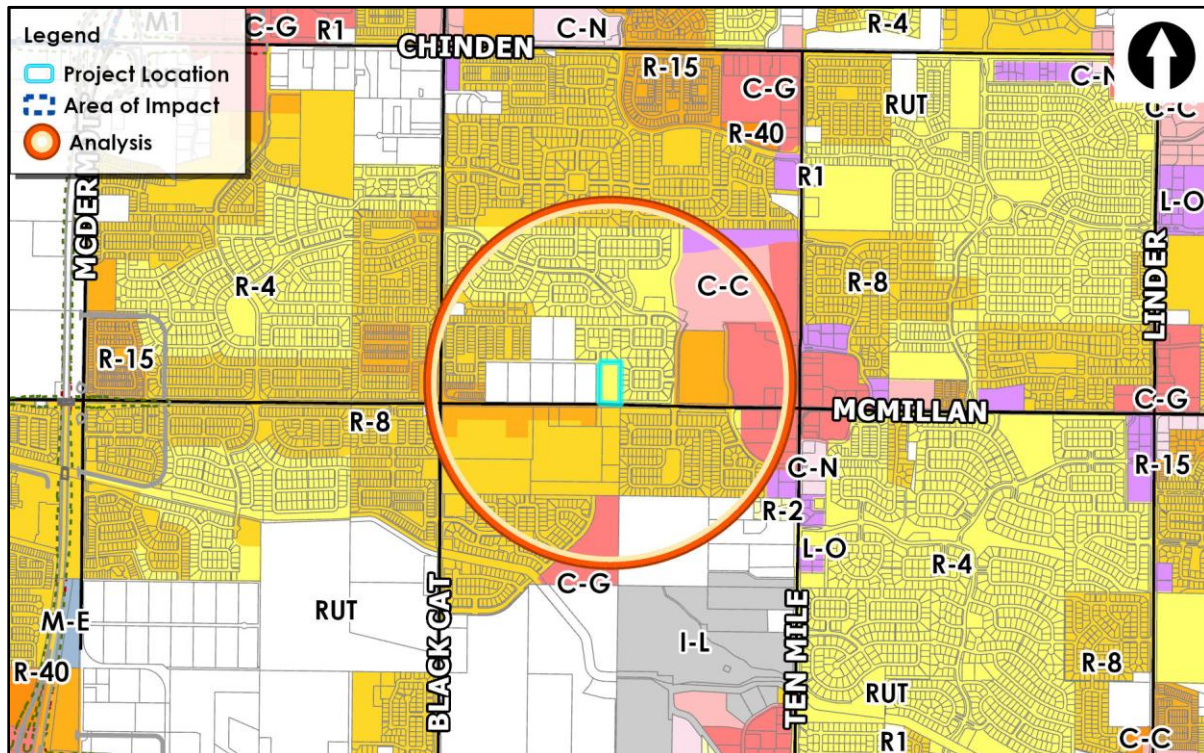
A. Project Area Maps

(link to [Project Overview](#))

