

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



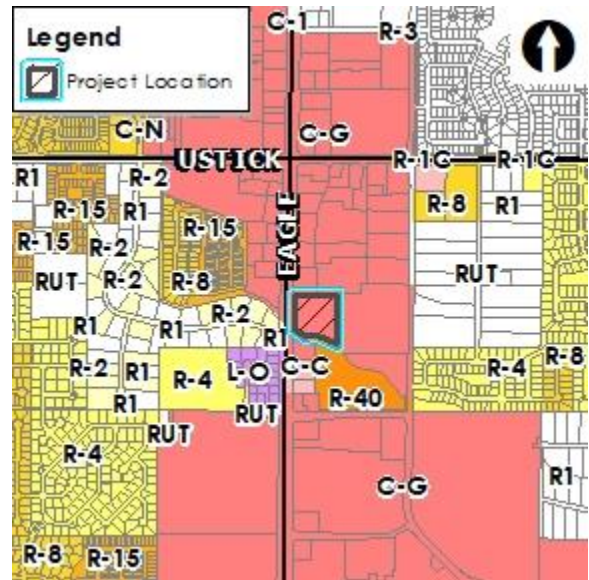
HEARING DATE: 8/22/2023

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Session's Parkway - FP
[FP-2023-0002](#)

LOCATION: 2700 N. Eagle Rd., in the NW 1/4 of
Section 4, T.3N., R.1E. (Parcel
#S1104233650)



I. PROJECT DESCRIPTION

Final plat consisting of five (5) building lots on 5.32 acres of land in the C-G zoning district for Session's Parkway Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Christen