

**COMMUNITY DEVELOPMENT  
DEPARTMENT REPORT**

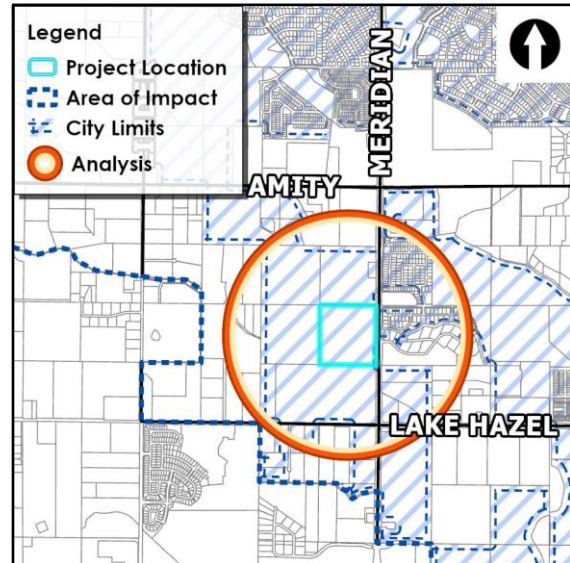


HEARING DATE: 11/6/2024  
TO: Mayor & City Council  
FROM: Linda Ritter, Associate Planner  
208-884-5533  
lritter@meridaincity.org

APPLICANT: Kent Brown, Kent Brown Planning Services

SUBJECT: TECC-2024-0003  
Briar Ridge Subdivision

LOCATION: The site is located on the west side of Meridian Road between W. Lake Hazel Road and W. Amity Road, directly south of the mid-mile point, in the NE ¼ of the SE ¼ of Section 36, Township 3N., Range 1W. (Parcel # S1236417204)



**I. PROJECT OVERVIEW**

**A. Summary**

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

**B. Issues/Waivers**

- Idaho Transportation Department denied the applicant's request to bring sewer to the site within their right-of-way (S. Meridian Road).
- There's no other way to get sewer to the site as the property to the north has not extended it to and through their property.

**C. Recommendation**

Staff recommends approval of the proposed time extension for a time period of one (1) year as requested for the application to expire on September 27, 2025.

**D. Decision**

Pending

## II. COMMUNITY METRICS

**Table 1: Land Use**

| Description              | Details   | Map Ref. |
|--------------------------|---|----------|
| Existing Land Use(s)     | Vacant  | -        |
| Proposed Land Use(s)     | Detached and attached single-family residential   | -        |
| Existing Zoning          | Traditional Neighborhood Residential (TN-R)   | VI.A.2   |
| Adopted FLUM Designation | Medium Density Residential (3-8 du/ac) and Medium-High Density Residential (8-12 du/ac) | VI.A.3   |

**Table 2: Process Facts**

| Description                 | Details    |
|-----------------------------|------------|
| Preapplication Meeting date | 9/10/2024  |
| Neighborhood Meeting        | 9/19/2024  |
| Site posting date           | 10/26/2024 |

## III. STAFF ANALYSIS

### A. General Overview

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.”

**Table 3: Project Overview**

| Description | Details   |
|-------------|---|
| History     | H-2015-0019 South Meridian Annexation; H-2021-0056 (AZ, RZ, & PP); H-2021-0091 (DA Modification); FP-2022-0011; A-2022-0068 (DES) |

### B. History

The final plat (H-2022-0011) for this project consists of 59 single-family residential building lots (24 townhome lots and 35 detached single-family lots) and 15 common lots, and approximately 24.82 % qualified open space on 14.14 acres of land in the TN-R zoning district and was approved by City Council on September 14, 2021.

### C. Site Development and Use Analysis

The Applicant requests approval of a one (1) year time extension on the final plat in order to obtain the City Engineer’s signature. The previous time extension approval was set to expire on September 27, 2024; however, the subject time extension application was submitted prior to the expiration date as required.

A one-year time extension (TED-2023-0007) was approved by the Director to extend the period of time to September 28, 2023, in which the City Engineer is required to sign a final plat. The reason for the previous time extension request was due to the developer and his engineer experiencing major delays in getting plans approved for this development. The developer has received final plat approval for the first phase of the project (FP-2022-0011) and work has begun on this very large phase of the project; therefore, no new conditions will be placed on the application with the time extension.

