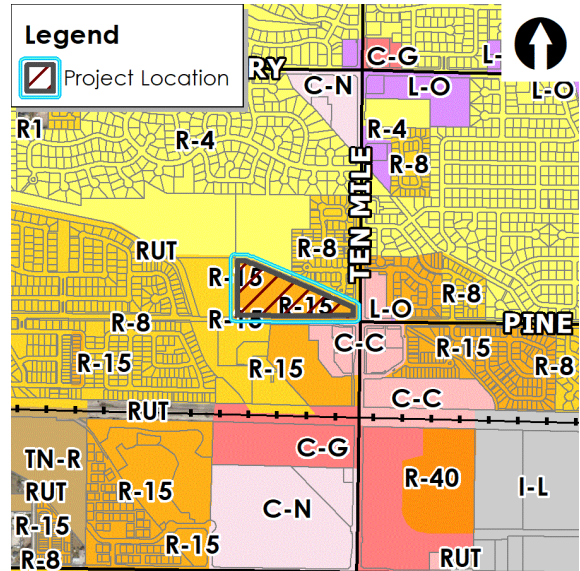


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 3/26/2024
TO: Mayor & City Council
FROM: Stacy Hersh, Associate Planner
208-884-5533
SUBJECT: Foxcroft No. 2 FP
FP-2023-0031
LOCATION: Phase 2 is located at 3500 W. Pine Avenue and the surrounding property north of Pine and south of Tenmile Creek, in the SE 1/4 of the NE 1/4 of Section 10, Township 3N, Range 1W.



I. PROJECT DESCRIPTION

Final Plat consisting of 1 residential building lot on approximately 11.978 acres of land in the R-15 zoning district, by Kent Brown Planning.

II. APPLICANT INFORMATION

A. Owner:

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

B. Applicant Representative:

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

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2020-0113) and associated conditions of approval as required by UDC 11-6B-3C.2. There are eight (8) fewer buildable lots (1) depicted on the proposed final compared to the number indicated on the approved preliminary plat (9). Furthermore, the submitted final plat depicts the required street buffers and pathways as required by the Development Agreement (Inst. # 2021-126693) and the same amount of common open space as previously approved. The City has granted approval for the CZC and Design Review (A-2022-0184) to construct the multi-family units on the property. The subdivision improvements shall be completed prior to occupancy of the first structure.

Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

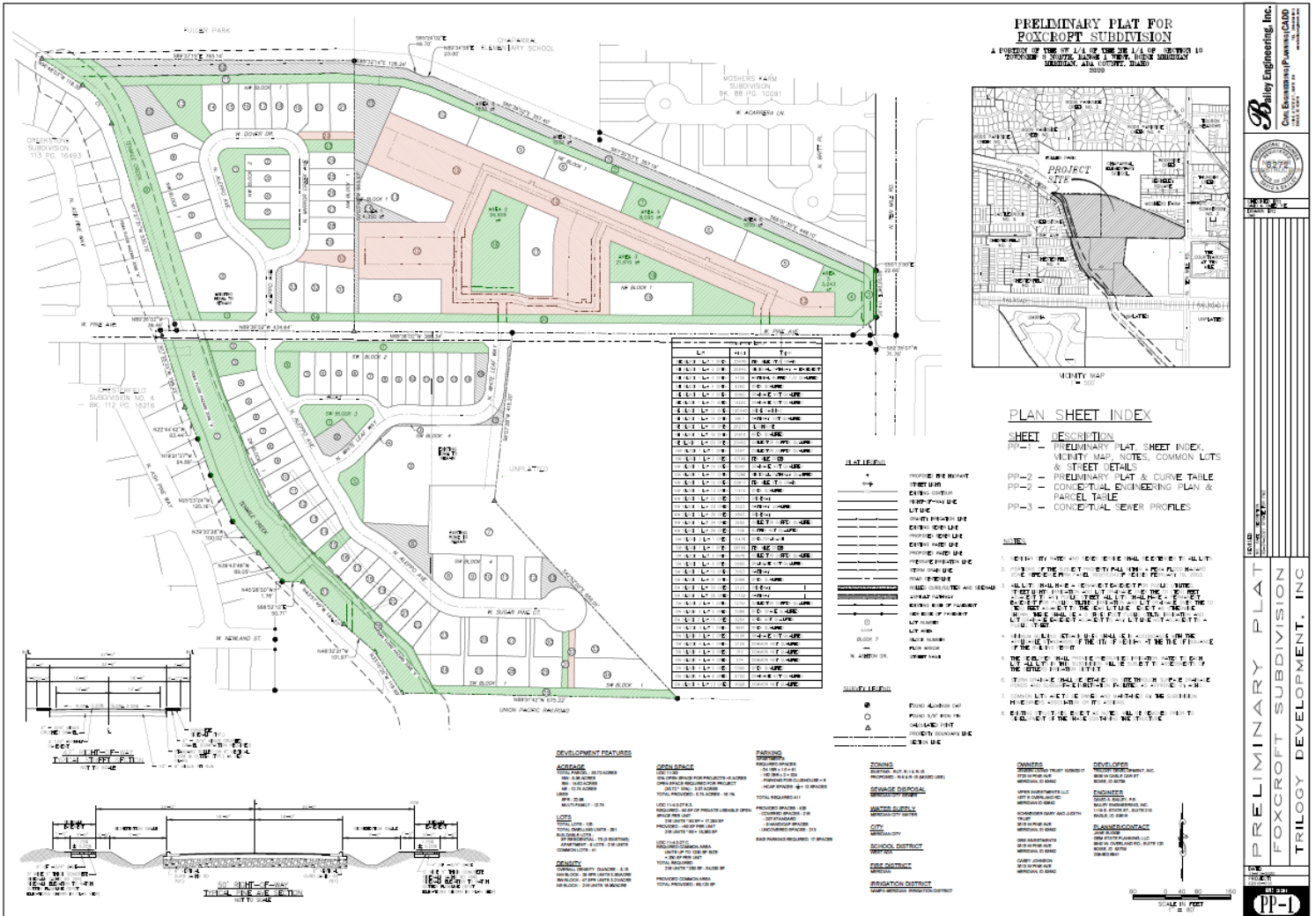
IV. DECISION

