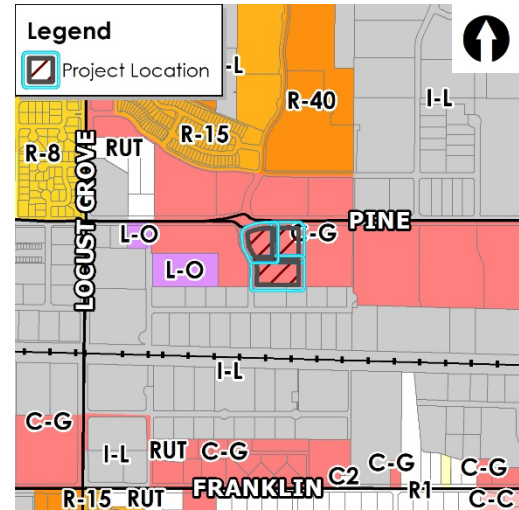


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 7/26/2022  
TO: Mayor & City Council  
FROM: Joseph Dodson, Associate Planner  
208-884-5533  
SUBJECT: FP-2022-0017  
Pine 43 Animal Farm FP  
LOCATION: The site is located at 2145 E. Pine Avenue and 650 N. Webb Avenue, at the southeast corner of E. Pine and N. Webb, in the NE ¼ of the SW ¼ of Section 8, Township 3N., Range 1E.



**I. PROJECT DESCRIPTION**

Final Plat request for 2 commercial building lots on approximately 6.99 acres of land in the C-G zoning district, by J-U-B Engineers, Inc.

**II. APPLICANT INFORMATION**

A. Owner/Applicant:

Justin Touchstone, Hansen-Rice – 1717 E Chisholm Drive, Nampa, ID 83687

B. Applicant Representative:

Terry O’Brien, J-U-B Engineers, Inc. – 2760 W Excursion Lane, Ste. 400, Meridian, ID 83642

**III. STAFF ANALYSIS**

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (Pine 43 AZ, RZ, PP, MDA – H-2017-0058) as required by UDC 11-6B-3C.2. The submitted plat includes one less buildable commercial lot for the subject area as was approved with the preliminary plat. Furthermore, the submitted final plat will correct the illegal subdivision currently in place for these lots.

