

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: JANUARY 2, 2024
ORDER APPROVAL DATE: JANUARY 16, 2024

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 47 BUILDING)
LOTS AND 8 COMMON LOTS ON)
12.30 ACRES OF LAND IN THE R-8)
& R-15 ZONING DISTRICT FOR)
CENTERVILLE SUBDIVISION)
NO.2.)
BY: KENT BROWN PLANNING)
SERVICES)
APPLICANT)
_____)

CASE NO. FP-2023-0022

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on January 2, 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 CENTERVILLE SUBDIVISION NO. 2, LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 3N, RANGE 1E, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2023, HANDWRITTEN DATE: 9/14/2023, by Clinton W.

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (CENTERVILLE NO. 2 – FILE FP-2023-0022)

Hansen, PLS, SHEET 1 OF 5,” is 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 January 2, 2024, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein, and the response letter from Kent Brown, a true and correct copy of which is attached hereto marked “Exhibit B” 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 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.

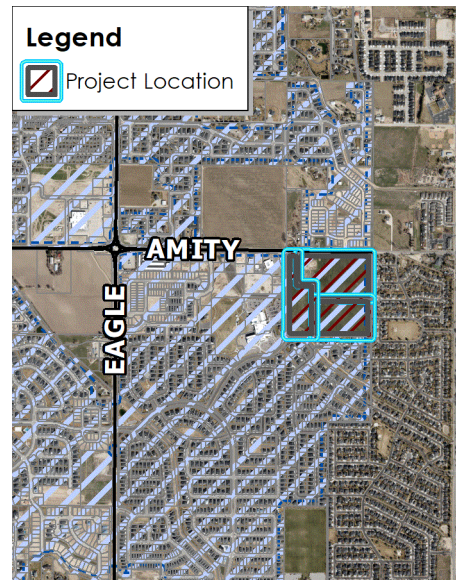
By: _____ Dated: _____

EXHIBIT A

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 1/2/2023
TO: Mayor & City Council
FROM: Stacy Hersh, Associate Planner
208-884-5533
SUBJECT: Centerville No. 2
FP-2023-0022
LOCATION: Southeast corner of S. Hillsdale and E. Amity, in the NW ¼ of the NE ¼ of Section 33, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Final plat consisting of 47 single-family residential building lots and 8 common lots on 12.30 acres of land in the R-8 and R-15 zoning districts for Centerville Subdivision No. 2.

II. APPLICANT INFORMATION

A. Applicant:

Kent Brown, Kent Brown Planning Services – 3161 W. Springwood Drive, Meridian, ID 83642

B. Owner:

Corey Barton, Endurance Holdings, LLC – 1977 E. Overland Road, Meridian, ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

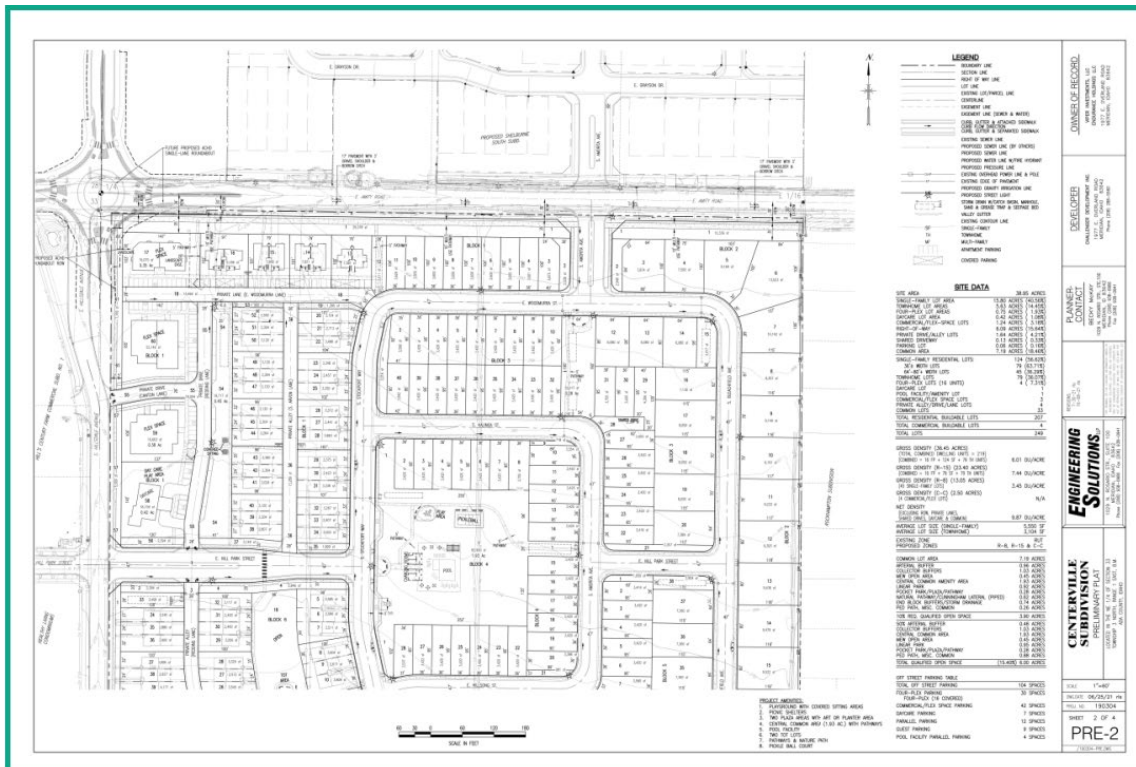
Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2021-0046) and associated conditions of approval as required by UDC 11-6B-3C.2. There is the same number of buildable lots (47) and common open space (8 common lots) depicted on the proposed final plat as shown on the approved preliminary plat. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

