

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: DECEMBER 12, 2023
ORDER APPROVAL DATE: DECEMBER 19, 2023

**IN THE MATTER OF THE
REQUEST FOR FINAL PLAT
CONSISTING OF 9 BUILDING
LOTS AND 2 COMMON LOTS ON
1.538 ACRES OF LAND IN THE R-8
ZONING DISTRICT FOR
RINGNECK PLACE SUBDIVISION.**

CASE NO. FP-2023-0027

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT

**BY: RIVERIDGE ENGINEERING
COMPANY
APPLICANT**

This matter coming before the City Council on December 12, 2023 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 RINGNECK PLACE SUBDIVISION,
LOCATED IN THE NORTHWEST 1/4 OF SECTION 5[#X], TOWNSHIP 3N,
RANGE 1E, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2023,
HANDWRITTEN DATE: 10/11/2023, by Cody M. McCammon, PLS, SHEET 1

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (RINGNECK PLACE SUBDIVISION – FILE #FP-2023-0027)

OF 3,” 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 December 12, 2023, 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 _____, 2023.

By:

Robert 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



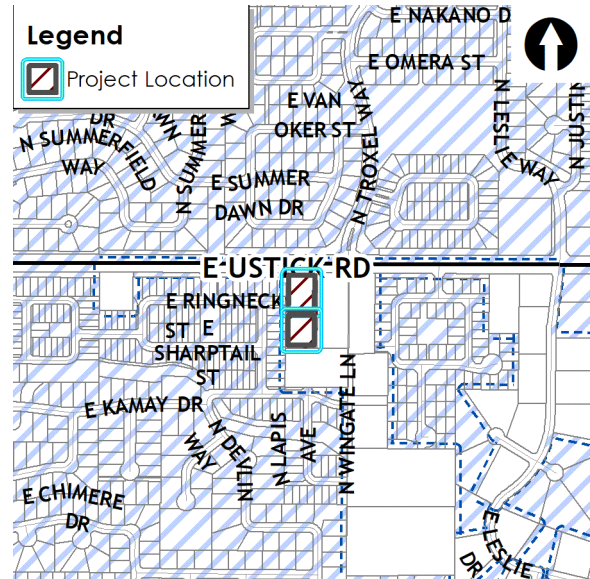
HEARING DATE: December 12, 2023

TO: Mayor & City Council

FROM: Stacy Hersh, Associate Planner
208-884-5533

SUBJECT: FP-2023-0027
Ringneck Place Subdivision - FP

LOCATION: 2315 E. Ustick Road (Parcels .
S1105212448 and #S1105212449 in the
Northeast 1/4 of the Northwest 1/4 of
Section 5, Township 3N, Range 1E.



I. PROJECT DESCRIPTION

The Applicant requests approval of a final plat consisting of 9 single-family residential buildable lots and 2 common lots on 1.538 acres of land in the R-8 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Kent Adamson, RiveRidge Engineering Company – 2247 S. Vista Avenue, Boise, ID 83705

B. Owner:

William Gallagher, WFG Investments, LLC – 3020 N. Wingate Lane, Meridian, ID 83646

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2023-0009) in accordance with the requirements listed in UDC 11-6B-3C.2.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Staff has reviewed the proposed final plat and the number of buildable lots and the amount of common open space area are both the same.

