

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: MAY 7, 2024
ORDER APPROVAL DATE: MAY 28, 2024

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 1 SINGLE-)
FAMILY DETACHED BUILDING)
LOT, 22 SINGLE-FAMILY)
ATTACHED BUILDING LOTS, 2)
COMMON LOTS AND 2 COMMON)
DRIVEWAY LOTS ON 1.917 ACRES)
OF LAND IN THE TN-R ZONING)
DISTRICT FOR ALAMAR)
SUBDIVISION NO. 2.)
)
BY: JEFF WREDE, NOBLE ROCK)
DEVELOPMENT INC)
APPLICANT)

CASE NO. FP-2024-0005

**ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on May 7, 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 SHOWING ALAMAR SUBDIVISION NO.2,
LOCATED IN THE SE ¼ OF THE SW ¼ OF SECTION 10, TOWNSHIP 3N,

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (ALAMAR SUBDIVISION NO. 2 – FP-2024-0005)

RANGE 1W, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2024,
HANDWRITTEN DATE: MARCH 28, 2024, by MICHAEL R.

ENGEBRITSON, PLS, SHEET 1 OF 4,” is 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 7, 2024, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein, and the response letter from Jeff Wrede, a true and correct copy of which is attached hereto marked “Exhibit B” 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



HEARING DATE: 5/7/2024

TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533

SUBJECT: FP-2024-0005
Alamar Subdivision No. 2 FP

LOCATION: 4380 W. Franklin Road, approximately
1/4 east of N. Black Cat on the north side
of Franklin, in the SE 1/4 of the SW 1/4
of Section 10, Township 3N, Range 1W.



I. PROJECT DESCRIPTION

Final Plat request for Phase 2 development to include 1 single-family detached building lot, 22 single-family attached building lots, 2 common lots and 2 common driveway lots on approximately 1.917 acres of land in the TN-R zoning district, by Jeff Wrede, Noble Rock Development Inc.

II. APPLICANT INFORMATION

A. Owner/Applicant:

Jeff Wrede, Noble Rock Development Inc – 13601 W. McMillan Road, Ste. 102-162, Meridian, ID 83642

B. Representative:

Same as Applicant/Owner

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2022-0005) as required by UDC 11-6B-3C.2. The submitted plat includes the same number of buildable lots permitted for phase 2 as outlined in the conditions of approval for the preliminary plat. parkways, temporary access to Franklin, and the correct amount of common open space as previously approved for this phase.

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

BK. PG.

SEE NO. 1178A

PLAT SHOWING
ALAMAR SUBDIVISION NO. 2
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 10
T 3 N, R 1 W, S14M, ADA COUNTY, IDAHO
2024

SEE NO. 1228B

SURVEYOR'S NARRATIVE

THE BASIS OF BEARING WAS TAKEN FROM BETWEEN FOUND MONUMENTS AS SHOWN ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 10 AS S 89°57'34" E PER ROD 11258.

THE BOUNDARY AND SUBDIVISION SHOWN IS BASED ON ROD 1228B RECORDED AS INSTRUMENT NO. 2021-02078, WARRANTY EASEIN INSTRUMENT NOW 10N182448, 2021-084372 & 2018-107201. THE RIGHTS-OF-WAY FOR W. FRANKLIN ROAD HAS DECEASED PER INSTRUMENT NO. 2015-031468 AND ALAMAR SUBDIVISION NO. 1.

ADJACENT PLATS AND SURVEYS USED AND ACCEPTED INCLUDE:
FRITS SUBDIVISION RECORDED IN BOOK 122 AT PAGE 2159;
ASCOT SUBDIVISION RECORDED IN BOOK 122 AT PAGE 19317;
ROD 1228B - ROD 12230 - ROD 11778A;
ALAMAR SUBDIVISION NO. 1 RECORDED IN BOOK 122 AT PAGE 19317.

SEE GENERAL NOTES ON SHEET 2 OF 4.

