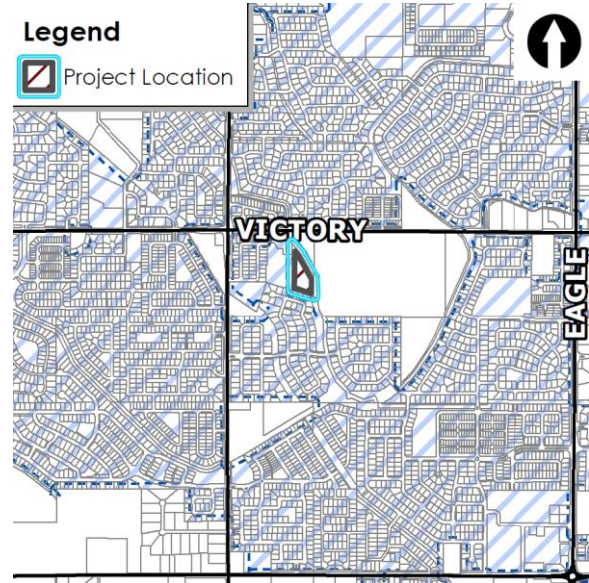


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 4/9/2024
TO: City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: Millwood Subdivision
[FP-2023-0011](#)
PROPERTY LOCATION:
1975 E. Victory Rd., in the NW 1/4 of
Section 29, T.3N., R.1E. (Parcel
#S1129223095)



I. PROJECT DESCRIPTION

Final plat consisting of 17 building lots and two (2) common lots on 4.11-acres of land in the R-8 zoning district.

II. APPLICANT INFORMATION

- A. Applicant
Truman Mathews, Epic Development – 1831 E. Overland Rd., Meridian, ID 83642
- B. Owner:
Ted Burke, EDM Partners – 2185 East 3300 South, Salt Lake City, UT 84109
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat ([H-2022-0089](#)). Although the lot configuration has changed slightly and the turnaround at the south end of the site changed from a cul-de-sac to a hammerhead, the proposed final plat depicts the same amount of building lots as the approved preliminary plat. Common area is provided within the development but because the site is below 5-acres in size it is not required. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required by UDC 11-6B-3C.

An emergency access license agreement (Inst. #[2024-011423](#)) was approved that grants emergency access only for the development from E. Victory Rd. across the DeChambeau property (Parcel #S1129120742). Therefore, fire sprinklers are not required for any of the proposed units.

