

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: NOVEMBER 6, 2024
ORDER APPROVAL DATE: NOVEMBER 19, 2024

IN THE MATTER OF THE)
REQUEST FOR A 2-YEAR TIME)
EXTENSION ON THE)
PRELIMINARY PLAT FOR BRIAR)
RIDGE SUBDIVISION IN ORDER)
TO OBTAIN THE CITY)
ENGINEER'S SIGNATURE ON)
THE FINAL PLAT, LOCATED IN)
THE NE ¼ OF THE SE ¼ OF)
SECTION 36, T.3N., R.1W,)
MERIDIAN, IDAHO)
BY: KENT BROWN, KENT BROWN)
PLANNING)

CASE NO. TECC-2024-0003

ORDER OF CONDITIONAL
APPROVAL OF TIME EXTENSION

APPLICANT

This matter coming on regularly before the City Council on November 6, 2024, upon the Applicant's submittal of a preliminary plat time extension application for a 2-year extension within which to obtain the City Engineer's signature on a final plat for Briar Ridge Subdivision, which preliminary plat was originally approved on September 28, 2021, as provided in Unified Development Code § 11-6B-7C, and good cause shown. An administrative time extension TED-2023-0007 for 1-year was previously approved for this subdivision by the Planning Director on August 22, 2023, and would have otherwise expired on September 28, 2024.

IT IS HEREBY ORDERED THAT:

ORDER OF CONDITIONAL APPROVAL OF TIME EXTENSION
FOR BRIAR RIDGE SUBDIVISION TECC-2024-0003

The above named Applicant is granted an additional 2-year extended period of time, until September 27, 2026, within which to obtain the City Engineer's signature on the final plat, subject to the conditions of approval as shown in the attached Staff Report for the hearing date of November 6, 2024 incorporated by reference.

Attached: Staff Report for the hearing date of November 6, 2024

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

DATED this _____ day of _____, 202[#]

Mayor Robert E. Simison

Attest:

Chris Johnson, City Clerk

Copy served upon the Applicant, Planning Division, Public Works Department, and City Attorney.

BY: _____ Dated: _____

EXHIBIT A

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 11/6/2024

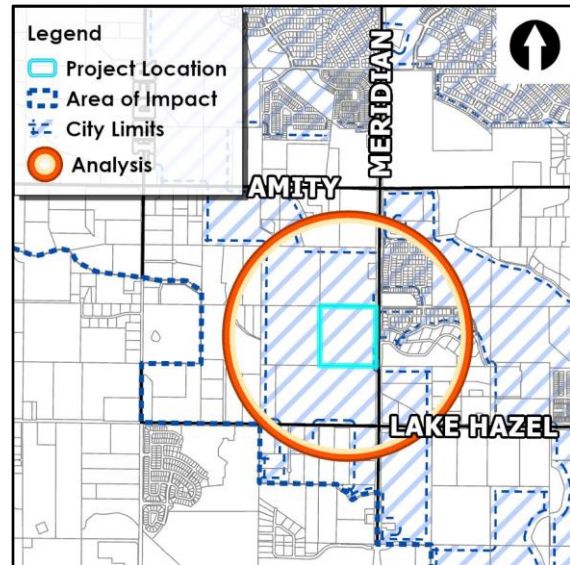
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridaincity.org

APPLICANT: Kent Brown, Kent Brown Planning Services

SUBJECT: TECC-2024-0003
Briar Ridge Subdivision

LOCATION: The site is located on the west side of Meridian Road between W. Lake Hazel Road and W. Amity Road, directly south of the mid-mile point, in the NE ¼ of the SE ¼ of Section 36, Township 3N., Range 1W. (Parcel # S1236417204)



I. PROJECT OVERVIEW

A. Summary

Request for a two ~~one~~-year time extension on the final plat in order to obtain the City Engineer's signature.

B. Issues/Waivers

- Idaho Transportation Department denied the applicant's request to bring sewer to the site within their right-of-way (S. Meridian Road).
- There's no other way to get sewer to the site as the property to the north has not extended it to and through their property.

C. Recommendation

Staff recommends approval of the proposed time extension for a time period of ~~two one (21)~~ year as requested for the application to expire on September 27, ~~2026~~ 2025.

