

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: SEPTEMBER 17, 2024  
ORDER APPROVAL DATE: OCTOBER 1, 2024

IN THE MATTER OF THE  
REQUEST FOR FINAL PLAT  
CONSISTING OF 2 BUILDING  
LOTS ON 4.76 ACRES OF LAND IN  
THE I-L ZONING DISTRICT FOR  
FERNEY SUBDIVISION.

CASE NO. H-2024-0015

ORDER OF CONDITIONAL  
APPROVAL OF FINAL PLAT

BY: JEFF HATCH, HATCH  
DESIGN ARCHITECTURE  
APPLICANT

This matter coming before the City Council on September 17, 2024 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

**IT IS HEREBY ORDERED THAT:**

1. The Final Plat of “PLAT SHOWING FERNEY SUBDIVISION, LOCATED IN THE SW ¼ OF SE 1/4 OF SECTION 9, TOWNSHIP 3N, RANGE 1E, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2024, HANDWRITTEN DATE: AUGUST 22, 2024, by NATHAN J. DANG, PLS, SHEET 1 OF 3,” is

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT  
FOR (FERNEY SUBDIVISION – FP-2024-0015)

conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated September 17, 2024, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
  - 2.1 The plat dimensions are approved by the City Engineer; and
  - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

## **NOTICE OF FINAL ACTION**

### **AND RIGHT TO REGULATORY TAKINGS ANALYSIS**

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

**Please take notice** that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an

interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code§ 67-52.

By action of the City Council at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By:

\_\_\_\_\_  
Robert E. Simison  
Mayor, City of Meridian

Attest:

\_\_\_\_\_  
Chris Johnson  
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By:\_\_\_\_\_ Dated:\_\_\_\_\_

## COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 9/17/2024

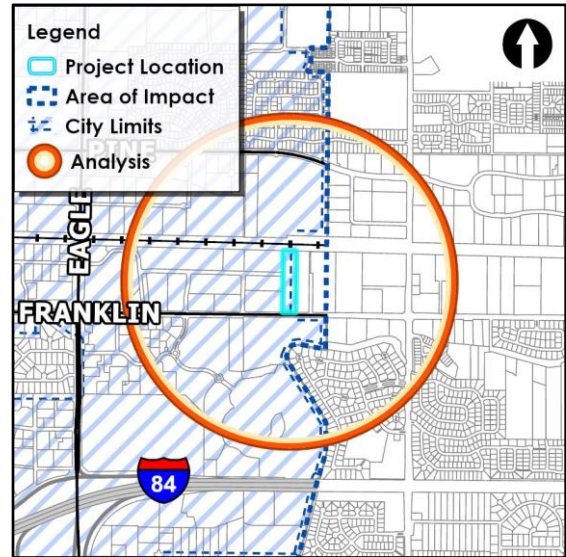
TO: Mayor & City Council

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

APPLICANT: Jeff Hatch, Hatch Design Architecture

SUBJECT: FP-2024-0015  
Ferney Subdivision

LOCATION: 4160 E. Lanark Street, in the SW 1/4 of  
SE ¼ of Section 9, T.3N., R.1E.



### I. PROJECT OVERVIEW

#### A. Summary

Final Plat consisting of two (2) building lots on 4.93 acres of land in the I-L zoning district.

#### B. Recommendation

Staff: Staff recommends approval of the proposed final plat with the conditions of approval in Section III of this staff report.

#### C. Decision

Select: Pending.

### II. APPLICANT INFORMATION

#### A. Applicant/Representative:

Jeff Hatch, Hatch Design Architecture - 200 W. 36<sup>th</sup> Street, Boise, ID 83714

#### B. Owner/Developer:

Greg Ferney, Franklin Storage, LLC – 4549 N. Mackenzie Lane, Boise, ID 83703

#### C. Agent for Applicant:

Steve Thiessen, Hatch Design Architecture - 200 W. 36<sup>th</sup> Street, Boise, ID 83714

### III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the associated preliminary plats (Ferney Subdivision H-2021-0103) as required by UDC 11-6B-3C.2. Staff finds the proposed final plat is in substantial compliance with the approved preliminary plats as required by UDC 11-6B-3C.

