

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: MAY 14, 2024
ORDER APPROVAL DATE: MAY 28, 2024

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 17 BUILDING)
LOTS AND THREE (3) COMMON)
LOTS ON 4.11 ACRES OF LAND IN)
THE R-8 ZONING DISTRICT FOR)
MILLWOOD SUBDIVISION.)
BY: EPIC DEVELOPMENT)
APPLICANT)

)
)
)

CASE NO. FP-2023-0011

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on May 14, 2024 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT OF MILLWOOD SUBDIVISION, A PARCEL OF LAND LYING IN THE NW ¼ OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, 2023, HANDWRITTEN DATE: 5/3/24, by ERIC HOWARD, PLS, SHEET 1 OF 3,” is

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR MILLWOOD SUBDIVISION FP-2023-0011

conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated May 14, 2024, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
 - 2.1 The plat dimensions are approved by the City Engineer; and
 - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an

interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code§ 67-52.

By action of the City Council at its regular meeting held on the _____ day of _____, 2024.

By:

Robert E. Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By:_____ Dated:_____

EXHIBIT A

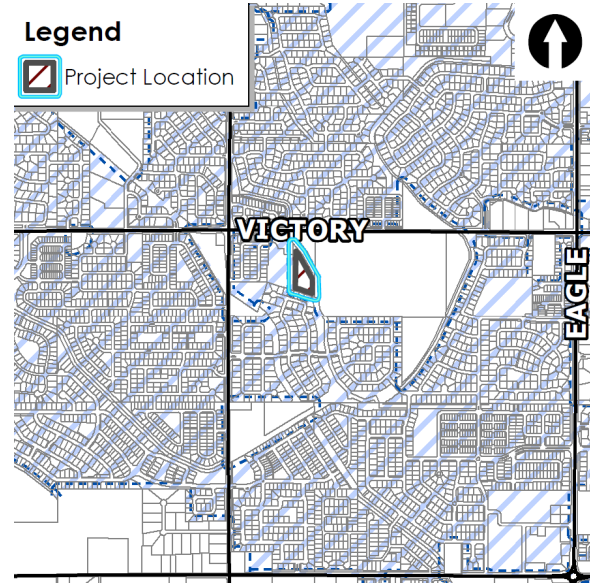
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 5/14/2024
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 three (3) 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 and a greater amount of common open space (from 0.27 to 0.55-acre) as the approved preliminary plat. 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 for E. Springloyd St. is proposed to be dedicated to the east property line to allow for future construction of a stub street if necessary in the future; however, no improvements are required east of S. Tamayo Pl. 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.

V. EXHIBITS

A. Approved Preliminary Plat (dated: 2/10/23)

Millwood Subdivision

A parcel of land lying in the NW 1/4 of the NW 1/4 of Section 29, Township 3 North,
Range 1 East, Boone Meridian, Ada County, Idaho.
Parcel Number S129223995
1975 E Victory Road, Meridian, ID 83642

- Preliminary Engineering Notes**
- Sanitary sewer service will be provided by City of Meridian. If water mains will be installed throughout the subdivision connecting to the existing 8" water main on E. Richardson St.
 - Sanitary sewer service will be provided by the City of Meridian. The property will be served by an extension to the existing 8" sewer trunk on E. Richardson St.
 - Water and sewer lines and locations are preliminary and will be refined during final design.
 - All domestic water mains and sanitary sewer will be installed in accordance with the Idaho Department of Environmental Quality and City of Meridian requirements.
 - All streets not located within a common use shall be dedicated to ACD's.
 - Storm drainage shall be collected and routed to storm retention facilities that meet ACD's and the City of Meridian's requirements. The storm retention facility types, sizes, and locations will be determined during final design.
 - Pressure and gravity irrigation improvements shall be determined during final design.
 - Construction of the following improvements will be in compliance with the Standard Meridian Construction Rules: water, drainage, sewer, and pressure irrigation.
 - City of Meridian sanitary sewer and water easement locations to be determined during final design.
 - Public utilities located within the site shall be housed in a public utility easement.
 - Refer to this sheet for street sections.
 - Project will be developed in a single phase. All public utilities and shared infrastructure (including but not limited to roadway and storm drainage) will be installed in a single phase. Individual lot improvements will be constructed in accordance with demand.
 - All excavation, trenching, grading, backfill, and final grading necessary to construct/finish each item on the plans shall be included in the bid and be considered incidental.
 - Grading and earthwork is not included or shown on these plans.
 - In addition to final earthwork, the Contractor is required to furnish a statement of topsoil. It is the Contractor's responsibility to determine the amount of topsoil required and include it in the bid. Topsoil shall be incidental to contract.



