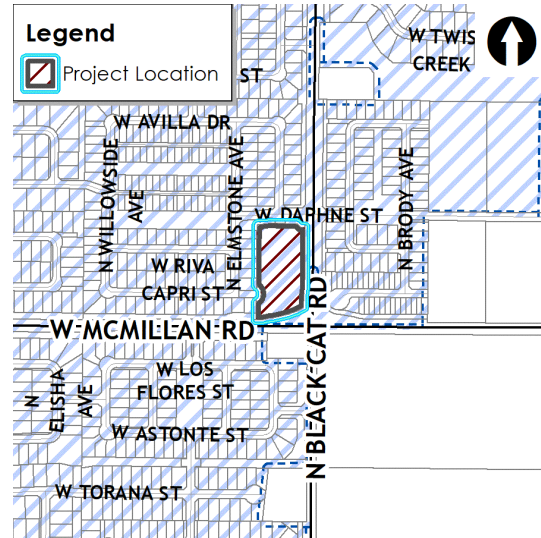


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 4/16/2024
TO: Mayor & City Council
FROM: Stacy Hersh, Associate Planner
208-884-5533
SUBJECT: [FP-2023-0030](#)
Jump Creek No. 7

LOCATION: The site is located at the northwest corner of W. McMillian Rd. and N. Black Cat Rd. on Parcel S0428449816 in the SE ¼ of the SE ¼ of section 28, Township 4N, Range 1W.



I. PROJECT DESCRIPTION

Final plat consisting of (1) multi-family residential building lot on 3.25 acres of land in the R-15 zoning district, by Kent Brown Planning.

II. APPLICANT INFORMATION

A. Applicant / Representative

Kent Brown – 3161 E. Springwood Dr, Meridian, ID 83642

B. Owner:

Corey Barton, Open Door Rentals, LLC – 1977 E. Overland Rd., Meridian, ID 83642

III. STAFF ANALYSIS

The annexation, preliminary plat and development agreement for this development was approved by City Council in November of 2014 (AZ-14-011, PP-14-013, DA instr. 2014-105206). The approved project allowed 318 single-family lots and two multifamily lots on 85.9 acres. Six final plats totaling 308 total lots, including seven (7) multi-family lots have been approved by the Council to date. Phase 7 marks the final phase, which involves platting one (1) additional multi-family buildable lot.

On August 3, 2023, the Planning Commission approved a conditional use permit for 11 buildings and 44 multi-family units (Jump Creek South Apartments CUP, H-2023-0016).

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat and development agreement in accord with the requirements listed in UDC 11-6B-3C.2. Staff

