

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: APRIL 16, 2024
ORDER APPROVAL DATE: MAY 7, 2024

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 1 BUILDING LOT)
ON 3.25 ACRES OF LAND IN THE)
R-15 ZONING DISTRICT FOR)
JUMP CREEK NO. 7.)
)
BY: KENT BROWN PLANNING)
SERVICES)
APPLICANT)
_____)
)
)

CASE NO. FP-2023-0030

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on April 16, 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 JUMP CREEK SUBDIVISION NO. 7,
LOCATED IN THE SE 1/4 OF THE SE ¼ OF SECTION 28, TOWNSHIP 4N.,
RANGE 1W., BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO,
2024, HANDWRITTEN DATE: March 6, 2024, by Cody M. McCammon, PLS,

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR JUMP CREEK NO. 7 – FILE #FP-2023-0030)

SHEET 1 OF 4,” 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 April 16, 2024, a true and correct copy of which is attached hereto marked “Exhibit A”.

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:_____

EXHIBIT A

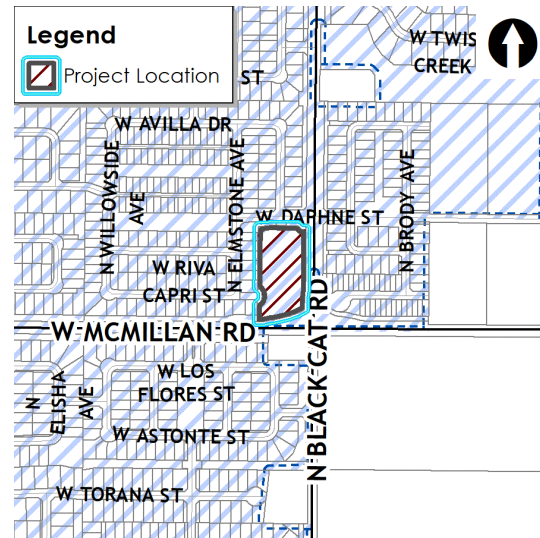
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 4/16/2024
TO: Mayor & City Council
FROM: Stacy Hersh, Associate Planner
208-884-5533
SUBJECT: [FP-2023-0030](#)
Jump Creek No. 7

LOCATION: The site is located at the northwest corner of W. McMillan Rd. and N. Black Cat Rd. on Parcel S0428449816 in the SE ¼ of the SE ¼ of section 28, Township 4N, Range 1W.



I. PROJECT DESCRIPTION

Final plat consisting of (1) multi-family residential building lot on 3.25 acres of land in the R-15 zoning district, by Kent Brown Planning.

II. APPLICANT INFORMATION

A. Applicant / Representative

Kent Brown – 3161 E. Springwood Dr, Meridian, ID 83642

B. Owner:

Corey Barton, Open Door Rentals, LLC – 1977 E. Overland Rd., Meridian, ID 83642

III. STAFF ANALYSIS

The annexation, preliminary plat and development agreement for this development was approved by City Council in November of 2014 (AZ-14-011, PP-14-013, DA instr. 2014-105206). The approved project allowed 318 single-family lots and two multifamily lots on 85.9 acres. Six final plats totaling 308 total lots, including seven (7) multi-family lots have been approved by the Council to date. Phase 7 marks the final phase, which involves platting one (1) additional multi-family buildable lot.

On August 3, 2023, the Planning Commission approved a conditional use permit for 11 buildings and 44 multi-family units (Jump Creek South Apartments CUP, H-2023-0016).

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat and development agreement in accord with the requirements listed in UDC 11-6B-3C.2. Staff

deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

IV. DECISION

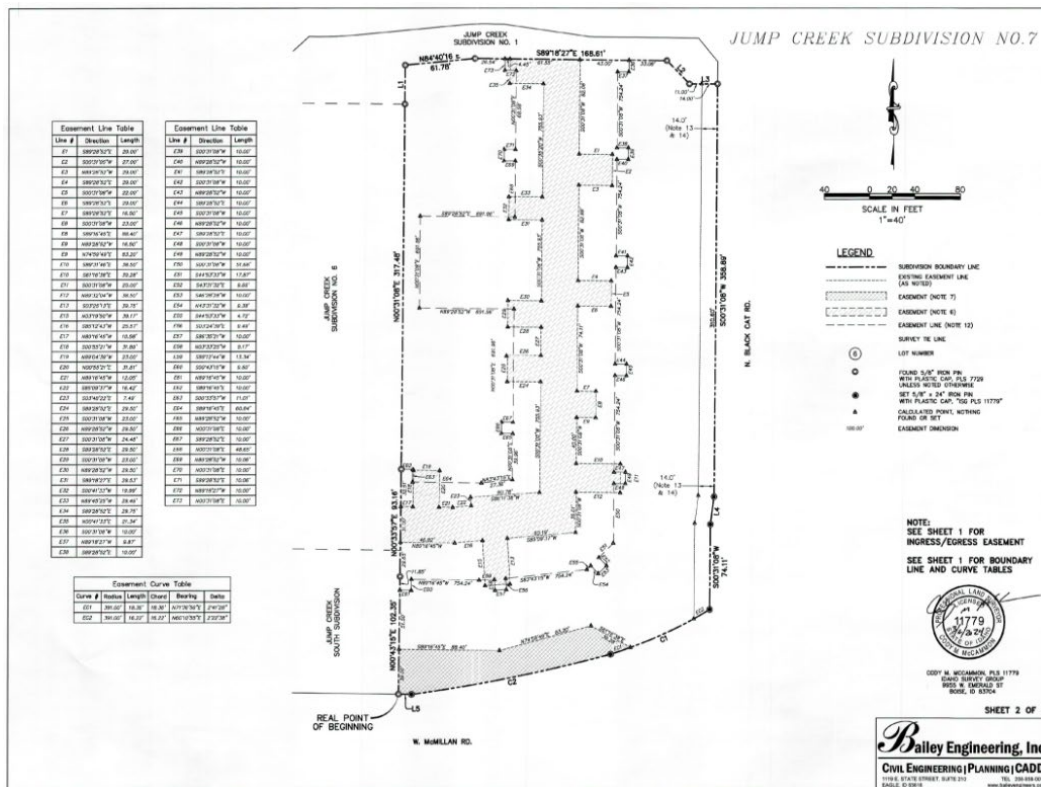
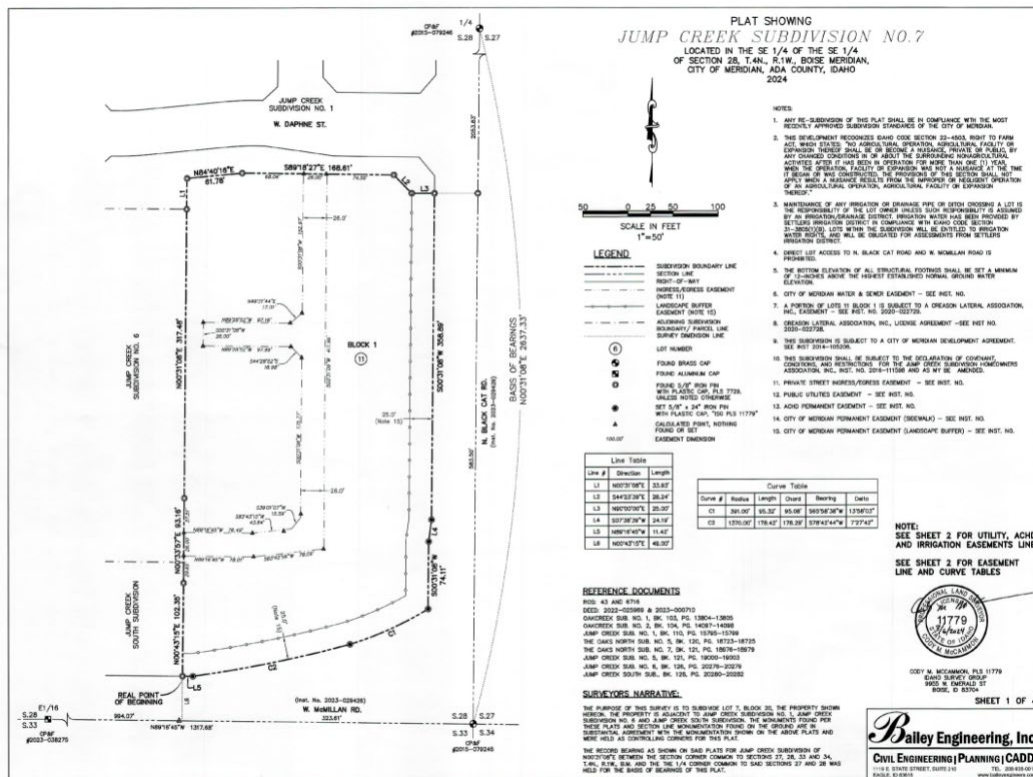
Staff recommends approval of the proposed final plat within the conditions noted in Section VI of this report.

