

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



In the Matter of the Request for a Short Plat Consisting of Three (3) Buildable Lots on 2.0 Acres of Land in the C-C Zoning District for Fluid Estates Subdivision, by Idaho Survey Group.

Case No(s). SHP-2021-0008

For the City Council Hearing Date of: January 4, 2022 (Findings on January 18, 2022)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of January 4, 2022, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of January 4, 2022, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of January 4, 2022, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of January 4, 2022, 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 January 4, 2022, 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 January 4, 2022, 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).

E. Notice of Final Action and Right to Regulatory Takings Analysis

1. **Please take notice** that this is a final action of the governing body of the City of Meridian. When applicable and pursuant to Idaho Code § 67-6521, any affected person being a person who has an interest in real property which may be adversely affected by the final action of the governing board may within twenty-eight (28) days after the date of this decision and order seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

F. Attached: Staff Report for the hearing date of January 4, 2022

By action of the City Council at its regular meeting held on the _____ day of _____, 2022.

COUNCIL PRESIDENT TREG BERNT VOTED_____

COUNCIL VICE PRESIDENT BRAD HOAGLUN VOTED_____

COUNCIL MEMBER JESSICA PERREAULT VOTED_____

COUNCIL MEMBER LUKE CAVENER VOTED_____

COUNCIL MEMBER JOE BORTON VOTED_____

COUNCIL MEMBER LIZ STRADER VOTED_____

MAYOR ROBERT SIMISON VOTED_____
(TIE BREAKER)

Mayor Robert Simison

Attest:

Chris Johnson
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

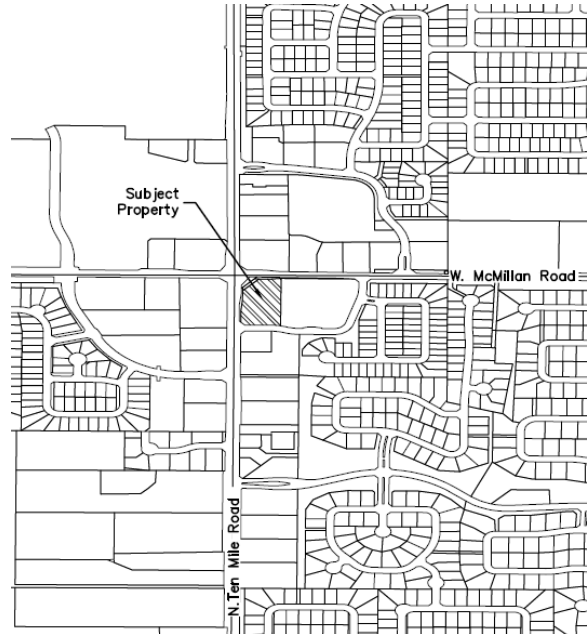
By: _____ Dated: _____
City Clerk's Office

EXHIBIT A

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 1/4/2022
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: SHP-2021-0008
Fluid Estates
LOCATION: 3110 W. Quintale Dr., in the NW 1/4 of
Section 35, T.4N., R.1W.



I. PROJECT DESCRIPTION

Short plat consisting of 3 buildable lots on 2.0 acres of land in the C-C zoning district.

II. APPLICANT INFORMATION

- A. Applicant: Michael Byrns, Idaho Survey Group – 9955 W. Emerald St., Boise, ID 83704
- B. Owner: Eric Wall, Fluid Real Estate Investments, LLC – 2880 E. 14th, Ammon, ID 83401
- C. Representative: Same as Applicant

III. NOTICING

	City Council Posting Date
Legal notice published in newspaper	12/19/2021
Radius notice mailed to property owners within 500 feet	12/15/2021
Posted to Next Door	12/15/2021

IV. STAFF ANALYSIS

The short plat proposes to re-subdivide Lot 2, Block 25, Bridgetower Crossing Subdivision No. 7 into three (3) buildable lots. The property consists of 2.00 acres of land in the C-G zoning district.

Staff has reviewed the proposed short plat for compliance with the criteria set forth in UDC [11-6B-5](#) and deems the short plat to be in compliance with said requirements.

Street buffers were constructed and landscaping installed adjacent to N. Ten Mile Rd., W. McMillan Rd. and W. Quintale Dr. with the previous subdivision improvements.

Future development of the proposed lots should comply with the dimensional standards listed in UDC Table 11-2B-3 for the C-G zoning district.