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

IV. DECISION

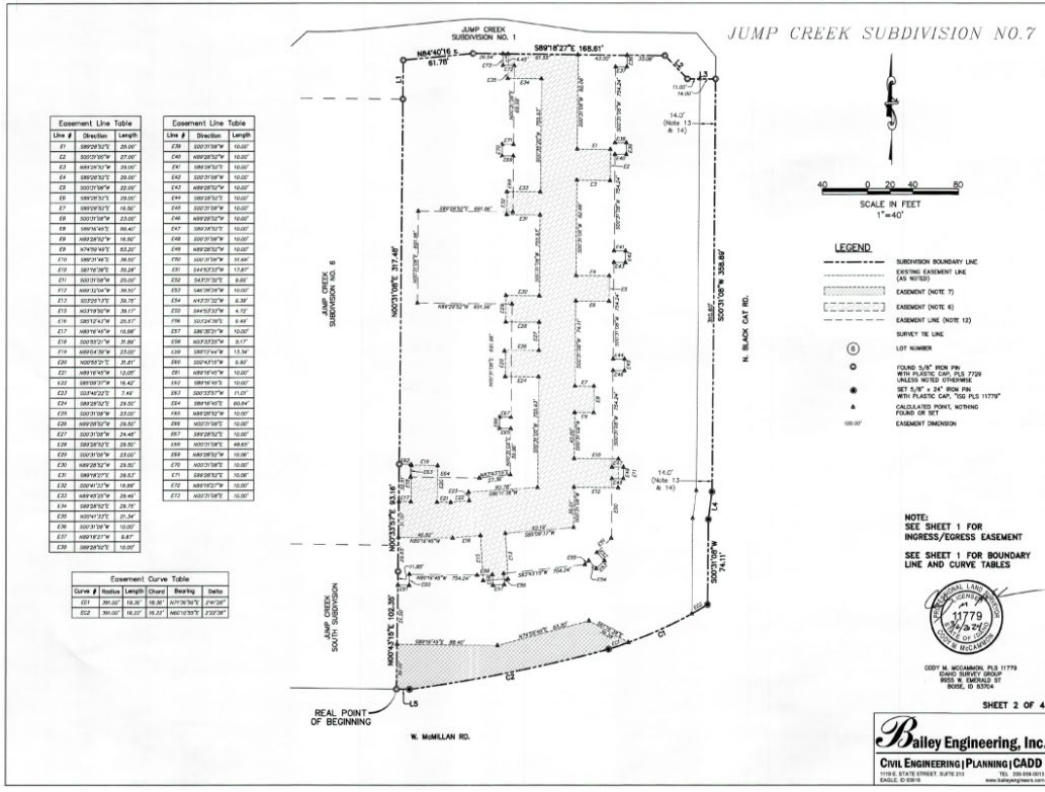
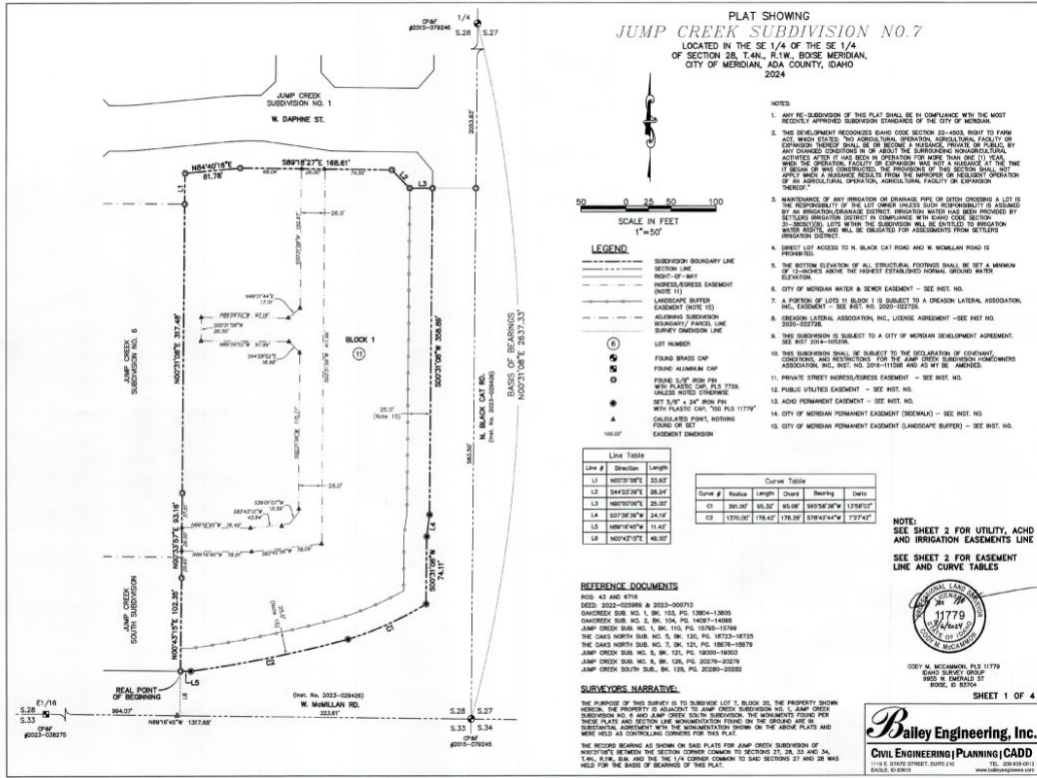
Staff recommends approval of the proposed final plat within the conditions noted in Section VI of this report.