The reason for this time extension is that the developer has experienced major delays in getting permits from the Idaho Transportation Department (ITD) to bring sewer to the site.

Approval of the subject time extension will allow the Applicant to obtain the City Engineer's signature on a final plat 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.

#### **IV. CITY/AGENCY COMMENTS & CONDITIONS**

##### **A. Meridian Planning Division**

1. Comply with all previous conditions of approval for this development: H-2015-0019 South Meridian Annexation; H-2021-0056 (AZ, RZ, & PP); H-2021-0091 (DA Modification); FP-2022-0011; A-2022-0068 (DES).

##### **B. Irrigation Districts**

1. Nampa & Meridian Irrigation District

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=365997&dbid=0&repo=MeridianCity>

##### **C. Idaho Department of Environmental Quality (DEQ)**

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=365997&dbid=0&repo=MeridianCity>

#### **V. ACTION**

##### **A. Staff:**

Staff recommends approval of the proposed time extension for a time period of one (1) year as requested for the application to expire on September 27, 2025.

##### **B. City Council:**

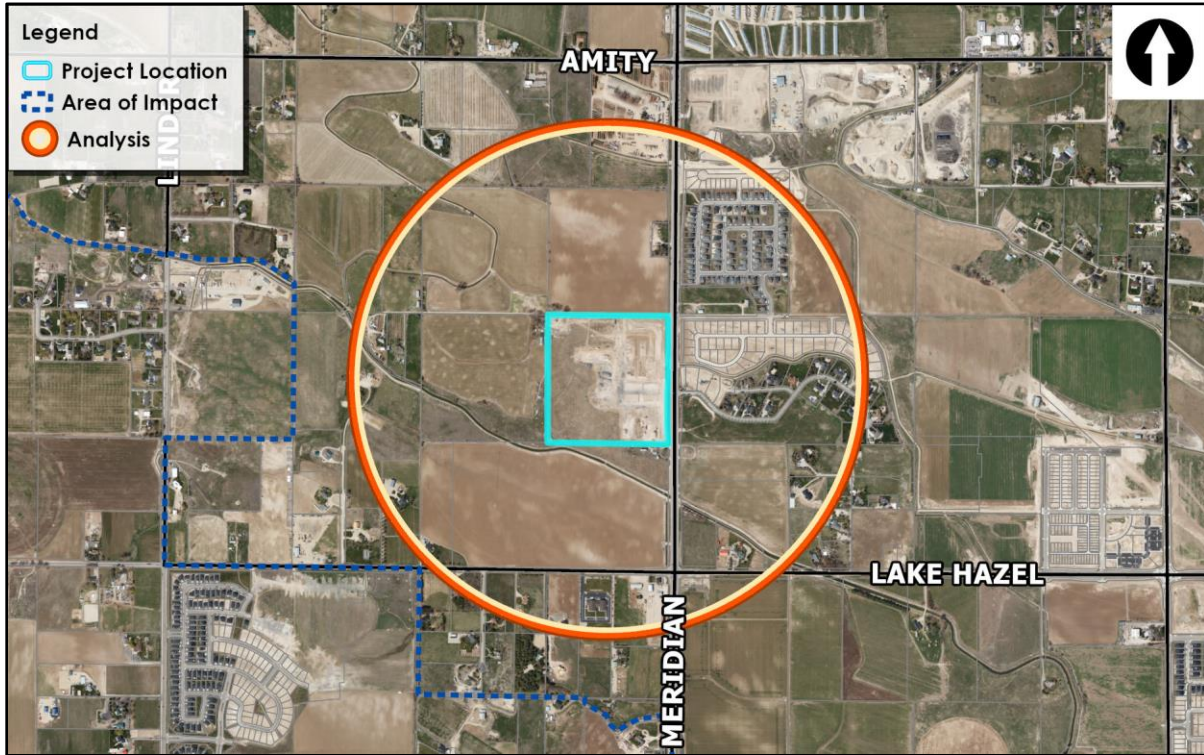
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**VI. EXHIBITS**

