

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



In the Matter of the Request for a Short Plat, by Kent Brown, Kent Brown Planning Services.

Case No(s). SHP-2024-0002

For the City Council Hearing Date of: March 11, 2025 (Findings on March 18, 2025)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of March 11, 2025, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of March 11, 2025, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of March 11, 2025, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of March 11, 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 March 11, 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 March 11, 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 March 11, 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: 3/11/2025

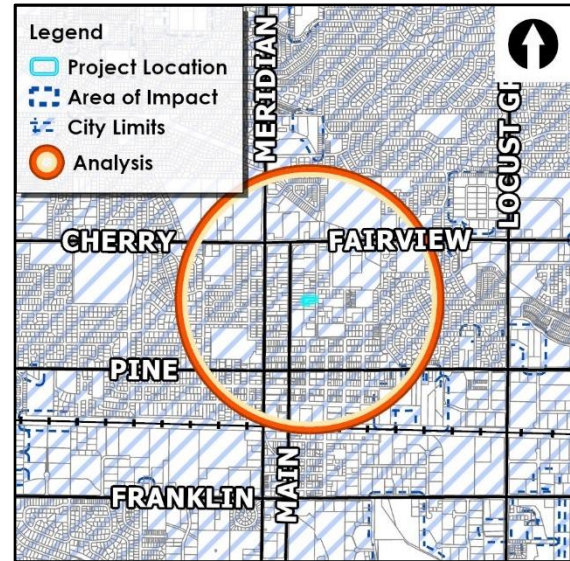
TO: Mayor & City Council

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

APPLICANT: Kent Brown, Kent Brown Planning Services

SUBJECT: SHP-2024-0002
Soldier Place Subdivision

LOCATION: 1323 2½ Street, Located in the NW ¼ of the NW ¼ of Section 7 Township 3N, Range 1E; parcel: S1107223045



I. PROJECT OVERVIEW

A. Summary

Short Plat to subdivide an existing parcel into three (3) buildable lots on of 0.47 acres of land in the R-15 zoning district.

B. Issues/Waivers

None

C. Recommendation

Staff recommends approval with the conditions outlined in Section IV.

D. Decision

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Residential	-
Proposed Land Use(s)	Residential	-
Existing Zoning	R-15	VII.A.2
Future Land Use Designation	Old Town (O-T)	VII.A.2

Table 2: Process Facts

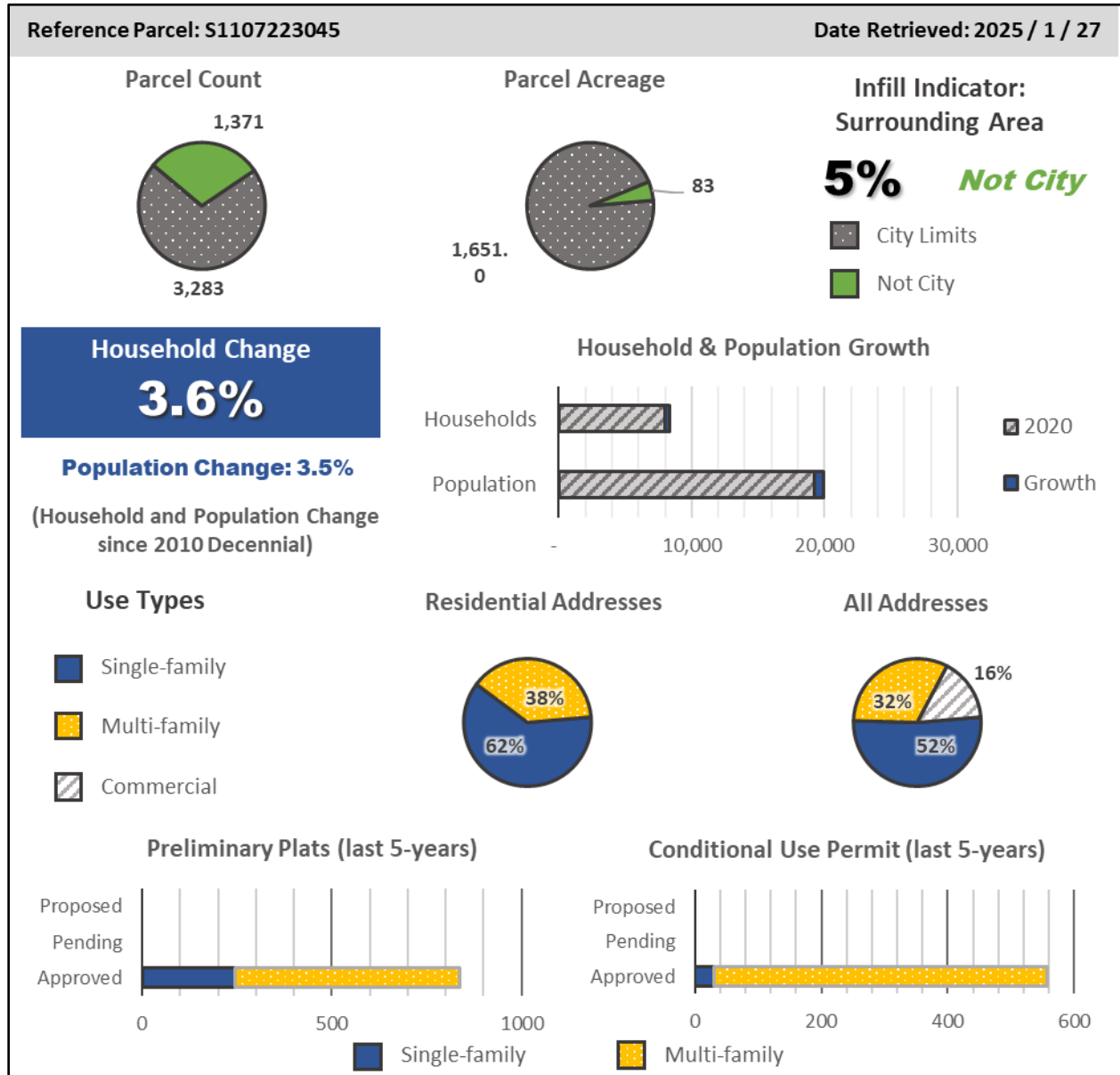
Description	Details
Preapplication Meeting date	5/14/2024