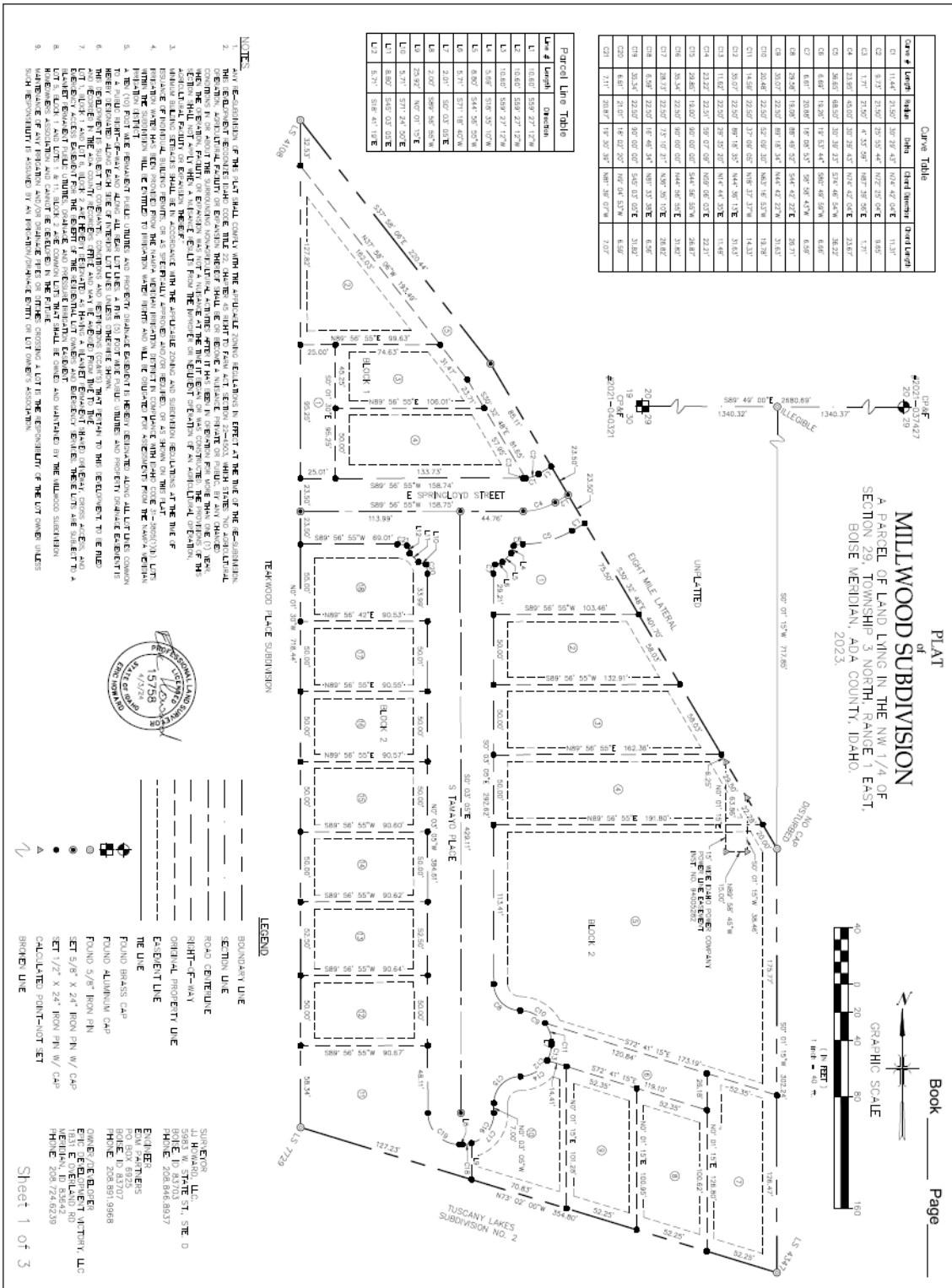
Right-of-way is proposed to be dedicated from the east side of S. Tamayo Pl. to the east property line to allow for future construction of a stub street (Richardson St.). However, no improvements are required in this area at this time, per the ACHD staff report (condition #2).