V. EXHIBITS

A. Approved Preliminary Plat (date: 5/30/2014)

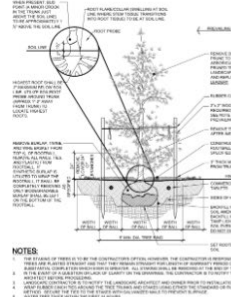
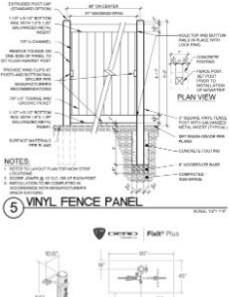
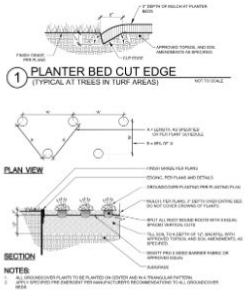


B. Proposed Final Plat (date: 3/6/2024)



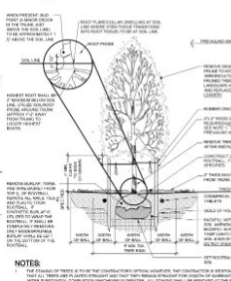
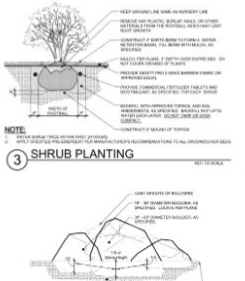
LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERY TRADE ASSOCIATION (ANTA) SPECIFICATIONS AND BE PROVIDED WITH A GUARANTEE OF 100% SURVIVAL FOR THE FIRST YEAR.
- 2. ALL PLANT MATERIAL SHALL BE PROVIDED WITH A GUARANTEE OF 100% SURVIVAL FOR THE FIRST YEAR.
- 3. ALL PLANT MATERIAL SHALL BE PROVIDED WITH A GUARANTEE OF 100% SURVIVAL FOR THE FIRST YEAR.
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- 11. ALL PLANT MATERIAL SHALL BE PROVIDED WITH A GUARANTEE OF 100% SURVIVAL FOR THE FIRST YEAR.
- 12. ALL PLANT MATERIAL SHALL BE PROVIDED WITH A GUARANTEE OF 100% SURVIVAL FOR THE FIRST YEAR.



IRRIGATION NOTES:

- 1. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION TOOLBOX SPECIFICATIONS AND THE IRRIGATION TOOLBOX DESIGN MANUAL.
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DISCLAIMER

THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

LANDSCAPE PLAN
Jump Creek South Apartments
Meridian, Idaho

Scale: 1/8" = 1'-0"

Project No: 2008000

Client: JUMP CREEK SOUTH APARTMENTS

Architect: SOUTH BECKS BECKE BAIRD

Engineer: J. C. BECKE & ASSOCIATES

City of Meridian, Idaho

Scale: 1/8" = 1'-0"

Project No: 2008000

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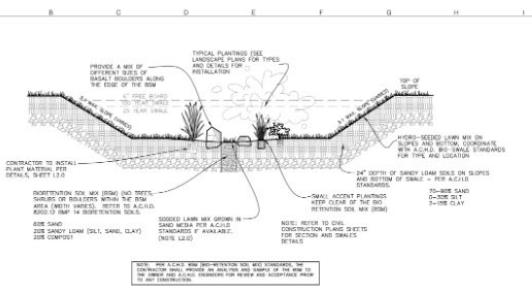
Project No: 2008000