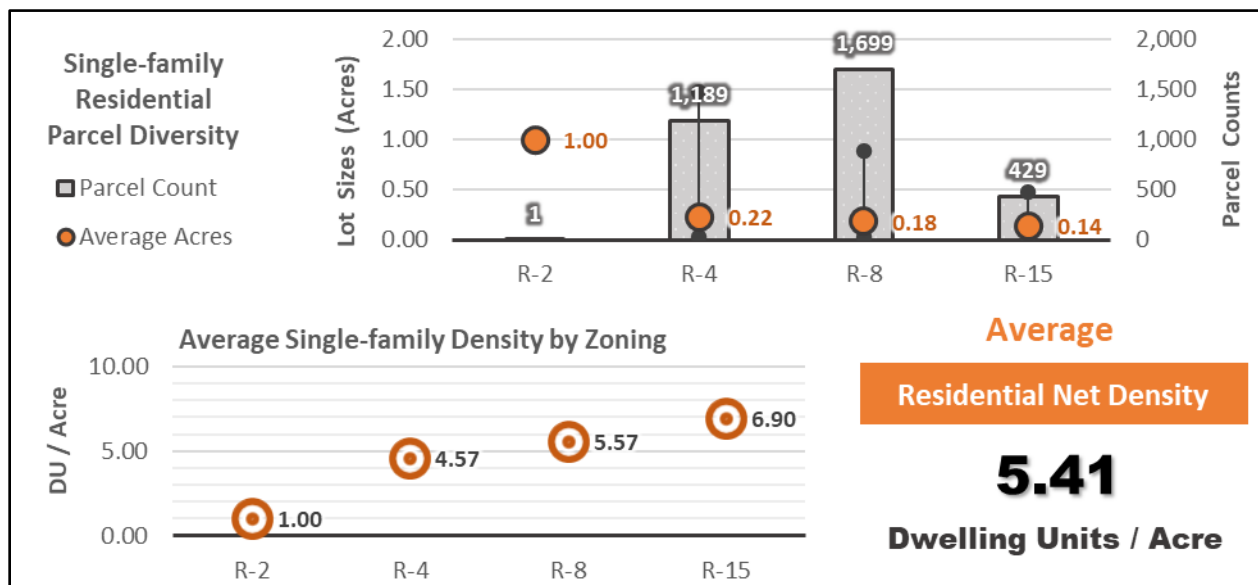
Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.E
• Comments Received	Report	-
• Commission Action Required	No	-
• Access	Access from N. NE 2 ½ Street, a local road	-
• Traffic Level of Service	N/A	-
ITD Comments Received	No Comment	IV.F
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Sewer is available in the alleyway to the west. Alleyway sewer to be abandoned in 2031. Must provide dry lines out to 2 and 1/2 Street.	
• Impacts or Concerns	No	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at the site	
• Impacts or Concerns	No	

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. Soldier Place Short Plat SHP-2024-0002 (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 2: ACHD Summary Metrics

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

- Fairview Avenue is listed in the CIP to be widened to 7-lanes from Meridian Road to Locust Grove Road between 2036 and 2040.
- The intersection of Fairview Avenue and Locust Grove Road is listed in the CIP to be widened to 7-lanes on the north leg, 7-lanes on the south, 9-lanes east, and 9-lanes on the west leg, and signalized in 2028.

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
** 2 nd ½ Street	60-feet	Local	103	N/A

** ACHD does not set level of service thresholds for local streets.

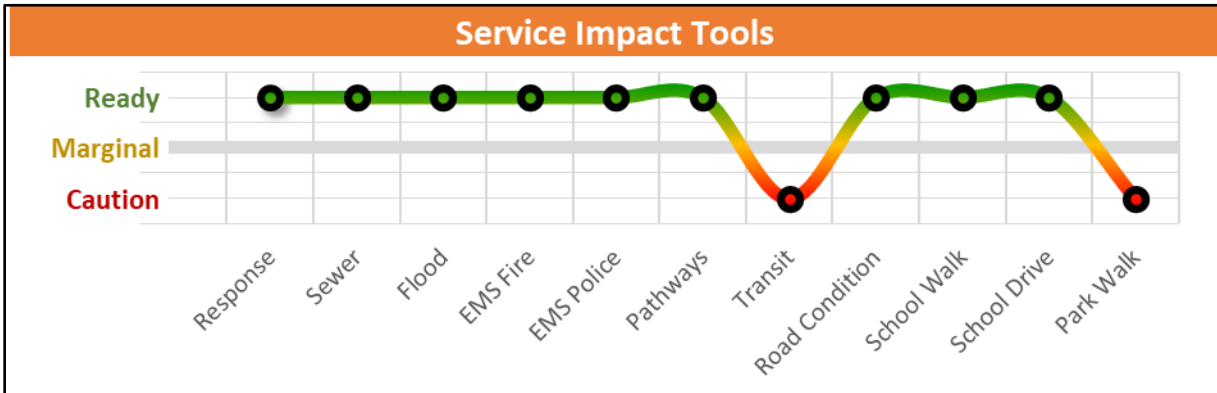
2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for 2nd ½ Street north of Washington Avenue was 2,561 on February 7th, 2024.

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

The property is zoned R-15 which is Medium high Density Residential. This designation allows for a mix of dwelling types including townhouses, condominiums, and apartments. Residential gross densities should range from eight to twelve dwelling units per acre. These areas are relatively compact within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments need to incorporate high quality architectural design and materials and thoughtful site design to ensure quality of place and should also incorporate connectivity with adjacent uses and area pathways, attractive landscaping and a project identity.