### **III. CITY/AGENCY COMMENTS & CONDITIONS**

#### **A. Meridian Planning Division**

1. Applicant shall comply with all previous conditions of approval associated with this development (Ferney Subdivision H-2020-0074, DA Inst. #2021-089157; MDA 2024-0024).
2. The applicant shall obtain the City Engineer's signature on the subject final plat on or before June 21, 2025 or apply for a time extension, in accord with UDC 11-6B-7.
3. The Public Works infrastructure shall be installed, inspected and finalized, as approved with LDIR-2023-0061, prior to the issuance of any building permits.
5. The Applicant shall comply with all ACHD conditions of approval.
6. Prior to City Engineers signature on a final plat, the applicant shall submit a public access easement for the multi-use pathway segment along the north boundary to the Planning Division for approval by City Council and subsequent recordation. The easement shall be a minimum of 14' in width (10' pathway and 2' shoulder on each side).
7. 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.
8. Applicant shall tile all irrigation facilities within the development area per UDC 11-3A-6, unless waived by City Council.
13. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
14. The final plat prepared by Accurate Surveying & Mapping, stamped on 8/22/24 by Nathan J. Dang, PLS, included in Exhibit B shall be revised as follows:
  - a. Add a note to include the recorded instrument number of the 20' water main easement.
  - b. Add a note to include the recorded instrument number for the sixty (60) foot irrigation easement.
  - c. Add a note to include the recorded instrument number for the fourteen (14) foot pathway easement graphically depicted on the plat.
  - d. Note #3: Include the recorded instrument number for the easement.
  - e. Note #4: Add City Code Section.
  - f. Note #6: Include the recorded instrument number of the public utility easement graphically depicted on the plat.
  - g. Note #10: Include the recorded instrument number for CC&R's.
  - h. Remove the easement for the five (5) foot buffer at the rear of the property to the north.

15. Prior to City Engineer's signature on the final plat, the landscape plan prepared by Accurate Surveying & Mapping, dated 8/23/24 included in Exhibit C, shall be revised to meet the requirements of UDC 11-3B-7C.
16. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

**B. Meridian Public Works**

The Public Works infrastructure shall be installed, inspected and finalized, as approved with LDIR-2023-0061, prior to the issuance of any building permits.

**C. Idaho Transportation Department (ITD)**

ITD has no concerns. While nothing is required at this time, ITD may require additional traffic studies as the proposed lots develop.

**IV. ACTION**

**A. Staff:**

Staff recommends approval of the proposed final plat with the conditions of approval in Section III of this staff report.

**B. City Council:**

Approved.

