

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: 8/22/2023
ORDER APPROVAL DATE: 9/5/2023

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF FIVE (5))
BUILDING LOTS ON 5.32 ACRES)
OF LAND IN THE C-G ZONING)
DISTRICT FOR SESSIONS)
PARKWAY SUBDIVISION.)
)
BY: KM ENGINEERING, LLP)
APPLICANT)
_____)
)
)

CASE NO. FP-2023-0002

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on 8/22/2023 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 SESSIONS PARKWAY SUBDIVISION, LOCATED IN A PORTION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2023,

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR SESSIONS PARKWAY FP-2023-0002

HANDWRITTEN DATE: 7/18/2023, by BILL HYNSON, 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 8/22/2023, a true and correct copy of which is attached hereto marked “Exhibit A” 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 _____, 2023.

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: 8/22/2023

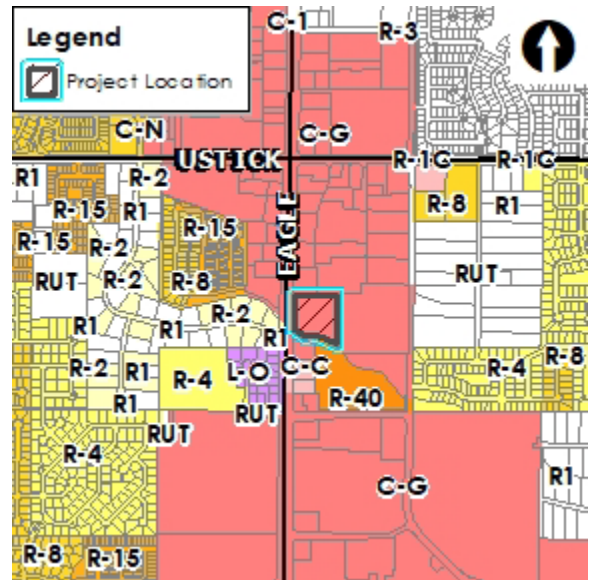
DATE:

TO: Mayor & City Council

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

SUBJECT: Sessions 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 Sessions 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