The Future Land Use Map (FLUM) is designated as Old Town (O-T). This designation includes the historic downtown and the true community center. The boundary of the Old Town district predominantly follows Meridian's historic plat boundaries. In several areas, both sides of a street were incorporated into the boundary to encourage similar uses and complimentary design of the facing houses and buildings. Sample uses include offices, retail and lodging, theatres, restaurants, and service retail for surrounding residents and visitors. A variety of residential uses are also envisioned and could include reuse of existing buildings, new construction of multi-family residential over ground floor retail or office uses. The City has developed specific architectural standards for Old Town and other traditional neighborhood areas. Pedestrian amenities are emphasized in Old Town via streetscape standards. Additional public and quasi-public amenities and outdoor gathering area are encouraged. Future planning in Old Town will be reviewed in accordance with Destination Downtown, a visioning document for redevelopment in Downtown Meridian.

The proposed short plat aims to subdivide a 0.472-acre property located in the R-15 zoning district into three (3) building lots. The applicant intends to retain the existing single-family attached home on two lots and construct an additional single-family detached home and an secondary dwelling unit above the detached garage on the newly created lot. The lots range in size from 3,866 – 6,268 square feet, resulting in a project density of 8.47 dwelling units per acre.

Table 4: Project Overview

Description	Details
History	None
Residential Units	Single-family attached homes (existing), and 1 Single-family detached home and secondary dwelling unit above the detached garage
Acreage	0.47 acres
Lots	4 (3 buildable, 1 common)
Density	8.47 du/ac

B. History

None

C. Site Development and Use Analysis

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

There are existing single-family attached homes that will remain on Lots 3 and 4. Access to lots 3 and 4 will be via the existing common driveway which takes access off 2½ Street. Access to Lot 1 will be from 2½ Street for the primary residence but the secondary dwelling above the detached garage will utilize the proposed common driveway. .

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

The use of the property will remain as single-family residential.

3. Dimensional Standards (UDC 11-2):

The proposed lots comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-15 zoning district.

D. Design Standards Analysis

1. Landscaping (UDC 11-3B):

i. Landscape buffers along streets

A landscape buffer is not required for local streets.

ii. Tree preservation

There are no trees being removed from the property as the site was previously cleared with the development of single-family-attached homes.

2. Parking (UDC 11-3C):

i. Residential parking analysis

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.

The applicant is proposing a new garage for the existing residence to meet this standard. Staff will confirm compliance with these standards at the time of building permit submittal for each residence.

3. Fencing (UDC 11-3A-6, 11-3A-7):

All fencing is required to comply with the standards listed in UDC 11-3A-7.

The applicant is not proposing any new fencing as there is fencing along the perimeter of the property. Any future fencing will require a separate permit and must comply with UDC 11-3A-7.

E. Transportation Analysis

1. Access (Comp Plan, UDC 11-3A-3):

Access to this property is provided from a common driveway via 2½ Street. Additionally, the primary residence proposed for Lot 1 will take access from 2 1/2 Street. See the common drive exhibit in Section VII.E.

F. Services Analysis

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

Underground pressurized irrigation water is required to be provided to each lot within the subdivision as set forth in UDC 11-3A-15. The applicant states the Irrigation District does not provide service to this property. The applicant will be required to submit a waiver request to the Public Works Department to use City water for irrigation with a statement from the Irrigation District stating water is not available at the site prior to the City Engineer's signature on the plat.

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

An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18.

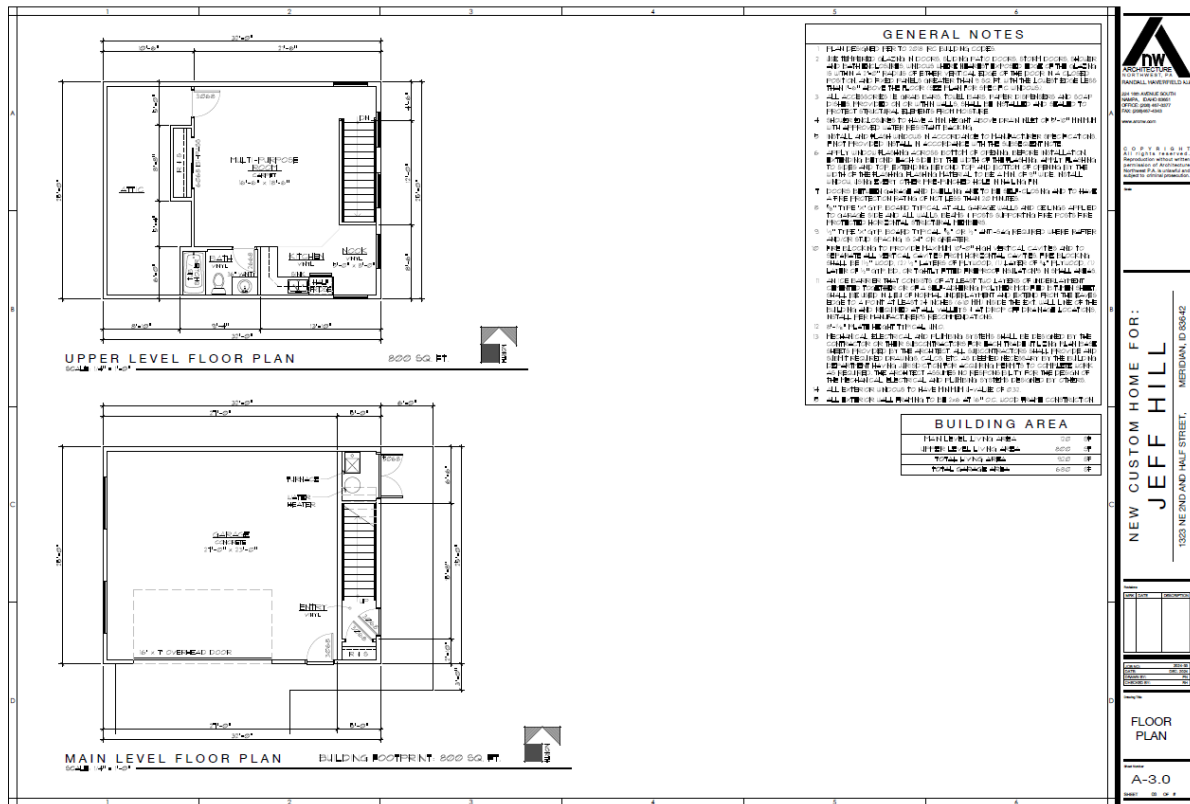
3. Utilities (Comp Plan 3.03.3G, UDC 11-3A-21):