D. Decision

Approved

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Detached and attached single-family residential	-
Existing Zoning	Traditional Neighborhood Residential (TN-R)	VI.A.2
Adopted FLUM Designation	Medium Density Residential (3-8 du/ac) and Medium-High Density Residential (8-12 du/ac)	VI.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	9/10/2024
Neighborhood Meeting	9/19/2024
Site posting date	10/26/2024

III. STAFF ANALYSIS

A. General Overview

Per UDC 11-6B-7C, “Upon written request and filing by the applicant prior to the termination of the period in accord with subsections A and B of this section, the director may authorize a single extension of time to obtain the city engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the director or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.”

Table 3: Project Overview

Description	Details
History	H-2015-0019 South Meridian Annexation; H-2021-0056 (AZ, RZ, & PP); H-2021-0091 (DA Modification); FP-2022-0011; A-2022-0068 (DES)

B. History

The final plat (H-2022-0011) for this project consists of 59 single-family residential building lots (24 townhome lots and 35 detached single-family lots) and 15 common lots, and approximately 24.82 % qualified open space on 14.14 acres of land in the TN-R zoning district and was approved by City Council on September 14, 2021.

C. Site Development and Use Analysis

The Applicant requests approval of a one (1) year time extension on the final plat in order to obtain the City Engineer’s signature. The previous time extension approval was set to expire on September 27, 2024; however, the subject time extension application was submitted prior to the expiration date as required.

A one-year time extension (TED-2023-0007) was approved by the Director to extend the period of time to September 28, 2023, in which the City Engineer is required to sign a final plat. The reason for the previous time extension request was due to the developer and his engineer experiencing major delays in getting plans approved for this development. The developer has received final plat approval for the first phase of the project (FP-2022-0011) and work has begun on this very large phase of the project; therefore, no new conditions will be placed on the application with the time extension.

The reason for this time extension is that the developer has experienced major delays in getting permits from the Idaho Transportation Department (ITD) to bring sewer to the site.

Approval of the subject time extension will allow the Applicant to obtain the City Engineer's signature on a final plat and proceed with development of the property. If City Council does not approve the requested time extension, the preliminary plat will expire, and a new preliminary plat application will be required.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Comply with all previous conditions of approval for this development: H-2015-0019 South Meridian Annexation; H-2021-0056 (AZ, RZ, & PP); H-2021-0091 (DA Modification); FP-2022-0011; A-2022-0068 (DES).

B. Irrigation Districts

1. Nampa & Meridian Irrigation District

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=365997&dbid=0&repo=MeridianCity>

C. Idaho Department of Environmental Quality (DEQ)

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=365997&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

Staff recommends approval of the proposed time extension for a time period of two ~~one~~ (21) year as requested for the application to expire on September 27, 2026 ~~2025~~.

B. City Council:

The Meridian City Council heard these items on November 6, 2024. At the public hearing, the Council moved to approve the subject time extension requests.

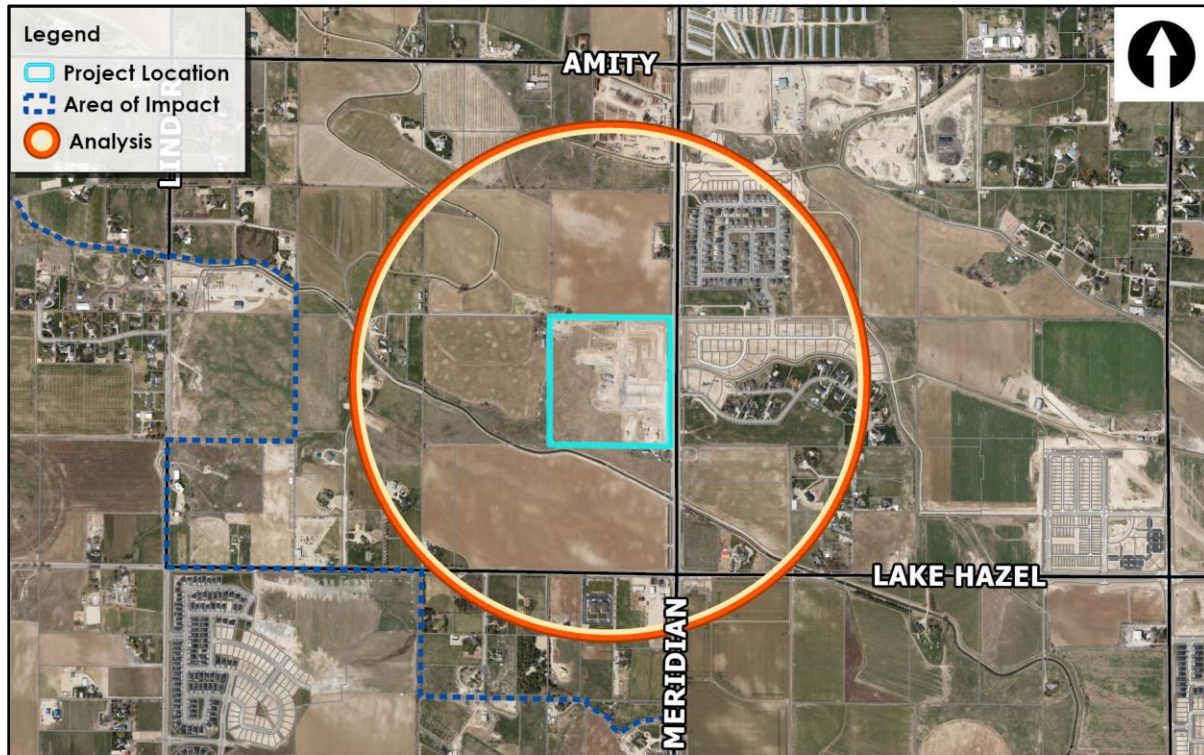
1. Summary of the City Council public hearing:
 - a. In favor: Kent Brown, Kent Brown Planning, Cody Black
 - b. In opposition: None
 - c. Commenting: Kent Brown, Cody Black
 - d. Written testimony: None
 - e. Staff presenting application: Linda Ritter
 - f. Other Staff commenting on application: Clint Dolsby
2. Key issue(s) of public testimony:
 - a. Extending sewer to the property and time extension requested
3. Key issue(s) of discussion by City Council:
 - a. Getting Sewer to the property and time extension requested
4. City Council change(s) to Commission recommendation:
 - a. Amending the time extension to two years instead of one