Client: JUMP CREEK SOUTH APARTMENTS

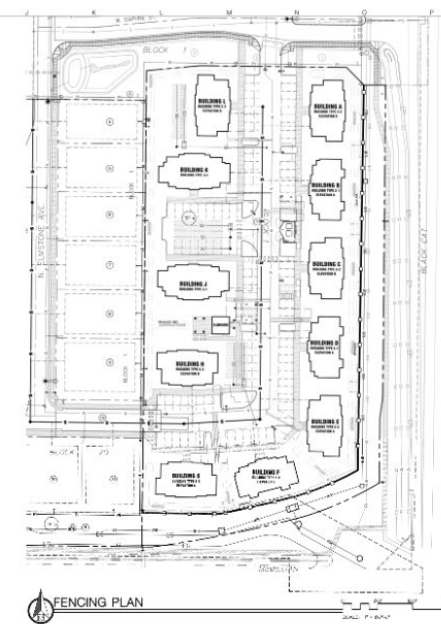
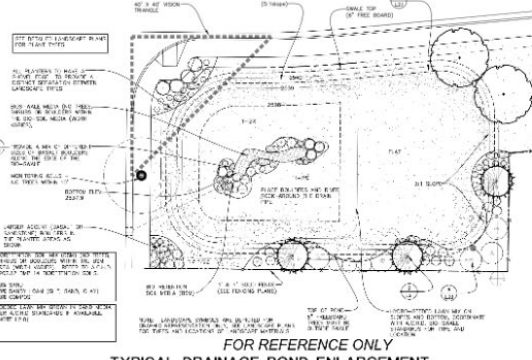
Architect: SOUTH BECKS BECKE BAIRD

Engineer: J. C. BECKE & ASSOCIATES

City of Meridian, Idaho



TYPICAL DRAINAGE PONDS ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS



BIO-RETENTION ALTERNATE SEED MIX

Species	Percentage
Grass	25%
Flower	25%
Shrub	25%
Tree	25%

FENCING LEGEND

- 1/2" FACE BARRIER FENCE (DAWG-FRUITING)
- 6" BARRIER FENCE

LANDSCAPE PLAN
Jump Creek South Apartments
Meridian, Idaho

Scale: 1/8" = 1'-0"