Access to this property should be provided via the two existing access easements/driveways at the east boundary of this site as depicted on Record of Survey #11816 included in Section VI.C; direct lot access via N. Ten Mile Rd., W. McMillan Rd. and W. Quintale Dr. is prohibited.

The existing Development Agreement (AZ-01-003 – Inst. #101117652, note #4 on pg. 6) for this property requires approval of a conditional use permit prior to development of this property. Note #12 on the Bridgetower Crossing Subdivision No. 7 plat also states development of this property may only occur through the CUP process.

V. DECISION

Staff:

Staff recommends approval of the proposed short plat with the conditions noted in Section VII of this report and in accord with the findings in Section VIII.

A. The Meridian City Council heard these items on January 4, 2022. At the public hearing, the Council moved to approve the subject SHP request.

1. Summary of the City Council public hearing:

- a. In favor: Michael Byrns, Eric Wall
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application: Sonya Allen
- 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:

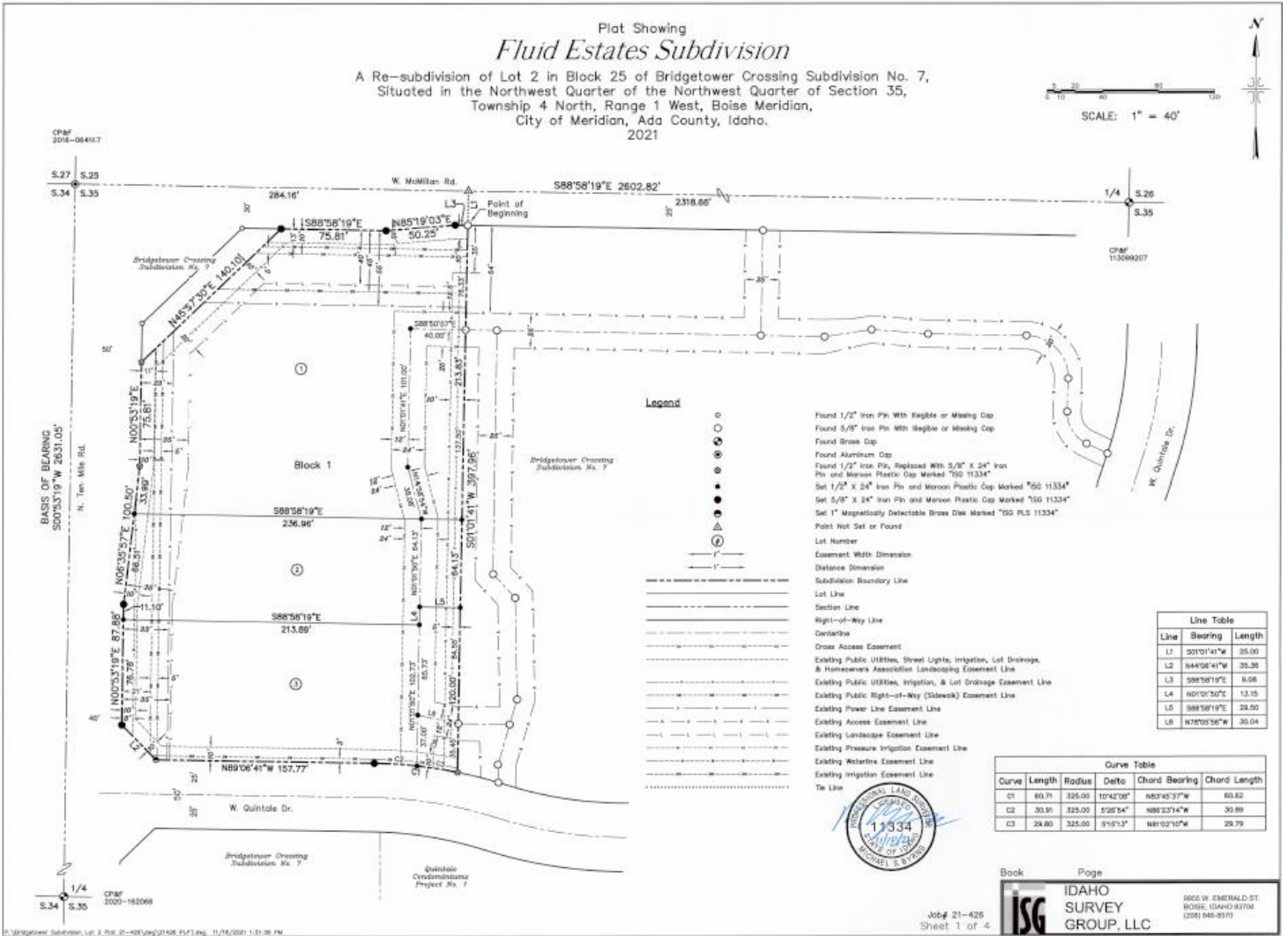
- a. Impacts on parking for the overall site if two additional building lots are created.