A. Staff:

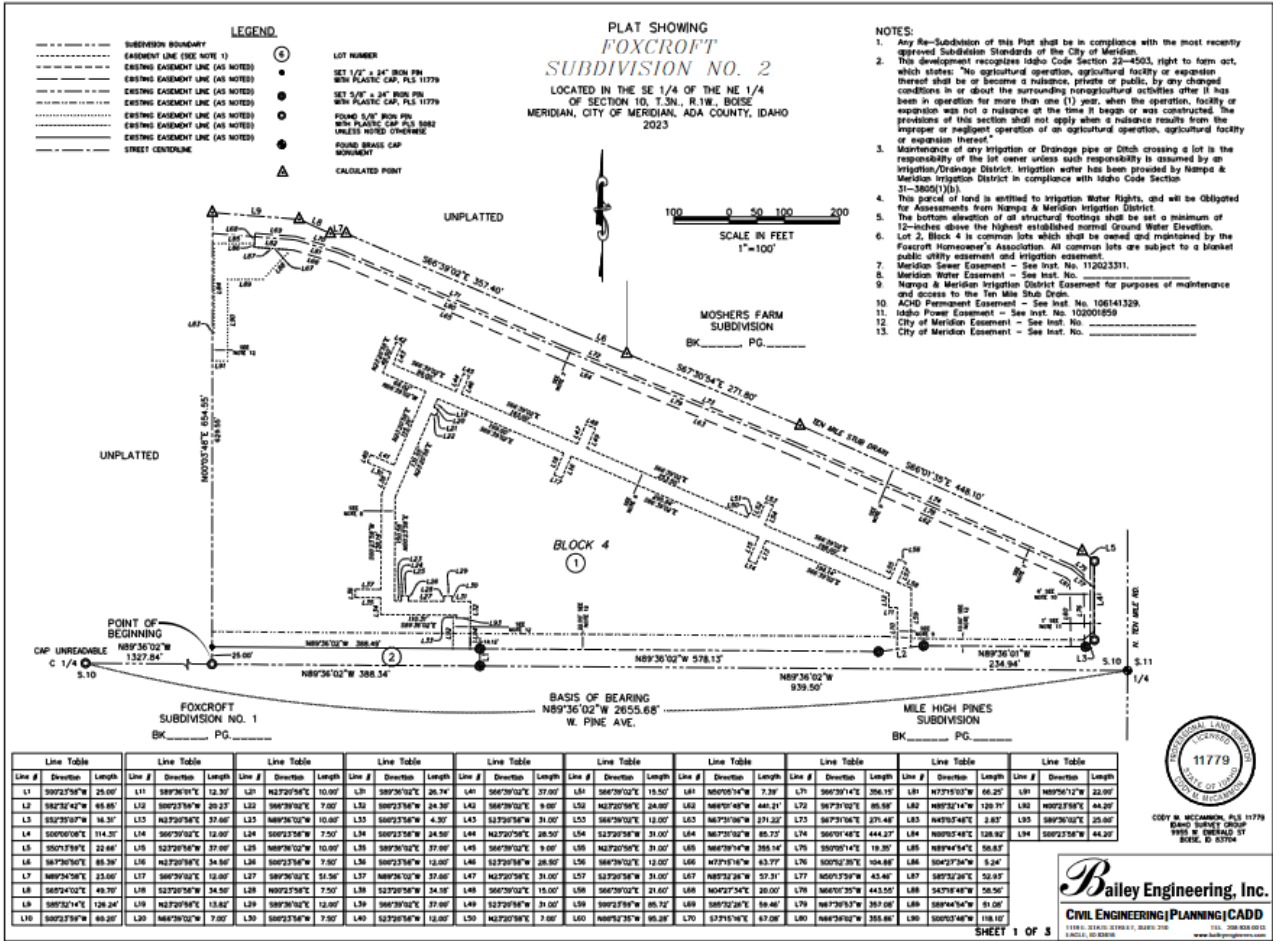
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