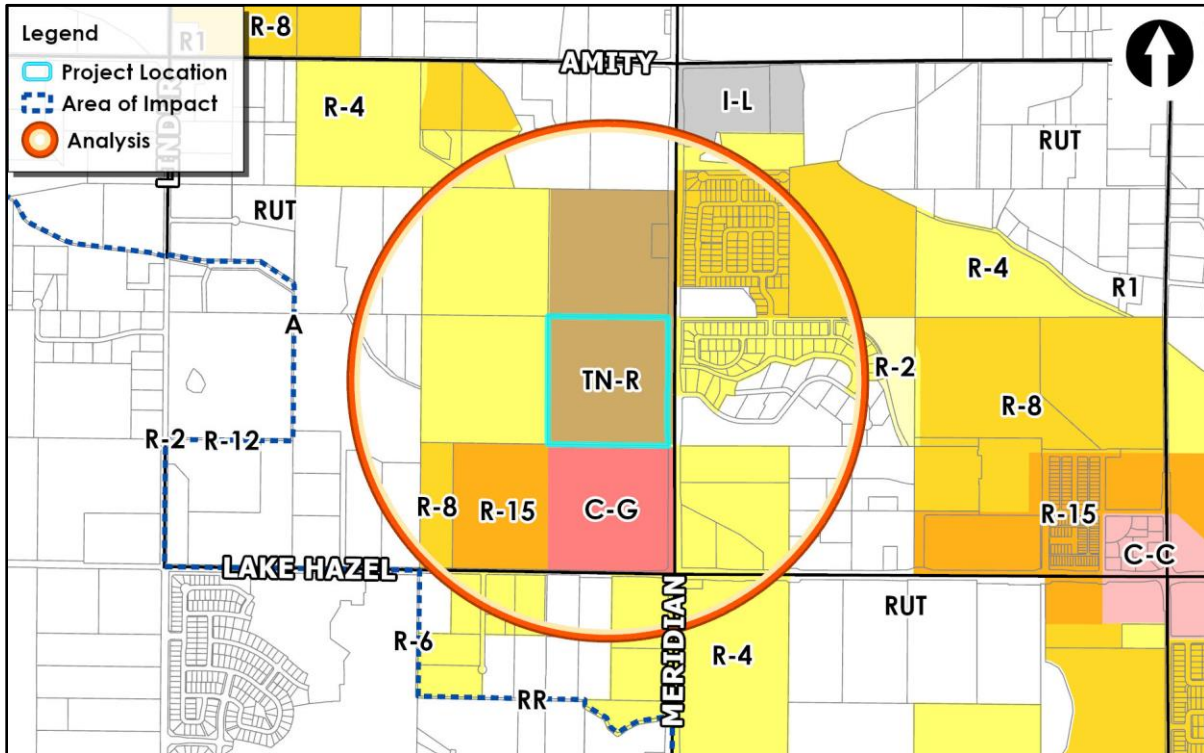
**A. Project Area Maps**

(link to [Project Overview](#))