4. City Council change(s) to Commission recommendation:

- a. None

VI. EXHIBITS

A. Short Plat (date: 11/18/21)



Fluid Estates Subdivision

Notes:

1. Lots shall not be reduced in size without prior approval from the Health Authority.
2. No additional domestic water supplies shall be installed beyond the water system approved in the Sanitary Restriction Release.
3. Reference is made to the Public Health Letter on file with Ada County recorder regarding addition restrictions.
4. Any re-subdivision of this plot shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
5. Minimum building setback lines shall be in accordance with the zoning ordinance of the time of issuance of any building permit. All lot, parcel and tract sizes shall meet dimensional standards established in the zoning ordinance.
6. Irrigation water has been provided from Settlers Irrigation District, in compliance with Idaho Code 31-3802(1)(a). Lots within this subdivision will be entitled to irrigation water via the Bridgetower Crossing Homeowners Association, and will be obligated for assessments from Settlers Irrigation District.
7. See Instrument Number 105028862 for existing Public Right-of-Way (Sidewalk) Easement.
8. See Instrument Number 2018-035442 and Record of Survey 15916 for existing Access Easement.
9. See Instrument Number 103130003 for existing Settlers Canal Easement.
10. See Instrument Number 101010267 for existing Waterline Easement.
11. See Instrument Number 89019088 for existing Power Line Easement.
12. See Instrument Number 105074086 (Plot of Bridgetower Crossing Subdivision No. 7) for existing Public Utilities, Street Lights, Irrigation, Pressure Irrigation, Lot Drainage, & Homeowners Association Landscaping Easements.
13. See Instrument Number _____ for Cross Access Easements.

Surveyor's Narrative:

The purpose of this survey is to subdivide the property shown herein. The corner monuments were verified from the existing control that they were originally set from, as that is the method that most closely follows in the original surveyor's footsteps. The missing monuments were reset. The centerline monuments on R/S 11816 were located and found to be in substantial concurrence to the survey.

Reference Documents
Warranty Deed: 2018-046907
Bridgetower Crossing Subdivision No. 7
Quartzite Condominiums Project No. 1
R/S 11816 (Access Easement Inst. No. 2018-035442)
R/S 9574
ADCO Sidewalk Easement Inst. No. 105028862
Water Line Easement Inst. No. 101010267
Settlers Canal Easement Inst. No. 103130003
Idaho Power Easement Inst. No. 89019088