Project No: 2008000

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City of Meridian, Idaho

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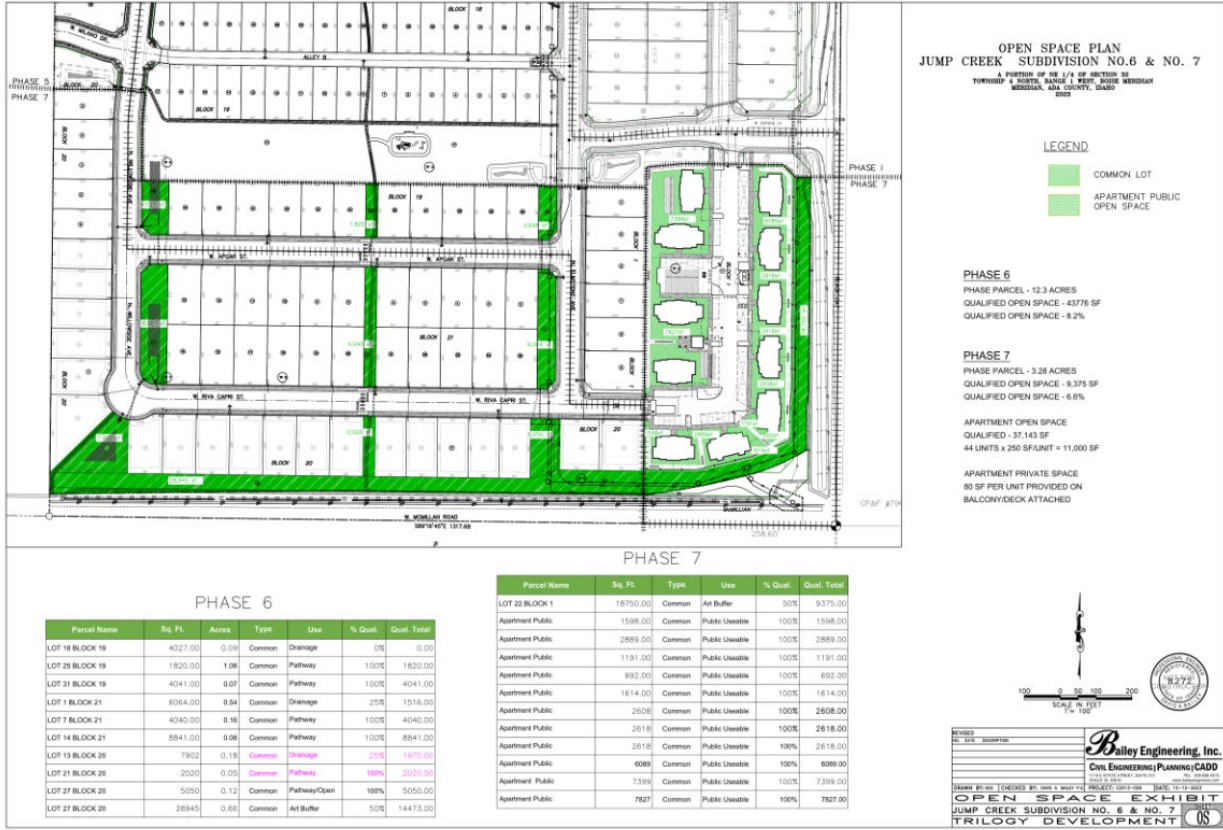
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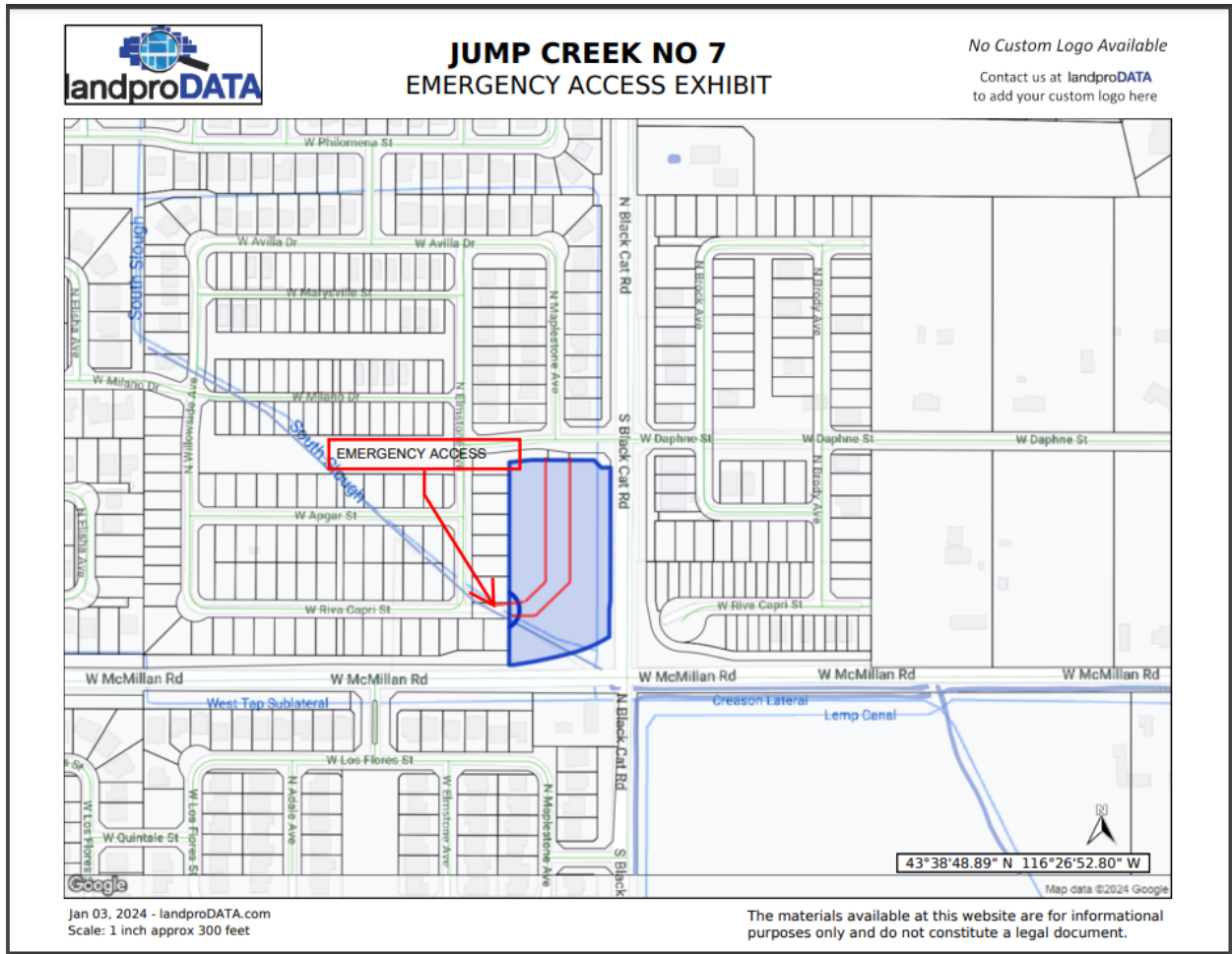
Engineer: J. C. BECKE & ASSOCIATES

