

March 6, 2025

# Planning Commission

Case 2024-9585: 4000 & 4200 Beckner Road Meridian Final Serial  
Subdivision Plat

# ATTACHMENT A

Conditions of Approval and Technical Corrections

#	REQUIREMENT TO BE MET	DEPARTMENT	TO BE COMPLETED BY:
<b>CONDITIONS OF APPROVAL</b>			
<b>1</b>	Shall comply with <i>International Fire Code 2021</i> and other requirements.	<b>Fire Prevention Division</b>	<b>At the time of new construction</b>
<b>2</b>	An approved Water Plan will be required for all new public water infrastructure and fire services.	<b>Public Utilities/Water Division</b>	<b>Prior to Development Plan approval for each lot</b>
<b>3</b>	An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services.	<b>Public Utilities/Water Division</b>	<b>Prior to building permit approval</b>
<b>4</b>	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	<b>Public Utilities/Water Division</b>	<b>At the time of development</b>
<b>5</b>	Each lot shall be served by separate water service.	<b>Public Utilities/Water Division</b>	<b>At the time of development</b>
<b>6</b>	Water or utility easements shall be provided to allow rear lots (18B-3, 18B-5) access to existing water infrastructure.	<b>Public Utilities/Water Division</b>	<b>Prior to Recordation of Final Plat</b>
<b>7</b>	Depict the public trail on the final plat and provide designs, demonstrating compliance with the City's trail construction standards, including but not limited to a width of ten feet for the trail surface.	<b>Parks &amp; Open Space/Public Works</b>	<b>Prior to Recordation of Final Plat</b>
<b>8</b>	The Applicant shall modify the "Dedication and Affidavit" section of the plat to clearly state that: (1) all roads and easements within the subdivision shall remain in private ownership and be maintained solely by the lot owners of the subdivision; (2) all roads and utility easements shall be designated for	<b>Land Use</b>	<b>Prior to Recordation of Final Plat</b>

	public use; and (3) a maintenance agreement shall be developed, executed, and recorded with the plat, establishing the responsibilities for maintenance of all private roads and utility easements, including provisions for enforcement and funding mechanisms. The revised "Dedication and Affidavit" shall be submitted for review and approval by the Planning Department prior to recordation of the plat.		
<b>9</b>	The 42' wide rights-of-way between Tracts 18B-1 and 18B-3, and between Tracts 18B-4 and 18B-5, shall be constructed as roads as part of the initial infrastructure of the subdivision. Both of the roads shall be included in the Financial Guaranty for the subdivision.	<b>Land Use</b>	<b>Prior to Recordation of Final Plat</b>
<b>10</b>	Demonstrate compliance with each of the technical corrections as described below.	<b>Various departments</b>	<b>As described below</b>
<b>TECHNICAL CORRECTIONS</b>			
<b>1</b>	Lot specific traffic analysis will be required at the time the proposed lots (18B-1 and 18B-3) are developed.		
<b>2</b>	The access points via the roundabout for the proposed Coffee/Donut shop and medical facility driveway on the opposite side may need to be analyzed further depending on the actual traffic generated since the proximity of the proposed entrance to the business may create a backup of the roundabout. As shown, it does not look like there may be enough spacing between the proposed driveway and roundabout entrance. The access to the business should be moved further south of the roundabout closer to the southern edge of the property showing an actual distance.	<b>Wilson &amp; Company Traffic Engineer</b>	<b>Prior to development of Tracts 18B-1 and 18B-3</b>
<b>3</b>	Public water main extensions shall remain within pavement wherever practical.	<b>Public Utilities/Water Division</b>	<b>Prior to Water Plan approval</b>