IV. DECISION

A. Staff:

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

B. Final Plat (dated: 4/3/2024)



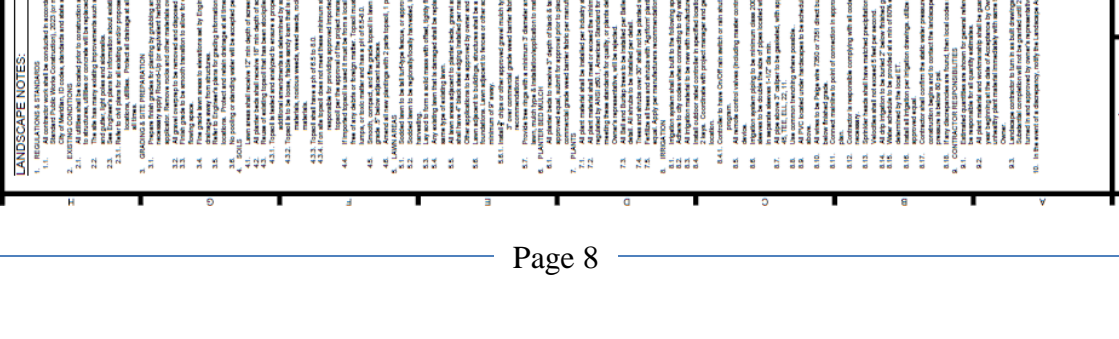
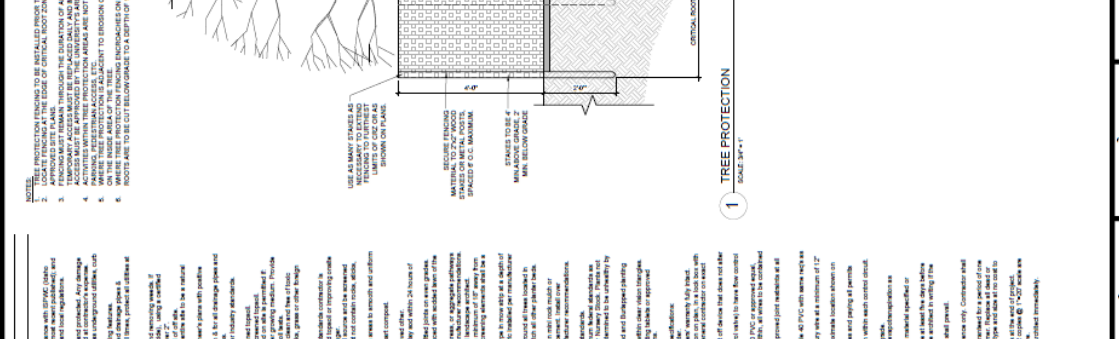
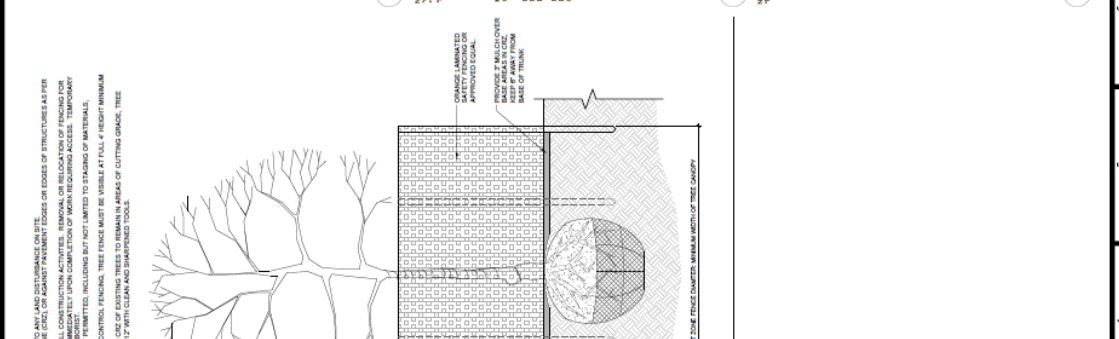
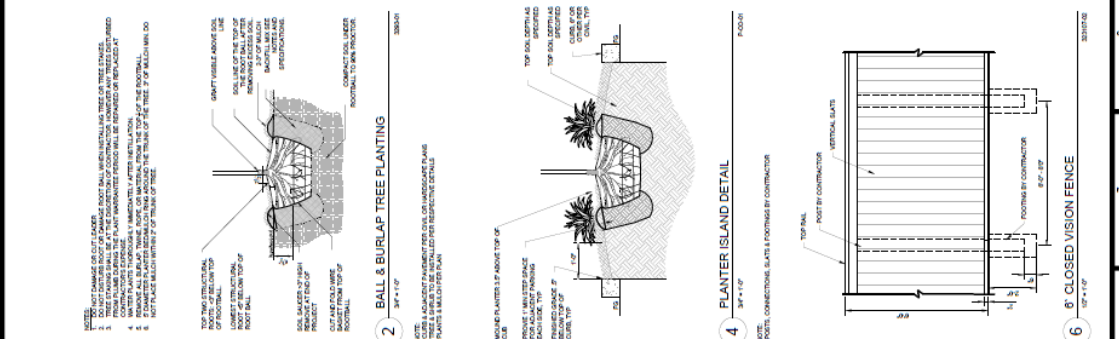
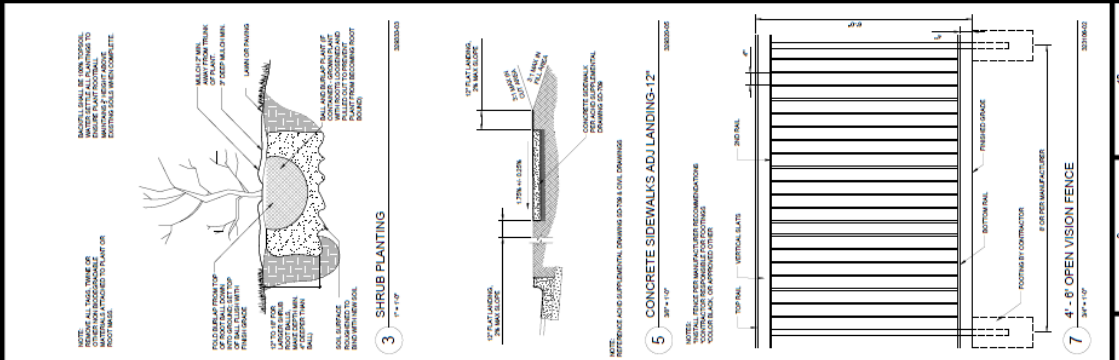
Curve #	Length	Radius	Chord	Chord Bearing	Chord Length
C1	11.44'	21.50'	39.79'	62° 42' 04"E	11.30'
C2	1.72'	21.50'	29.54'	49° 22' 04"E	1.63'
C3	1.71'	21.50'	29.54'	49° 22' 04"E	1.63'
C4	21.87'	48.00'	39.79'	62° 42' 04"E	21.67'
C5	38.61'	108.00'	39.79'	62° 42' 04"E	38.42'
C6	4.69'	15.20'	19.33'	44° 58' 43"W	4.68'
C7	4.61'	20.80'	19.33'	44° 58' 43"W	4.59'
C8	20.07'	11.50'	39.79'	62° 42' 04"E	19.87'
C9	20.07'	11.50'	39.79'	62° 42' 04"E	19.87'
C10	20.07'	11.50'	39.79'	62° 42' 04"E	19.87'
C11	14.58'	23.50'	27.08'	52° 12' 27"W	14.32'
C12	14.58'	23.50'	27.08'	52° 12' 27"W	14.32'
C13	11.02'	22.50'	29.25'	44° 30' 13"E	11.02'
C14	22.22'	22.51'	59.07'	69° 08' 03"E	22.21'
C15	22.22'	22.51'	59.07'	69° 08' 03"E	22.21'
C16	22.22'	22.51'	59.07'	69° 08' 03"E	22.21'
C17	22.22'	22.51'	59.07'	69° 08' 03"E	22.21'
C18	4.99'	22.50'	19.46'	54° 53' 38"E	4.98'
C19	30.34'	22.50'	59.07'	69° 08' 03"E	30.34'
C20	4.81'	21.00'	19.02'	49° 04' 53"W	4.80'
C21	11.11'	20.81'	19.30'	49° 30' 07"W	11.07'