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

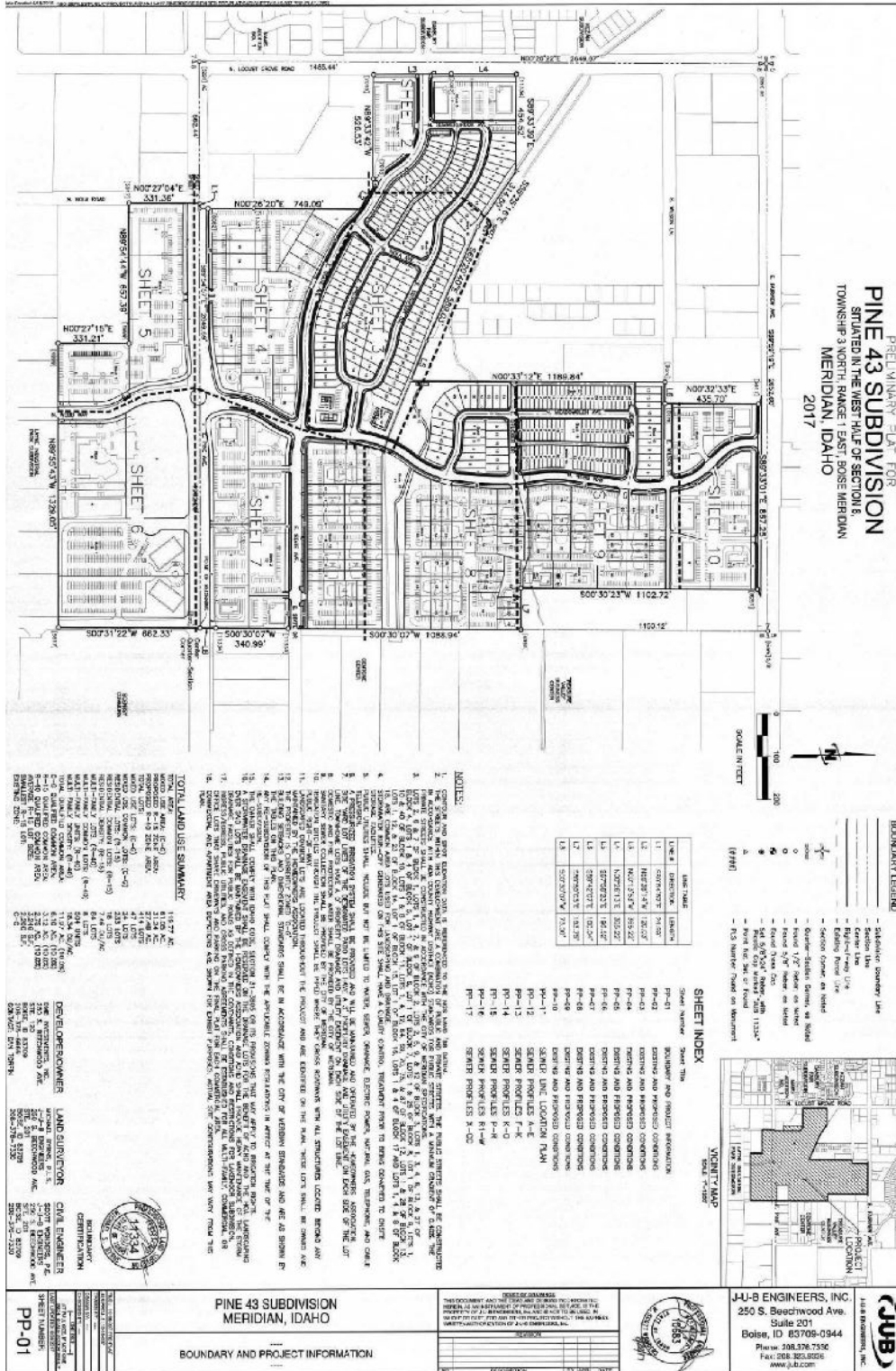