Connection to City water and sewer services is required and are available to be extended by the developer with development in accord with UDC 11-3A-21 and Goals 3.03.03G &

3.03.03F. Urban sewer and water infrastructure and curb, gutter, and sidewalks are required to be provided with development of the subdivision.

G. Secondary Dwelling

It appears the applicant is proposing a detached garage with an eight hundred (800) square foot secondary dwelling above. The applicant shall submit an application for the secondary dwelling to be reviewed and approved as it is not part of this application. The applicant is required to comply with the specific use standards in UDC 11-4-3-12 and compliance with these requirements will occur at building permit submittal.



IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. 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.
2. Future development shall comply with the dimensional standards listed in UDC Table 11-2A-5 for the R-15 zoning district and the common driveway exhibit in Section VII.E.
3. Staff's failure to cite specific ordinances does not relieve the Applicant of responsibility for compliance.
4. All common driveways shall meet the requirements of 11-6C-2-D including a perpetual ingress/egress easement being filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.
5. Any fencing required or constructed shall meet the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.

6. The short plat shall be recorded prior to the submittal for building permits.
7. The applicant shall be required to submit a waiver request to the Public Works Department to use City water for irrigation with a statement from the Irrigation District stating water is not available at the site prior to the City Engineer's signature on the plat.
8. The applicant shall submit a building permit application for the proposed secondary dwelling above the detached garage for review and approval. The secondary dwelling has not been reviewed or approved with this application.
9. The Applicant shall comply with all specific use standards for the proposed Dwelling, Secondary (UDC 11-4-3-12).

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.
3. Sewer available in the Alleyway to the west. Alleyway sewer to be abandoned in 2031. Must provide dry lines out to 2 and a Half St.

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

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=378997&dbid=0&repo=MeridianCity>

D. Irrigation Districts

1. Settler's Irrigation District

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=378997&dbid=0&repo=MeridianCity>

E. Ada County Highway District (ACHD)

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=378997&dbid=0&repo=MeridianCity>

F. Idaho Transportation Department (ITD)

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=378997&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;
The Comprehensive Plan designates the future land use of this property as Old Town (O-T), the current zoning district of the site is R-15. Staff find 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 R-15 zoning district listed in UDC Table 11-2A-7.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
Staff find that public services will be provided and are adequate to serve the proposed lots.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
Staff find all required utilities will be provided with lot development at the developer's expense.
4. There is public financial capability of supporting services for the proposed development;
Staff find that the development will not require major expenditure for providing supporting services as services are already being provided in this area.

5. The development will not be detrimental to the public health, safety or general welfare; and
Staff find the proposed development will not be detrimental to public health, safety or general welfare.
6. The development preserves significant natural, scenic or historic features.
Staff are not aware of any significant natural, scenic or historic features associated with short platting the structure on this site.

VI. ACTION

A. Staff:

Staff recommends approval with the conditions outlined in Section IV.

B. City Council:

The Meridian City Council heard these items on March 11, 2025. At the public hearing, the Council moved to approve the subject Short Plat request.

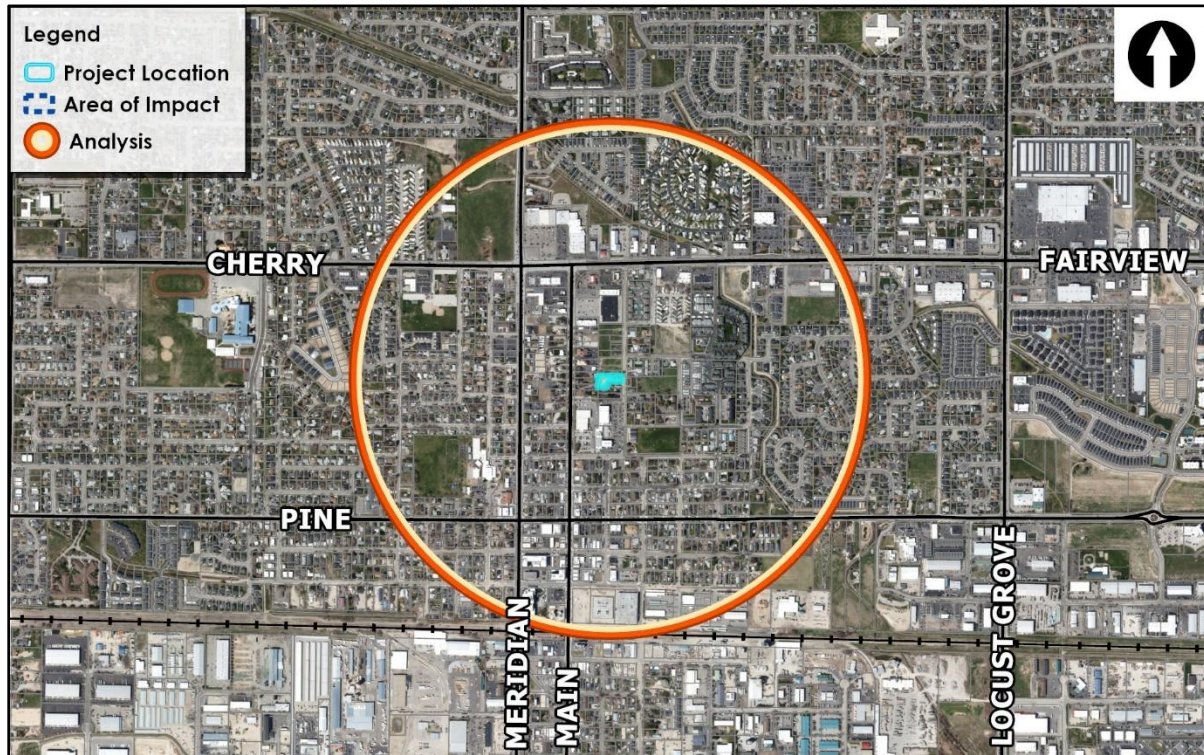
1. Summary of the City Council public hearing:
 - a. In favor: Kent Brown representing the property owner
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Linda Ritter
 - f. Other Staff commenting on application: Warren Stewart
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by City Council:
 - a. Council inquired as to whether or not the proposed sewer design is sufficient and will not create issues later on. Council was assured the design is sufficient based on the proposed future improvements for that area.
4. City Council change(s) to Commission recommendation:
 - a. None