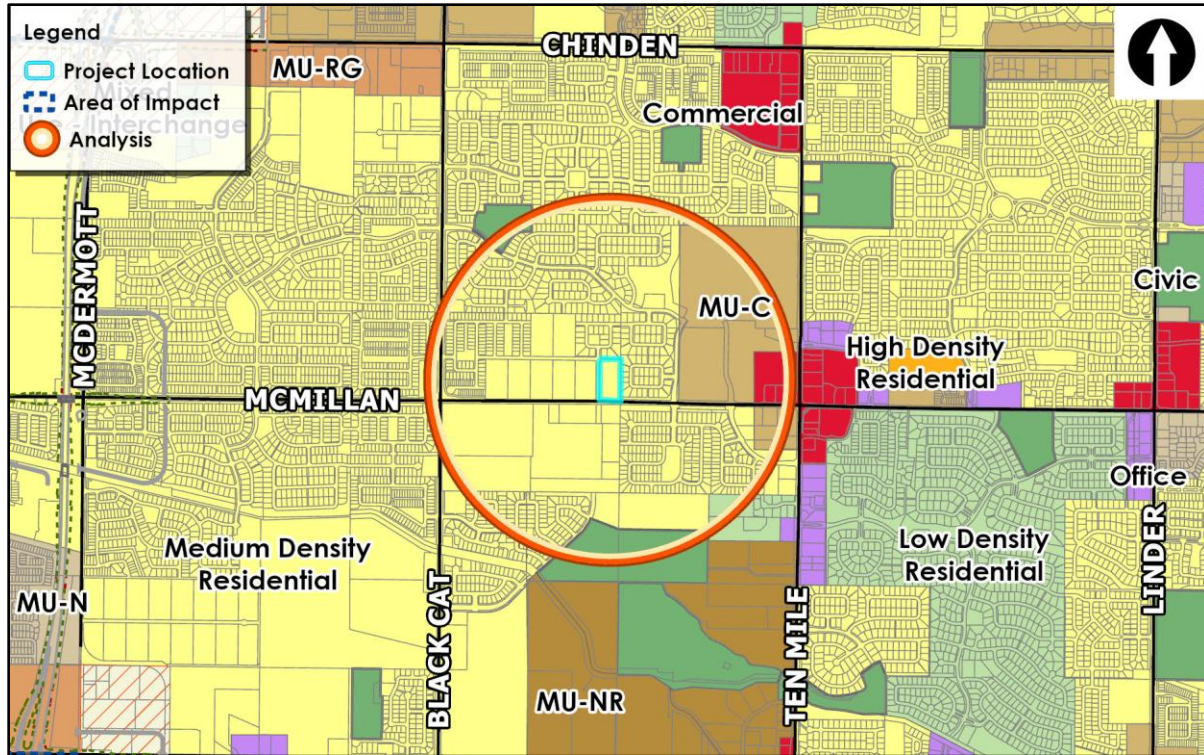
1. Aerial



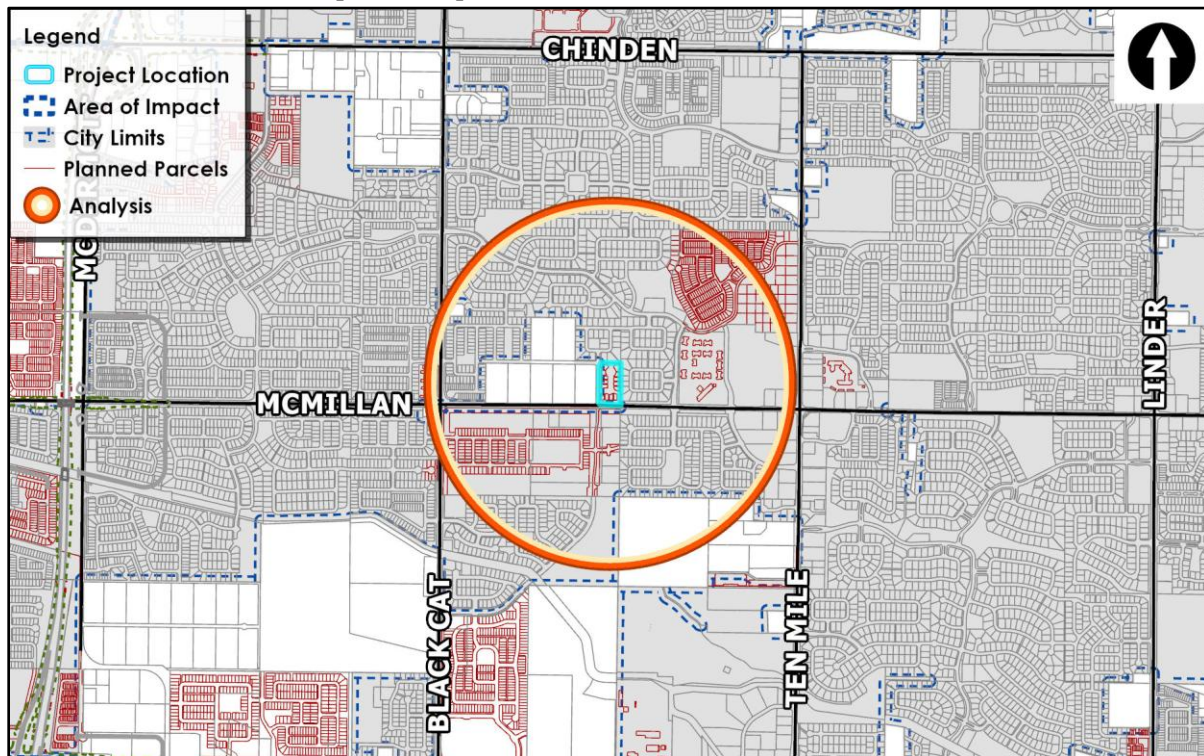
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