VI. EXHIBITS

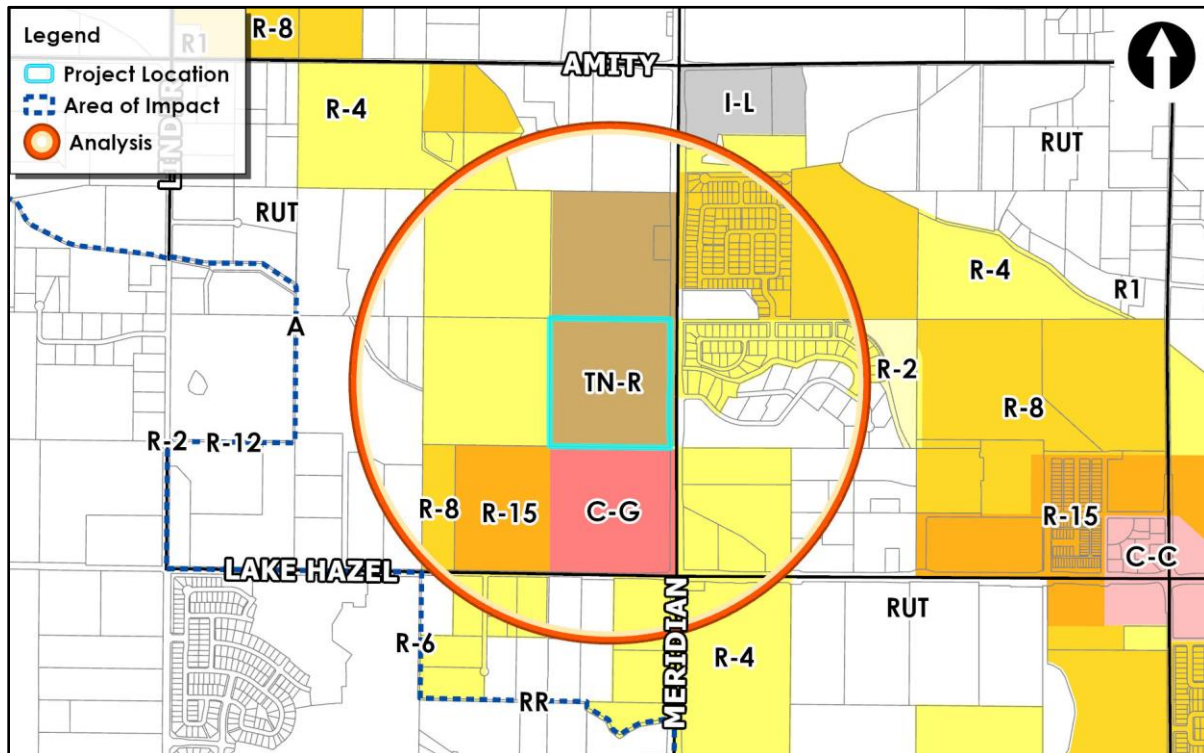
A. Project Area Maps

(link to [Project Overview](#))