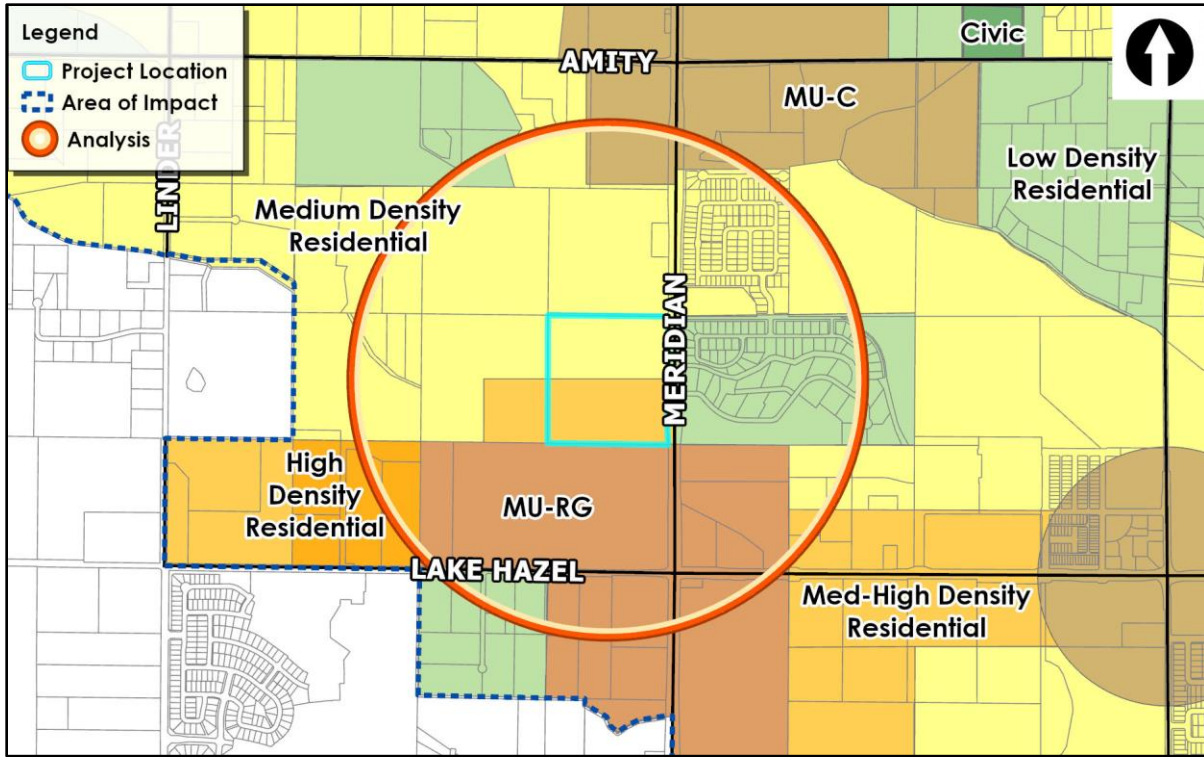
1. Aerial



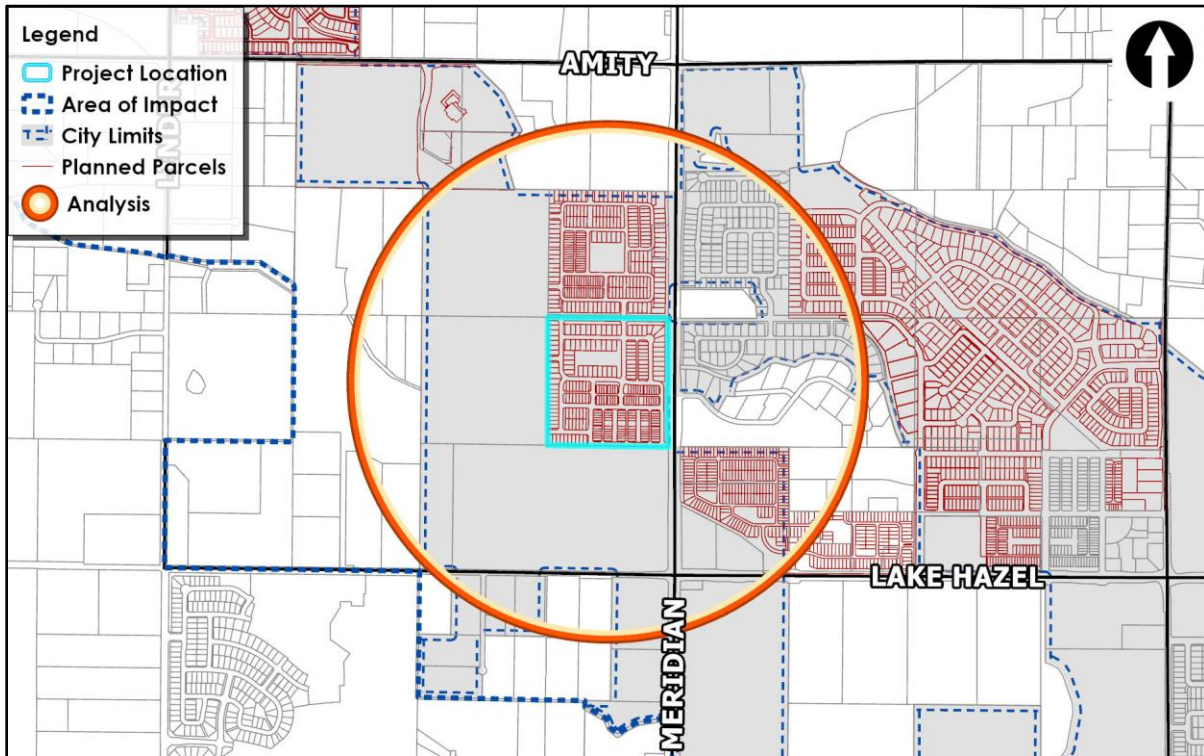
2. Zoning Map



3. Future Land Use



4. Planned Development Map



**B. Subject Site Photos**

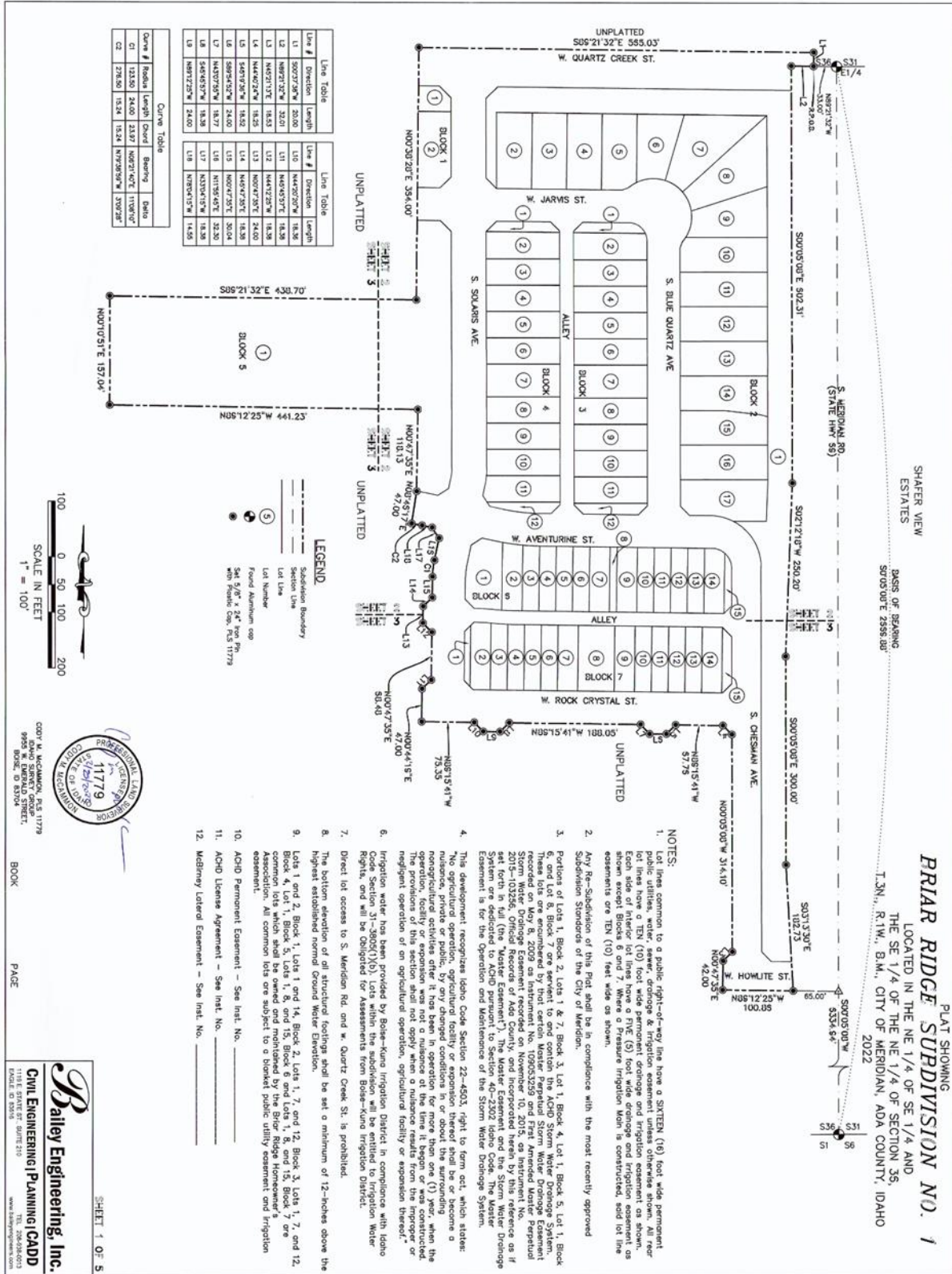


C. Preliminary Plat (date: 9/3/2021)



B. Preliminary Plat (dated: 4/7/2021 9/3/2021)

D. Final Plat (date: 2/25/2022)



| Line # | Direction   | Length  | Line # | Direction   | Length |
|--------|-------------|---------|--------|-------------|--------|