C. Service Accessibility Report

PARCEL S0427346800 SERVICE ACCESSIBILITY

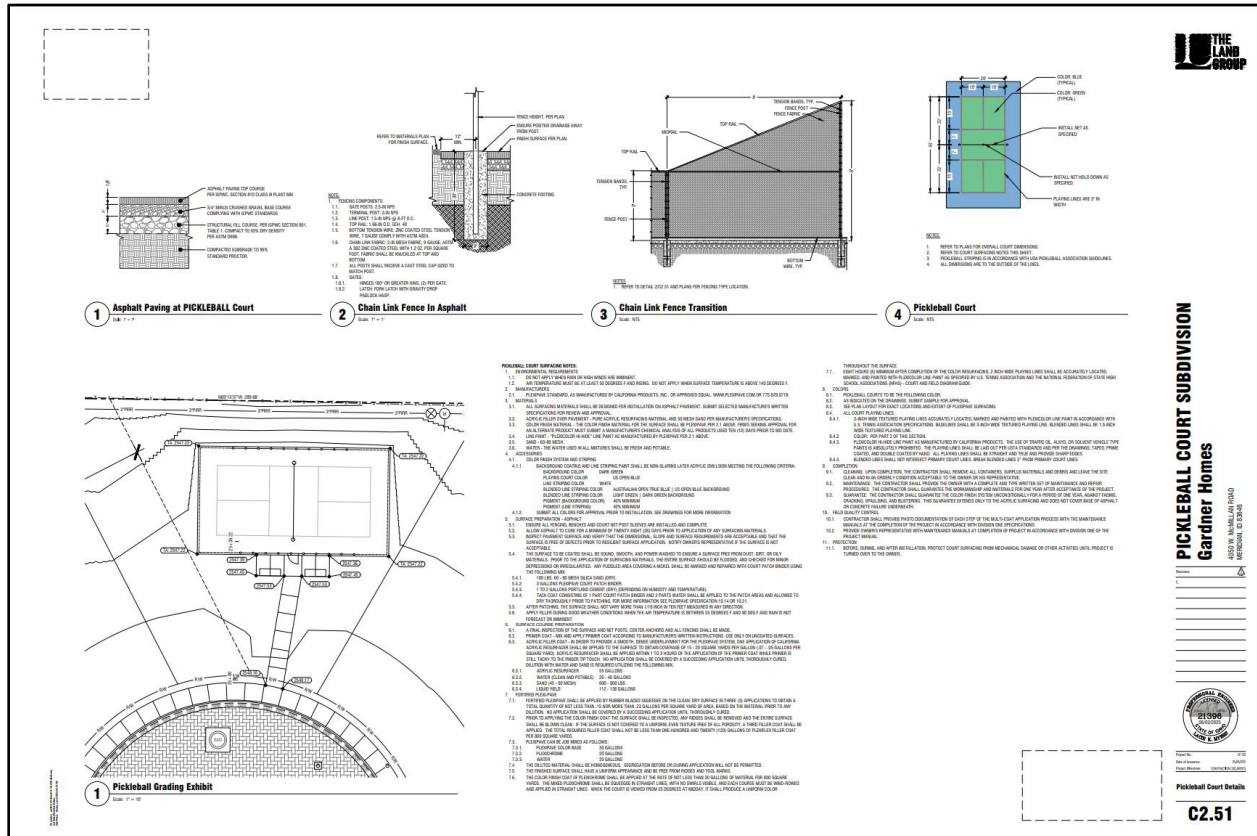
Overall Score: 25

16th Percentile

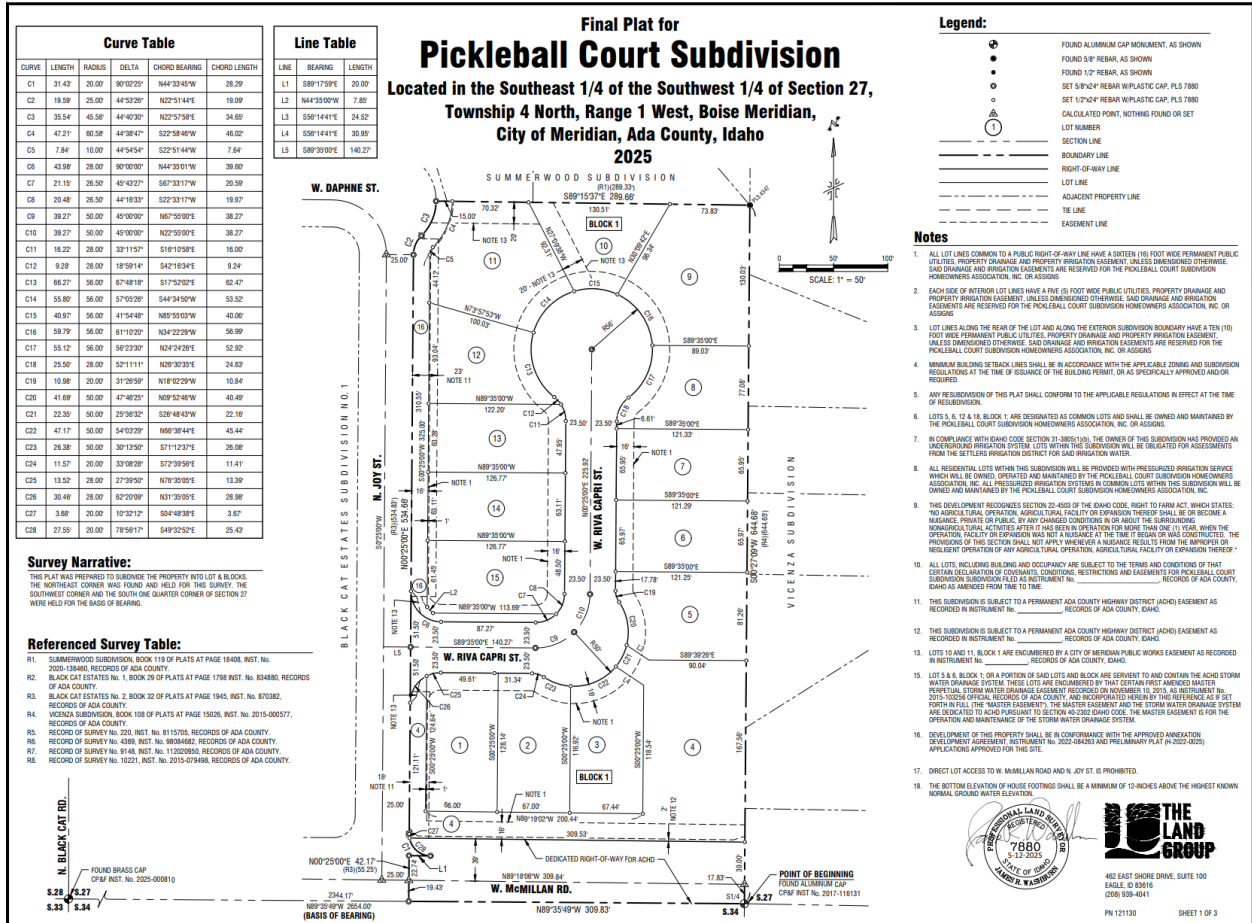
Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	Meets response time goals some of the time	YELLOW
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

[illegible]

E. Amenities Exhibit (date: 5/8/2025)



G. Final Plat (date: 6/12/2025)



Final Plat for
Pickleball Court Subdivision

Certificate of Owners

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 27 OF SAID TOWNSHIP 4 NORTH, RANGE 1 WEST, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89° 29' 40" WEST, A DISTANCE OF 309.83 FEET ON THE SOUTH LINE OF SAID SECTION 27;

THENCE NORTH 00° 29' 00" EAST, A DISTANCE OF 42.17 FEET (FORMERLY DESCRIBED AS 55.25 FEET);