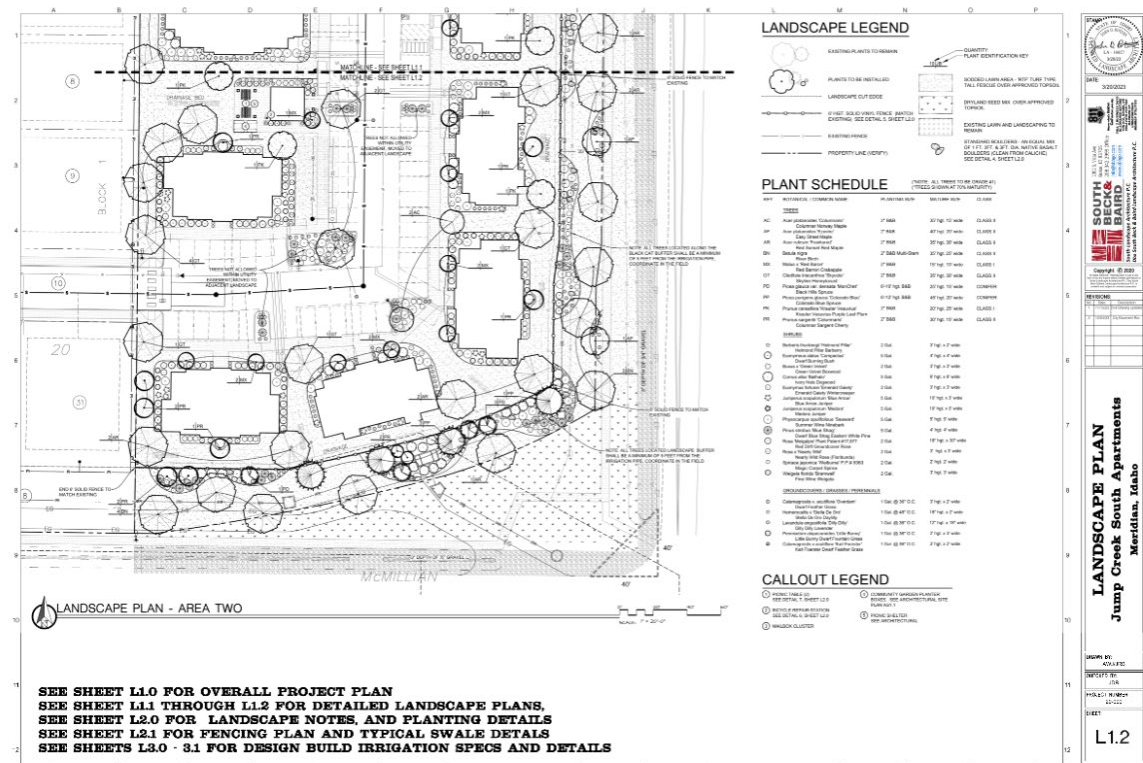
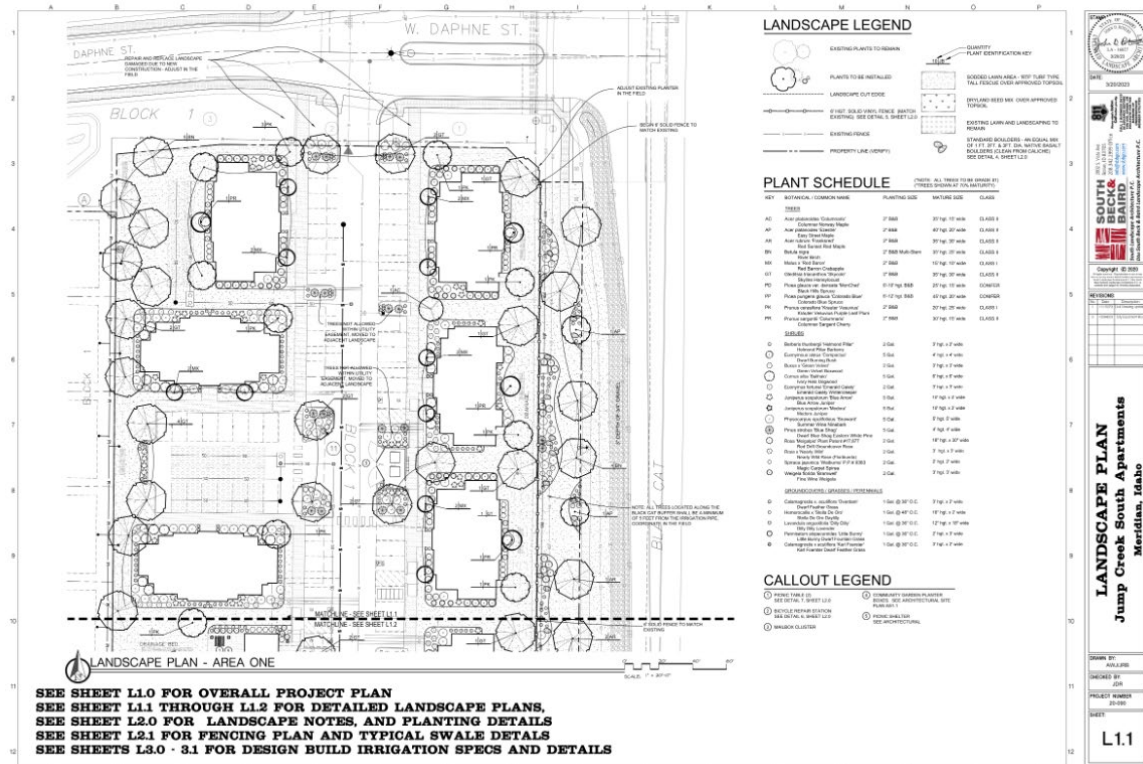
V. EXHIBITS