| L1     | S05°21'32"E | 585.03' | L10    | N46°20'20"W | 16.84' |
| L2     | N89°21'32"E | 20.00'  | L11    | N46°43'27"E | 16.83' |
| L3     | N89°21'32"E | 18.25'  | L12    | N46°43'27"E | 16.83' |
| L4     | N46°43'27"E | 18.25'  | L13    | N06°47'30"E | 24.00' |
| L5     | S49°19'26"W | 18.25'  | L14    | N46°43'27"E | 16.83' |
| L6     | S89°45'26"W | 24.00'  | L15    | N06°47'30"E | 24.00' |
| L7     | N43°01'26"W | 18.27'  | L16    | N17°55'40"E | 22.20' |
| L8     | S46°45'26"W | 18.28'  | L17    | N17°55'40"E | 14.85' |
| L9     | N89°21'32"E | 24.00'  | L18    | N17°55'40"E | 14.85' |

| Curve # | Radius  | Length | Chord  | Bearing     | Delta   |
|---------|---------|--------|--------|-------------|---------|
| C1      | 123.50' | 24.00' | 23.87' | N02°21'42"E | 110°10' |
| C2      | 278.50' | 15.24' | 15.24' | N78°29'30"W | 370°27' |



**PROFESSIONAL LAND SURVEYOR**  
 STATE OF IDAHO  
 11779  
 ADAM SHERY GROUP  
 9905 W. 1500 S. BOULEVARD  
 MERIDIAN, IDAHO 83402