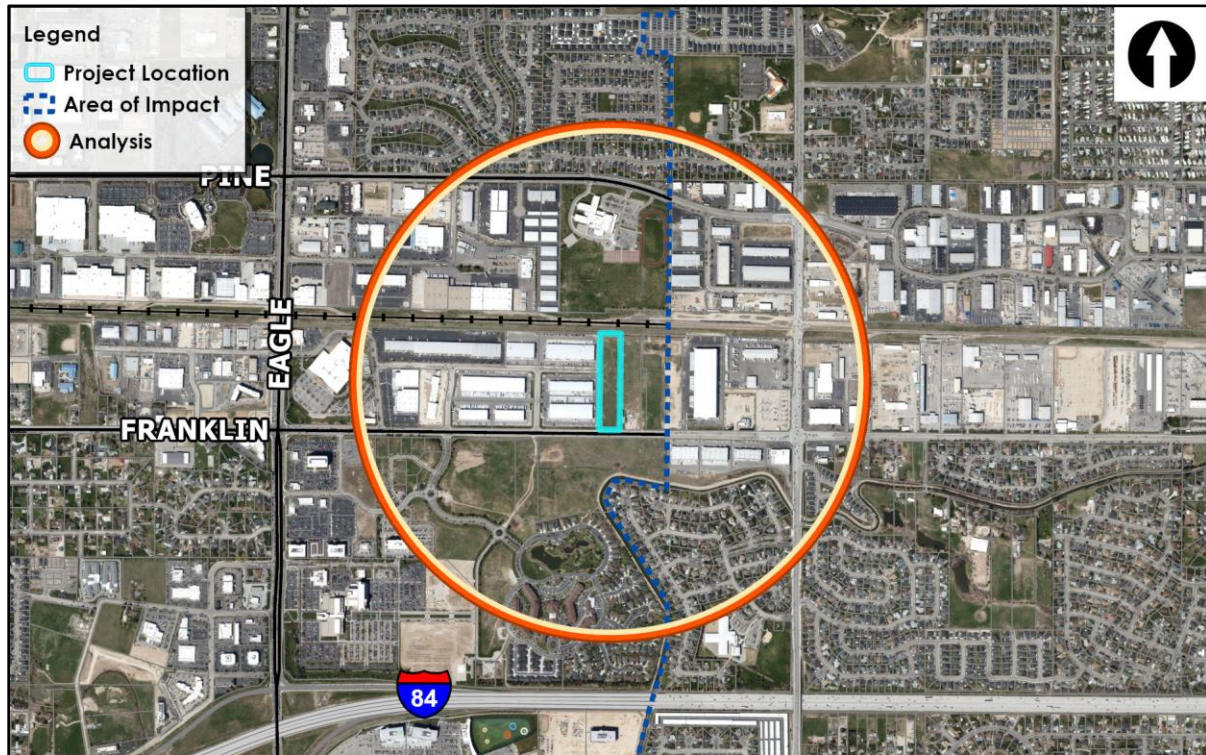


## IV. EXHIBITS

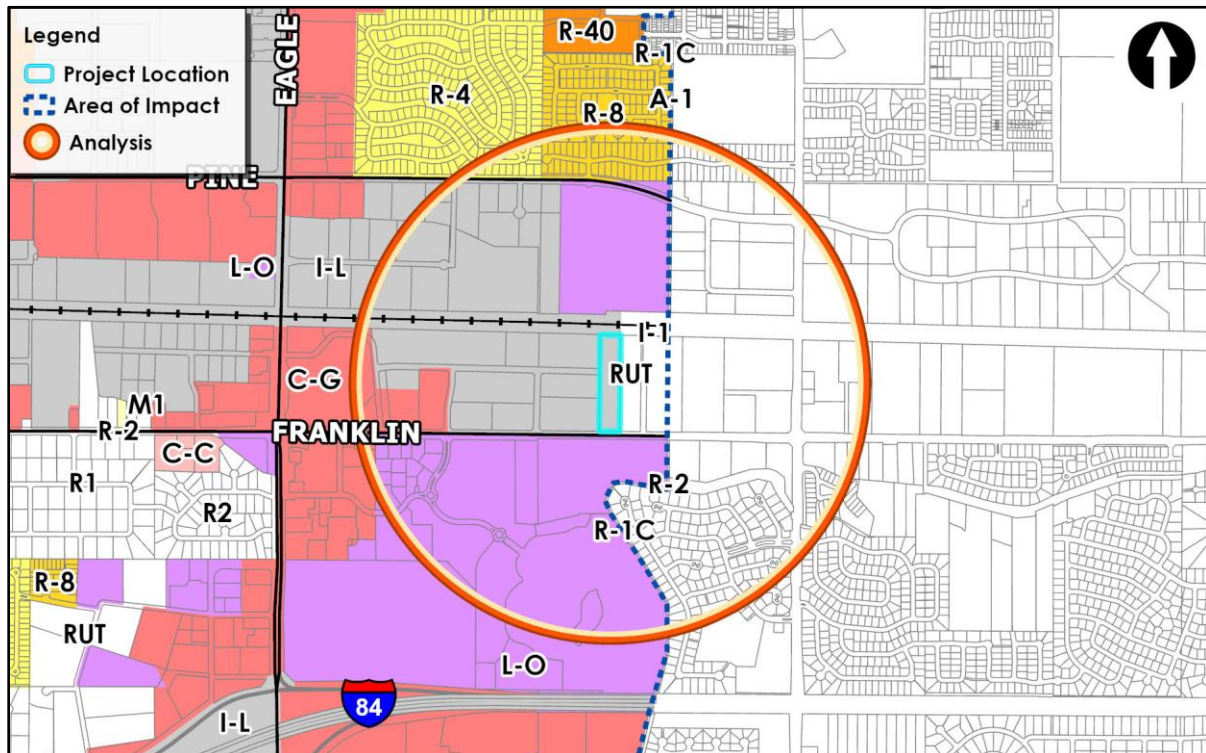
### A. Project Area Maps

(link to [Project Overview](#))