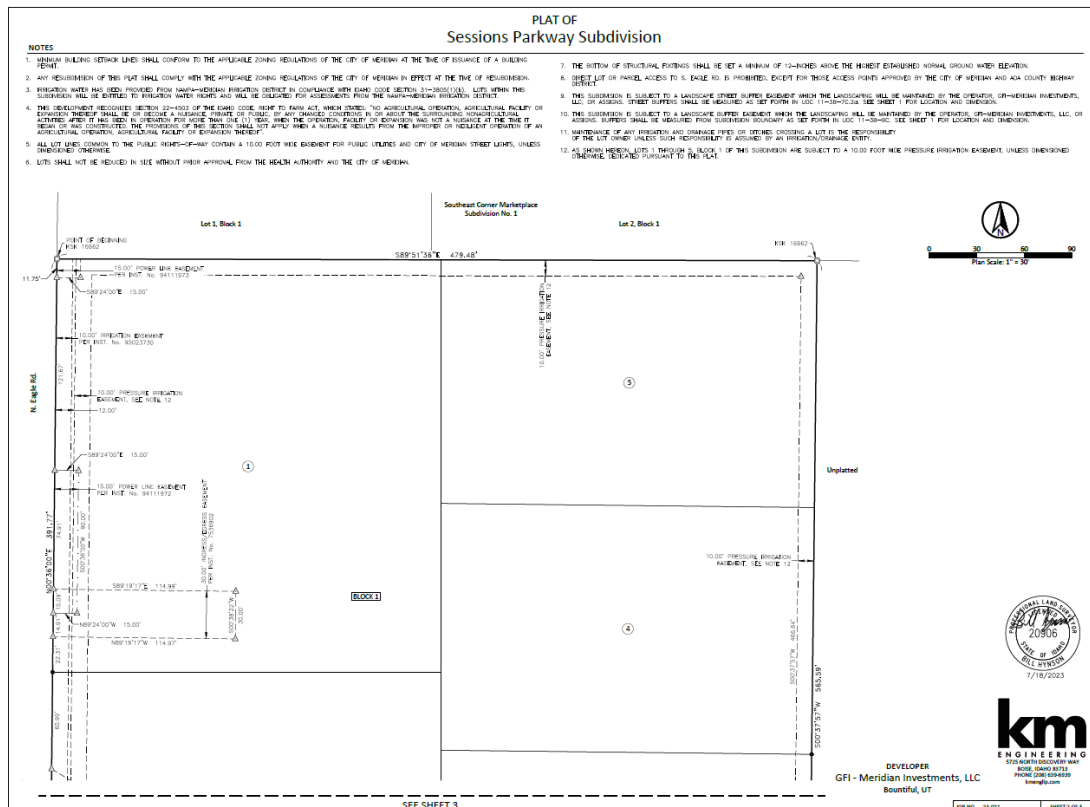
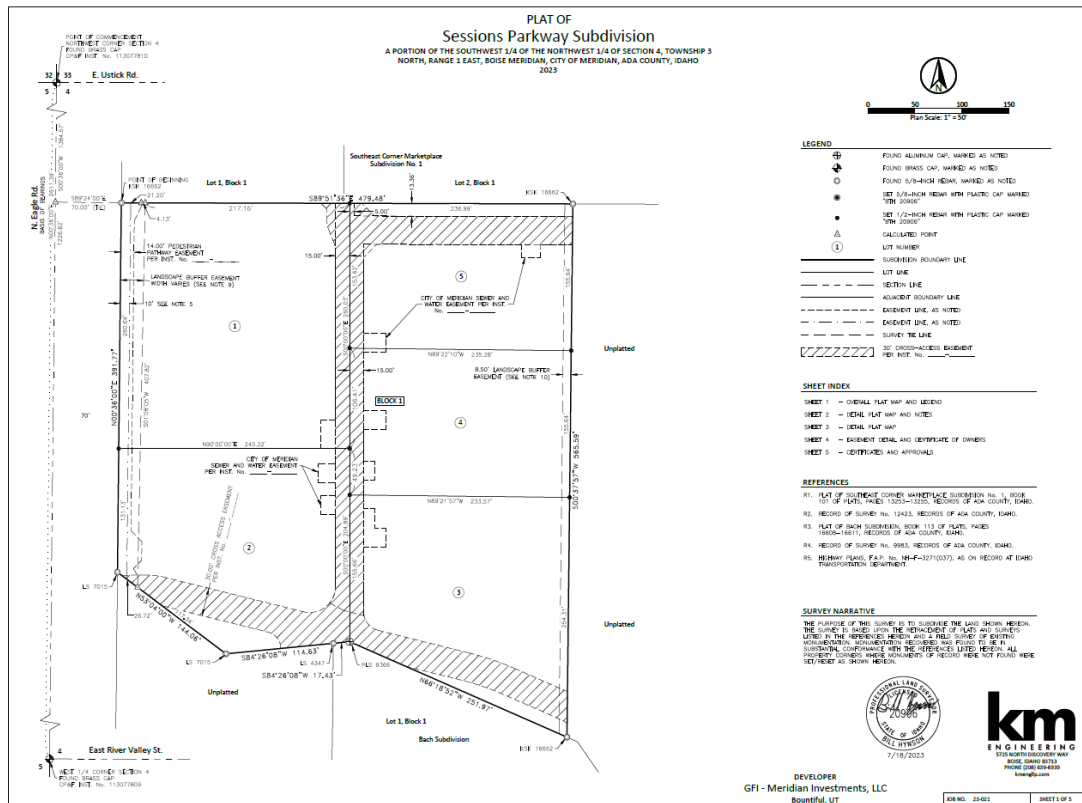
C. Applicant Representative:

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]

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	360.00'	10.10'	1°36'29"	S76°33'34"E	10.10
C2	360.00'	145.62'	23°10'33"	S85°46'32"E	144.6



