

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 9/6/2022
 TO: Mayor & City Council
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 SUBJECT: TECC-2022-0002
 Hill's Century Farm Commercial
 LOCATION: Generally located on the south side of E. Amity Rd., ¼ mile east of S. Eagle Rd., in the NW ¼ of Section 33, T.3N., R.1E.



I. PROJECT DESCRIPTION

Request for a one-year time extension on the preliminary plat in order to obtain the City Engineer's signature on the final plat for the second phase of development.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	6.12 acres yet to be platted	
Existing/Proposed Zoning	Neighborhood Business (C-N) & Medium High Density Residential (R-15)	
Future Land Use Designation	Mixed Use – Neighborhood (MU-N)	
Existing Land Use(s)	Agricultural	
Proposed Land Use(s)	Commercial	
Neighborhood meeting date; # of attendees:	8/9/2022	
History (previous approvals)	AZ-15-004 (DA Inst. #2015-061375); H-2016-0092 (1 st Addendum Inst. #2016-119080); H-2018-0127 (MDA 2 nd Addendum Inst. #2019-033207); TED-2020-0004	

III. APPLICANT INFORMATION

A. Applicant:

Josh Beach, Brighton Development, Inc. – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

B. Owner:

Robert Phillips, DWT Investments, LLC – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

C. Representative:

Same as Applicant

IV. NOTICING

	City Council Posting Date
Notification published in newspaper	8/21/2022
Notification mailed to property owners within 300 feet	8/18/2022
Applicant posted public hearing notice on site	8/26/2022
Nextdoor posting	8/18/2022

V. UNIFIED DEVELOPMENT CODE ANALYSIS ([UDC](#))

Per UDC 11-6B-7C, *“Upon written request and filing by the applicant prior to the termination of the period in accord with subsections A and B of this section, the director may authorize a single extension of time to obtain the city engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the director or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.”*

VI. STAFF ANALYSIS

The Applicant requests approval of a 1-year time extension on the preliminary plat in order to obtain the City Engineer’s signature on the final plat for the second phase of development.

The preliminary plat (H-2016-0092) consists of 20 building lots and 2 common lots on 19.73 acres of land in the C-N and R-15 zoning districts and was approved by City Council on October 11, 2016. The final plat (H-2017-0051) for the first phase of development consisted of 10 building lots and one (1) common lot on 10.82 acres of land and was signed by the City Engineer on August 29, 2018 and recorded on October 4, 2018. A 2-year time extension (TED-2020-0004) on the preliminary plat was approved by the Director on August 28, 2020 and expired on August 29, 2022; the time extension was requested prior to the expiration date, as required. The final plat (FP-2021-0055) for the second phase of development consists of four (4) building lots on 2.79 acres of land and won’t be able to be signed by the City Engineer within the required time frame. There are four (4) remaining building lots on 6.12 acres of land for the last phase of development.

The reason for the previous time extension and the subject time extension request is the final plat was delayed due to market conditions. No new conditions were placed on the application with the time extension. The Applicant plans to complete the subdivision improvements for the next phase in the Fall of this year.

Approval of the subject time extension will allow the Applicant to obtain the City Engineer’s signature on a final plat for the second and last phase of development and proceed with development of the property. If City Council does *not* approve the requested time extension, the preliminary plat

will expire and a new preliminary plat application will be required for the remaining area that has not yet been subdivided.