**IV. DECISION**

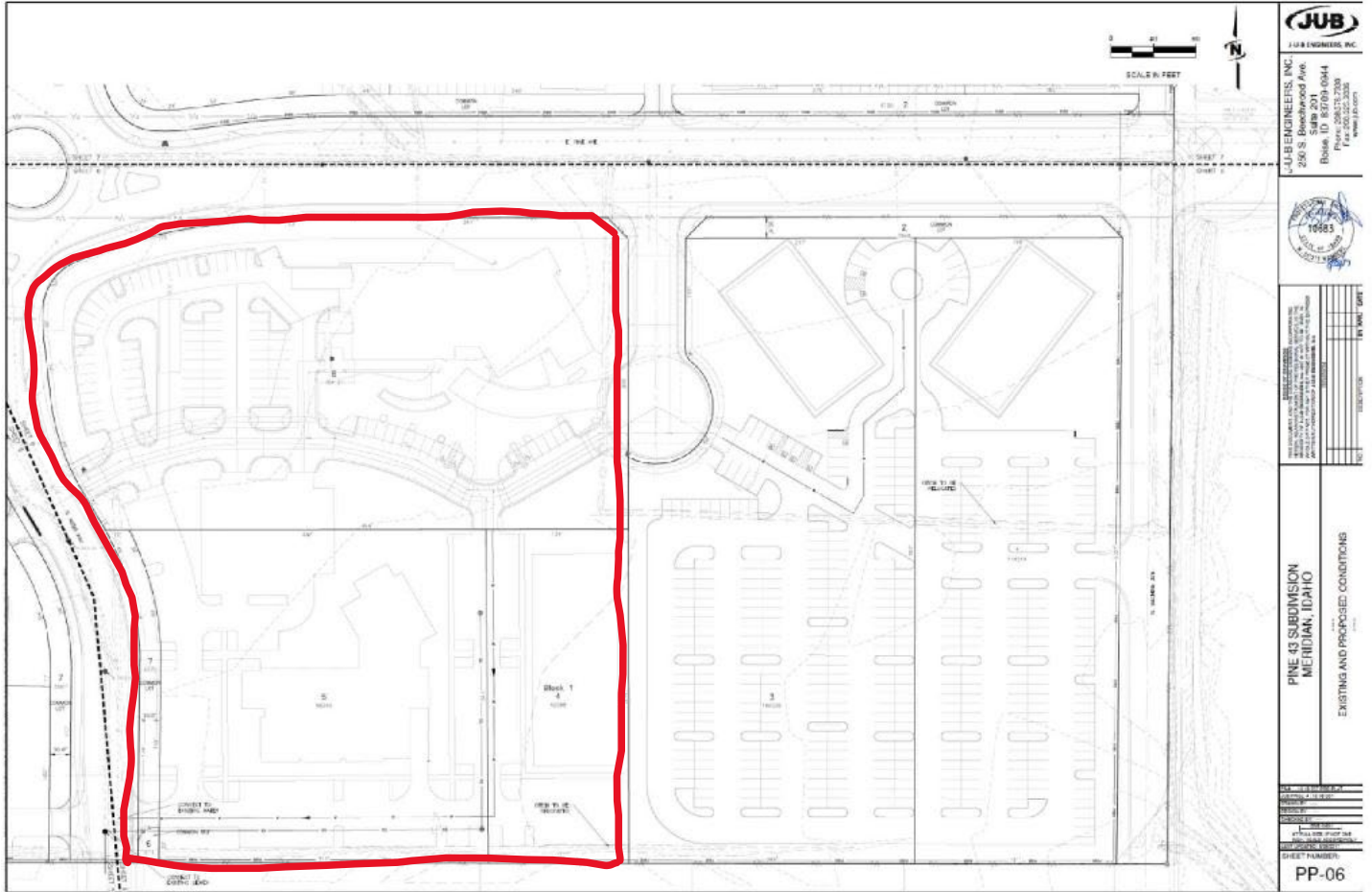
A. Staff:

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

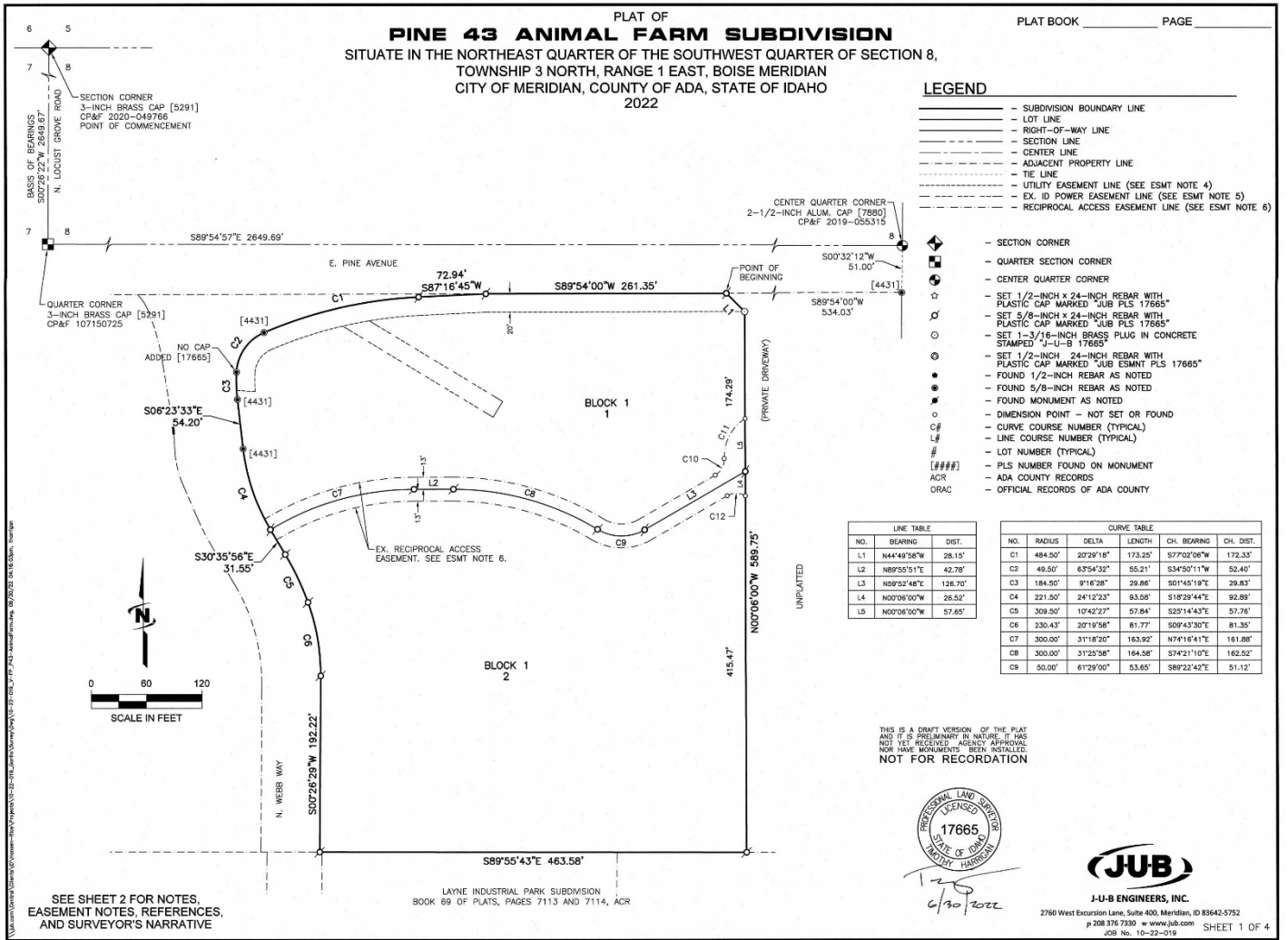
V. EXHIBITS

A. Preliminary Plat (date: 8/28/2017)





B. Final Plat (date: 6/30/2022)



PLAT OF  
**PINE 43 ANIMAL FARM SUBDIVISION**

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**NOTES**

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED BY THE CITY OF MERIDIAN ZONING ORDINANCE.
3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF MERIDIAN.
4. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
5. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
6. THIS DEVELOPMENT RECOGNIZES SECTION 22-4903 OF IDAHO CODE, RIGHT TO FARM, ACT, WHICH PROTECTS AGRICULTURE FROM UNDESIRABLE DEVELOPMENT. THE PROVISIONS OF THIS SECTION SHALL NOT BE USED TO IMPOSE RESTRICTIONS ON AGRICULTURE OR TO LIMIT THE USE OF LAND FOR AGRICULTURE. THE PROVISIONS OF THIS SECTION SHALL NOT BE USED TO IMPOSE RESTRICTIONS ON AGRICULTURE OR TO LIMIT THE USE OF LAND FOR AGRICULTURE. THE PROVISIONS OF THIS SECTION SHALL NOT BE USED TO IMPOSE RESTRICTIONS ON AGRICULTURE OR TO LIMIT THE USE OF LAND FOR AGRICULTURE.
7. MAINTENANCE OF ANY IRRIGATION PIPE, DRAINAGE PIPE, OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE OWNER OF THE LOT. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IRRIGATION PIPE, DRAINAGE PIPE, OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE OWNER OF THE LOT. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IRRIGATION PIPE, DRAINAGE PIPE, OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE OWNER OF THE LOT.
8. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN ZONING ORDINANCE.
9. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED AS 109022893, ORAC.

**REFERENCE DOCUMENTS**

SUBDIVISION: LAYNE INDUSTRIAL PARK SUBDIVISION (BK 89 OF PLATS, PAGES 7113 AND 7114, ACR)  
 DEEDS: 2021-164190, ORAC  
 EASEMENTS: 110103724 AND 11078577, ORAC