VII. EXHIBITS

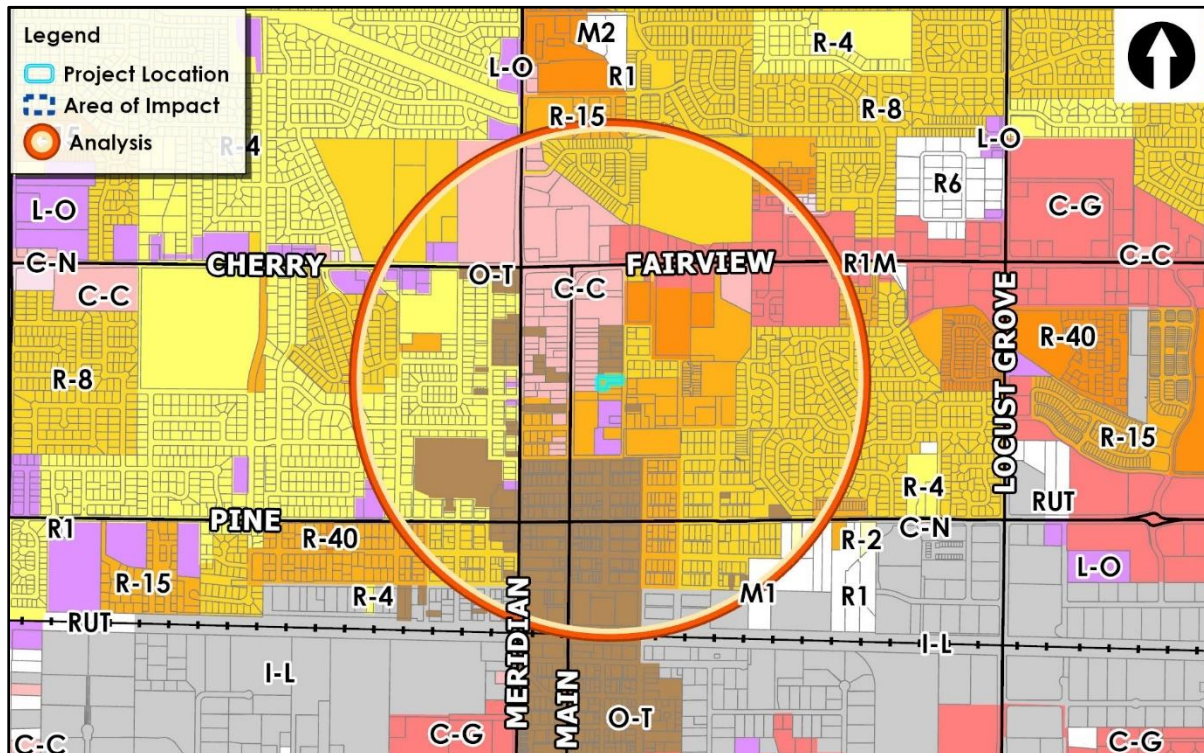
A. Project Area Maps

(link to [Project Overview](#))