Lot #	Length	Bearing
L1	16.00'	S89° 27' 12"W
L1	16.00'	S89° 27' 12"W
L1	16.00'	S89° 27' 12"W
L1	5.09'	S78° 35' 10"W
L1	6.89'	S44° 35' 52"W
L1	5.21'	S71° 18' 42"W
L1	2.00'	S67° 03' 02"E
L1	20.82'	N67° 01' 35"W
L1	5.21'	S71° 24' 50"E
L1	8.80'	S80° 03' 02"E
L1	5.21'	S71° 24' 50"E

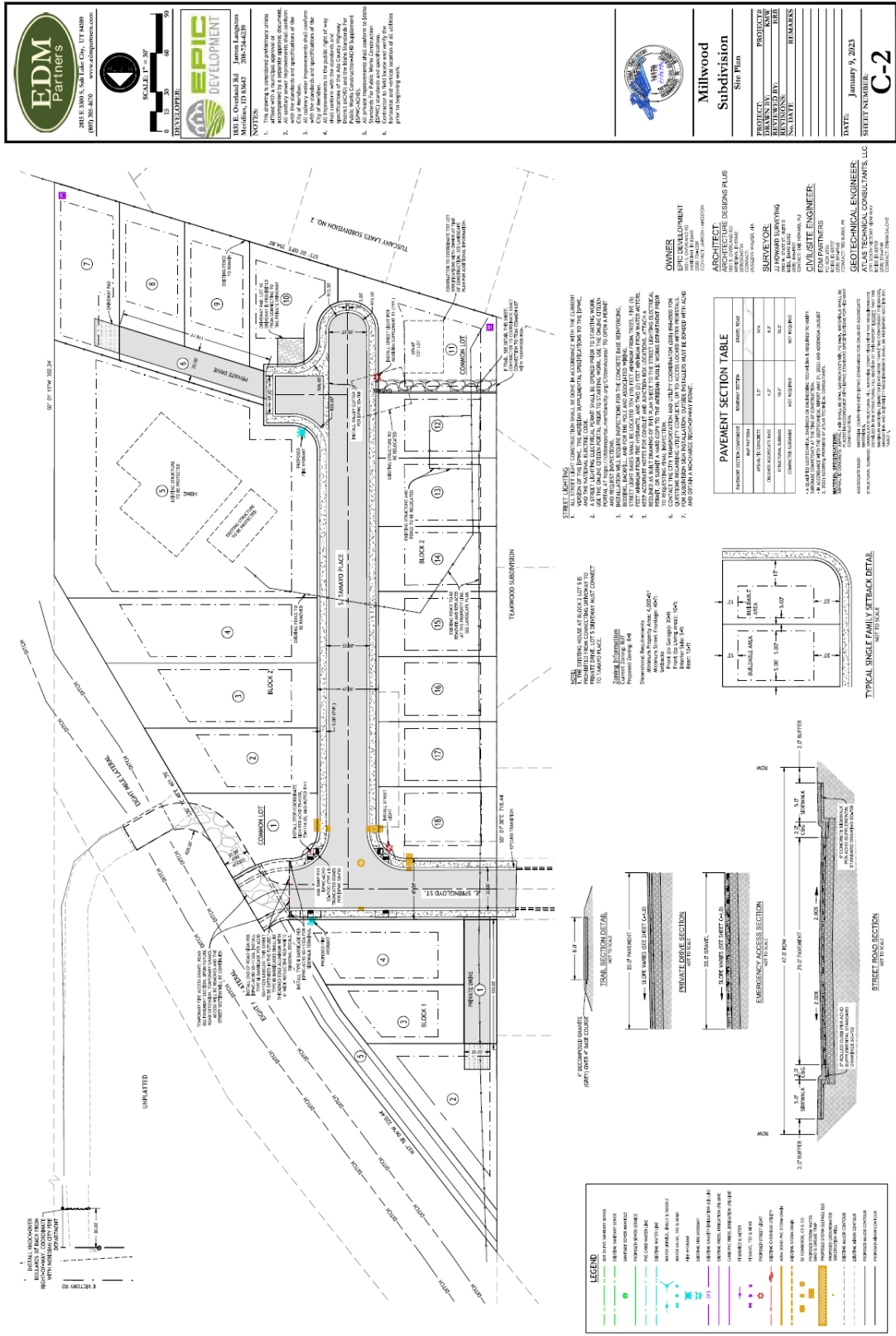
- NOTES:
1. RECONSTRUCTION OF THE LOT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECONSTRUCTION.
 2. THE RECONSTRUCTION OF THE LOT SHALL BE SUBJECT TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECONSTRUCTION.
 3. THE RECONSTRUCTION OF THE LOT SHALL BE SUBJECT TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECONSTRUCTION.
 4. THE RECONSTRUCTION OF THE LOT SHALL BE SUBJECT TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECONSTRUCTION.
 5. THE RECONSTRUCTION OF THE LOT SHALL BE SUBJECT TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECONSTRUCTION.
 6. THE RECONSTRUCTION OF THE LOT SHALL BE SUBJECT TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECONSTRUCTION.
 7. THE RECONSTRUCTION OF THE LOT SHALL BE SUBJECT TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECONSTRUCTION.
 8. THE RECONSTRUCTION OF THE LOT SHALL BE SUBJECT TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECONSTRUCTION.
 9. THE RECONSTRUCTION OF THE LOT SHALL BE SUBJECT TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECONSTRUCTION.