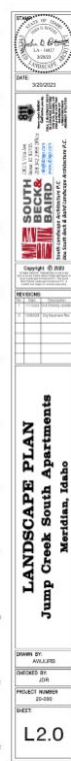
A. Approved Preliminary Plat (date: 5/30/2014)



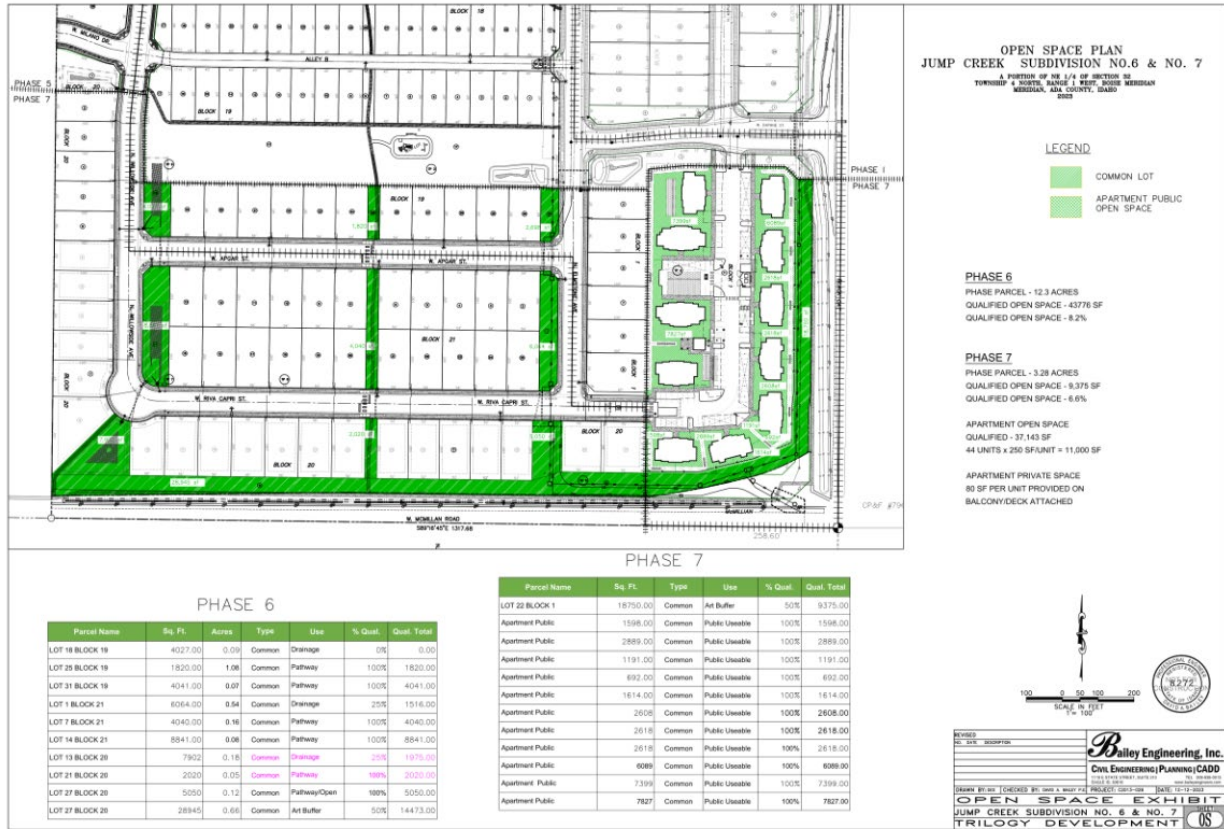
B. Proposed Final Plat (date: 3/6/2024)