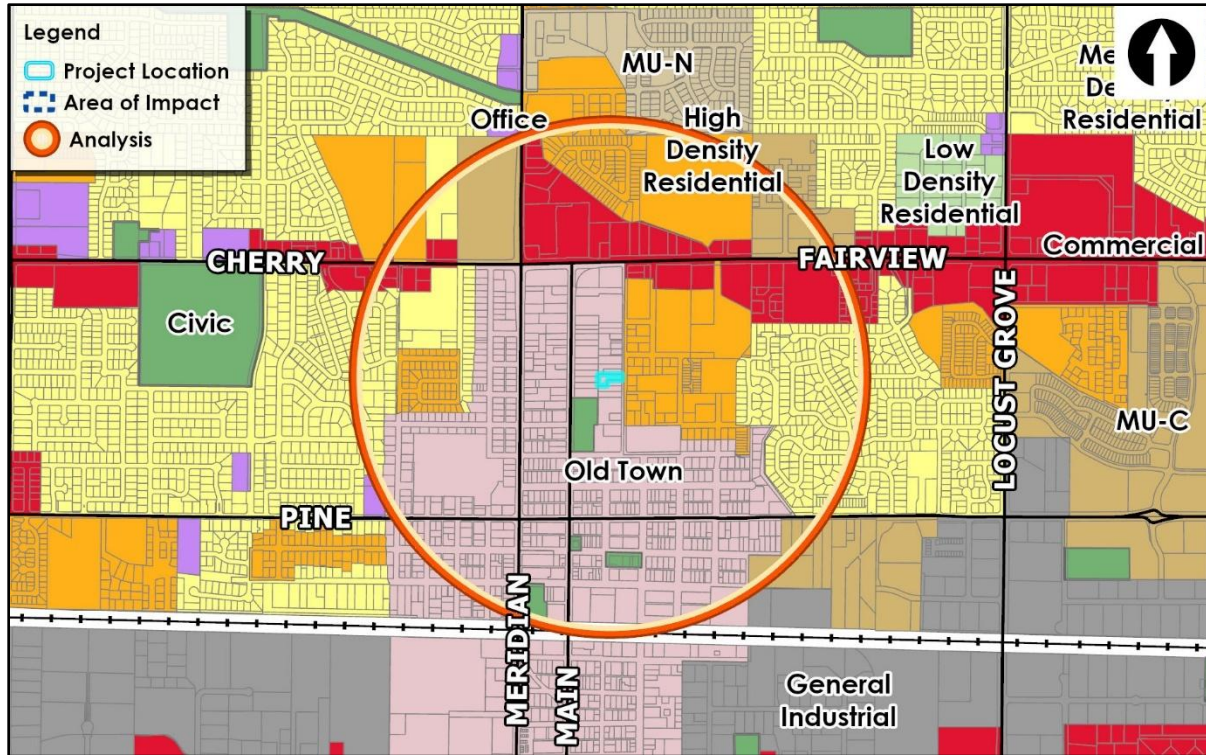
1. Aerial



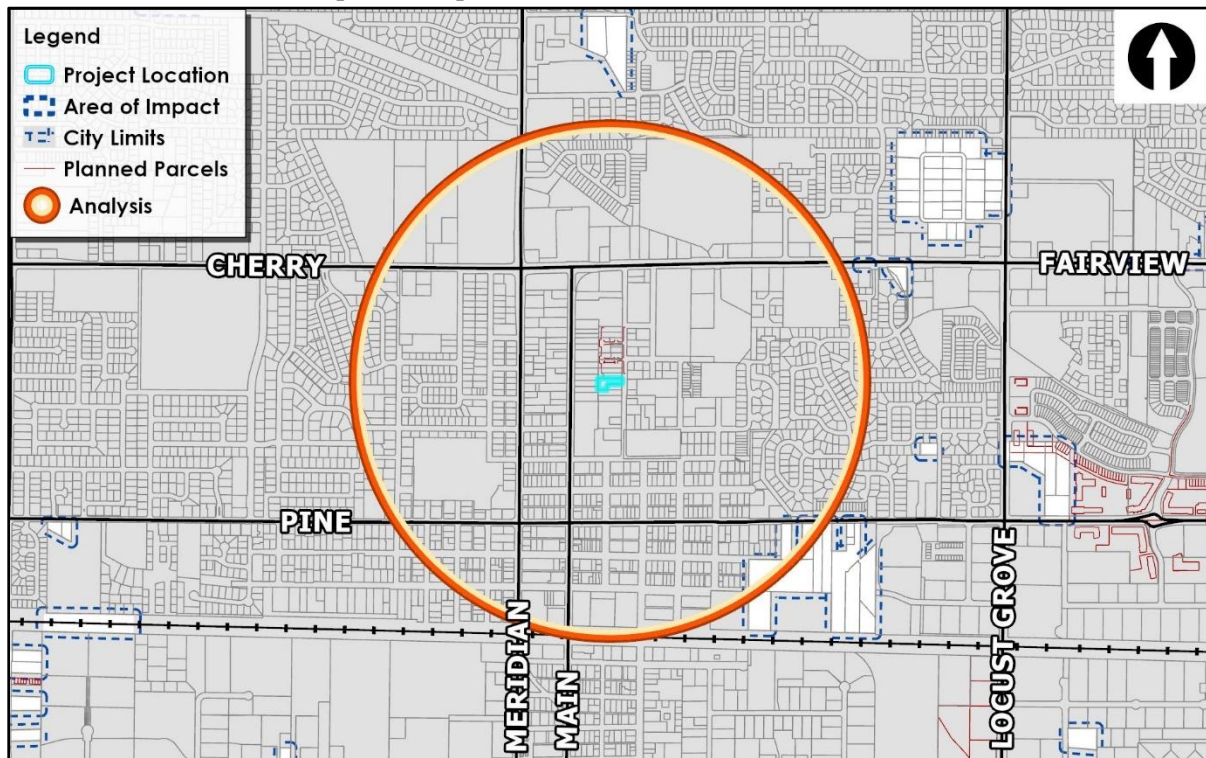
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