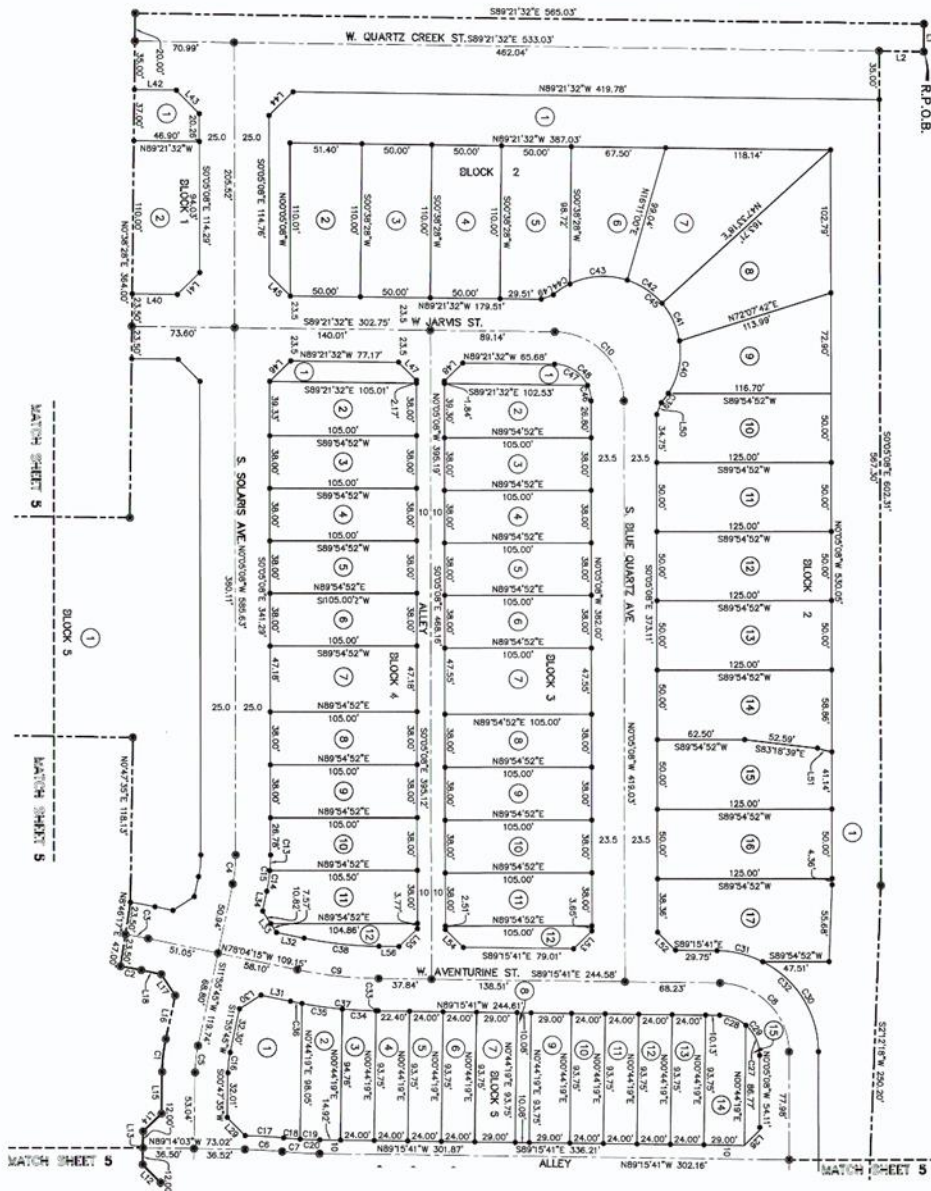
- NOTES:**
1. Lot lines common to a public right-of-way line have a SIXTEEN (16) foot wide permanent public utilities, water, sewer, drainage & irrigation easement unless otherwise shown. All rear lot lines have a TEN (10) foot wide permanent drainage and irrigation easement on shown. Easements are shown with a dashed line and the word "EASEMENT". Easements are shown with a dashed line and the word "EASEMENT". Easements are shown with a dashed line and the word "EASEMENT".
  2. Any Re-Subdivision of this Plat shall be in compliance with the most recently approved Subdivision Standards of the City of Meridian.
  3. Portions of Lots 1, Block 2, Lots 1 & 7, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lot 1, Block 6, and Lot 8, Block 7 are severed to and option the ACHD Storm Water Drainage System, recorded on May 8, 2009 as Instrument No. 109053259 and First Amended Master Pesticidal Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-102526. Official Records of Ada County, and incorporated herein by this reference as if the same were set forth in full. The Master Pesticidal Storm Water Drainage Easement System are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
  4. This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural operation, agricultural facility or operation thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or operation was not a nuisance at the time it began or was constructed. No agricultural operation shall be considered a nuisance solely because of the negligent operation of an agricultural operation, agricultural facility or operation thereof."
  5. Irrigation water has been provided by Boise-Kuna Irrigation District in compliance with Idaho Code Section 22-4503, right to farm act, which states: "No agricultural operation, agricultural facility or operation thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or operation was not a nuisance at the time it began or was constructed. No agricultural operation shall be considered a nuisance solely because of the negligent operation of an agricultural operation, agricultural facility or operation thereof."
  6. Direct lot access to S. Meridian Rd. and W. Quartz Creek St. is prohibited.
  7. The bottom elevation of all structural footings shall be set a minimum of 12-inches above the highest established normal Ground Water Elevation.
  8. Lots 1 and 2, Block 1, Lots 1 and 14, Block 2, Lots 1, 7, and 12, Block 3, Lots 1, 7, and 12, Block 4, Lot 1, Block 5, Lots 1, 8, and 15, Block 6 and Lots 1, 8, and 15, Block 7 are common lots which shall be owned and maintained by the Priar Ridge Homeowner's Association. All common lots are subject to a blanket public utility easement and irrigation easement.
  9. ACHD Permanent Easement - See Int. No. \_\_\_\_\_
  10. ACHD License Agreement - See Int. No. \_\_\_\_\_
  11. ACHD License Agreement - See Int. No. \_\_\_\_\_
  12. McElroy Lateral Easement - See Int. No. \_\_\_\_\_

BOOK PAGE

**Bayley Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 1118 E STATE ST. SUITE 210  
 MERIDIAN, IDAHO 83402  
 TEL: 208.683.0003  
 WWW.BAYLEYENGINEERING.COM

SHEET 1 OF 5

# PRIAR RIDGE SUBDIVISION NO. 1



SEE SHEET 1 FOR NOTES  
SEE SHEET 3 FOR LINE AND CURVE TABLE  
BOOK PAGE

**LEGEND**

- Subdivision Boundary
- Street Centerline
- Lot Line
- Lot Number

Scale: 1" = 50'



**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CAD  
 11779 E STATE ST. SUITE 210  
 ENID, OK 73708

COOY M. McCAMMON, P.E. No. 11779  
 9905 W. DENVER STREET  
 ENID, OK 73708

SHEET 2 OF 5