V. EXHIBITS

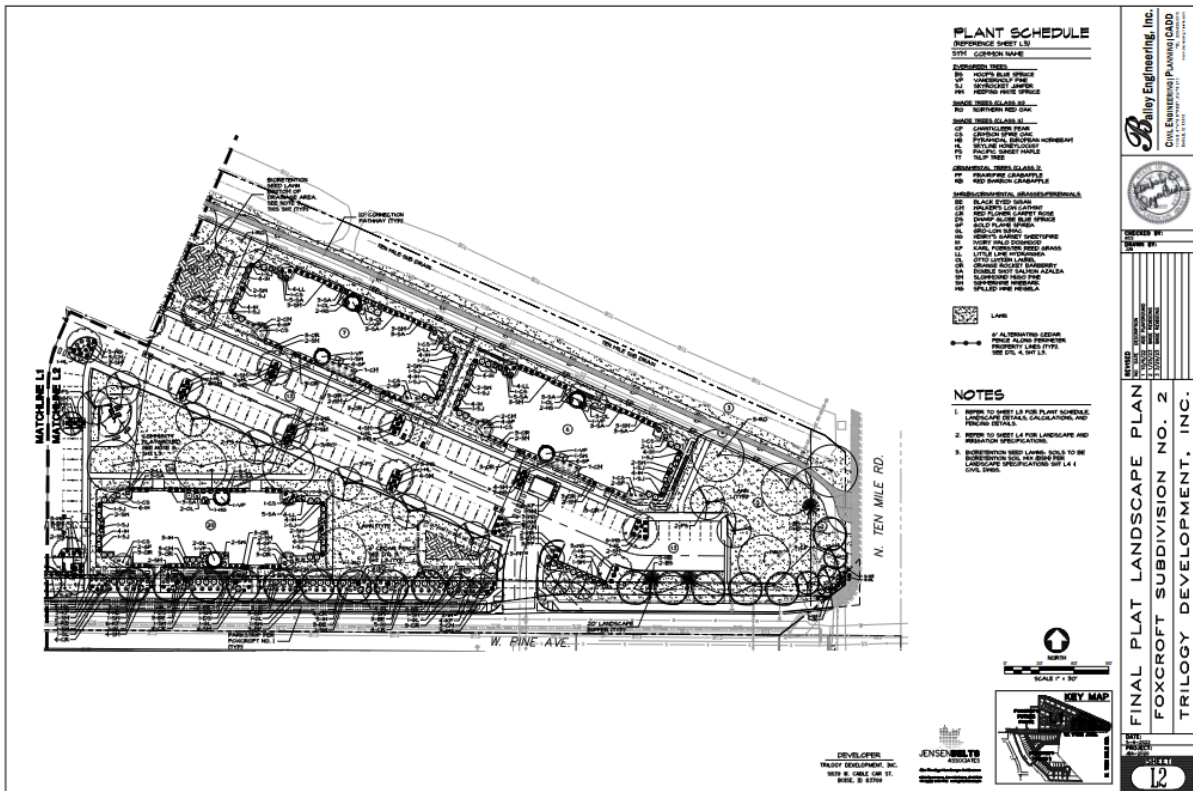
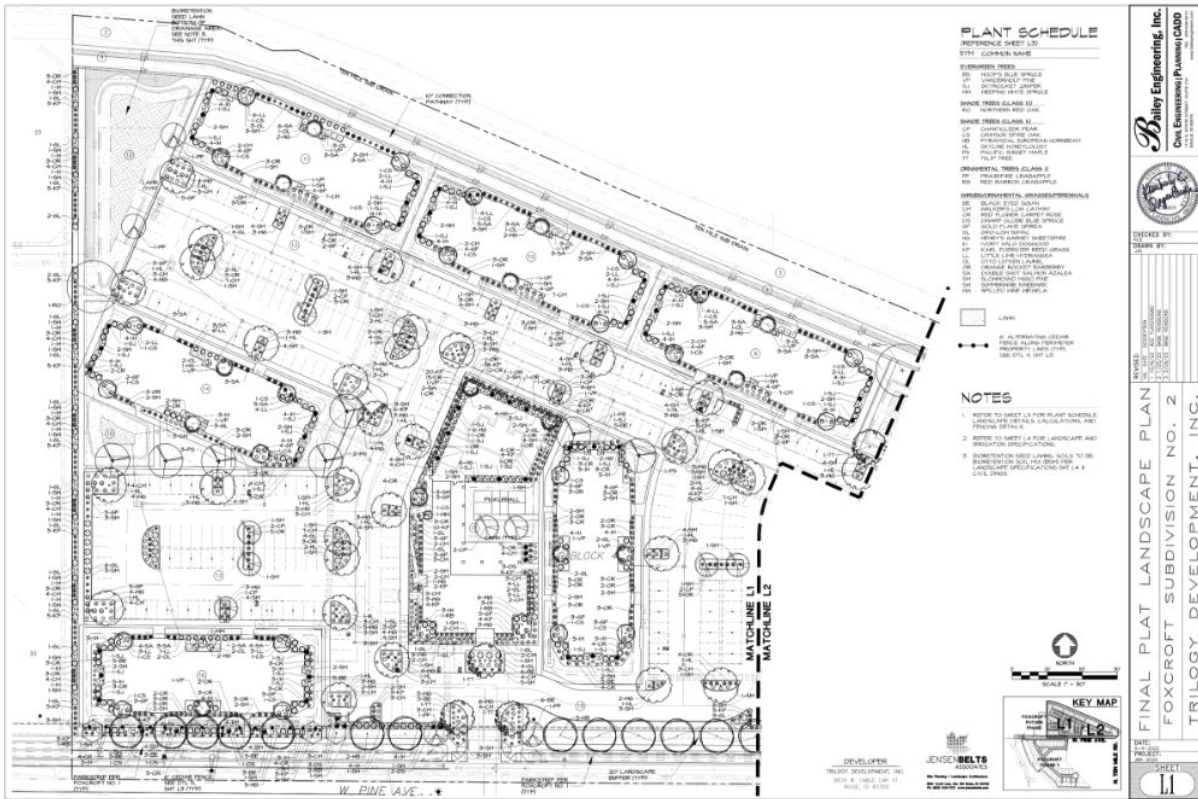
A. Preliminary Plat (dated: February 2021)

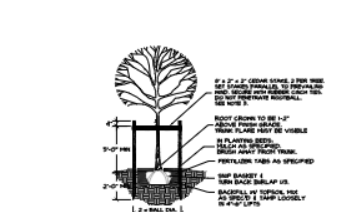


B. Final Plat



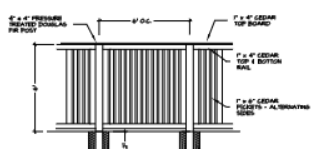
C. Landscape Plans (Revision date: 3/29/2023)