DEVELOPER
GFI - Meridian Investments, LLC
Bountiful, UT

JOB NO. 23-021	SHEET 3 OF 5
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[illegible]

DETAIL FOR PRESSURE IRRIGATION EASEMENT
SCALE: 1" = 30'

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOONE MERIDIAN, CITY OF MEMPHIS, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 4, WHICH BEARS NEAR38°00'00" TO A DISTANCE OF 2,811.59 FEET FROM A FOUND BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE FOLLOWING THE WESTERLY LINE OF SAID NORTHWEST 1/4, S00°00'00" TO A DISTANCE OF 100.00 FEET; THENCE LEAVING SAID WESTERLY LINE, S89°24'00" TO A DISTANCE OF 70.00 FEET TO A FOUND 8-1/2-INCH IRON NAIL MARKING THE SOUTHWEST CORNER OF SOUTHEAST CORNER MARKETPLACE SUBDIVISION NO. 1 (BOOK 101 OF PLATS, PAGES 13251-13255) AND BEING THE POINT OF BEGINNING.

THESE FOLLOWING THE SOUTHERLY BOUNDARY LINE OF SAID SOUTHWEST CORNER NINETEEN-FEET PLOT, NO. 1, 300.73 FEET TO A DISTANCE OF 470.48 FEET TO A FOUND 5/8-INCH NAIL;
THENCE LEAVING SAID SOUTHERLY SUBDIVISION BOUNDARY LINE, 500.273734 A DISTANCE OF 665.59 FEET TO A FOUND 5/8-INCH NAIL ON THE NORTHELY BOUNDARY LINE OF SAID SUBDIVISION (CROSS 113.1 OF PLATS 16608-16613);
1. 186.575200 A DISTANCE OF 251.97 FEET TO A FOUND ALUMINUM CAP;
2. 186.575200 A DISTANCE OF 17.45 FEET TO A FOUND 5/8-INCH NAIL;
THENCE LEAVING SAID NORTHELY SUBDIVISION BOUNDARY LINE, 504.782000 A DISTANCE OF 114.83 FEET TO A FOUND 5/8-INCH NAIL;
THENCE 500.270000 A DISTANCE OF 144.06 FEET TO A FOUND 5/8-INCH NAIL ON THE EASTERLY RIGHT-OF-WAY LINE OF E. 84TH ROAD;
THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, N030°30'00"E A DISTANCE OF 30.77 FEET TO THE POINT OF BEGINNING.

S410 PARCEL CONTAINS 5.324 ACRES, MORE OR LESS

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT, BUT STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE EXCLUDED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. ALONG WITH THIS PLAT WILL BE A RESCUE WATER SERVICE FROM THE CITY OF MARIETTA AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

TREVOR CASSEY, MANAGING
OFFICER, HERMAN INVESTMENTS, LLC

ACKNOWLEDGEMENT
STATE OF IDAHO }
ADA COUNTY } SS
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2023, BY TREVOR GASSER, AS MANAGER OF
(7H-INVESTMENTS, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR
I, BILL HYNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF SECTIONS PARTWAY SUBMISSION 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.