#### 1. Aerial

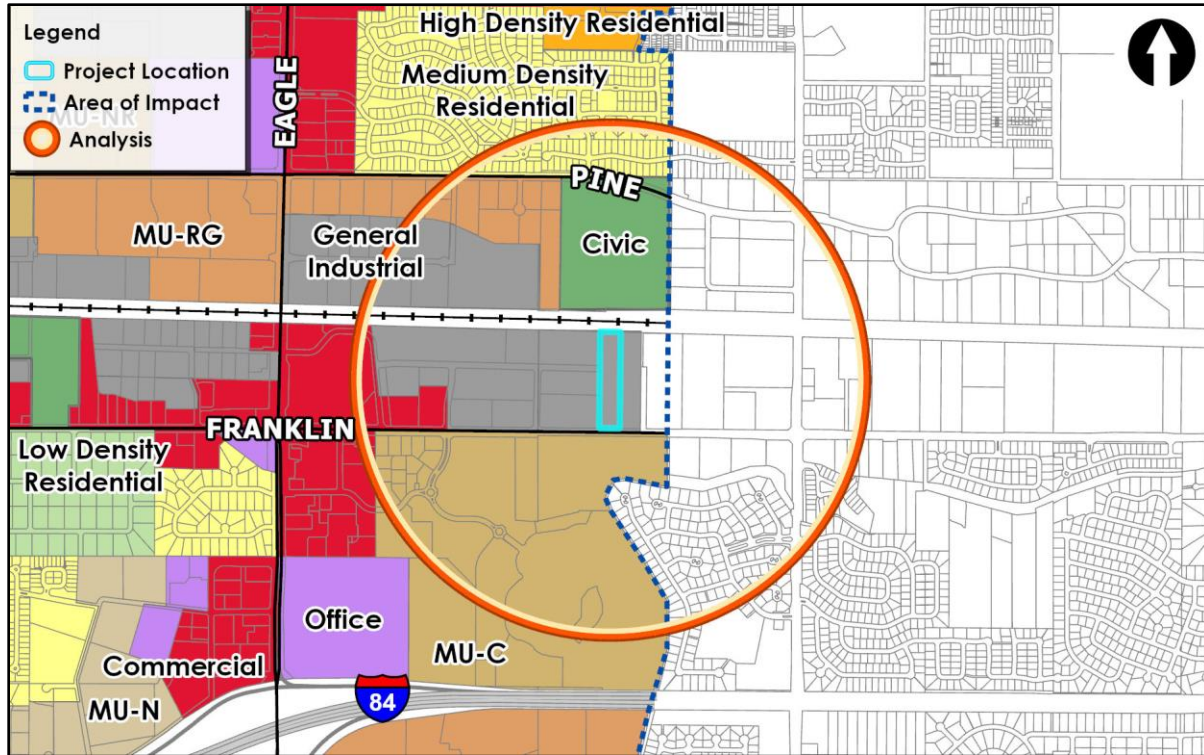


#### 2. Zoning Map

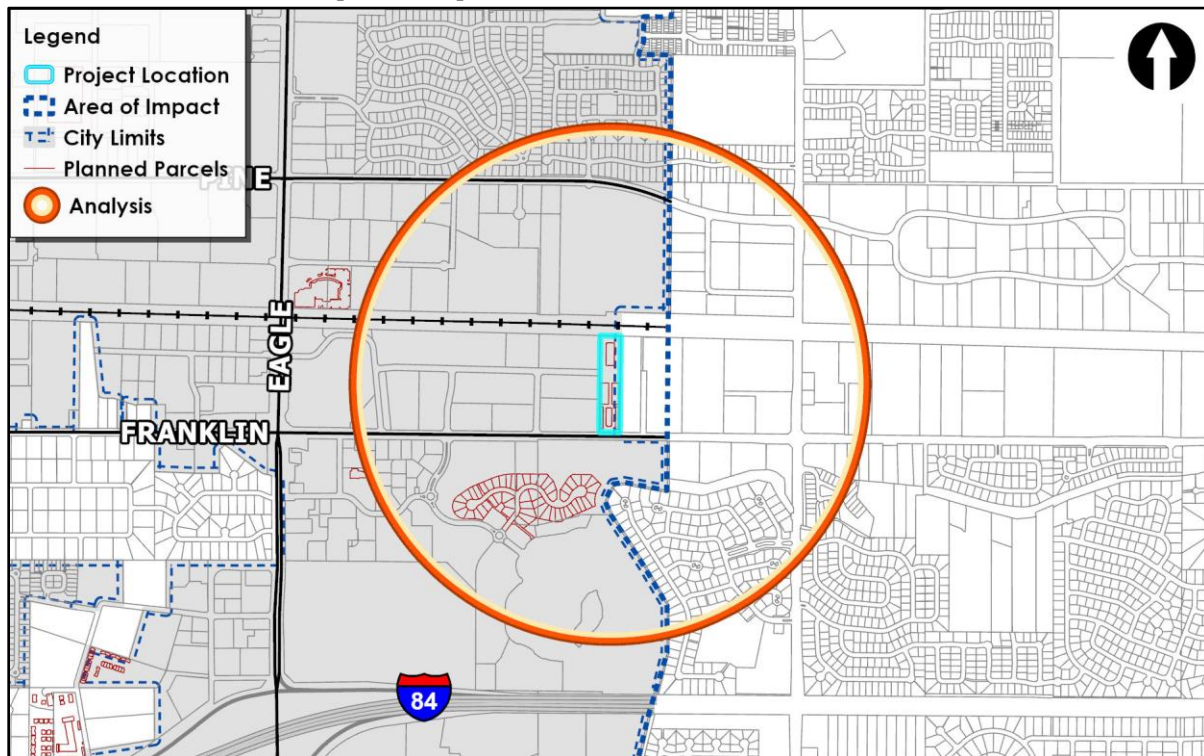