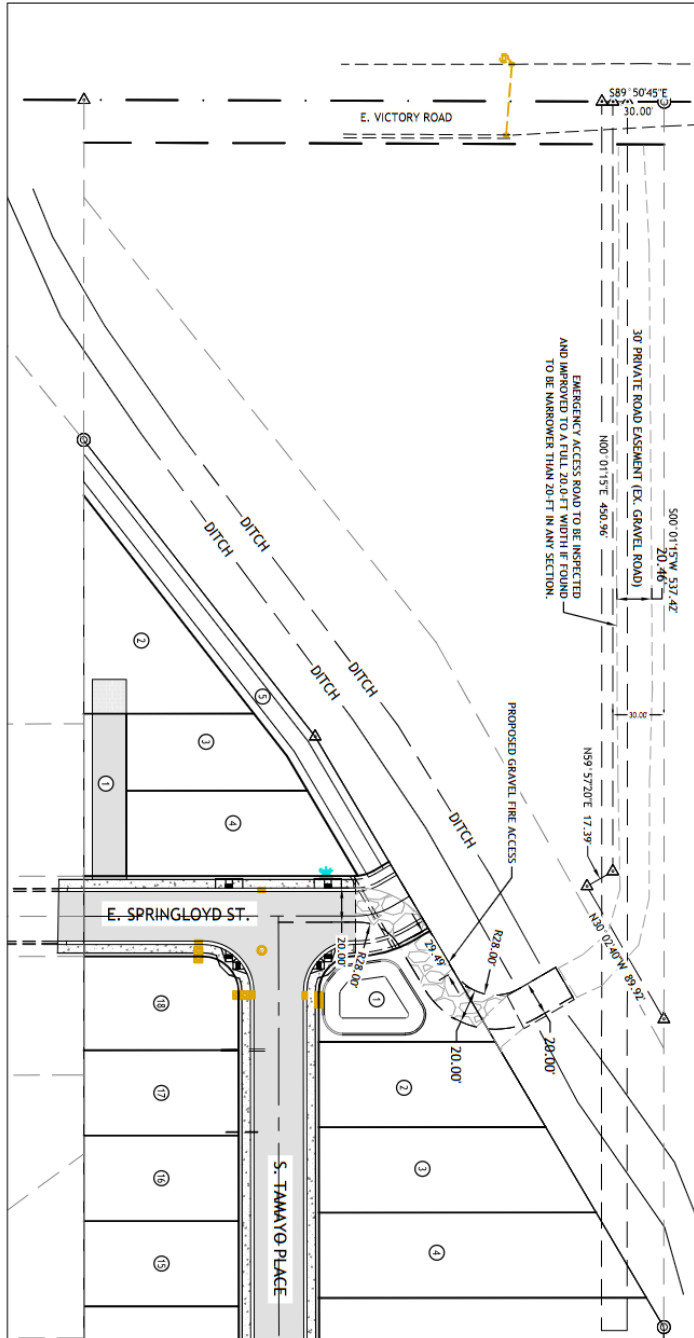
- LEGEND
- BOUNDARY LINE
 - SECTION LINE
 - ROAD CENTERLINE
 - RIGHT-OF-WAY
 - ORIGINAL PROPERTY LINE
 - EASEMENT LINE
 - THE LINE
 - FOUND BRASS CAP
 - FOUND ALUMINUM CAP
 - SET 5/8" X 24" IRON PIN W/ CAP
 - SET 1/2" X 24" IRON PIN W/ CAP
 - CALCULATED POINT-NOT SET
 - BROKEN LINE
- SUBMITTER:
 SUN ESTATE LLC
 5981 N. MARO ST.
 BOISE, ID 83702
 PHONE: 208-846-8837
- ENGINEER:
 EMM PARTNERS
 BOISE, ID 83707
 PHONE: 208-991-9988
- OWNER/BORDER:
 ERIE DEVELOPMENT, VITTIORY LLC
 1400 N. GARDEN ST.
 BOISE, ID 83702
 PHONE: 208-724-6239
- Sheet 1 of 3



E. Site Plan



G. Emergency Access Exhibit (Approved by Fire Dept.)



	<p>3980 S. 700 E. #22 Salt Lake City, UT 84107 (801) 305-4670 www.edmpartners.com</p>
	<p>EDM Partners</p>
<p>Impact Property Management 9543 W. Harless Dr Boise, ID 83719 208-724-6239</p>	<p>SCALE: 1" = 60'</p>
<p>Millwood Subdivision Emergency Access Exhibit</p>	<p>DATE: 12/07/23 SHEET NUMBER: EXH-2</p>