D. Open Space Exhibit (date: 12/12/2023)



JUMP CREEK NO 7
EMERGENCY ACCESS EXHIBIT

No Custom Logo Available

Contact us at [landproDATA](mailto:landproDATA@gmail.com)
to add your custom logo here

EMERGENCY ACCESS

43°38'48.89" N 116°26'52.80" W

Map data ©2024 Google

Jan 03, 2024 - landproDATA.com
Scale: 1 inch approx 300 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. The applicant is to meet all terms of the approved annexation (AZ-14-011), preliminary plat (PP-14-013), development agreement (Instrument #2014-105206), Jump Creek No. 1 (FP—14-046), Jump Creek No. 2 (FP H-2016-0134), Jump Creek No. 3 & 4 (FP H-2018-0113) Jump Creek No. 5 (FP H-2020-0003), Jump Creek No. 6 (FP-2022-0004), and conditional use permit (H-2023-0016) for this development.
2. The applicant has two years from the date of signature on the previous final plat phase (**Jump Creek No. 6 – 7/05/2025**) to obtain City Engineer’s signature on this final plat or apply for a time extension in accord with UDC 11-6B-7.
3. Prior to submittal for the City Engineer’s signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. Revise the notes on the face of the plat prepared by Bailey Engineering, Inc., dated 3/6/2024, prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #6: Include recorded instrument number.
 - b. Note #11: Replace the words “private street” with drive aisle and include recorded instrument number.
 - c. Note #12: Include recorded instrument number
 - d. Note #13: Include recorded instrument number.
 - e. Note #14: Include recorded instrument number.
 - f. Note #15 Replace the words “City Of Meridian Permanent Easement” and replace with “Permanent Landscape Buffer, remove the reference to an instrument number.
 - g. Depict Lot 2, Block 1 located on the north boundary of this site, as platted with the first phase of the Jump Creek Development. Additionally, provide documentation confirming the right to use this lot for access.
5. The landscape plan prepared by South Beck & Baird, dated 3/20/2023, included in section V.C, shall be revised as follows:
 - a. Depict the width of the 10-foot wide multi-use pathway within the landscape buffer along N. Black Cat Road, from W. Daphne Street to the intersection at McMillian Road per the Master Pathways Plan on the plans. *If the pathway will be located entirely within the right-of-way, a public pedestrian easement is not needed.*
 - b. A 5’ wide landscape strip is required on both sides of the pathway planted with a *mix* of trees, shrubs, lawn and/or other vegetative ground cover in accordance with UDC 11-3B-12C. Additionally, obtain approval from NMID to permit the trees and landscaping within their easement along the lateral.
6. All fencing shall be installed in accordance with UDC 11-3A-7.
7. Stormwater integration facilities shall comply with the standards listed in UDC 11-3B-11C.
8. A public use easement for the pedestrian pathway shall be submitted to the Planning Division prior to submittal for City Engineer’s signature on the final plat(s).

9. Prior to signature of the final plat by the City Engineer, 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 for more information.
10. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
11. The Applicant shall comply with all ACHD conditions of approval.
12. Prior to the issuance of a building permit, the final plat shall be recorded.
13. Temporary construction fencing to contain debris shall be installed at the subdivision boundary prior to release of building permits for this subdivision.
14. Future multi-family units constructed within the subdivision must substantially comply with the submitted elevations approved with the conditional use permit.
15. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat does not relieve the applicant of responsibility for compliance.

B. PUBLIC WORKS

No Comments received

C. MERIDIAN FIRE DEPARTMENT (MFD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340404&dbid=0&repo=MeridianCity&cr=1>

D. MERIDIAN PARKS DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340414&dbid=0&repo=MeridianCity>

E. IDAHO TRANSPORTATION DISTRICT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340567&dbid=0&repo=MeridianCity>

F. SETTLER'S IRRIGATION

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340567&dbid=0&repo=MeridianCity>

G. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=341477&dbid=0&repo=MeridianCity>