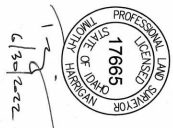
**EASEMENT NOTES**

1. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, AND SHALL NOT BE SUBJECT TO ANY CONDITION, TERM, OR LIMITATION. THE EASEMENTS FOR THE INSTALLATION, MAINTENANCE, OPERATION, IMPROVEMENT, AND REPAIR OF PUBLIC UTILITIES, PRESSURIZED & GRANTY IRRIGATION, IRRIGATION WASTE DITCHES, SEWER SERVICE, CABLE TELEVISION/DATA, APPURTENANCES THERETO, AND LOT DRAINAGE.
2. NO EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE AND REAR PROPERTY LINE FENCES, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
3. ALL EASEMENTS ARE PARALLEL WITH THE LINES, AND CONCENTRIC WITH THE CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
4. SEE INSTRUMENT NO. 110103724, ORAC FOR EXISTING PERMANENT PUBLIC UTILITY EASEMENT.
5. SEE INSTRUMENT NO. 111078577, ORAC FOR EXISTING IDAHO POWER COMPANY EASEMENT.
6. SEE INSTRUMENT NO. 2022-\_\_\_\_\_, ORAC FOR EXISTING RECIPROCAL ACCESS EASEMENT.

**SURVEYOR'S NARRATIVE**

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS ALONG ALIQUOT SECTION LINES, AND BY HOLDING THE MONUMENTS FOUND REPRESENTING THE CORNERS SHOWN IN THE ORIGINAL SURVEY RECORD OF SURVEY 8926, AND REPRESENTING CORNERS OF LAYNE INDUSTRIAL PARK SUBDIVISION.

THIS IS A DRAFT VERSION OF THE PLAT AND IS NOT BEING RECORDED. ANY MONUMENTS NOT HAVE MONUMENTS BEEN INSTALLED. NOT FOR RECORDATION

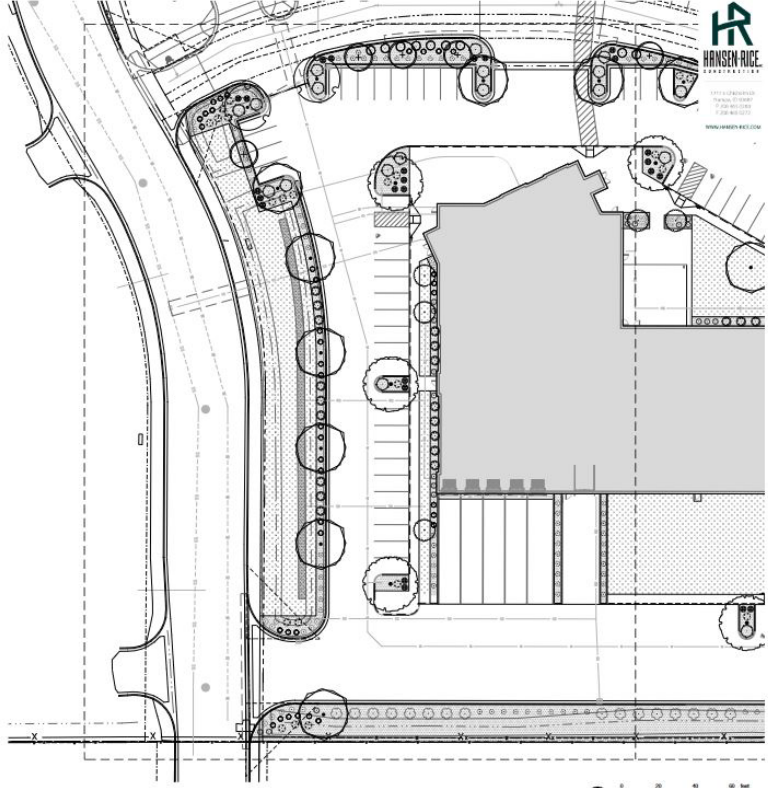



**JUB**  
**JUB ENGINEERS, INC.**  
 2760 West Education Lane, Suite 400, Meridian, ID 83642-5732  
 P 208 376 7339 W www.jub.com