THENCE SOUTH 89° 17' 50" EAST, A DISTANCE OF 20.00 FEET TO A POINT OF CURVE ON THE EASTERLY RIGHT OF WAY LINE OF NORTH JOY STREET, AS SAME IS SHOWN ON THE PLAT OF BLACK CAT ESTATES NO. 2 (SUBDIVISION), RECORDED IN BOOK 32 OF PLATS AT PAGES 1945 AND 1946 OF ADA COUNTY RECORDS;

THENCE 31.43 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90° 02' 29" FORMERLY DESCRIBED AS 90° 02' 30", A CHORD BEARING OF NORTH 44° 33' 40" WEST, AND A CHORD LENGTH OF 28.29 FEET ON SAID EASTERLY RIGHT OF WAY LINE OF NORTH JOY STREET;

THENCE NORTH 00° 29' 00" EAST, A DISTANCE OF 534.66 FEET (FORMERLY DESCRIBED AS 534.83 FEET) ON SAID EASTERLY RIGHT OF WAY LINE TO A POINT OF CURVE;

THENCE 19.59 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 44° 53' 20", A CHORD BEARING OF NORTH 22° 51' 44" EAST, AND A CHORD LENGTH OF 19.06 FEET ON SAID EASTERLY RIGHT OF WAY LINE TO A POINT OF REVERSE CURVE;

THENCE 35.54 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.58 FEET, A CENTRAL ANGLE OF 44° 40' 30", A CHORD BEARING OF NORTH 22° 53' 58" EAST, AND A CHORD LENGTH OF 34.65 FEET ON SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF SUMMERWOOD SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 115 OF PLATS AT PAGES 1948 THROUGH 1949 OF ADA COUNTY RECORDS;

THENCE SOUTH 89° 19' 32" EAST, A DISTANCE OF 289.66 FEET (FORMERLY DESCRIBED AS 289.83 FEET) ON THE SOUTHERLY BOUNDARY LINE OF SAID SUMMERWOOD SUBDIVISION TO THE SOUTHEAST CORNER OF SAID SUBDIVISION, SAID POINT BEING ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 27;

THENCE SOUTH 00° 27' 50" WEST, A DISTANCE OF 844.68 FEET (FORMERLY DESCRIBED AS 844.85 FEET) ON THE WESTERLY BOUNDARY LINE OF VICINIA SUBDIVISION, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 108 OF PLATS AT PAGES 1926 THROUGH 1928 OF ADA COUNTY RECORDS, AND THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 27 AND TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 4.58 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

GARDNER HOMES IDAHO, LLC

MATTHEW GARDNER, MANAGER

Acknowledgment

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW GARDNER KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF GARDNER HOMES IDAHO, LLC, AN IDAHO LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY SIGNATURE
MY COMMISSION EXPIRES: _____

Certificate of Surveyor

I, JAMES R. WASHBURN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERSHIP" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



402 EAST SHORE DRIVE, SUITE 100
EAGLE, ID 83616
(208) 535-4241

PM 121130 SHEET 2 OF 3

Final Plat for
Pickleball Court Subdivision

Approval of Central District Health

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH _____

Approval of Ada County Highway District

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT BOARD OF COMMISSIONERS ON THE _____ DAY OF _____, _____.

PRESIDENT _____

Approval of City Engineer

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER _____

Approval of City Council

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, _____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, MERIDIAN, IDAHO _____

Certificate of County Surveyor

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR _____

PLS _____

DATE _____

Certificate of the County Treasurer

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1309 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE _____

COUNTY TREASURER _____

County Recorder's Certificate

STATE OF IDAHO)
COUNTY OF ADA) S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE LAND GROUP, INC.

AT _____ MINUTES PAST _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____, _____, IN

BOOK _____ OF PLATS AT PAGES _____ THROUGH _____, INSTRUMENT NO. _____

DEPUTY _____

EX-OFFICIO RECORDER _____

FEE: _____



482 EAST SHORE DRIVE, SUITE 100
EAGLE, ID 83616
(208) 939-4041

PH 121130 SHEET 3 OF 3

H. Conceptual Building Elevations