VICINITY MAP
SCALE: 1" = 200'



OWNER
EPIC DEVELOPMENT
14176 17100 SW
BOONE, IDAHO 83616
CONTACT: JENNIFER ANDERSON

ARCHITECT:
ARCHITECTURE DESIGNS PLUS
1001 S. HARRISON
MERIDIAN, IDAHO 83604
CONTACT: BOB KENNEDY, PLS

SURVEYOR:
J.J. HORNDAKE SURVEYING
1001 S. HARRISON
MERIDIAN, IDAHO 83604
CONTACT: BOB KENNEDY, PLS

CIVIL/SITE ENGINEER:
EDM PARTNERS
1001 S. HARRISON
MERIDIAN, IDAHO 83604
CONTACT: BOB KENNEDY, PLS

2015 E. 3000 S. Salt Lake City, UT 84109 (801) 465-4670 www.edmpartners.com	
DEVELOPER:	
141 E. Overland Rd. Jamm Langston Meridian, ID 83642 208-724-6239	
NOTES: Shared Improvement Material Quantity Estimates	
1. 1.5' 8" ASPHALT ROAD (8' 8" PAV. BASE) (10' 0" WIDE) (10' 0" DEEP)	100.00
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STANDARD ROAD SECTION

1. 1.5' 8" ASPHALT ROAD (8' 8" PAV. BASE) (10' 0" WIDE) (10' 0" DEEP)