City of Meridian, Idaho

D. Open Space Exhibit (date: 12/12/2023)



E. Emergency Access Exhibit (date: 1/3/2024)



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. The applicant is to meet all terms of the approved annexation (AZ-14-011), preliminary plat (PP-14-013), development agreement (Instrument #2014-105206), Jump Creek No. 1 (FP—14-046), Jump Creek No. 2 (FP H-2016-0134), Jump Creek No. 3 & 4 (FP H-2018-0113) Jump Creek No. 5 (FP H-2020-0003), Jump Creek No. 6 (FP-2022-0004), and conditional use permit (H-2023-0016) for this development.
2. The applicant has two years from the date of signature on the previous final plat phase (**Jump Creek No. 6 – 7/05/2025**) to obtain City Engineer’s signature on this final plat 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. Revise the notes on the face of the plat prepared by Bailey Engineering, Inc., dated 3/6/2024, prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #6: Include recorded instrument number.
 - b. Note #11: Replace the words “private street” with drive aisle and include recorded instrument number.
 - c. Note #12: Include recorded instrument number
 - d. Note #13: Include recorded instrument number.
 - e. Note #14: Include recorded instrument number.
 - f. Note #15 Replace the words “City Of Meridian Permanent Easement” and replace with “Permanent Landscape Buffer, remove the reference to an instrument number.
 - g. Depict Lot 2, Block 1 located on the north boundary of this site, as platted with the first phase of the Jump Creek Development. Additionally, provide documentation confirming the right to use this lot for access.
5. The landscape plan prepared by South Beck & Baird, dated 3/20/2023, included in section V.C, shall be revised as follows:
 - a. Depict the width of the 10-foot wide multi-use pathway within the landscape buffer along N. Black Cat Road, from W. Daphne Street to the intersection at McMillian Road per the Master Pathways Plan on the plans. *If the pathway will be located entirely within the right-of-way, a public pedestrian easement is not needed.*
 - b. A 5’ wide landscape strip is required on both sides of the pathway planted with a *mix* of trees, shrubs, lawn and/or other vegetative ground cover in accordance with UDC 11-3B-12C. Additionally, obtain approval from NMID to permit the trees and landscaping within their easement along the lateral.
6. All fencing shall be installed in accordance with UDC 11-3A-7.
7. Stormwater integration facilities shall comply with the standards listed in UDC 11-3B-11C.
8. A public use easement for the pedestrian pathway shall be submitted to the Planning Division prior to submittal for City Engineer’s signature on the final plat(s).

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 for more information.
10. 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.
11. The Applicant shall comply with all ACHD conditions of approval.
12. Prior to the issuance of a building permit, the final plat shall be recorded.
13. Temporary construction fencing to contain debris shall be installed at the subdivision boundary prior to release of building permits for this subdivision.
14. Future multi-family units constructed within the subdivision must substantially comply with the submitted elevations approved with the conditional use permit.
15. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat does not relieve the applicant of responsibility for compliance.

B. PUBLIC WORKS

No Comments received

C. MERIDIAN FIRE DEPARTMENT (MFD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340404&dbid=0&repo=MeridianCity&cr=1>

D. MERIDIAN PARKS DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340414&dbid=0&repo=MeridianCity>

E. IDAHO TRANSPORTATION DISTRICT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340567&dbid=0&repo=MeridianCity>

F. SETTLER'S IRRIGATION

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340567&dbid=0&repo=MeridianCity>

G. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=341477&dbid=0&repo=MeridianCity>