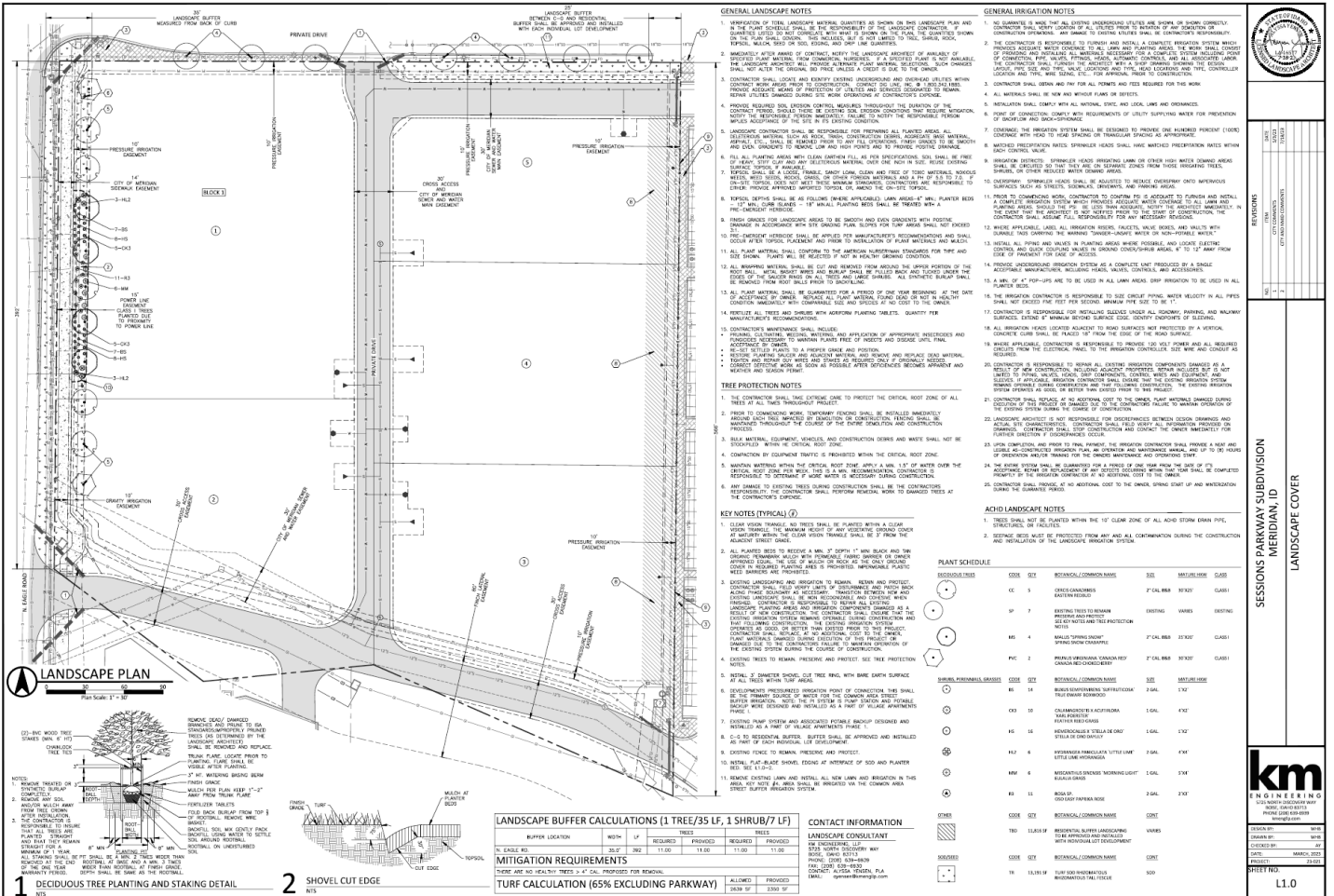
EIL HYNSON, P.L.S. 20908



DEVELOPER
GFI - Meridian Invest
Bountiful, UT

JOB NO. 23-021	SHEET 4 OF
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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](#) and H-2023-0030 (yet to be recorded).
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 and the provisions in the amended Development Agreement (H-2023-0030), which include a reduced buffer width to residential uses.
10. The subject property shall be subdivided prior to ~~submittal~~ issuance of the first second Certificate of Zoning Compliance building permit application for the site; subsequent building permit applications shall not be submitted until after the property is subdivided. Certificate of Zoning Compliance and Design Review applications may be submitted and approved prior to recordation of the plat per requirement of the Development Agreement as amended with H-2023-0030.
11. Prior to issuance of the first Certificate of Occupancy within the development, all of the required street buffer landscaping along N. Eagle Rd./SH-55, including the 10-foot wide multi-use pathway and pedestrian lighting; and the backage road along N. Eagle Rd./SH-55, from the north to the south boundary with connections to N. Eagle Rd./SH-55 and the development to the east, shall be completed per requirement of the Development Agreement as amended with H-2023-0030.
12. 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>