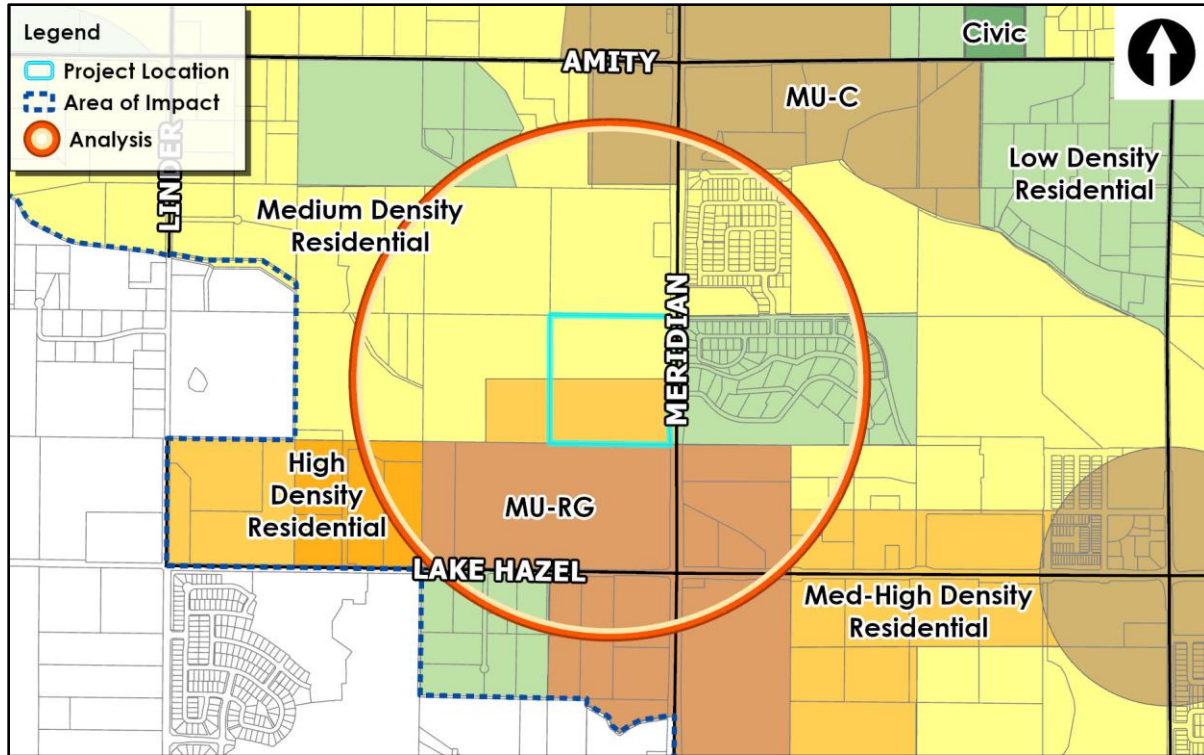
1. Aerial



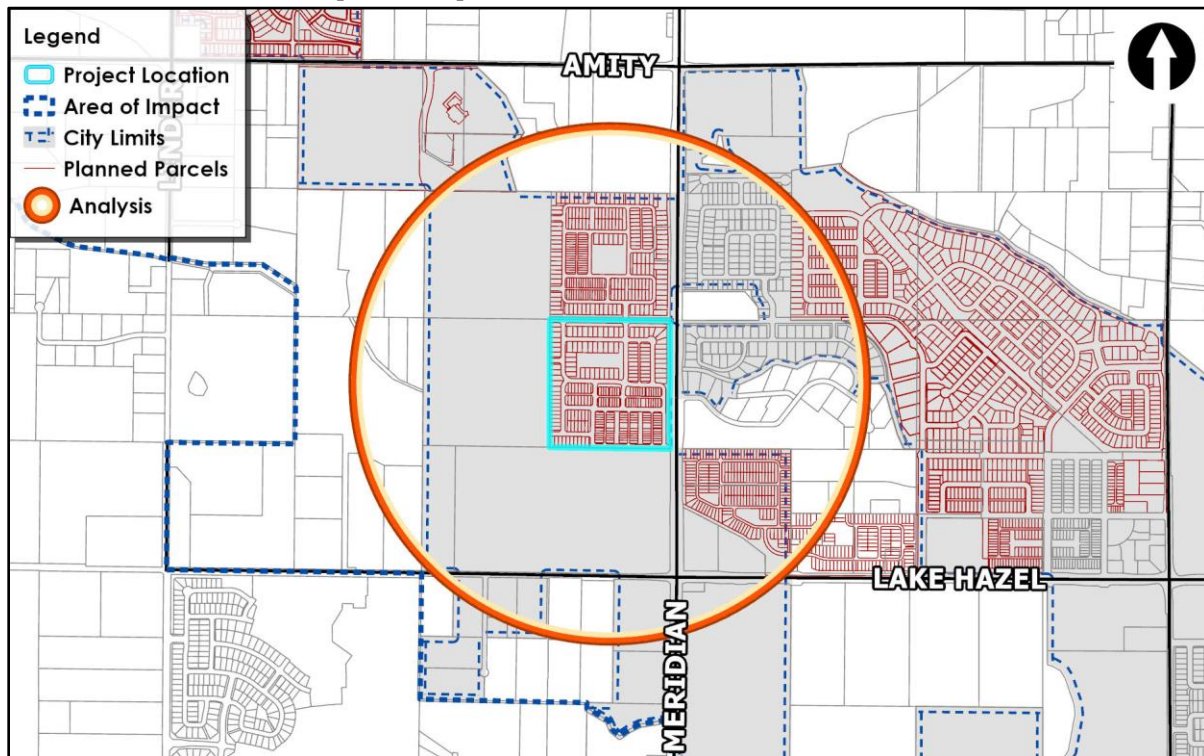
2. Zoning Map