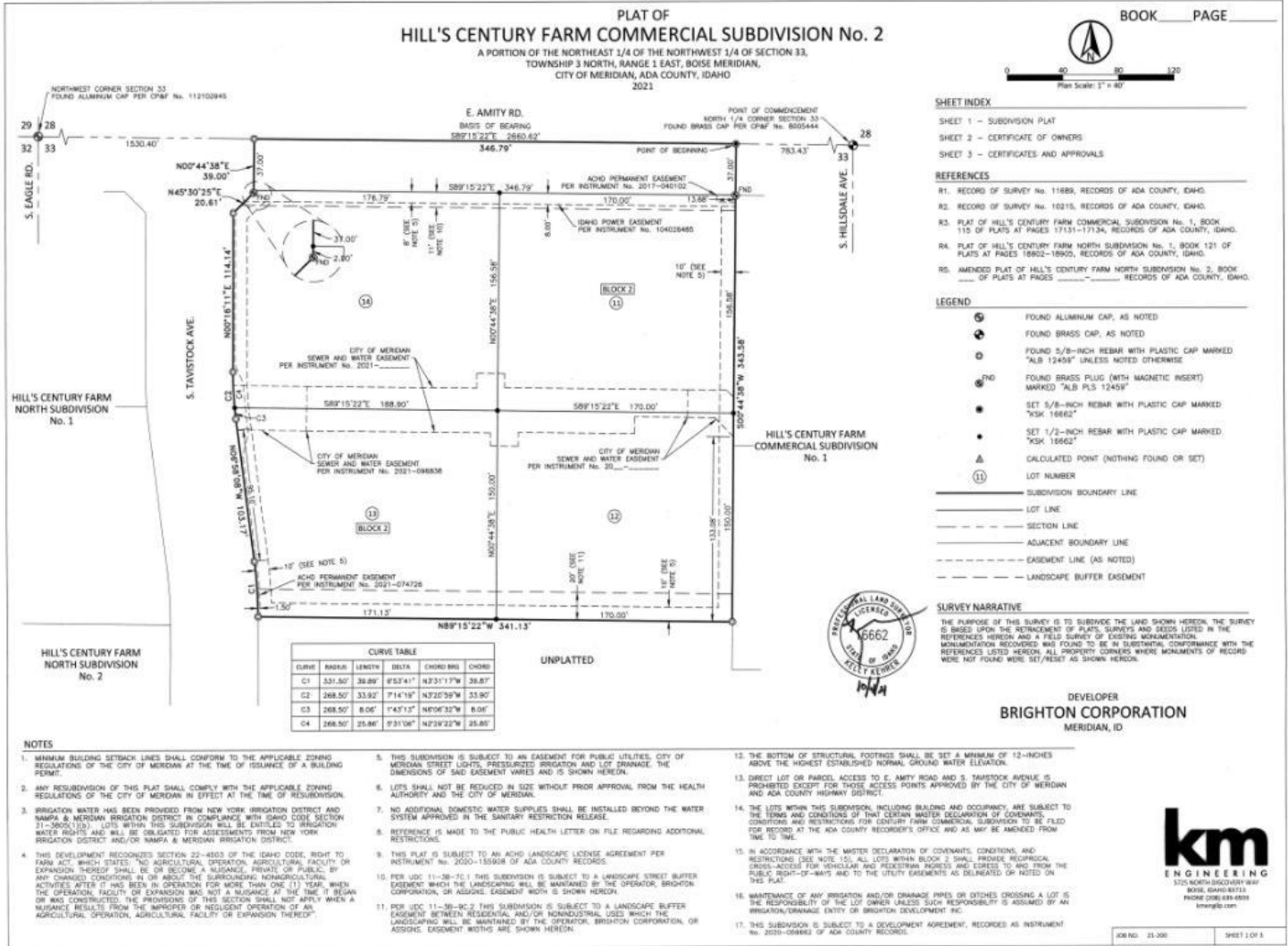
With all extensions, the Director may require the final plat to comply with the current provisions of this title. Staff is not recommending any additional conditions of approval for this extension.

VII. DECISION

A. Staff:

Staff recommends approval of the proposed time extension for a time period of 1-year as requested, to expire on August 29, 2023.

B. Approved Final Plat for Phase II (FP-2021-0055)



IX. CONDITIONS OF APPROVAL

1. Applicant shall comply with all terms of the annexation, associated development agreement provisions and the preliminary plat approved for this property (AZ-15-004 (DA Inst. #2015-061375); H-2016-0092 (1st Addendum Inst. #2016-119080); H-2018-0127 (MDA 2nd Addendum Inst. #2019-033207); TED-2020-0004).
2. The applicant shall obtain the City Engineer's signature on the final plat for Hill's Century Farm Commercial Subdivision No. 2 by August 29, 2023 in accord with UDC 11-6B-7 in order for the preliminary plat to remain valid; or, another time extension may be requested.