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-2022-0089](#), DA Inst. #[2023-023848](#)].
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the date of approval of the preliminary plat (by April 18, 2025), *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. The final plat, signed and stamped by Eric Howard on 1/29/24, included in Section V.B, shall be revised prior to submittal of the final plat for City Engineer signature, as follows:
 - a. Update the year of platting in the situate statement.
 - b. Include a curve table.
 - c. A perpetual ingress/egress is required for the common driveways on Lot 1, Block 1 and Lot 6, Block 2, either by a recorded easement or as a note on a recorded final plat. The easement or plat note shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment in accord with UDC [11-6C-3D.8](#).
5. The landscape plan prepared by Stack Rock Group, dated 12/12/23 included in Section V.C, shall be revised prior to submittal of the final plat for City Engineer signature, as follows:
 - a. Depict landscaping (i.e. shrubs, lawn or other vegetative groundcover) within the 5-foot wide strips along the common driveways on Lot 1, Block 1 and Lot 6, Block 2 in accord with UDC 11-6C-3D.5. Also, depict fencing along the common driveways if proposed.
 - b. Depict 5-foot wide landscape strips on each side of the 10-foot wide multi-use pathway on Lot 5, Block 1, landscaped per the standards listed in UDC [11-3B-12C](#) per preliminary plat condition #3c.
 - c. 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](#).
 - d. Include calculations that demonstrate compliance with the pathway landscape standards listed in UDC [11-3B-12C](#).
 - e. Include a detail for each of the proposed fencing types and for the children's play equipment proposed for the tot lot.
 - f. Remove the perimeter fencing along the west boundary of the common lot at the southwest corner of the development where it adjoins common area in Teakwood Subdivision *if* the Applicant is able to coordinate with the adjacent developer to arrange no fencing on that development in the same area.
 - g. Depict a 6-foot tall open vision fence (wrought iron) fence between the pathway and the lateral for public safety in accord with preliminary plat condition #3j.

- h. Depict landscaping within the storm drainage area on Lot 1, Block 2 in accord with the standards listed in UDC [11-3B-11C](#); also depict slopes less than or equal to 3:1 for accessibility and maintenance.
 - i. Relocate the fencing depicted on the south side of the pathway on Lot 11, Block 2 to the northern boundary of the lot and provide a minimum 5-foot wide landscaped strip between the property line and the pathway with landscaping per the standards listed in UDC [11-3B-12C](#).
6. The existing home proposed to remain on Lot 5, Block 2 shall connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC [9-1-4](#) and [9-4-8](#) per requirement of the development agreement.
 7. The address for the existing home on Lot 5, Block 2 is required to change since access will no longer be provided from Victory Rd. The Applicant should coordinate the new address with the Land Development Dept. (kjohnston@meridiancity.org).
 8. Construction traffic for the re-development of this property shall access the site via the future extension of Richardson Street; access via the existing easement from E. Victory Rd. is prohibited per requirement of the development agreement.
 9. The homes constructed on Lots 7-10, Block 2 shall be restricted to single story only per requirement of the development agreement.
 10. The Developer shall install a “no trespassing” sign at the end of the multi-use pathway along the east boundary of the site that stubs to the DeChambeau property (parcel #S1129120742) per requirement of the development agreement.
 11. The common driveways on Lot 1, Block 1 and Lot 6, Block 2 shall comply with the standards listed in UDC 11-6C-3D and the exhibit in Section V.D. The driveways shall be paved with a surface with the capability of supporting fire vehicles and equipment.
 12. Prior to the City Engineer’s signature on the final plat, all existing structures that do not conform to the setbacks of the R-8 zoning district shall be removed.
 13. Access for the existing home on Lot 5, Block 2 shall be provided solely from internal local streets; the existing driveway via E. Victory Rd. shall be used solely for emergency access.
 14. Submit a 14-foot wide public pedestrian easement for the multi-use pathway required along the northern portion of the east boundary of the site prior to City Engineer signature on the final plat.
 15. The Applicant shall coordinate with the Parks Department to determine if the existing bridge can be used as a pedestrian crossing. The bridge across the Eight Mile Lateral shall be widened or a separate pedestrian bridge constructed to accommodate the 10-foot wide multi-use pathway as required by the Park’s Dept. with the NMID’s consent.
 16. “No Parking Fire Lane” signs shall be installed per ACHD standards along the common driveways per requirement of the Fire Dept. The CC&R’s shall include restrictions for parking along common driveways.
 17. 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=342423&dbid=0&repo=MeridianCity&cr=1>

C. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340114&dbid=0&repo=MeridianCity&cr=1>

D. Nampa Meridian Irrigation District (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=342124&dbid=0&repo=MeridianCity>

E. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=338015&dbid=0&repo=MeridianCity>