3. Future Land Use



4. Planned Development Map



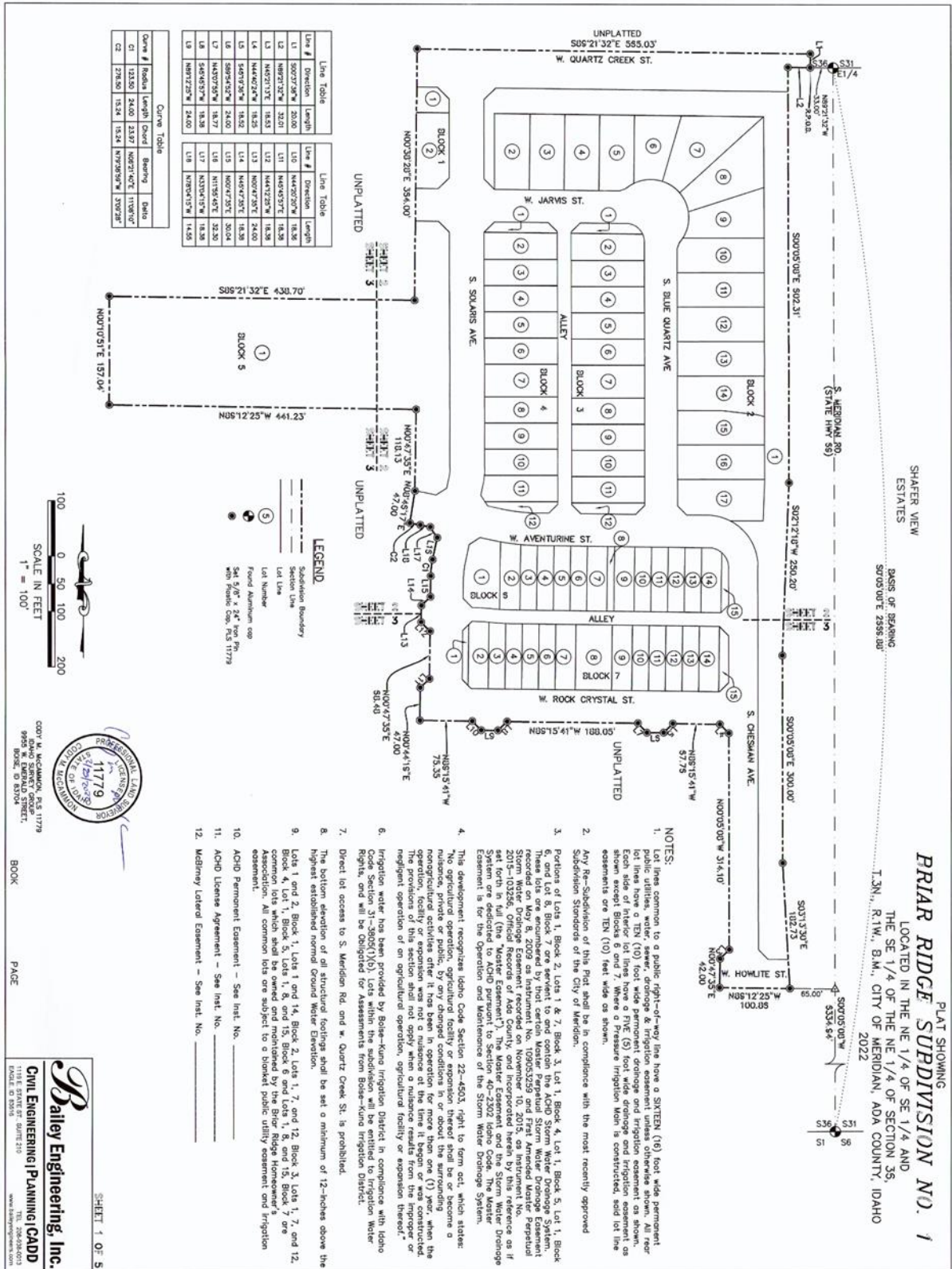