BOUNDARY CURVE DATA

MARKER DATA	TRAILERS	11258B	CHORD
C	11824303	258.50'	71.31' IN 18°50'24" E 201.88'

LEGEND

- FOUND ALUMINUM CAP
- FOUND AS BAR WITH CAP PLS #763 UNLESS SHOWN OTHERWISE
- FOUND WITNESS CORNER (W.C.) OR REFERENCE INSTRUMENT (R.I.M.) AS BAR AS SHOWN
- SET AS BAR WITH CAP PLS #763
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- - - CENTER LINE
- - - LOT LINE
- - - ADJOINING BOUNDARY OR SECTION LINE
- - - EXISTING PUBLIC ROAD RIGHTS-OF-WAY
- - - EXISTING EASEMENT
- P.O.B. POINT OF BEGINNING
- S LOT NUMBER

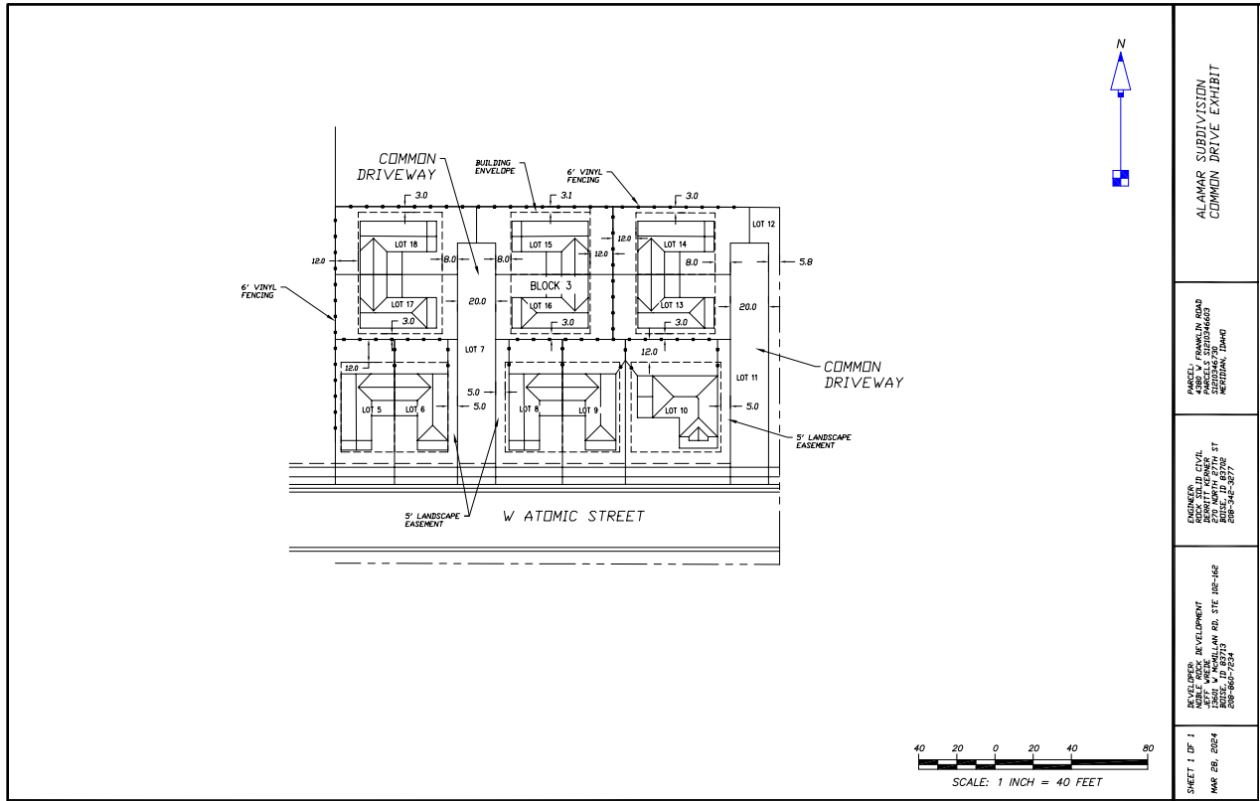
E ENGINEBRITSON LAND SURVEYS, PLLC.
205 E. IDAHOO STREET
BOISE, IDAHO 83706
PHONE (208) 359-6557 info@enginebritson.com