IV. DECISION

A. Staff:

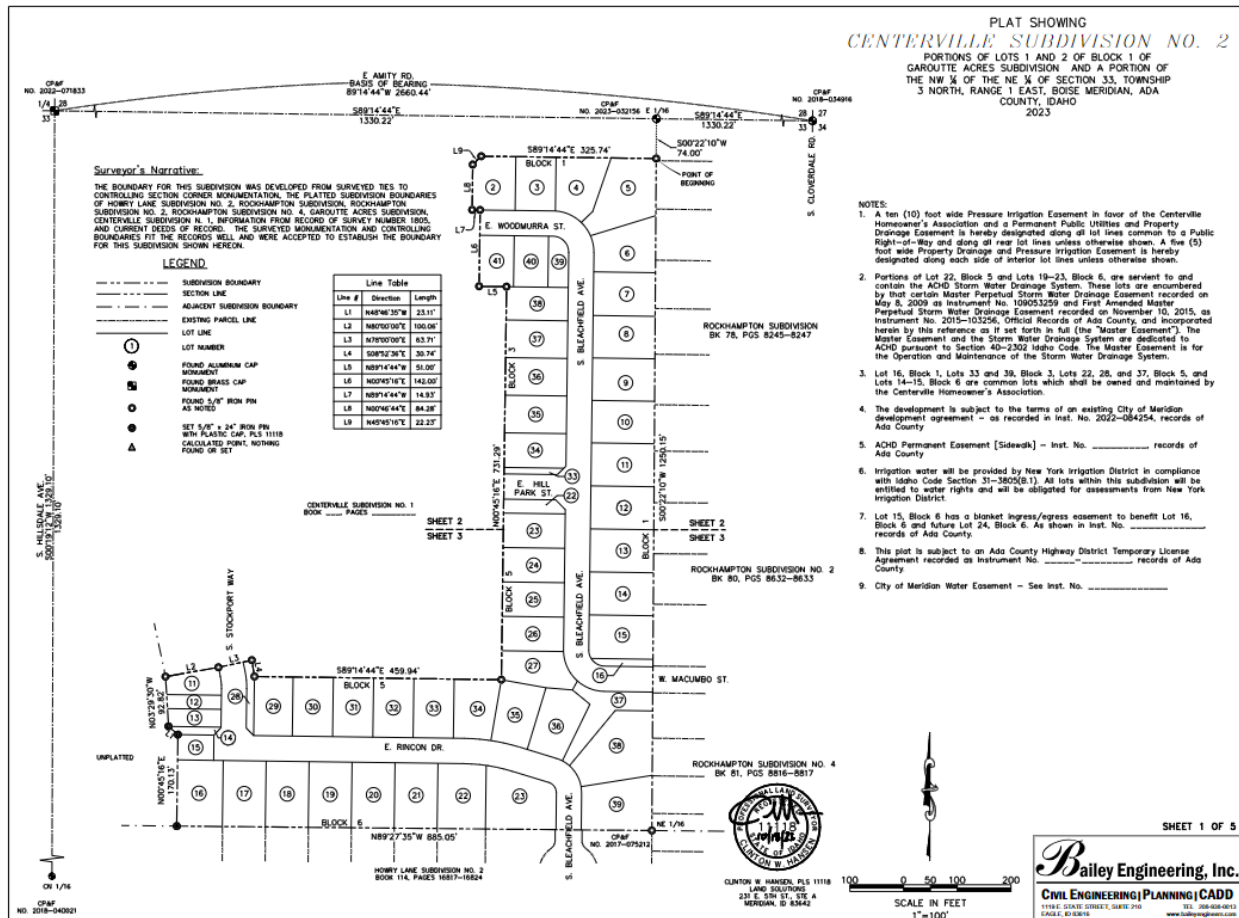
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