B. Subject Site Photos



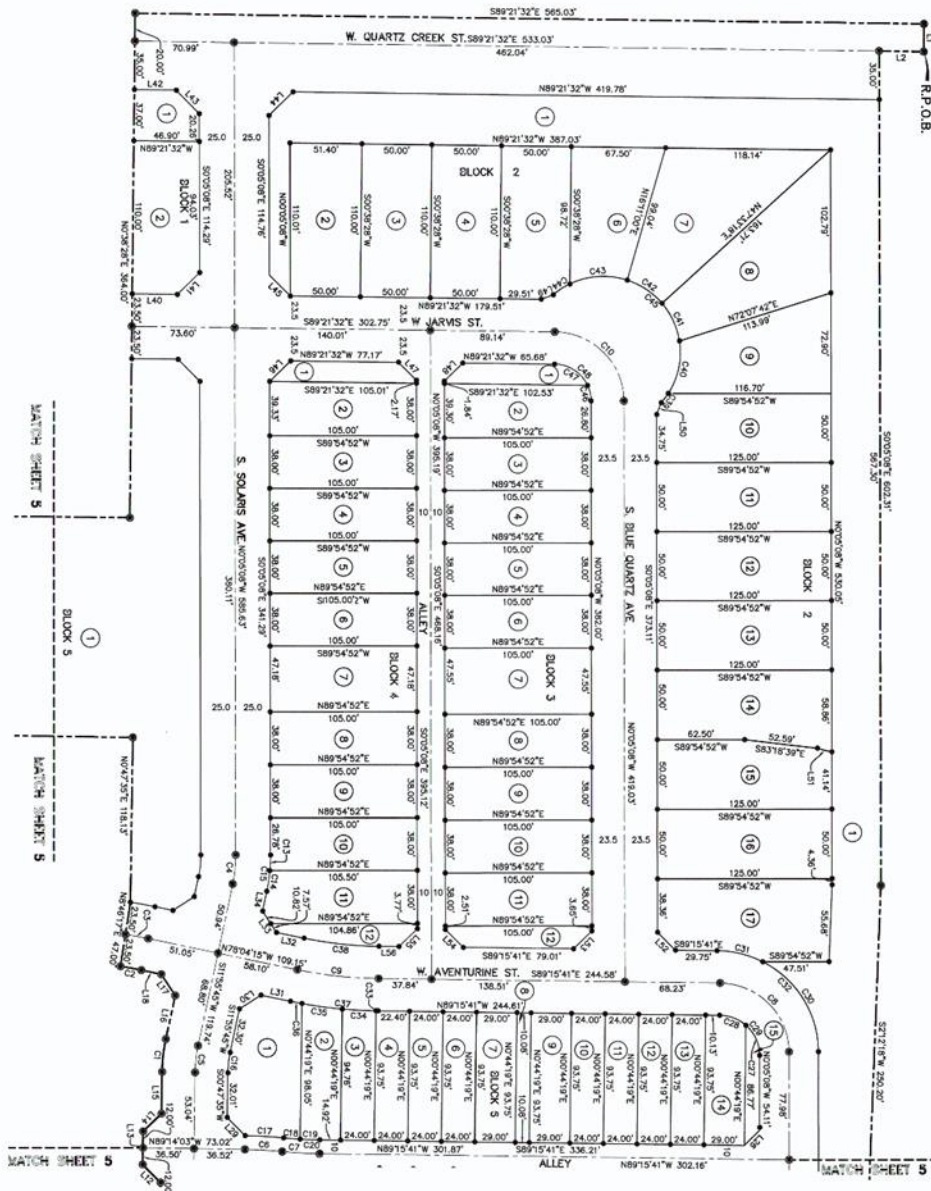
B. Preliminary Plat (dated: ~~4/7/2021~~ 9/3/2021)