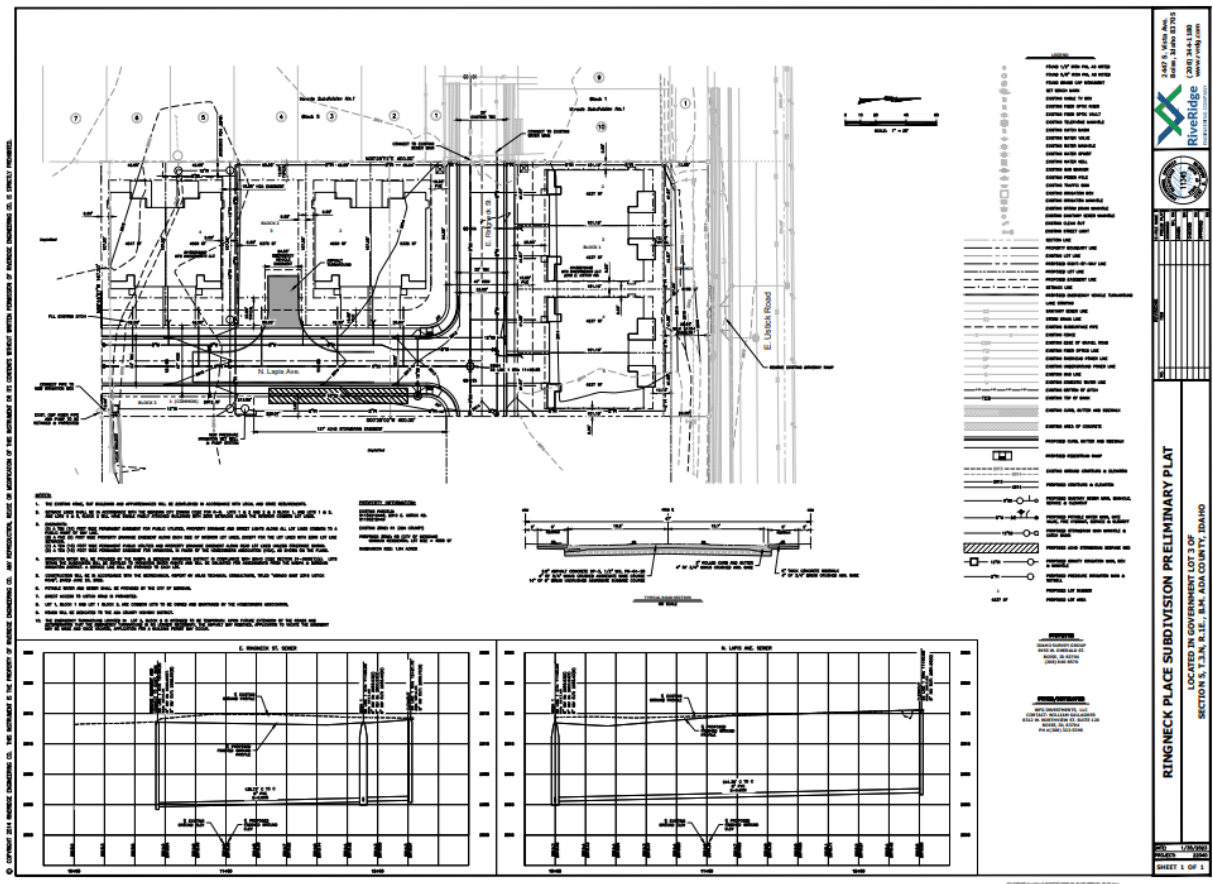
Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

IV. DECISION

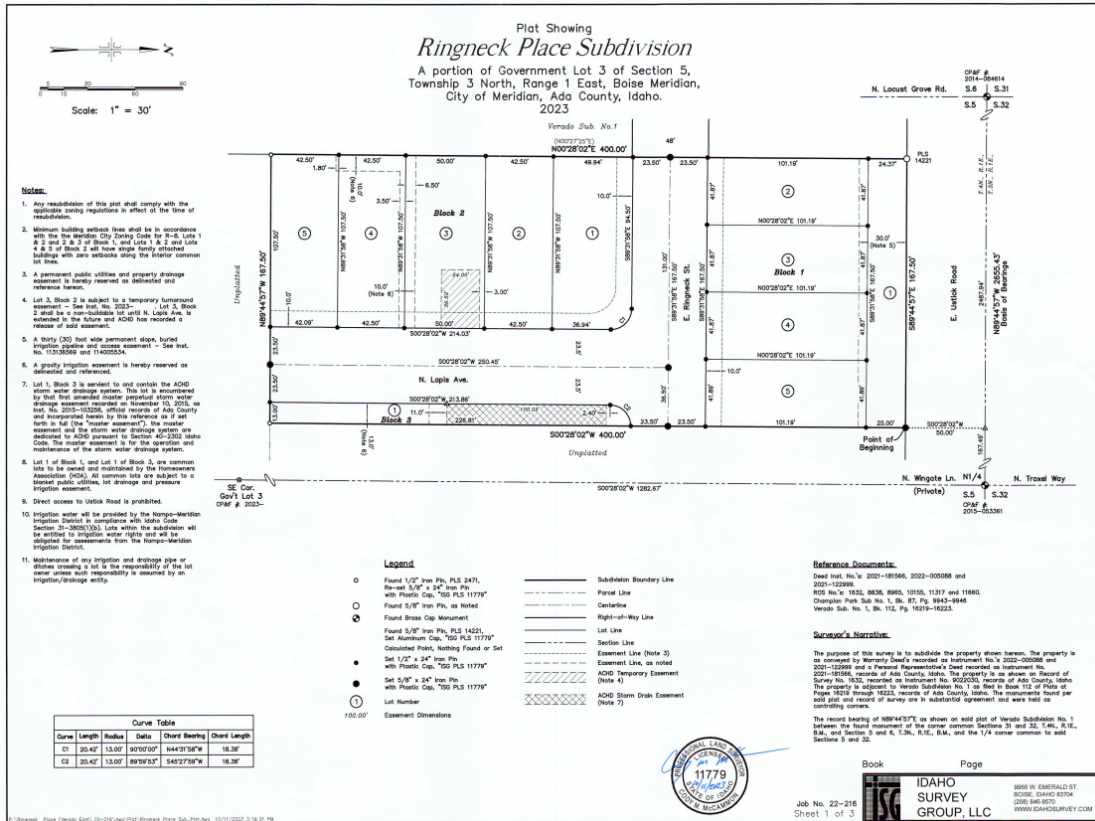
Staff recommends approval of the proposed final plat per the conditions noted in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (dated: 1/30/2023)