PLANT	SYMBOL	PLANT	COMMON NAME	QTY	SIZE	SPACING
001		001	Japanese Quince / Flowering Quince	100	8"	30" x 30"
002		002	Blackberry / Blackberry	100	8"	30" x 30"
003		003	Blackberry / Blackberry	100	8"	30" x 30"
004		004	Blackberry / Blackberry	100	8"	30" x 30"
005		005	Blackberry / Blackberry	100	8"	30" x 30"
006		006	Blackberry / Blackberry	100	8"	30" x 30"
007		007	Blackberry / Blackberry	100	8"	30" x 30"
008		008	Blackberry / Blackberry	100	8"	30" x 30"
009		009	Blackberry / Blackberry	100	8"	30" x 30"
010		010	Blackberry / Blackberry	100	8"	30" x 30"
011		011	Blackberry / Blackberry	100	8"	30" x 30"
012		012	Blackberry / Blackberry	100	8"	30" x 30"
013		013	Blackberry / Blackberry	100	8"	30" x 30"
014		014	Blackberry / Blackberry	100	8"	30" x 30"
015		015	Blackberry / Blackberry	100	8"	30" x 30"
016		016	Blackberry / Blackberry	100	8"	30" x 30"
017		017	Blackberry / Blackberry	100	8"	30" x 30"
018		018	Blackberry / Blackberry	100	8"	30" x 30"
019		019	Blackberry / Blackberry	100	8"	30" x 30"
020		020	Blackberry / Blackberry	100	8"	30" x 30"

LANDSCAPE MATERIALS LEGEND	
	GRASS
	LANDSCAPE MESH





**STACE BOCK GROUP**  
LANDSCAPE ARCHITECTURE & SITE PLANNING

2025 W. MAIN ST.  
SUITE 200  
DENVER, CO 80202  
303.733.8888

WWW.HANSENRICE.COM

THE CLIENT AND/OR OWNER HAS REVIEWED THIS PLAN AND APPROVES THE DESIGN AND CONTENTS THEREOF. THIS PLAN IS TO BE USED FOR CONSTRUCTION OF THE PROJECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STACE BOCK GROUP, INC.