D. Final Plat (date: 2/25/2022)



BRIAR RIDGE SUBDIVISION NO. 1



LEGEND

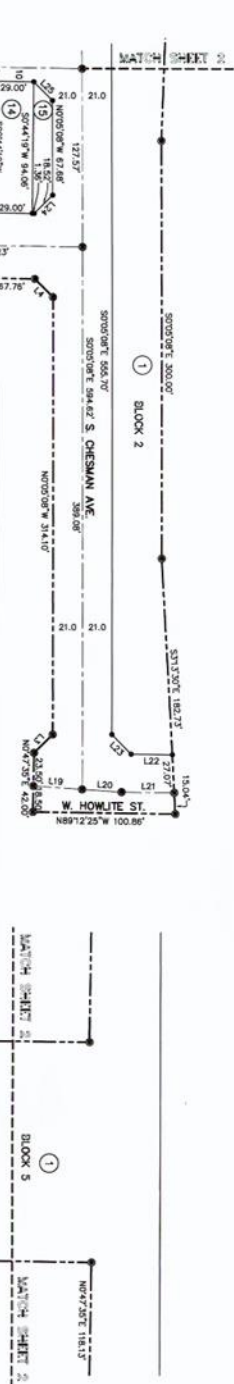
- Subdivision Boundary
- Street Centerline
- Lot Line
- Lot Number
- See 5/26/24 from City of Meridian, ID 11779 with Public Use, 11779



COOY A. MCCLAMOR, P.E. 11779
 9905 W. DORADO STREET,
 83042, ID 83044
 SHEET 2 OF 5

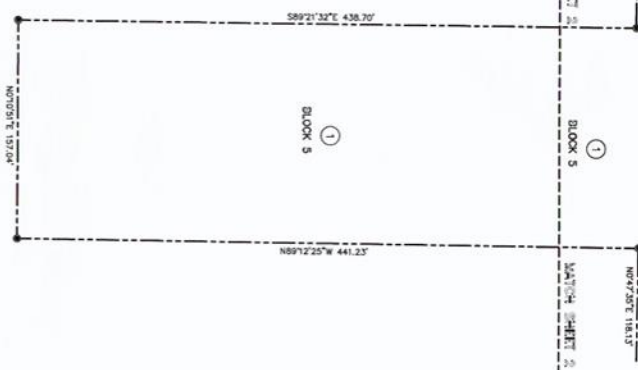
Bailey Engineering, Inc.
 CIVIL ENGINEERING/PLANNING/CADD
 11779 STATE ST. SUITE 210
 MERIDIAN, ID 83044
 TEL: 208.888.0013
 www.baileyengineering.com