### 3. Future Land Use

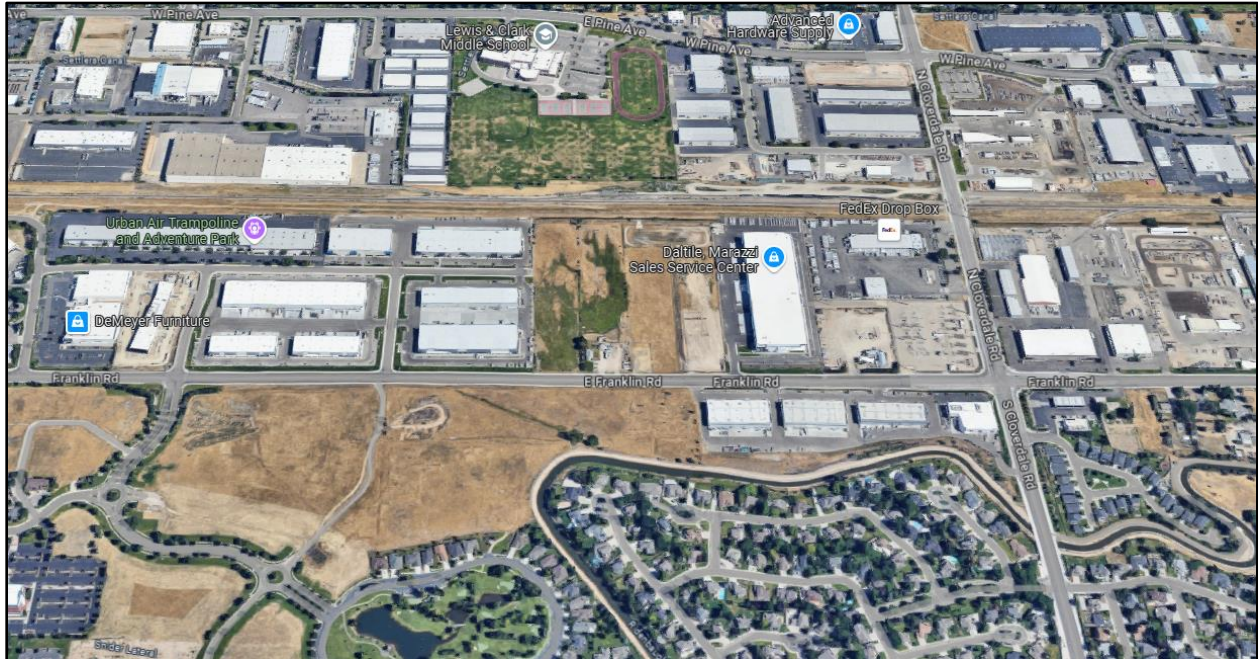


### 4. Planned Development Map



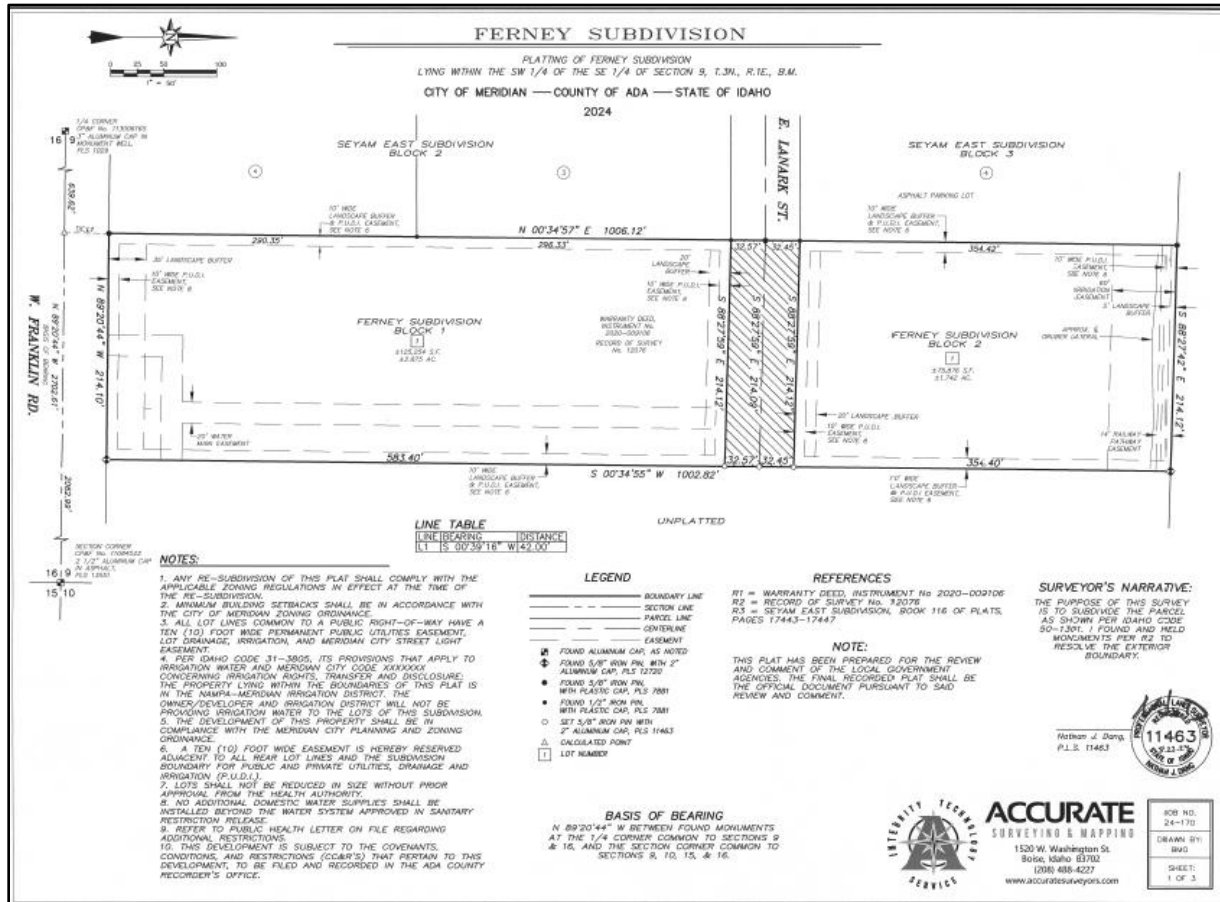


## B. Subject Site Photos



[illegible]

## D. Final Plat (date: 8/22/2024)



## E. Landscape Plan (date: 8/23/2024)