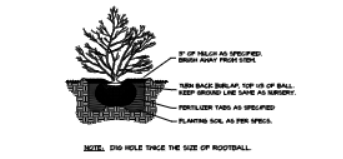
1. REMOVE ALL TREE ROOTS OR BRANCHES FROM ALL TREES.
2. REMOVE SOIL AND TREE BRANCHES FROM THE TOP OF ALL ROOT BALLS AFTER PLANTING IF SUITABLE BRANCHES/LAP IS USED. IT MUST BE COMPLETELY REMOVED.
3. LOCATIONS OF TREES TO BE CONSTRUCTED APPROXIMATE FOR THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND NEARLY STRAIGHT FROM AND ON THE LINE. ALL STAKING SHALL BE REMOVED AT THE END OF THE FOUR MONTH PERIOD.
4. TREES PLANTED IN NEP AREAS REMOVE TOP IF DIA. FROM TREE TRUNK.

① TREE PLANTING/STAKING NOT TO SCALE

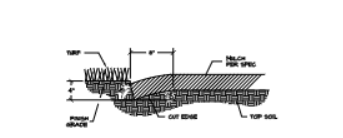


1. FENCE TO TOP DOWN TO ELEMENT 20\"/>

② 6' ALTERNATING CEDAR FENCE NOT TO SCALE



③ SHRUB PLANTING NOT TO SCALE



④ PLANTER CUT BED EDGE NOT TO SCALE

LANDSCAPE CALCULATIONS

LOCATION	SUPPLY METHOD	LENGTH	REQUIRED	PROVIDED
N FINE AVE BIRTHS	20'	100' 00"	34 TREES	34 TREES
N TRINITE RD.	20'	100' 00"	4 TREES	4 TREES
COMMON CREEK SPACE / INTERIORS PLANTING			22 TREES	
TOTAL NUMBER OF TREES			60 TREES	38 TREES

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
SD	SMOOTH BLUE SPRUCE	PICEA PARVULA 'SNOOPY'	6\"/>
CC	COMMON CYPRESS	WAXIA MIGNONIAE	6\"/>
ST	STRETCHOUT SPINDLE	JANUSSIA SCUTELLARI 'STRETCHOUT'	6\"/>
FF	FRENCH FRUIT SPINDLE	PICEA SUAVIS 'PRINCE' 1	6\"/>
SHRUB SPECIES SCHEDULE			
SC	SEASIDE RED OAK	QUERCUS PINNATA	2\"/>
SHRUB SPECIES SCHEDULE II			
CF	COMMON FERN	PTERIS CALIFORNICA 'VANITY' BLUEBERRY	2\"/>
CA	CANYON SPINE CHALCIS	QUERCUS BERBERIS 'O. G. ALBA' 'WINDSOR' 1	2\"/>
CO	CORONADO DOGWOOD	QUERCUS VULGARIS 'SACRAMENTO' 1	2\"/>
PC	PALE PINE	QUERCUS PARVIFLORA 'SACRAMENTO' 1	2\"/>
PT	PINE TREE	QUERCUS PARVIFLORA 'SACRAMENTO' 1	2\"/>
COMMON TREES SCHEDULE I			
MA	MOUNTAIN MAHOGANY	QUERCUS LAEVOGLOBOSA	2\"/>
RE	RED CEDAR	QUERCUS LAEVOGLOBOSA	2\"/>
COMMON TREES SCHEDULE II			
BE	BLACK EYED SOYBEAN	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
CA	CANYON SPINE CHALCIS	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
CO	CORONADO DOGWOOD	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
PC	PALE PINE	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
PT	PINE TREE	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
MA	MOUNTAIN MAHOGANY	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
RE	RED CEDAR	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
CA	CANYON SPINE CHALCIS	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
CO	CORONADO DOGWOOD	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
PC	PALE PINE	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
PT	PINE TREE	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
MA	MOUNTAIN MAHOGANY	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
RE	RED CEDAR	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
CA	CANYON SPINE CHALCIS	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
CO	CORONADO DOGWOOD	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
PC	PALE PINE	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
PT	PINE TREE	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
MA	MOUNTAIN MAHOGANY	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL
RE	RED CEDAR	QUERCUS LAEVOGLOBOSA 'SACRAMENTO' 1	1 GAL