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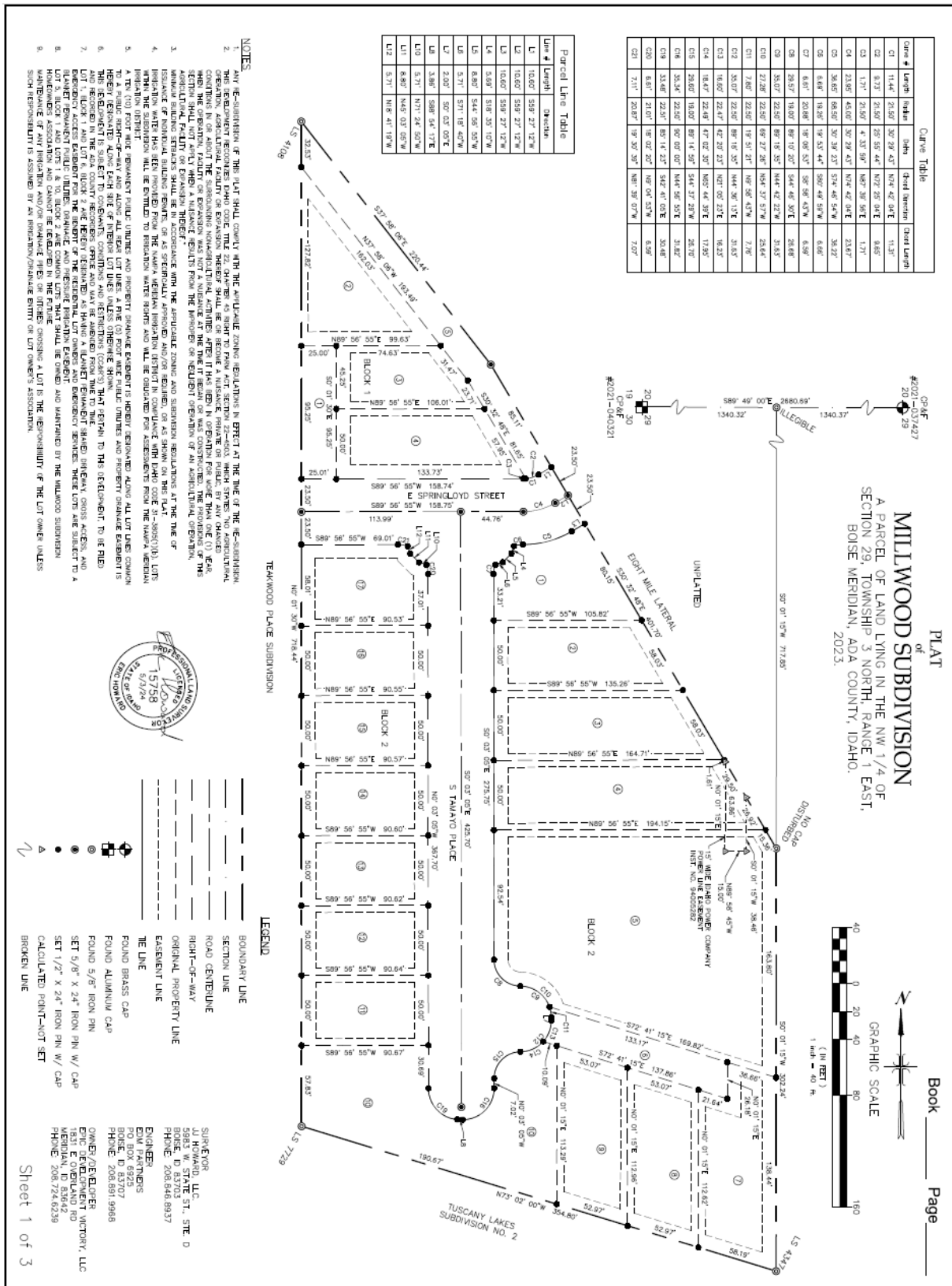
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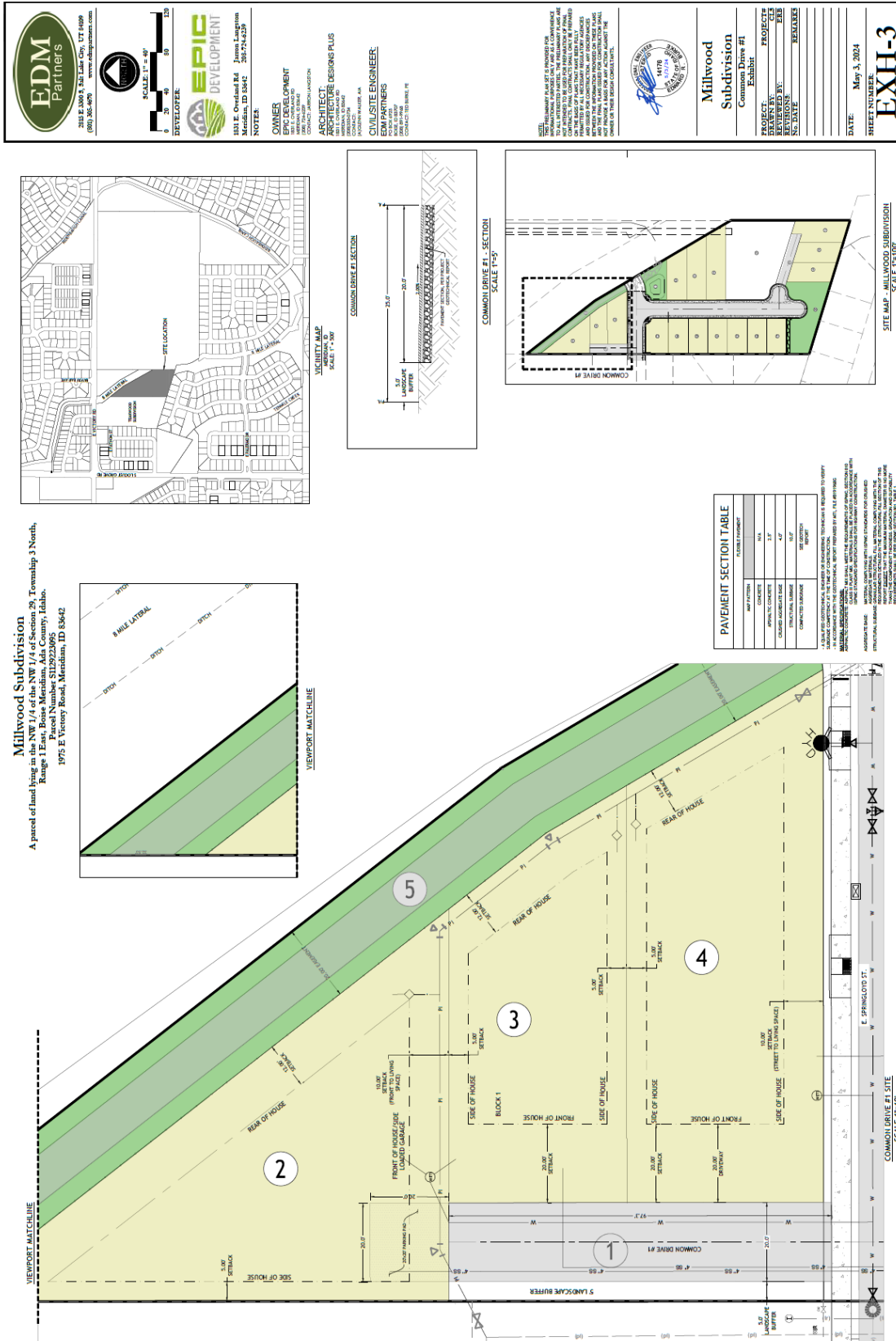
88. 1.5' 8"