A. Preliminary Plat (date 6/25/21)





B. Final Plat (date: 10/18/2023)



[illegible]

[illegible]

E. Conceptual Elevations



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development [H-2022-0046 (DA Inst. #2022-084254), FP-2023-0009].
2. **The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of approval of the preliminary plat (by August 9, 2024); or a time extension may be requested.**
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by Clinton W. Hansen Bailey Engineering, Inc., shall be revised as follows:
 - a. Note #5: Include the recorded instrument number of the ACHD permanent easement for the sidewalk.
 - b. Revise Note #7 to read: "Lot 15, Block 6 is for a private street for the benefit of Lot 16, Block 6."
 - c. Note #8: Include the recorded instrument number of the ACHD temporary license agreement.
 - d. Note #9: Include the recorded instrument number of the City of Meridian Utility easement.
 - e. Add #10: Include the recorded instrument number of the existing City of Meridian Development Agreement.

An electronic copy of the revised plat shall be submitted with the final plat for City Engineer signature.

5. The landscape plan shown in Section V.C, dated 10/18/23 prepared by Jensen Belts Associates, PLLC, shall be revised as follows:
 - a. Include mitigation calculations on the plan for existing trees that are proposed to be removed in accord with the standards listed in UDC [11-3B-10C.5](#). The Applicant shall coordinate with the City Arborist (Kyle Yorita kyorita@meridiancity.org) to determine mitigation requirements *prior* to removal of existing trees from the site.
6. **The private street located on Lot 15, Block 6 was approved with the preliminary plat, and a tentative approval was granted for the private street application (A-2021-0222). The Applicant shall provide the following documentation in accordance with UDC 11-3F-3 prior to City Engineer's signature on the final plat for the private drive.**

Upon tentative approval of the application by the director subject to any applicable conditions of approval and the regulations of chapter 5, "administration", of this title, the applicant or owner shall have one (1) year to complete the following tasks.

1. **Obtain approval from the Ada County Street Name Committee for a private street name(s);**
2. **Contact the transportation authority (ACHD) to install an approved street name sign that complies with the regulations of the Ada County uniform street name ordinance;**
3. **Create a perpetual ingress/egress easement or a single platted lot for the private**

- street to all properties served by such private street; and
4. The applicant or owner shall provide documentation of a binding contract that establishes the party or parties responsible for the repair and maintenance of the private street, including regulations for the funding thereof.
 5. Upon completion of the items noted above, the director shall issue a letter stating that the private street has been approved. No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.
 7. The elevations/facades of 2-story structures that face E. Amity Road, an entryway corridor, and S. Hillsdale Avenue Street, a collector street, 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.
 8. No building permits shall be submitted until the final plat for the associated phase is recorded.
 9. The Applicant shall pipe and reroute the Cunningham Lateral segment present on this property and comply with the standards in UDC 11-3A-6.
 10. The Applicant shall comply with all ACHD conditions of approval.
 11. The Applicant shall obtain Administrative Design Review approval for the townhomes with submittal of the final plat or prior to issuance of a building permit.
 12. The Applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, at 887-1620 for more information.
 13. 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. Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=314839&dbid=0&repo=MeridianCity>

C. Idaho Transportation Department

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=315090&dbid=0&repo=MeridianCity>

EXHIBIT B

Chris Johnson

From: kent brown <kentlkb@gmail.com>
Sent: Friday, December 22, 2023 7:34 AM
To: Stacy Hersh
Cc: Bill Parsons; Bill Nary; Kurt Starman; Chris Johnson; Tina Lomeli; Charlene Way
Subject: Re: Centerville No. 2 FP-2023-0022

External Sender - Please use caution with links or attachments.

Stacy thank you for the staff report . After reviewing the staff report we are in agreement with the conditions of approval and will comply

Kent Brown

On Thu, Dec 21, 2023 at 3:40 PM Stacy Hersh <shersh@meridiancity.org> wrote:

Good Afternoon,

Attached is the staff report for the final plat for Centerville Subdivision No. 2. This item is scheduled to be on the consent agenda at the City Council work session on January 2, 2023. The meeting will be held at City Hall, 33 E. Broadway Avenue, beginning at 4:30 pm. Please call or e-mail with any questions.

If you are *not* in agreement with the provisions in the staff report, please submit a written response to the staff report to the City Clerk's office (comment@meridiancity.org) and me as soon as possible and the item will be placed on the regular meeting agenda at a subsequent meeting for discussion.

Best regards,

Stacy Hersh | Associate Planner

City of Meridian | Community Development Department

33 E. Broadway Ave., Meridian, Idaho 83642

Phone: (208)-489-0576, Fax: (208)-887-1297



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Kent Brown

Kent Brown Planning Services

3161 E. Springwood Drive

Meridian, ID 83642

P: 208-871-6842