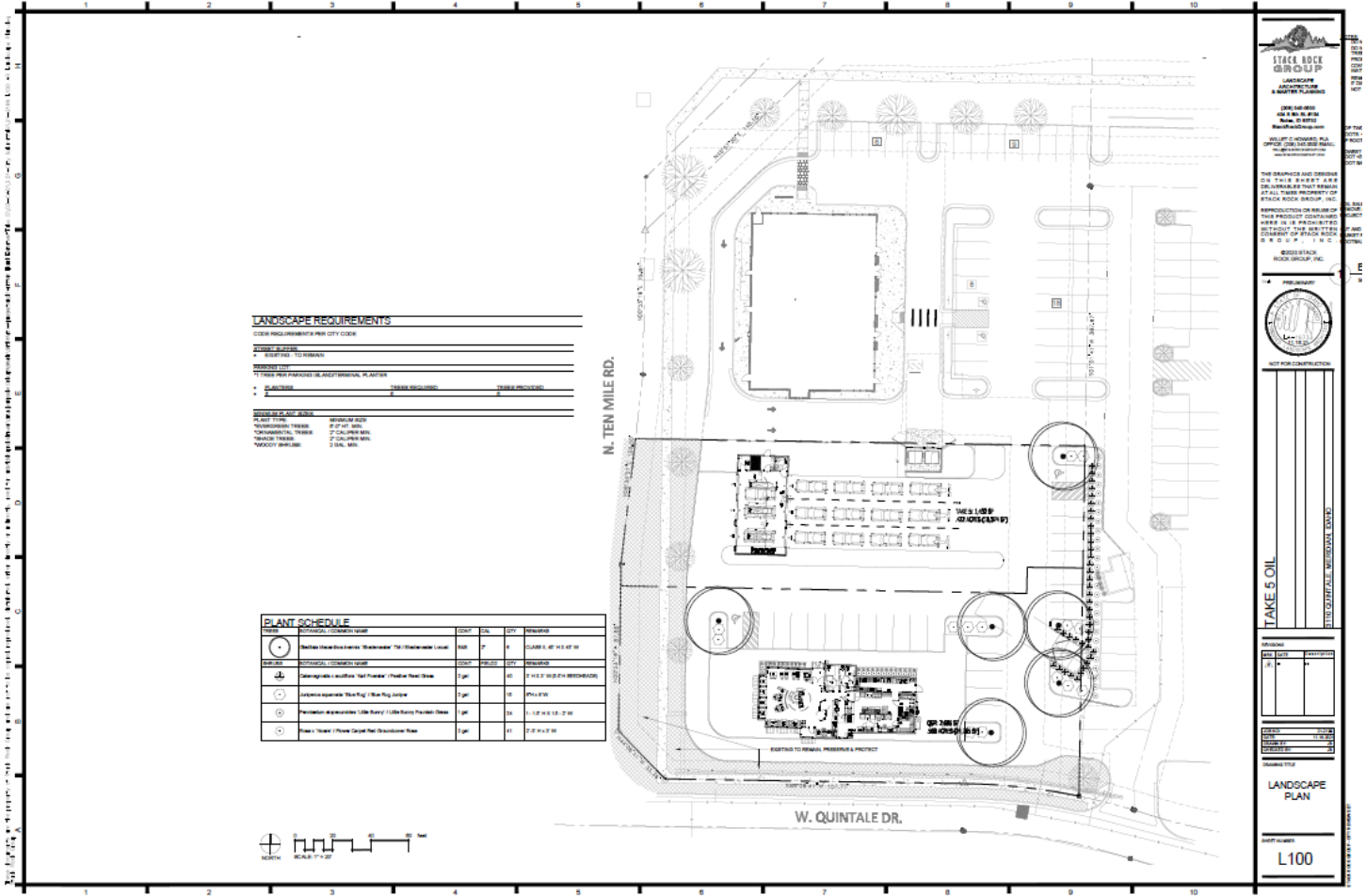


Job# 21-426
Sheet 2 of 4

Book	Page
 IDAHO SURVEY GROUP, LLC	11334

1930 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-8370

B. Proposed Landscape Plan (dated: 11/16/21)



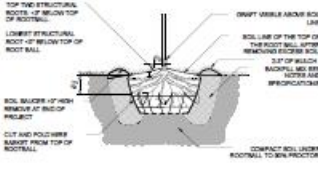
LANDSCAPE NOTES:

- REGULATIONS & STANDARDS**
 - All construction work shall be conducted in accordance with BMPAC (Baltimore Municipal Public Works Codebook), 2021 (or most recent published), and City of Median, 22 codes, standards and rules and local regulations.
- EXISTING CONDITIONS**
 - All utilities shall be located prior to construction and protected. Any damage to utilities, utilities or services will be repaired at contractor's expense.
 - The site has many existing systems such as underground utilities, water and gas, light poles and sidewalks.
 - See Engineer's plans for information about existing features.
 - Utility locates plans for all existing and proposed drainage pipes to maintain utilities. Protect all drainage at all times, protect all utilities at all times.
- DRENCHING & IRRIGATION**
 - Protect tree trunks for planting by shading and removing weeds. If necessary, apply mulch to 2" minimum thickness, being a certified application. Remove roots and debris over 2".
 - Apply granular fertilizer to be removed and disposed off site.
 - Protect, grade to the correct elevation to allow for water table to be a natural flowing water.
 - Five grade, level areas to elevation set by Engineer's plans with positive drainage from all directions.
 - Grade, including grade for planting information & for drainage pipes and lawns. Protect and retain drainage at all times.
 - No ponding or standing water will be permitted per industry standards.
- SOILS**
 - Soil areas shall meet a 12" min depth of screened topsoil.
 - All utility beds shall meet 12" min depth of screened topsoil.
 - Grass of existing landscape has been disturbed on site is provided it.
 - Topsoil to be used and analyzed to ensure a proper growing medium. Provide all below as recommended as follows:
 - Topsoil to be broken. Make sure soil is not too dry and free of lumps, rocks, animal waste, weed seeds, rocks, grass or other foreign material.
 - Topsoil shall have a pH of 6.5 to 8.0.
 - A pH soil report does not meet these minimum standards contractor is responsible for providing approved topsoil based on screening grade. Soil per the approval of the project manager.
 - If topsoil cannot be used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps or lumps, animal waste or any other debris.
 - Soil must contain and be grade topsoil in been areas to screen and collect grade 12" below and have a pH of 6.5 to 8.0.
 - Screen all new plantings with 2 parts brown 1 part compost.
- LEARN AREAS**
 - Subsoil layer to be left 1/2" top layer, or approved other.
 - Subsoil layer to be replaced/finely screened, and soil within 2" below of leveling.
 - Use soil to form a soil core with light, fine grade in even grades.
 - Any existing soil that is damaged shall be replaced with soil from the same lot as existing soil.
 - All new areas adjacent to parking fields, grass areas, or aggregate pathways shall have 2" sand subsoil layer per manufacturer's recommendations. Other applications to be approved by owner and landscape architect.
 - Learn adjacent to building, structures shall be a minimum of 10" deep from foundation. Learn adjacent to fences or other screening elements shall be a minimum of 10" deep.
 - Install 1/2" slope or other approved grade multiple type to meet a depth of 2" over concrete grade level. Learn fabric installed per manufacturer's recommendations.
 - Provide low edge with a minimum 2" diameter around all trees located in lawn, main type 1/2" diameter to maintain all other grade levels.
- PLANTER AND MULCH**
 - All planter beds to receive 2" depth of screen 1/2" below each root or approved material, subject for approval prior to placement. Install over concrete grade level where fabric per manufacturer's recommendations.
- PLANTING**
 - All plant material shall be installed per industry standards.
 - All plant material shall meet or exceed the minimum Federal standards as regulated by NURSERY Inspection Station for Nursery Stock. Plants not meeting these standards for quality or plants determined to be unhealthy by Owner's representative, will be replaced.
 - All Ball and Burlap trees to be installed per Ball and Burlap planting detail. All utilities to be installed per detail.
 - Trees and shrubs over 10" shall not be planted within clear zone changes. Protect all trees and shrubs with 12" height planting labels or approved signs. Apply per manufacturer's recommendations.
- IRRIGATION**
 - Irrigation system shall be built to the following specifications:
 - All irrigation material to be new with manufacturer's warranty fully intact.
 - Install double check valve in specified location on plan. A double check valve. Coordinate with project manager and general contractor on exact location.
 - Double check valve shall be installed in a location that does not affect other programs.
 - All screen control valves (including screen control valve) to have flow control device.
 - Irrigation system piping to be minimum class 200 PVC of approved equal, screens to be double the size of pipes located within, all screens to be confirmed to separate screens 1/2" dia. min.
 - All pipe shall be 2" unless the designer, with approved joint materials at all 45, 90, 180, 270.
 - Use screen control valves where possible.
 - APVC located under landscape to be suitable APVC with same size as above.
 - All pipe to be 1/2" or 3/4" or 1" (1" shall have min 4" minimum of 12" below finished grade).
 - Contractor to provide a record of connection to appropriate location on plan.
 - Contractor is responsible for providing all labor and paying of permits necessary.
 - Backfill shall have same material as specified within each section about. Vegetation shall not exceed 2 feet per year.
 - All pipe irrigation to be installed 2" above finished grade.
 - Water to be installed at a rate of 80% replacement as determined by the test kit.
 - Install all irrigation per irrigation drawings. All materials specified or approved equal.
 - Contractor shall confirm the static water pressure at least 10 days before construction begins and to conduct the drainage without a water log pressure is below 10 psi.
 - If any site conditions are found, then final contract shall prevail.
 - CONTRACTOR RESPONSIBILITIES**
 - Contractor shall be responsible for general references only. Contractor shall be responsible for all quality materials.
 - All material and construction shall be guaranteed for a period of one year beginning at the date of acceptance by Owner. Review all detail on construction, plan, material, installation, with same type and size of all used in Owner.
 - Landscape contractor to be in on both drawings at the end of project. Substantial completion will not be granted until 2 weeks @ 1700' shall be issued to and approved by Owner's representative.
 - To the extent of a site discrepancy, with the architect notified immediately.