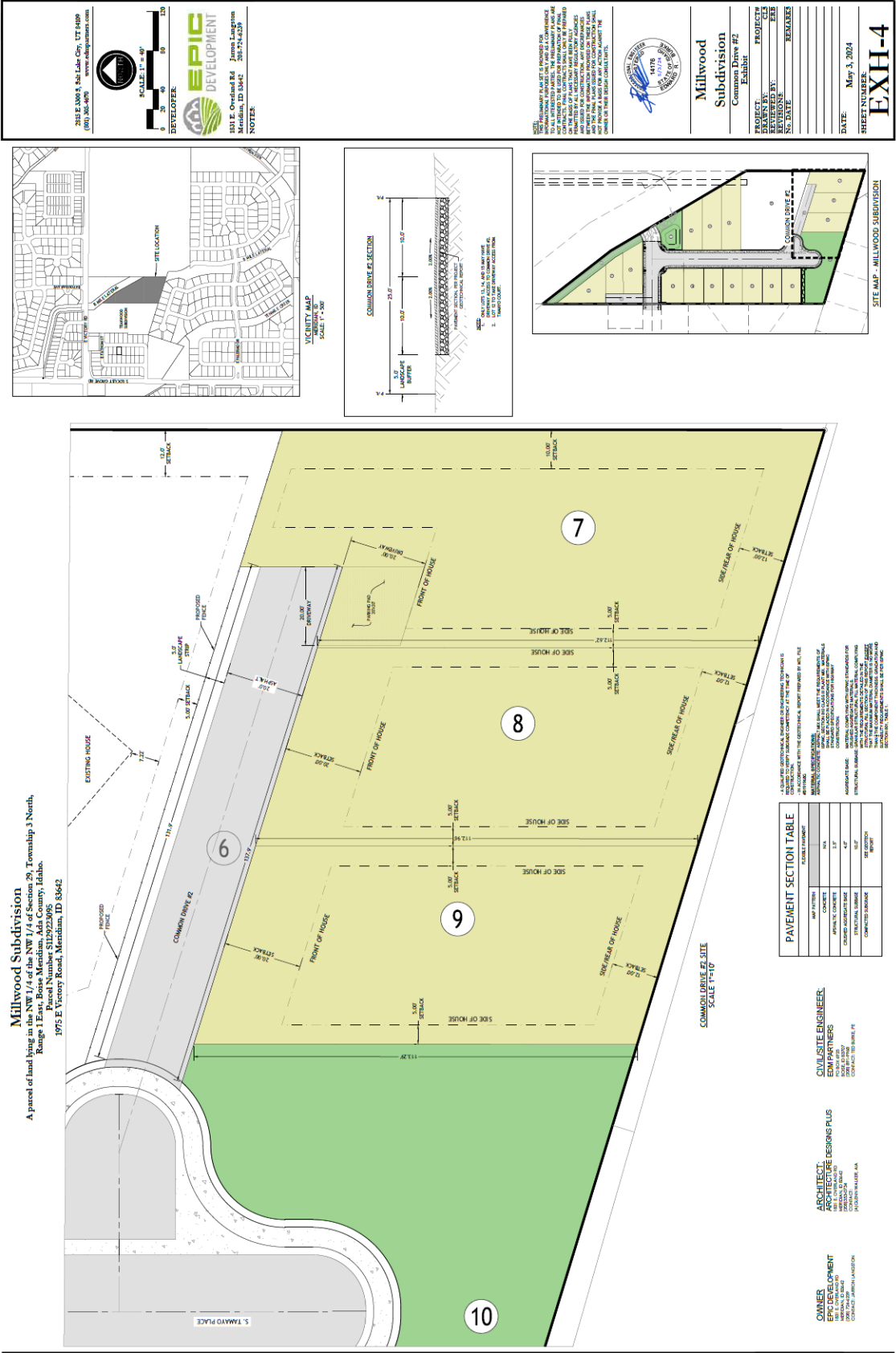
B. Final Plat (dated: 5/3/2024)



[illegible]