DATE: 07/24/2024  
DRAWN BY: J. BOCK

PROJECT: GORILLA MIND  
12345678901234567890  
12345678901234567890  
12345678901234567890  
12345678901234567890

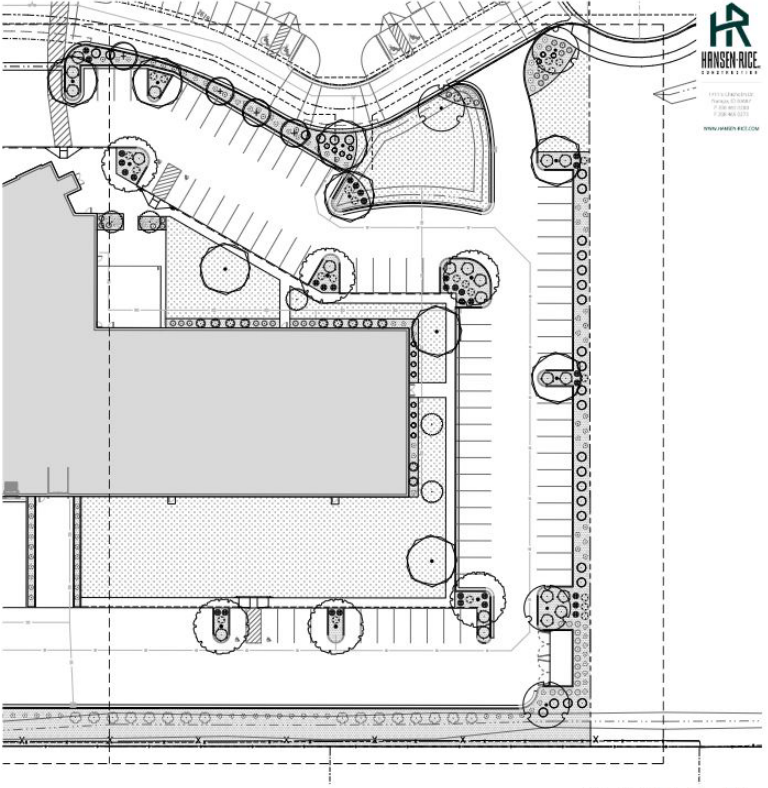
LANDSCAPE PLAN - AREA 1


DATE: 07/24/2024  
DRAWN BY: J. BOCK

L101

PLANT	SYMBOL	PLANT	COMMON NAME	QTY	SIZE	SPACING
001		001	Japanese Quince / Flowering Quince	100	8"	30" x 30"
002		002	Blackberry / Blackberry	100	8"	30" x 30"
003		003	Blackberry / Blackberry	100	8"	30" x 30"
004		004	Blackberry / Blackberry	100	8"	30" x 30"
005		005	Blackberry / Blackberry	100	8"	30" x 30"
006		006	Blackberry / Blackberry	100	8"	30" x 30"
007		007	Blackberry / Blackberry	100	8"	30" x 30"
008		008	Blackberry / Blackberry	100	8"	30" x 30"
009		009	Blackberry / Blackberry	100	8"	30" x 30"
010		010	Blackberry / Blackberry	100	8"	30" x 30"
011		011	Blackberry / Blackberry	100	8"	30" x 30"
012		012	Blackberry / Blackberry	100	8"	30" x 30"
013		013	Blackberry / Blackberry	100	8"	30" x 30"
014		014	Blackberry / Blackberry	100	8"	30" x 30"
015		015	Blackberry / Blackberry	100	8"	30" x 30"
016		016	Blackberry / Blackberry	100	8"	30" x 30"
017		017	Blackberry / Blackberry	100	8"	30" x 30"
018		018	Blackberry / Blackberry	100	8"	30" x 30"
019		019	Blackberry / Blackberry	100	8"	30" x 30"
020		020	Blackberry / Blackberry	100	8"	30" x 30"

LANDSCAPE MATERIALS LEGEND	
	GRASS
	LANDSCAPE MESH





**STACE BOCK GROUP**  
LANDSCAPE ARCHITECTURE & SITE PLANNING

2025 W. MAIN ST.  
SUITE 200  
DENVER, CO 80202  
303.733.8888

WWW.HANSENRICE.COM

THE CLIENT AND/OR OWNER HAS REVIEWED THIS PLAN AND APPROVES THE DESIGN AND CONTENTS THEREOF. THIS PLAN IS TO BE USED FOR CONSTRUCTION OF THE PROJECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STACE BOCK GROUP, INC.

DATE: 07/24/2024  
DRAWN BY: J. BOCK

PROJECT: GORILLA MIND  
12345678901234567890  
12345678901234567890  
12345678901234567890  
12345678901234567890

LANDSCAPE PLAN - AREA 2

DATE: 07/24/2024  
DRAWN BY: J. BOCK

L102

## **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-2017-0058 (AZ, RZ, PP, MDA), DA Inst. #2018-000751.
2. The applicant shall obtain the City Engineer's signature on the final plat by June 8, 2023, within two (2) years of the date of approval of the last final plat signature (Pine 43 Subdivision No. 2) OR within two years following the Pine 43 phase 3 final plat signature not yet recorded (FPS-2022-0023), 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 J-U-B Engineers, stamped on 06/30/22 by Timothy Harrigan, is approved with the following conditions to be completed at the time of Final Plat Signature:
  - a. Correct note referencing the DA instrument number to reflect the correct DA (2018-000751).
  - b. Note #6: Include instrument number.
  - c. Depict and label the required landscape street buffers to E. Pine and N. Webb on the plat as required in the UDC for commercial properties, even if they are existing.
5. Prior to City Engineer signature on this final plat, revise the landscape plans shown in Section V.C, prepared by South, Beck & Baird, dated 5/25/22, as follows:
  - a. Depict existing landscaping that is within the boundary of the subject final plat in addition to the proposed new landscaping.
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**

#### **SITE SPECIFIC CONDITIONS:**

1. Fire line located at the NW corner of building - The jurisdictional valve for the fire line must be down stream of the hydrant. Fire lines are private but hydrants are public.
2. 20' easement is required for water main and fire hydrant. Easement to extend 10' beyond hydrant.
3. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement.
4. On the Landscape Plans it appears that there are trees that would be inside the easement for hydrants. Adjust these accordingly.
5. Fire flow was modeled at 1,500 gpm. If more flow is required contact Public Works.
6. Flow is committed for Waste Water.
7. Commercial sites require 6" sewer service line.



8. Ensure no sewer services pass through infiltration trenches.

**GENERAL CONDITIONS:**

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.

12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting ([http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272)). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or

well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.

24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.