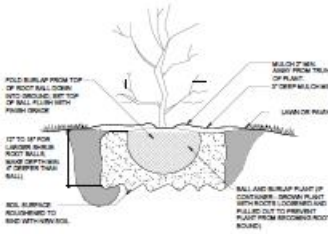
- NOTES:**
- DO NOT DAMEN DRAIN LEADER
 - DO NOT COVER ROOT OF DRAINAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKE
 - TREE STAKE SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER, ANY TREE STAKE SHALL BE PLACED BEHIND THE PLANT. WARRIORS PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE
 - WATER PLANTS THOROUGHLY WATERED 1 AFTER INSTALLATION
 - REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP OF THE ROOTBALL
 - COMPOSITE PLANTER SHALL BE HAND AROUND THE TRUNK OF THE TREE. IF OF MULCH SHALL NOT PLACE MULCH WITHIN 2' OF TRUNK OF TREE.

- NOTES:**
- REMOVE ALL TWINE, TWINE OR OTHER NON-NATURALLY OCCURRING MATERIALS ATTACHED TO PLANT OR ROOT BALL

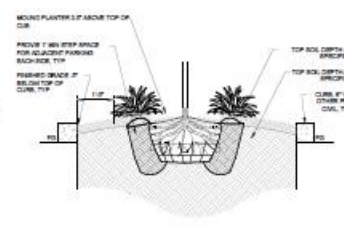
- NOTES:**
- TO BE ADJACENT PLANTER PER CURB OR LANDSCAPE PLANS
 - TREE SHALL BE INSTALLED PER RESPECTIVE DETAILS
 - PLANTER & MULCH PER PLAN



1 BALL & BURLAP TREE PLANTING
SHEET 1 OF 1



2 SHRUB PLANTING
SHEET 1 OF 1



3 PLANTER ISLAND DETAIL
SHEET 1 OF 1



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & NURSERY PLANNING
1200 N. W. 10th St.
Miami, FL 33136
Tel: 305.575.1111
www.stackrockgroup.com

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NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

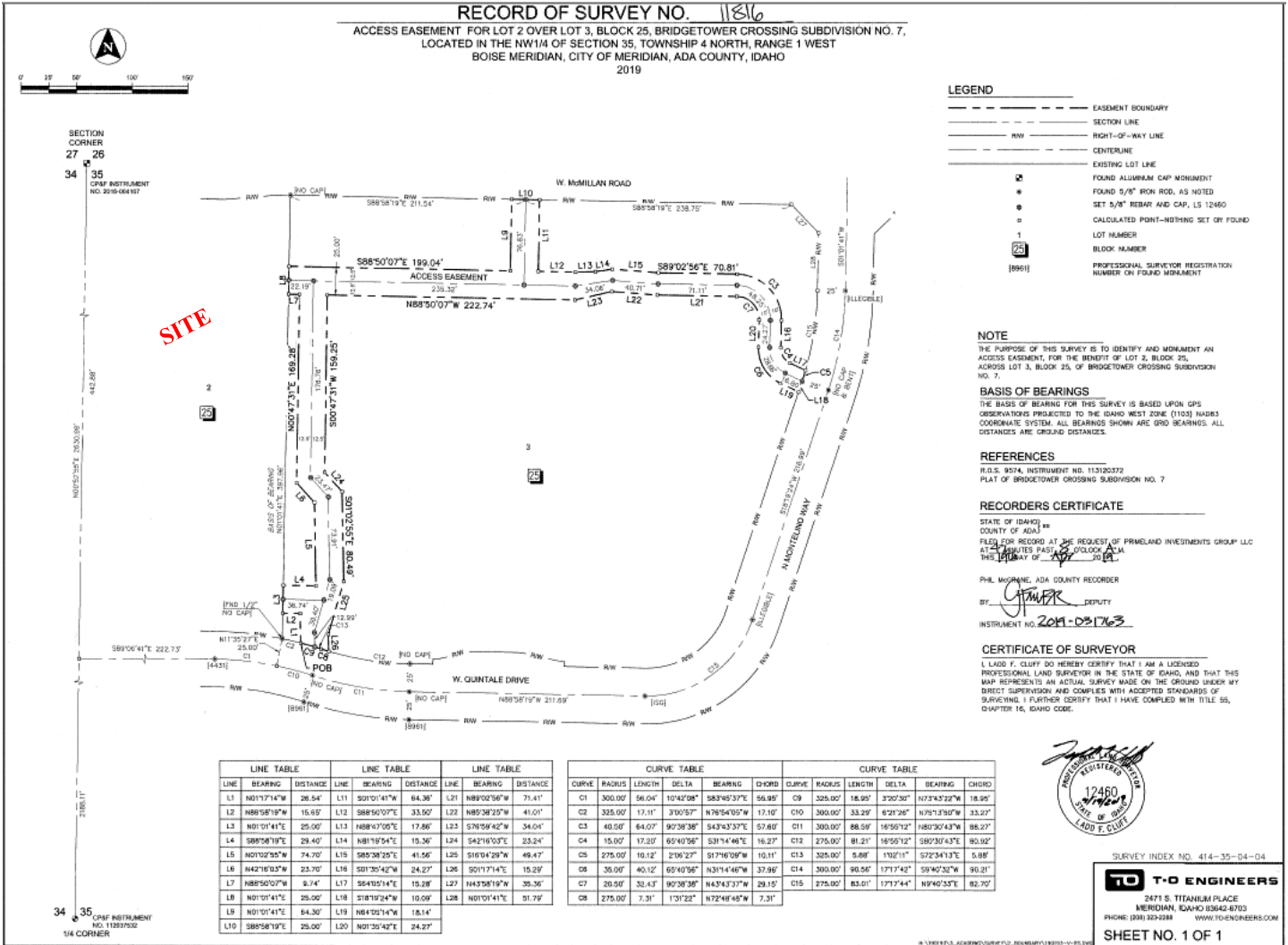
DATE: 10/15/2024
DRAWN BY: J. J. J.
CHECKED BY: J. J. J.
PROJECT: 24-0000000000