F:\ELIS\PROJECTS\2022\220706\LDCV\PLAT\FINAL\220706 PH2 Alamar.dwg
RIN 314-10-3-2-D-0-0 ELS PN 220706 SHEET 1 OF 4

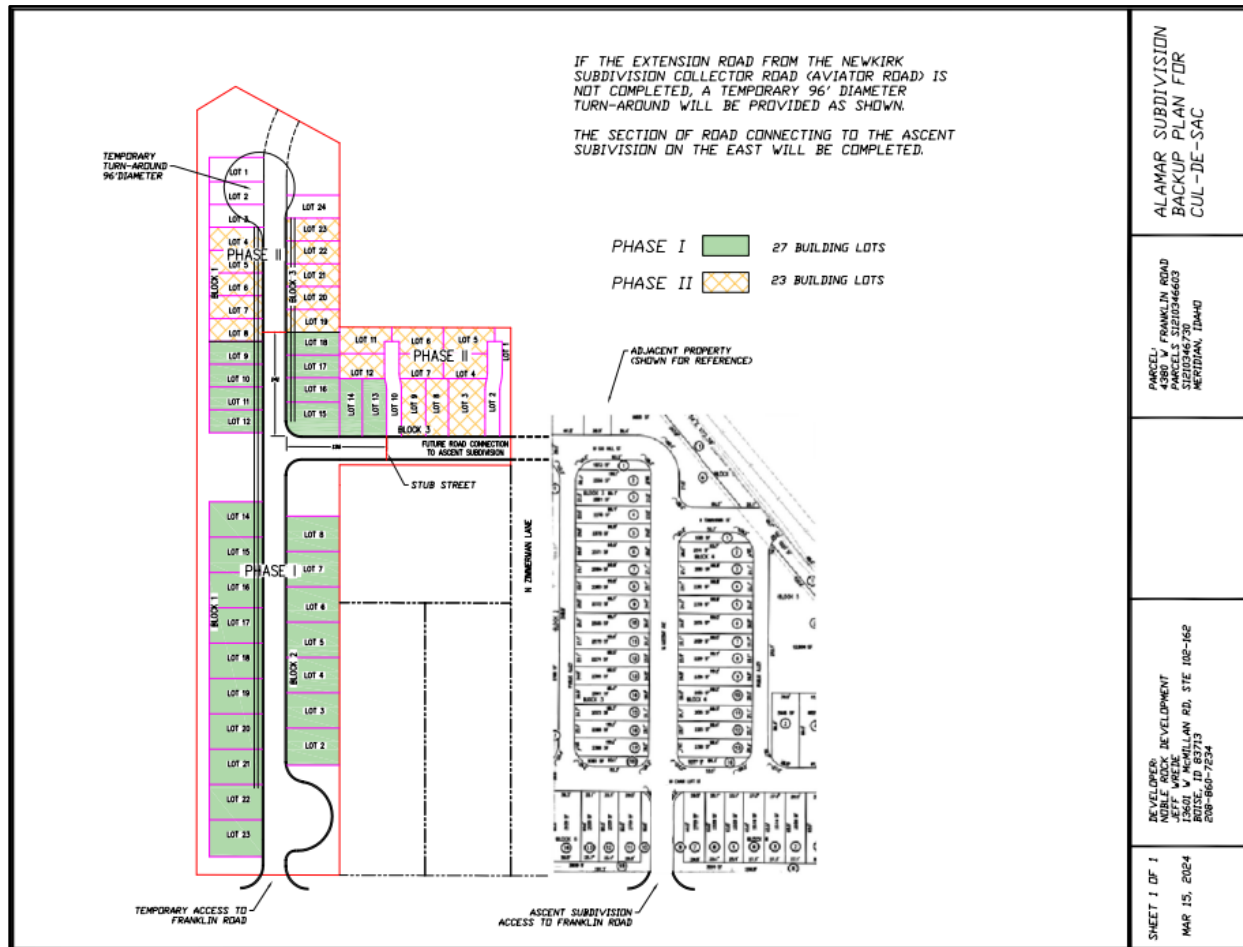
Planting Schedule:

Key	Plant Name	Common Name	Mature Size	Dist.	Qty
TREE SPECIES					
1	Plum	Prunella	10' x 10'	10'	10
2	Plum	Prunella	10' x 10'	10'	10
3	Plum	Prunella	10' x 10'	10'	10
4	Plum	Prunella	10' x 10'	10'	10
5	Plum	Prunella	10' x 10'	10'	10
6	Plum	Prunella	10' x 10'	10'	10
7	Plum	Prunella	10' x 10'	10'	10
8	Plum	Prunella	10' x 10'	10'	10
9	Plum	Prunella	10' x 10'	10'	10
10	Plum	Prunella	10' x 10'	10'	10
11	Plum	Prunella	10' x 10'	10'	10
12	Plum	Prunella	10' x 10'	10'	10
13	Plum	Prunella	10' x 10'	10'	10
14	Plum	Prunella	10' x 10'	10'	10
15	Plum	Prunella	10' x 10'	10'	10
16	Plum	Prunella	10' x 10'	10'	10
17	Plum	Prunella	10' x 10'	10'	10
18	Plum	Prunella	10' x 10'	10'	10
19	Plum	Prunella	10' x 10'	10'	10
20	Plum	Prunella	10' x 10'	10'	10
21	Plum	Prunella	10' x 10'	10'	10
22	Plum	Prunella	10' x 10'	10'	10
23	Plum	Prunella	10' x 10'	10'	10
24	Plum	Prunella	10' x 10'	10'	10
25	Plum	Prunella	10' x 10'	10'	10
26	Plum	Prunella	10' x 10'	10'	10
27	Plum	Prunella	10' x 10'	10'	10
28	Plum	Prunella	10' x 10'	10'	10
29	Plum	Prunella	10' x 10'	10'	10
30	Plum	Prunella	10' x 10'	10'	10
31	Plum	Prunella	10' x 10'	10'	10
32	Plum	Prunella	10' x 10'	10'	10
33	Plum	Prunella	10' x 10'	10'	10
34	Plum	Prunella	10' x 10'	10'	10
35	Plum	Prunella	10' x 10'	10'	10
36	Plum	Prunella	10' x 10'	10'	10
37	Plum	Prunella	10' x 10'	10'	10
38	Plum	Prunella	10' x 10'	10'	10
39	Plum	Prunella	10' x 10'	10'	10
40	Plum	Prunella	10' x 10'	10'	10
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42	Plum	Prunella	10' x 10'	10'	10
43	Plum	Prunella	10' x 10'	10'	10
44	Plum	Prunella	10' x 10'	10'	10
45	Plum	Prunella	10' x 10'	10'	10
46	Plum	Prunella	10' x 10'	10'	10
47	Plum	Prunella	10' x 10'	10'	10
48	Plum	Prunella	10' x 10'	10'	10
49	Plum	Prunella	10' x 10'	10'	10
50	Plum	Prunella	10' x 10'	10'	10
51	Plum	Prunella	10' x 10'	10'	10
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59	Plum	Prunella	10' x 10'	10'	10
60	Plum	Prunella	10' x 10'	10'	10
61	Plum	Prunella	10' x 10'	10'	10
62	Plum	Prunella	10' x 10'	10'	10
63	Plum	Prunella	10' x 10'	10'	10
64	Plum	Prunella	10' x 10'	10'	10
65	Plum	Prunella	10' x 10		

D. Common Drive Exhibit (date: 3/28/2024)



E. Temporary Fire Turnaround (date: 3/15/2024)



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-2022-0004 (AZ, PP, DA Inst. #2022-065010).
2. The applicant shall obtain the City Engineer's signature on the final plat by June 21, 2024, within two (2) years of the date of approval of the preliminary plat findings (June 21, 2022), 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. Prior to building permit submittal, Administrative Design Review approval is required for the single-family attached lots within this phase of development (Lots 18-25, Block 1, & Lots 7-25, Block 3).
5. The final plat shown in Section V.B, prepared by Engerbritson Land Surveys, stamped on 3/28/24 by Michael R. Engerbritson, is approved with the following conditions to be completed at the time of Final Plat Signature:
 - a. Plat note #7: add recorded instrument number.
 - b. Plat note #12: add recorded instrument number.
6. The submitted landscape plans, as shown in Section V.C, prepared by Rock Solid Civil, dated 8/8/23, is approved as submitted.
7. 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=342872&dbid=0&repo=MeridianCity&cr=1>

C. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343055&dbid=0&repo=MeridianCity>

D. IDAHO DEPARTMENT OF TRANSPORTATION (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343171&dbid=0&repo=MeridianCity&cr=1>