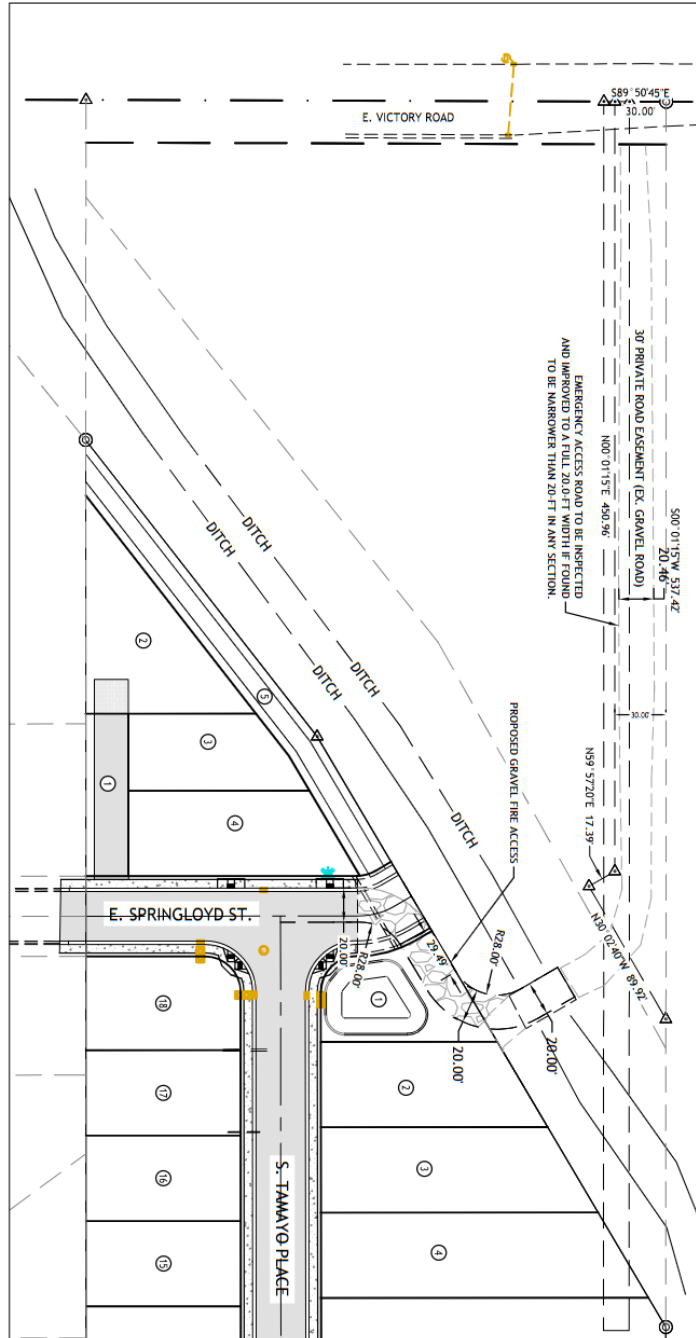
D. Common Driveway Exhibit (dated: 5/3/2024)





[illegible]

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



EDM Partners

3980 S. 700 E. #22
Salt Lake City, UT 84107
(801) 305-4670
www.edmpartners.com

Impact Property Management
9563 W. Haines Dr
Boone, ID 83709
208-724-6239

SCALE: 1" = 60'

NORTH

PROFESSIONAL ENGINEER
14176
12/7/23
STATE OF IDAHO
EDWARD R. BURKE

Millwood
Subdivision
Emergency Access
Exhibit

DATE: 12/07/23

SHEET NUMBER:
EXH-2

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 5/3/24, 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. 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](#). *Plat note #7 could be amended to include this information.*
5. The landscape plan prepared by Stack Rock Group, dated 5/1/24 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 calculations that demonstrate compliance with the landscape standards for common open space areas listed in UDC [11-3G-5B.3](#).
 - f. Include a detail for the children's play equipment proposed for the tot lot.
 - g. 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.
 - h. 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.

- i. 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.
 - j. Depict a minimum 5-foot wide landscaped strip between the shared property line of Lots 10 & 11, Block 2 and the pathway and depict landscaping along the pathway 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@meridiacity.org).
8. Construction traffic for the re-development of this property shall access the site via the future extension of E. Springloyd St.; access via the existing easement from E. Victory Rd. is prohibited per requirement of the development agreement.
9. The homes constructed on Lots 7-9, 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 exhibits 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 eastern 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.meridiacity.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>