Haisty, KM Engineering, LLP – 5725 N. Discovery Way, Boise, ID 83713

B. Owner

GFI – Meridian Investments, LLC – 74 E. 500 S., Ste. 200, Bountiful, UT 84010

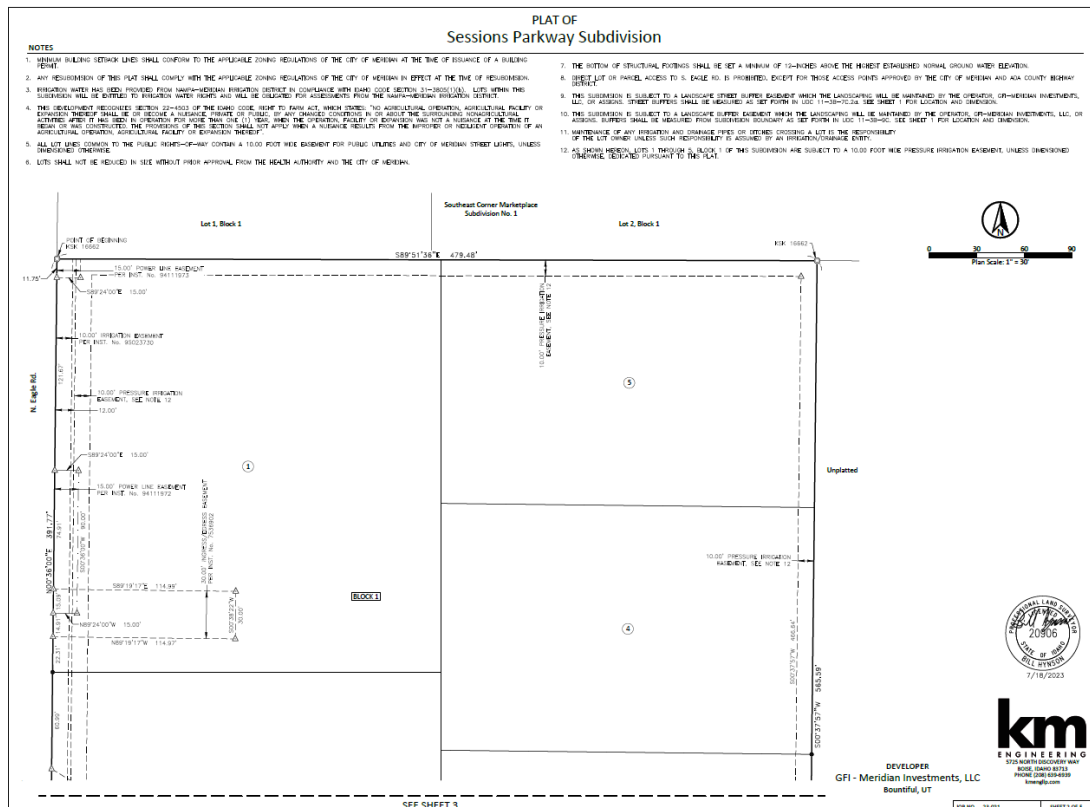
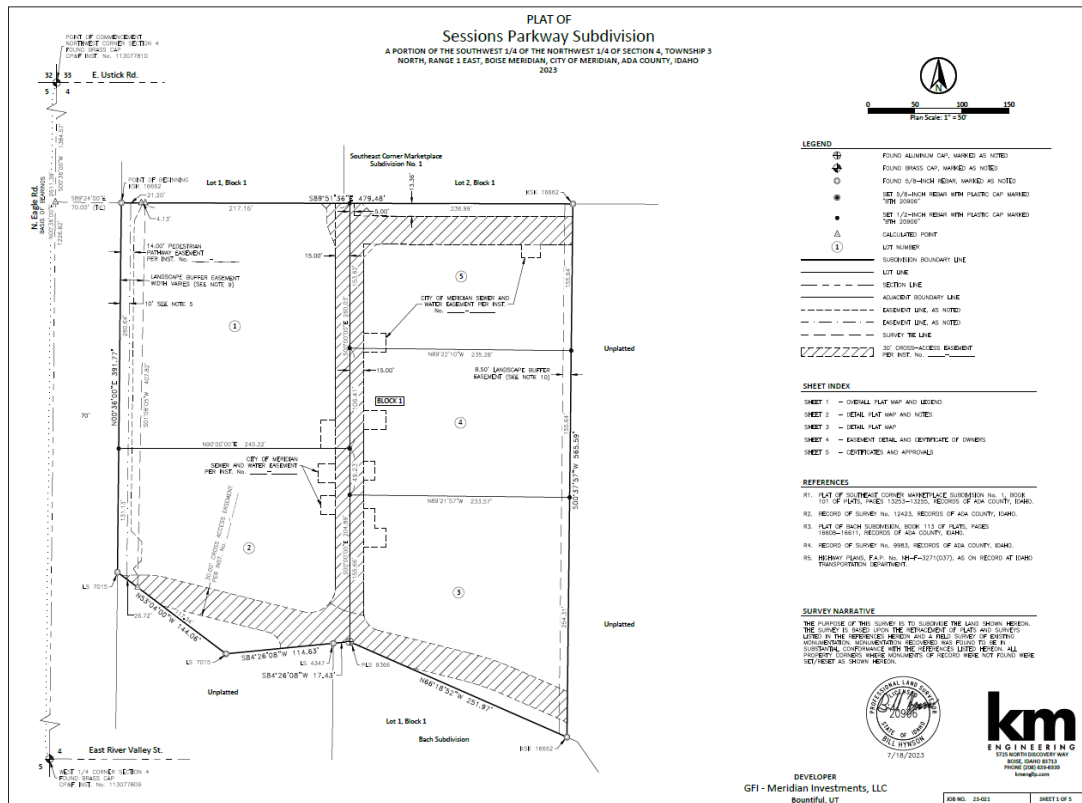
C. Applicant Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2022-0046](#)) as required by UDC 11-6B-3C.2. The submitted final plat is for the same number of building lots approved with the preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