B. Final Plat (dated: 10/11/2023)



Ringneck Place Subdivision

Certificate Of Owners

Know all men by these presents that WFG Investments LLC, an Idaho Limited Liability Company is the owner of the real property described as follows:

A parcel of land located in Government Lot 3 of Section 5, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to Section 5, T.3N., R.1E., B.M. and Section 32, T.4N., R.1E., B.M., from which the Section corner common to Sections 2 and 6, T.3N., R.1E., B.M., and Sections 31 and 32, T.4N., R.1E., B.M., bears North 89°44'57" West, 2,655.43 feet, thence on the north boundary line of said Section 5, North 89°44'57" West, 167.49 feet; thence South 00°28'02" West, 50.00 feet to the POINT OF BEGINNING;

thence continuing South 00°28'02" West, 400.00 feet;

thence North 89°44'57" West, 167.50 feet to the east boundary line of Verde Subdivision No. 1 as filed in Book 112 of Plats of Meridian through 16223, records of Ada County, Idaho;

thence on said east boundary line, North 00°28'02" East, 400.00 feet to the south right-of-way line of E. Ustick Road;

thence on said south right-of-way line, South 89°44'57" East, 167.50 feet to the POINT OF BEGINNING.

Containing 1.538 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is particularly reserved for public utilities and for such other uses as designated herein, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots in this plat will be eligible to receive domestic water service from the City of Meridian, and that the City of Meridian has agreed in writing to serve all the lots in this Subdivision.

WFG Investments LLC, an Idaho Limited Liability Company

William F. Gallagher, Manager

Acknowledgment

State of _____ } s.s.
County of _____ }

On this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared William F. Gallagher, known or identified to me to be the manager of WFG Investments LLC, an Idaho Limited Liability Company, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that WFG Investments LLC executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires _____

Notary Public, State of _____
Residing in _____

Certificate of Surveyor

I, Cody M. McComan, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cody M. McComan

Book 11779 Page 1
IDAHO SURVEY GROUP, LLC
Job No. 22-216 Sheet 2 of 3

Ringneck Place Subdivision

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Meridian Public Works, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1308, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Central District Health, EHS Date

Approval of Ada County Highway District

The foregoing plot was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 20____.

ACHD Commission President, Date

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Meridian, Ada County, Idaho, hereby approve this plot.

City Engineer Date

Approval of City Council

I, the undersigned, City Clerk in and for the City of Meridian, Ada County, Idaho do hereby certify that at a meeting of the City Council held on the _____ day of _____, 20____, this plot was duly accepted and approved.

City Clerk, Meridian, Idaho

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plot and that it complies with the State of Idaho Code relating to plots and surveys.

County Surveyor Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.80-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County Treasurer Date

County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No. _____

I hereby certify that this instrument was filed at the request of Idaho Survey Group, LLC,