LANDSCAPE NOTES & DETAILS

SHEET 1 OF 1

L150

C. Record of Survey #11816



VII. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development: AZ-01-003 (Development Agreement Inst. #101117652) & CUP-01-006 (PUD).
2. If the City Engineer's signature has not been obtained within two (2) years of the City Council's approval of the short plat, the short plat shall become null and void unless a time extension is obtained, per UDC 11-6B-7.
3. The short plat prepared by Idaho Survey Group on November 18, 2021 by Michael Byrns, included in Section VI.A shall be revised as follows:
 - a. Note #1: ". . . from the Health Authority and the City of Meridian."
 - b. Note #13: Include recorded instrument number for cross-access easements.
 - c. Include a note stating direct lot access via W. Quintale Dr. is prohibited. *Access to this property should be provided via the two existing access easements/driveways at the east boundary of this site as depicted on Record of Survey #11816 included in Section VI.C.*
4. The landscape plan prepared by Stack Rock Group on 11/16/21, included in Section VI.B is approved as submitted.
5. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals noted above does not relieve the Applicant of responsibility for compliance.

B. Public Works

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-foot wide for a single utility, or 30-foot 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 (MCC 9-1-28.C.1). 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.

VIII. REQUIRED FINDINGS FROM THE UNIFIED DEVELOPMENT CODE

In consideration of a short plat, the decision-making body shall make the following findings:

A. The plat is in conformance with the Comprehensive Plan and is consistent with the Unified Development Code;

The Comprehensive Plan designates the future land use of this property as Commercial and the current zoning district of the site is C-G. The City Council finds the proposed short plat complies with the short plat standards listed in UDC 11-6B-5. Future development should comply with the dimensional standards for the C-G district listed in UDC Table 11-2B-3.

B. Public services are available or can be made available and are adequate to accommodate the proposed development;

The City Council finds that public services will be provided and are adequate to serve the proposed lots.

C. The plat is in conformance with scheduled public improvements in accord with the City's capital improvements program;

The City Council finds all required utilities will be provided with lot development at the developer's expense.

D. There is public financial capability of supporting services for the proposed development;

The City Council finds that the development will not require major expenditures for providing supporting services as services are already being provided in this area.

E. 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.

F. The development preserves significant natural, scenic or historic features.

The City Council is not aware of any significant natural, scenic or historic features associated with short platting the structure on this site.