B. Final Plat (date: 7/18/2023)



[illegible]

Survey map showing the proposed easement for the pressure irrigation system. The map includes Lot 1, Block 1, and the Back Subdivision. Key features include the proposed easement line, existing easements, and various survey points and bearings. A north arrow is located in the bottom left corner. The map is titled "DETAIL FOR PRESSURE IRRIGATION EASEMENT" and "SCALE: 1" = 50'".

[illegible]

STATE OF IDAHO }
ADA COUNTY } SS
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2023, BY TREVOR GASSER, AS MANAGER
OF INVESTMENTS, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY

I, BILL WINGSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAN OF DESIGNATED PARTWAY SUBDIVISION AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

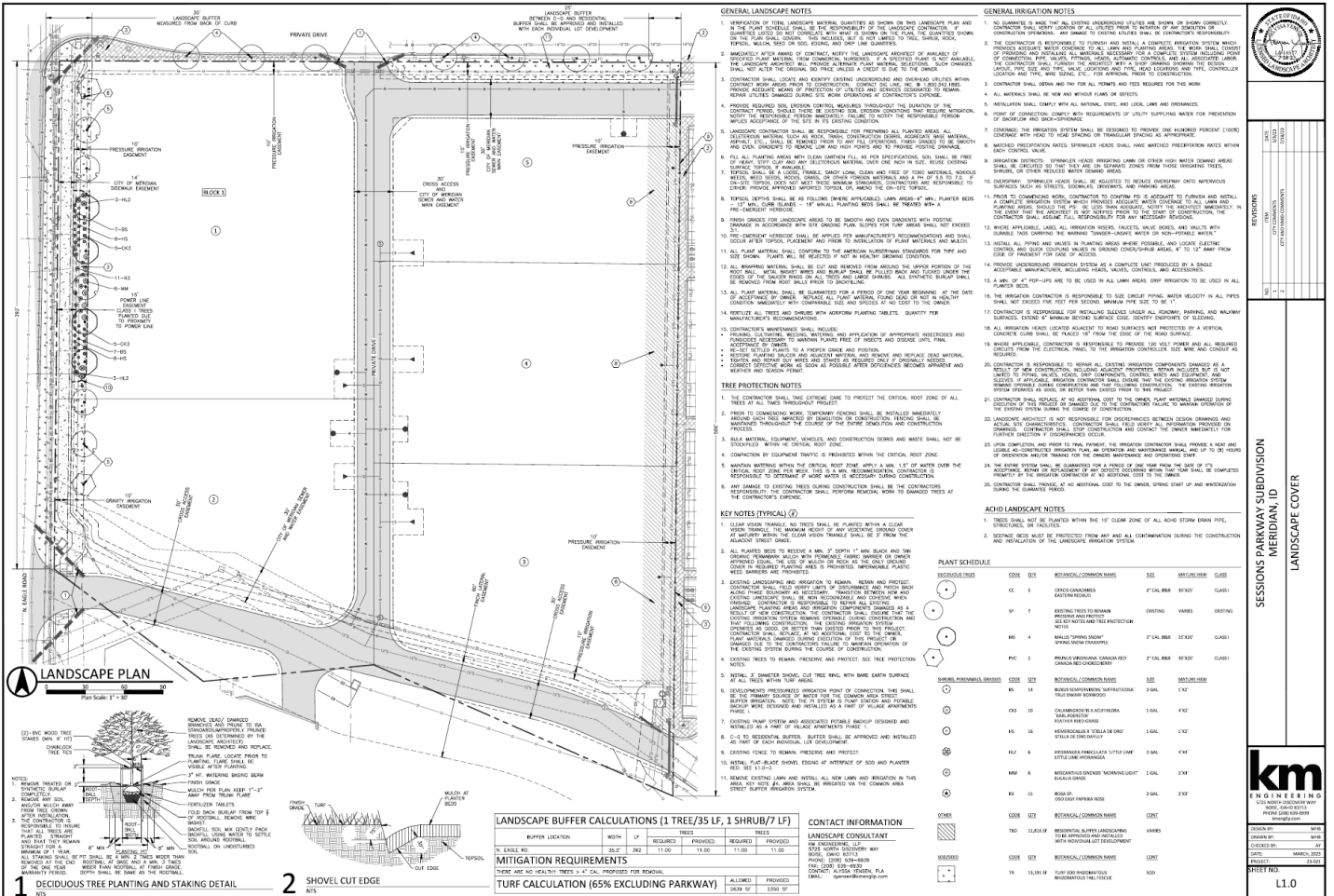
BILL HYNSON, P.L.S. 20908

km

DEVELOPER
GFI - Meridian Investments
Bountiful, UT

JOB NO. 23-021	SHEET 4 OF 5
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C. Landscape Plan (date: 7/18/23)



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](#) (MDA, PP), Development Agreement Inst. #[2023-033831](#).
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the preliminary plat (i.e. by January 17, 2025), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; 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 KM Engineering, stamped on 07/18/23 by Bill Hynson, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Include the recorded instrument of the 30-foot wide City of Meridian sewer and water main easement graphically depicted on the plat.
 - b. Modify note #8 as follows: “. . . City of Meridian and ~~Ada County Highway District~~ Idaho Transportation Department.”
 - c. Delete note #10 as it's a duplicate of note #9.
 - e. Include the recorded instrument number of the 14-foot wide public pedestrian easement for the multi-use pathway along N. Eagle Rd. graphically depicted and noted on Sheet 1.
5. Prior to City Engineer signature on this final plat, revise the landscape plan shown in Section V.C, prepared by Alyssa Yensen, dated 7/18/23, as follows:
 - a. Depict pedestrian lighting and landscaping along the multi-use pathway consistent with the Eagle Road Corridor study in accord with the specifications noted in UDC [11-3H-4C.3](#).
 - b. Depict additional landscape design features within the street buffer along N. Eagle Rd./SH-55 in accord with the updated standards listed in UDC [11-3B-7C.3f](#) for entryway corridors. *Features may include berms of no less than four to one (4:1) slope to at a three-foot minimum height, decorative landscape walls (no greater than three (3) feet in height), decorative open vision fencing (no greater than four (4) feet in height), or design elements with a similar level of effort (Example: a dry creek design with river rock, boulders, etc.).*
6. A reciprocal cross-access/ingress-egress easement shall be recorded between the subject property and the abutting property to the south (Parcel # S1104233802) in accord with UDC 11-3A-3A.2. **A recorded copy of the agreement shall be submitted to the Planning Division prior to signature on the final plat by the City Engineer.**
7. A reciprocal cross-access/ingress-egress easement shall be recorded between the subject property and the abutting property to the east (Parcel # S1104233730) in accord with UDC 11-3A-3A.2. **A recorded copy of the agreement shall be submitted to the Planning Division prior to signature on the final plat by the City Engineer.**
8. Submit details for the pedestrian lighting required along the multi-use pathway adjacent to N. Eagle Rd./SH-55 that demonstrate compliance with the specifications set forth in UDC 11-3H-4C.3. Include a detail of the light pole(s).

9. Future development shall be consistent with the dimensional standards listed in UDC Table [11-2B-3](#) for the C-G zoning district.
10. The subject property shall be subdivided prior to submittal of the first Certificate of Zoning Compliance application for the site per requirement of the Development Agreement.
11. 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/Browse.aspx?id=303222&dbid=0&repo=MeridianCity>

C. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=303330&dbid=0&repo=MeridianCity>

D. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=303867&dbid=0&repo=MeridianCity>