at _____ minutes past _____ o'clock _____ M.,

this _____ day of _____, 20____ in Book _____ of Plats at

Pages _____ through _____,

Fee \$ _____

Deputy Ex-Officio Recorder



Book _____ Page _____

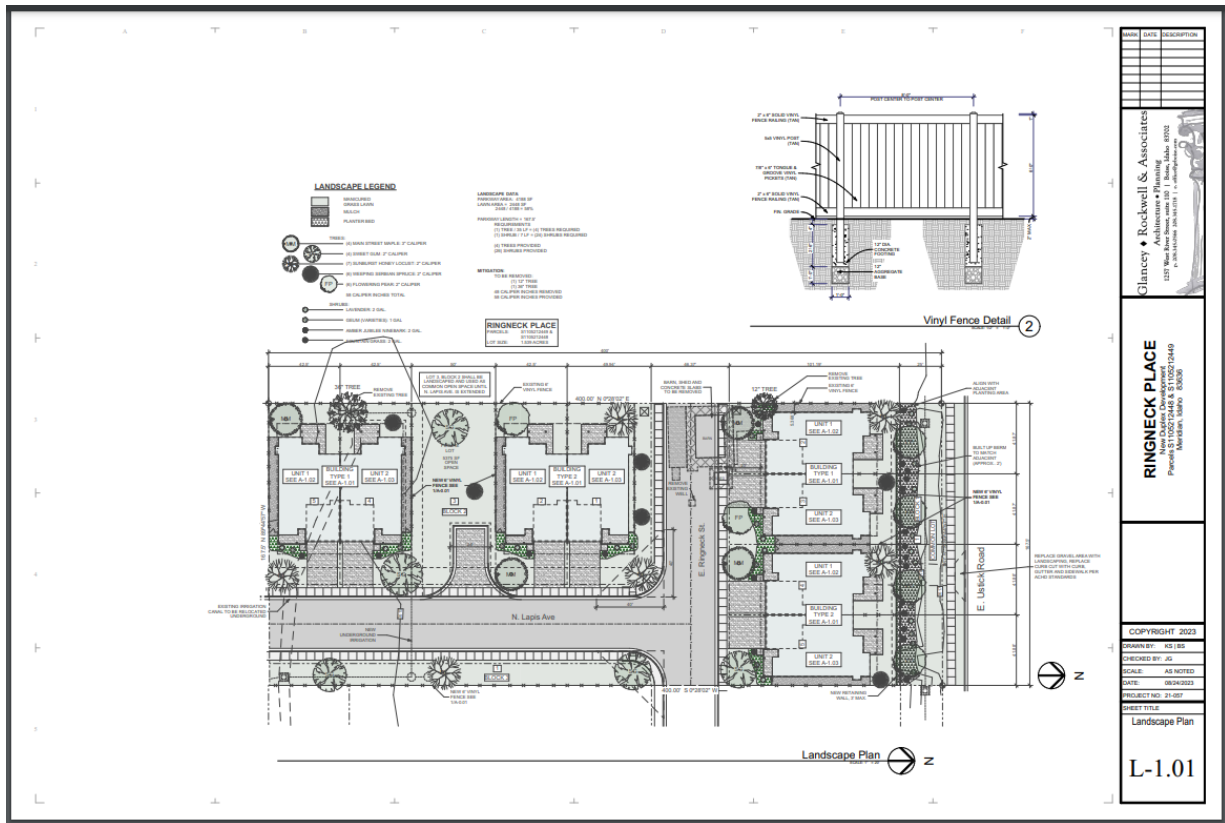
Job No. 22-216
Sheet 3 of 3



IDAHO
SURVEY
GROUP, LLC

8655 W. EMERALD ST.
BOISE, IDAHO 83724
(208) 948-8570
WWW.IDASURVEY.COM

C. Landscape Plan (dated: 8/24/2023)



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-2023-0009 (Development Agreement Inst. #2023-065772)].
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of City Council's approval of the preliminary plat (by July 11, 2025), 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 acknowledgment signed and notarized.
4. The final plat prepared by Idaho Survey Group, LLC stamped by Cody M. McCammon, dated: 10/11/2023, included in Section V.B shall be revised as follows:
 - a. Revise Note #3: Include the PUDI easements along the northern lot line of Lot 3, Block 2, and a 10' PUDI easement along the perimeter of the buildable lots.
 - b. Revise Note #4: Include the recorded instrument number for the temporary turnaround easement.
 - c. Add Note #12: "The subdivision is subject to the existing Development Agreement and include the DA instrument number (DA Inst. #2023-065772)."
5. The landscape plan prepared by Glancy Rockwell & Associates dated: 8/24/2023, included in Section V.C, shall be revised as follows:
 - a. Ensure that the required trees are included in the landscape buffers, given there are several irrigation facilities in both common lots in accordance with UDC 11-3B-7.
6. The Applicant shall comply with all ACHD conditions of approval.
7. Off-street parking is required to be provided for all residential units in accord with the standards listed in [UDC Table 11-3C-6](#) based on the number of bedrooms per unit.
8. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
9. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Sue Prescott, at 887-1620 for more information.
10. A Design Review application shall be submitted and approved for the proposed single-family attached homes prior to submittal of a building permit application. The design standards listed in the [Architectural Standards Manual](#) and the Development Agreement. The Applicant shall submit revised elevations that include a mix of stone and/or brick as well as submit elevations for the future single-family detached home with the Design Review Application.

B. Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=311879&dbid=0&repo=MeridianCity>

C. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=312056&dbid=0&repo=MeridianCity>