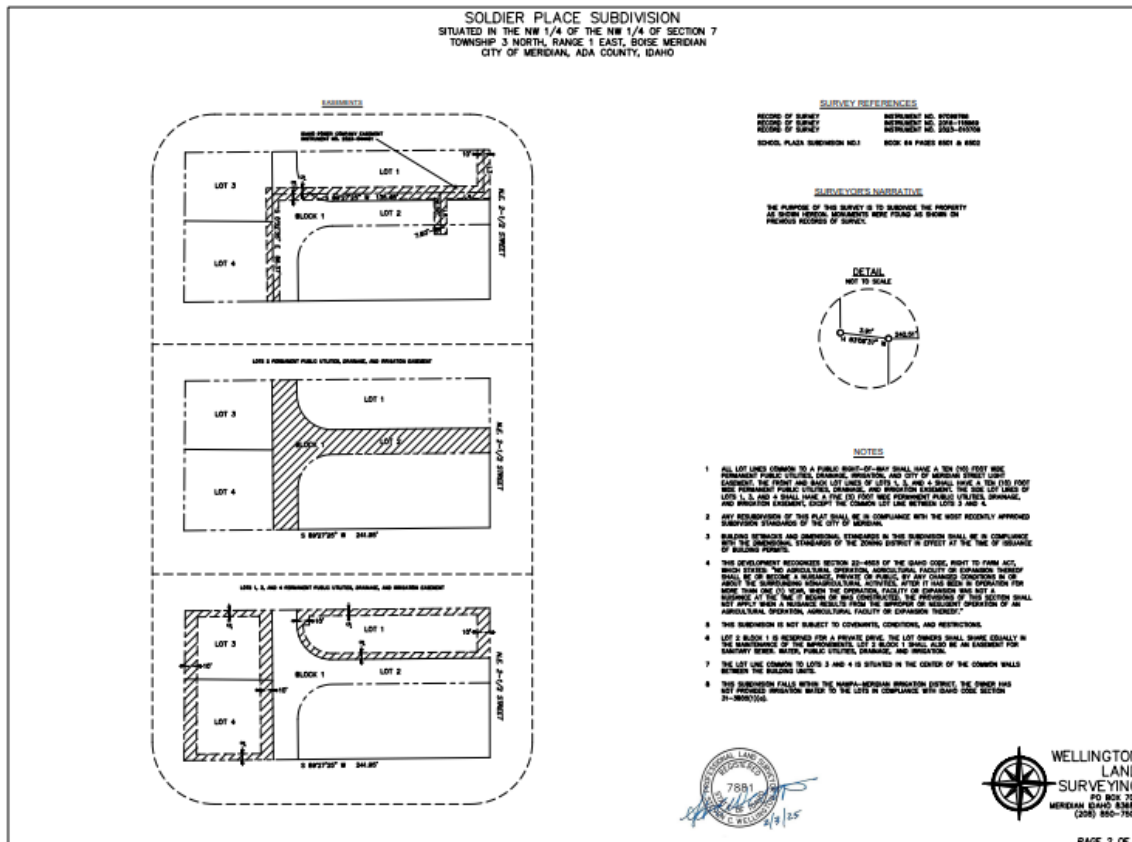
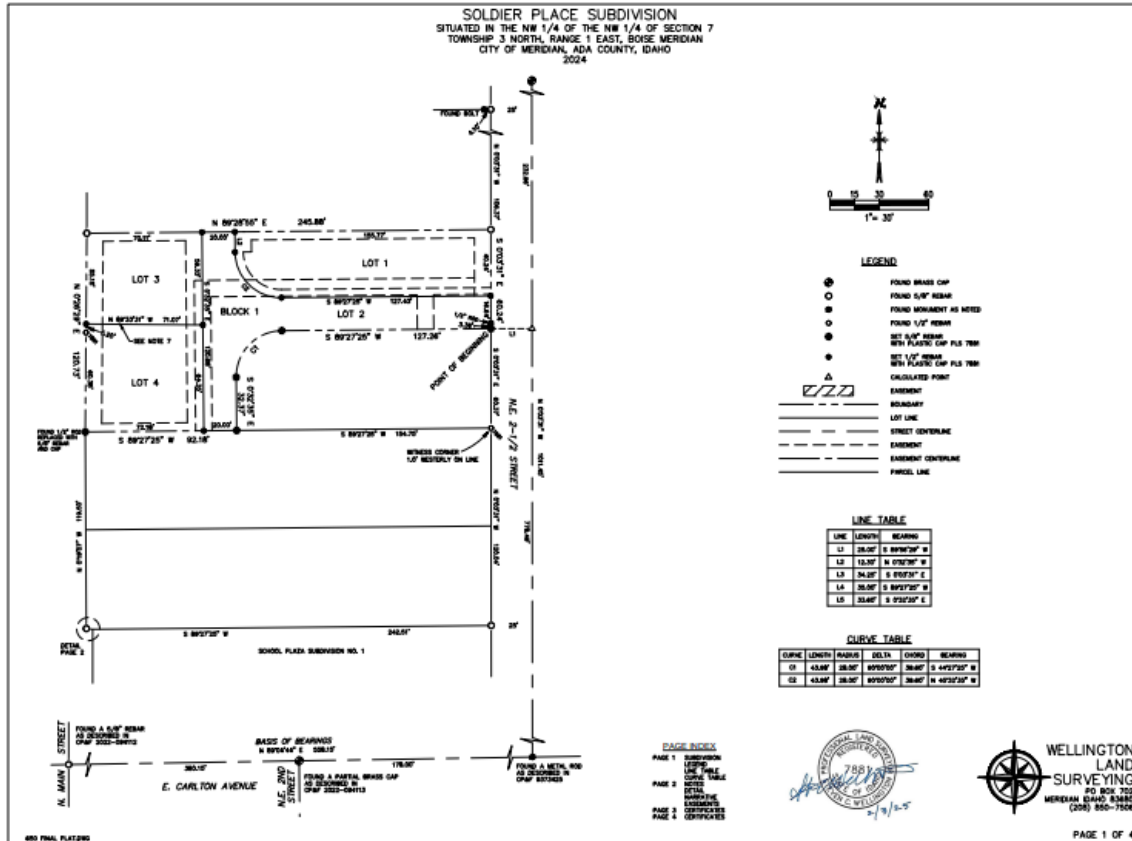
C. Service Accessibility Report

PARCEL S1107223045 SERVICE ACCESSIBILITY

Overall Score: 35	61st Percentile
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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	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

D. Short Plat (date: 2/3/2025)



SOLDIER PLACE SUBDIVISION
SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 7
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN
CITY OF MERIDIAN, ADA COUNTY, IDAHO

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS SHOWN HEREON
AND DESCRIBED AS FOLLOWS:

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 3 North, Range 1 East,
Boise Meridian, City of Meridian, Ada County, Idaho, shown as Parcel 8 on Record Of Survey Instrument Number
2023-010706, and more particularly described as follows:

Commencing at the intersection of East Carlton Avenue and Northeast 2-1/2 Street from which the intersection
of East Carlton Avenue and North Main Street bears South 89°04'44" West 558.15 feet;
thence along the centerline of Northeast 2-1/2 Street North 0°03'31" West 778.49 feet;
thence bearing said centerline South 89°56'29" West 25.00 feet to the westerly right-of-way of said Northeast
2-1/2 Street and the POINT OF BEGINNING;
thence South 89°27'25" West 127.26 feet;
thence along the arc of a circular curve to the left 43.98 feet, said curve having a radius of 28.00 feet, a central
angle of 90°00'00", and a chord bearing South 44°27'25" West 39.60 feet;
thence South 0°32'35" East 32.37 feet;
thence South 89°27'25" West 92.18 feet;
thence North 0°26'29" East 120.73 feet;
thence North 89°28'55" East 245.88 feet to said westerly right-of-way of Northeast 2-1/2 Street;
thence along said westerly right-of-way South 0°03'31" East 60.24 feet to the POINT OF BEGINNING, comprising
20,542 square feet, more or less.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE PROPERTY SHOWN HEREON AND DESCRIBED ABOVE
IN THIS PLAT. THE EASEMENTS AS SHOWN HEREON 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
HEREON AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN SAID EASEMENTS. ALL LOTS SHOWN HEREON
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 SHOWN HEREON.