NOTES

1. ALL PLANTED AREAS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MERRIMAN CODE REFER TO SHEET LA - SPEC. SECTION 82 30 30 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE INSTALLED WITH AN AUTOMATIC IRRIGATION SYSTEM REFER TO SHEET LA - SPEC. SECTION 82 34 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10' PROTECT CLEAR ZONE OF ALL ACID DRAINAGE DRAIN PIPES, STRUCTURES OR FACILITIES IN MERRIMAN. REMOVE AREA SHALL BE REINSTATED WITHIN 10' OF MERRIMAN. REMOVE AREA SHALL BE REINSTATED WITHIN 10' OF MERRIMAN. REMOVE AREA SHALL BE REINSTATED WITHIN 10' OF MERRIMAN.
5. NO TREES SHALL BE PLANTED WITHIN THE 4' VISION TRIANGLE AT ALL INTERSECTIONS. NO COMMERCIAL TREES OR SHRUBS OVER 10' HIGH SHALL BE PLANTED WITHIN THE VISION TRIANGLE. SEE SPEC. 82 10 00 - VISIBILITY REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 4' PROTECT VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS B TREES AND LANDSCAPE IN FRONT OF BUILDING WITHIN INTERIOR SPACES TO BE COMPLETED DURING CONSTRUCTION OF THESE UTILITIES. TREE LOCATIONS SHALL BE INSTALLED TO ACCOMMODATE EXISTING AND UTILITIES. TREES SHALL BE CLASS B AND SHALL NOT BE PLANTED WITHIN 7' OF WATER METERS OR UNDERGROUND UTILITY LINES.
8. PLANTING AND ARRANGEMENTS ARE SUBJECT TO CHANGING CONDITIONS. DESIGN BY OTHERS, AVAILABLE INFORMATION, AND/OR OTHER DESIGN FOR AVENUE CONFIGURATIONS AND ADA COMPLIANCE.
9. PLANT LIST IS SUBJECT TO SUBSTITUTION OF SIMILAR SPECIES DUE TO PLANT AVAILABILITY, DELIVERY, SCHEDULING, AND/OR OTHER REASONS. TO BE REMOVED FROM PROJECT SHALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL PLANTING SHALL BE COMPLETED WITHIN 180 DAYS.
10. ALL EXISTING TREES TO BE REMOVED. PERMANENT TREES TO BE REMOVED SHALL BE REPLACED FOR IN THE LANDSCAPE BEFORE AND COMMON OPEN SPACES WITHIN THE DEVELOPMENT.

CIVIL ENGINEERING PROFESSIONAL SEAL
 CIVIL ENGINEERING
 REGISTERED PROFESSIONAL ENGINEER
 No. 1388
 STATE OF MONTANA
Trilogy Engineering, Inc.
 1115 W. 16th Street
 Butte, MT 59701
 (406) 261-1111
 www.trilogyeng.com

FINAL PLAT LANDSCAPE PLAN
 FOXCROFT SUBDIVISION NO. 2
 TRILGY DEVELOPMENT, INC.

SHEET
13

DEVELOPER: JENSEN DEVELOPMENT, INC.
 3015 N. GARDEN ST. BUTTE, MT 59701
 ARCHITECT: JENSEN DEVELOPMENT, INC.

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-2020-0113 (DA Inst. #2021-126693); A-2022-0088 (Foxcroft No. 1 Pathway ALT); FP-2021-0049; A-2022-0184 (CZC and DES); A-2022-0224 (Foxcroft No. 2 pathway ALT); ESMT-2024-0043 (Pedestrian Pathway Easement).
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Engineer's signature on the previous phase final plat (i.e. by February 13, 2026); or apply for a time extension, in accordance 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 shown in Section V.B, prepared by Bailey Engineering, by Cody M. McCammon, is approved with the following conditions to be completed at the time of Final Plat Signature:
 - a. Plat Note #8, include recorded instrument number.
 - b. Plat Notes #12-13, include recorded instrument numbers.
 - c. Add Note #13, include the recorded instrument number of the existing City of Meridian Development Agreement.
 - d. Add Note #14, include the recorded pathway easement number (ESMT-2024-0043) on the plat.
 - e. Graphically depict the landscape buffers along the east and south boundary either on a permanent dedicated buffer easement or by adding common lots in accordance with UDC 11-3B-7C.2a
5. The submitted landscape plans, as shown in Section V.C, prepared by Bailey Engineering, with a revision date of 3/29/23, is approved as submitted.
6. 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=337620&dbid=0&repo=MeridianCity>

C. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=337620&dbid=0&repo=MeridianCity>