STEVEN A. HILL

BETTY J. HILL

ACKNOWLEDGEMENT

STATE OF IDAHO } ss
COUNTY OF ADA }

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
STATE, PERSONALLY APPEARED STEVEN A. HILL AND BETTY J. HILL, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME,
AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE WITHIN INSTRUMENT.

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 PUBLIC FOR THE STATE OF IDAHO

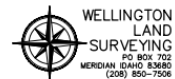
RESIDING AT: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I, STEVEN C. WELLINGTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE
OF IDAHO, AND THAT THIS PLAT AS SHOWN AND DESCRIBED IN THE CERTIFICATE OF OWNERS AND ATTACHED PLAT WAS
MADE FROM AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE MONUMENTS
SET AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

STEVEN C. WELLINGTON P.L.S. 7881



PO BOX 702
MERIDIAN, IDAHO 83686
(208) 850-7506

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SOLDIER PLACE SUBDIVISION
SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 7
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN
CITY OF MERIDIAN, ADA COUNTY, IDAHO

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 _____, 20____.

PRESIDENT OF THE ADA COUNTY HIGHWAY DISTRICT BOARD OF COMMISSIONERS

APPROVAL OF MERIDIAN CITY ENGINEER

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

MERIDIAN CITY ENGINEER

APPROVAL OF MERIDIAN 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 _____, 20____, THIS PLAT
WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, MERIDIAN, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR 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

P.L.S. _____

DATE _____

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS
OF I.C. 50-1308 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 } ss
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF _____

AT _____ MINUTES PAST _____ O'CLOCK, _____ M. ON THIS _____ DAY OF _____, 20____.

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

DEPUTY
FEE: _____

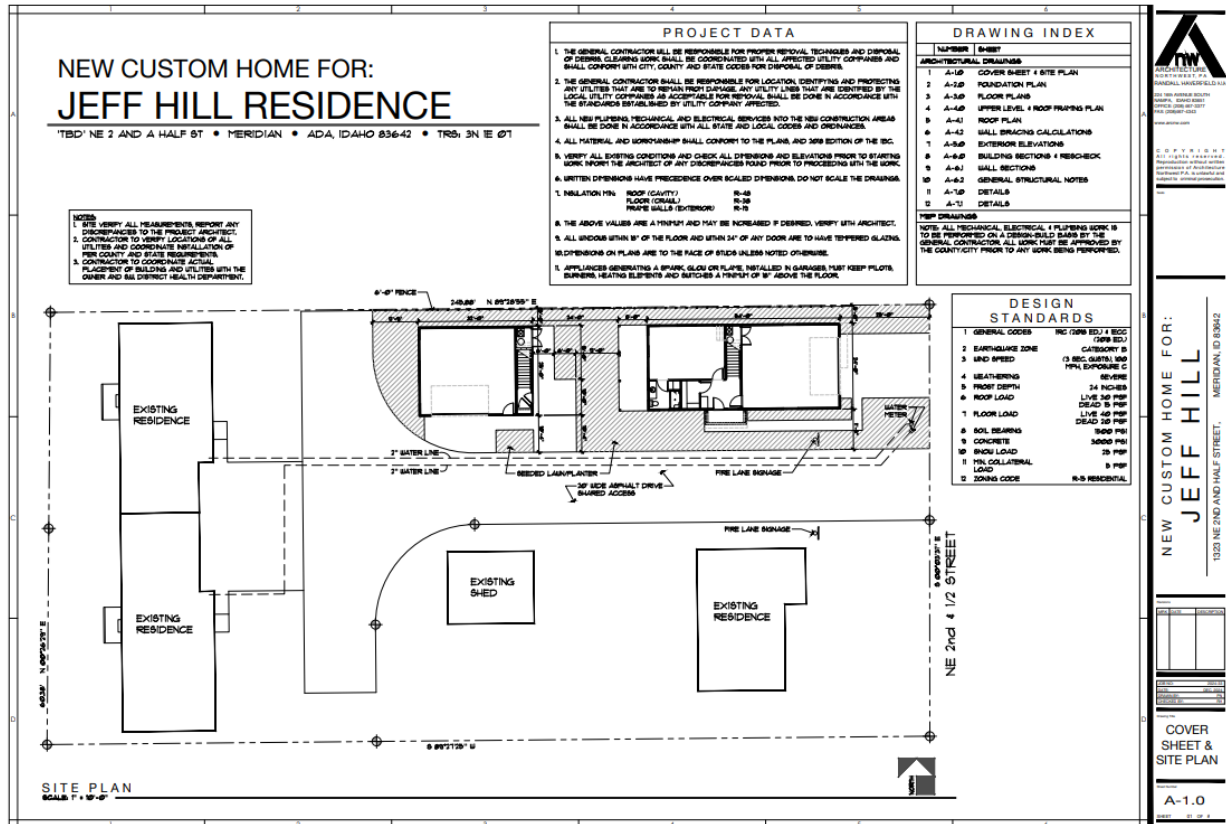
EX-OFFICIO RECORDER



PO BOX 702
MERIDIAN, IDAHO 83686
(208) 850-7506

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E. Common Drive Exhibit (date:12/2024)



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.