SEE SHEET 1 FOR NOTES
 SEE SHEET 3 FOR LINE AND
 CURVE TABLE
 BOOK PAGE



Line table			Line table			Line table			Line table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	50507.30°	20.05	L15	50507.32°	20.04	L29	54616.02°	18.30	L43	54616.07°	22.81
L2	50507.32°	20.01	L16	50516.43°	22.30	L30	55050.46°	18.38	L44	54616.46°	21.25
L3	50507.31°	18.53	L17	50516.15°	14.05	L31	55050.37°	20.10	L45	54616.47°	22.55
L4	54616.24°	18.52	L18	50507.15°	14.05	L32	55050.37°	20.10	L46	54616.47°	21.25
L5	54616.24°	18.52	L19	50507.15°	14.05	L33	55050.37°	20.10	L47	54616.47°	21.25
L6	54616.24°	18.52	L20	50507.15°	14.05	L34	55050.37°	20.10	L48	54616.47°	21.25
L7	54616.24°	18.52	L21	50507.15°	14.05	L35	55050.37°	20.10	L49	54616.47°	21.25
L8	54616.24°	18.53	L22	50512.23°	19.08	L36	55050.46°	18.38	L50	55050.46°	18.38
L9	54616.24°	18.53	L23	50512.23°	19.08	L37	55050.46°	18.38	L51	55050.46°	18.38
L10	54616.24°	18.53	L24	54616.24°	18.52	L38	55050.46°	18.38	L52	54616.24°	18.52
L11	54616.24°	18.53	L25	54616.24°	18.52	L39	55050.46°	18.38	L53	54616.24°	18.52
L12	54616.24°	18.53	L26	54616.24°	18.52	L40	55050.46°	18.38	L54	54616.24°	18.52
L13	50507.32°	20.05	L27	50507.32°	20.04	L41	50507.32°	20.01	L55	54616.24°	18.52
L14	54616.24°	18.53	L28	54616.02°	18.30	L42	50507.32°	20.01	L56	50507.32°	20.05
						L43	50507.32°	20.04			
						L44	54616.02°	18.30			
						L45	54616.02°	18.30			
						L46	54616.02°	18.30			
						L47	54616.02°	18.30			
						L48	54616.02°	18.30			
						L49	54616.02°	18.30			
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						L60	54616.02°	18.30			
						L61	54616.02°	18.30			
						L62	54616.02°	18.30			
						L63	54616.02°	18.30			
						L64	54616.02°	18.30			
						L65	54616.02°	18.30			

Curve Table						
Curve #	Radius	Length	Chord	Bearing	Delta	
C1	1215.5	24.65	23.17	N67°01'40"E	119°10'17"	
C2	2716.0	58.24	54.21	N75°03'59"E	37°30'28"	
C3	3500.0	16.33	16.25	N75°03'59"E	37°30'28"	
C4	1000.0	18.47	18.41	N75°03'59"E	17°20'53"	
C5	1000.0	19.44	19.41	S60°21'46"E	119°10'17"	
C6	3500.0	26.78	26.77	S60°21'46"E	37°30'28"	
C7	3500.0	26.78	26.77	S60°21'46"E	37°30'28"	
C8	50.00	78.52	78.21	N75°03'59"E	119°10'17"	
C9	50.00	96.69	96.50	S60°21'46"E	119°10'17"	
C10	50.00	77.81	77.28	N44°34'20"E	37°30'28"	
C11	323.50	17.63	17.31	N44°34'20"E	37°30'28"	
C12	75.00	15.13	15.70	N20°52'12"E	17°20'53"	
C13	125.00	14.36	14.85	N20°52'12"E	17°20'53"	
C14	125.00	14.36	14.85	N20°52'12"E	17°20'53"	
C15	125.00	14.36	14.85	S20°52'12"E	17°20'53"	
C16	75.00	14.87	14.86	S20°52'12"E	17°20'53"	
C17	311.00	27.87	27.46	S60°21'46"E	119°10'17"	
C18	20.00	11.82	10.86	S60°21'46"E	37°30'28"	
C19	20.00	11.82	10.86	S60°21'46"E	37°30'28"	
C20	25.00	25.89	24.98	S60°21'46"E	37°30'28"	
C21	25.00	24.46	24.45	S60°21'46"E	47°30'54"	
C22	25.00	24.46	24.45	N67°01'40"E	67°30'54"	
C23	3500.0	25.89	25.81	S60°21'46"E	37°30'28"	
C24	25.00	22.81	22.81	S90°12'12"E	47°30'54"	
Curve Table						
Curve #	Radius	Length	Chord	Bearing	Delta	
C25	3110.0	5.06	5.06	S89°58'10"E	07°30'57"	
C26	24.00	24.49	23.96	N42°42'27"E	46°34'34"	
C27	24.00	20.35	20.31	N42°42'27"E	46°35'35"	
C28	50.00	60.17	76.42	N42°42'27"E	89°23'35"	
C29	50.00	85.34	101.74	N42°42'27"E	62°28'37"	
C30	71.50	104.33	133.73	N72°59'25"E	26°31'35"	
C31	71.50	114.40	151.19	N72°59'25"E	89°23'35"	
C32	323.50	14.63	14.60	S20°52'12"E	17°20'53"	
C33	323.50	14.63	14.62	S20°52'12"E	17°20'53"	
C34	323.50	23.24	23.22	S60°21'46"E	37°30'28"	
C35	323.50	8.32	8.32	S74°26'27"E	17°20'53"	
C36	323.50	14.63	14.62	N42°42'27"E	11°31'34"	
C37	323.50	14.63	14.62	N42°42'27"E	11°31'34"	
C38	50.00	39.85	58.84	N17°02'54"E	47°30'54"	
C39	50.00	39.85	58.84	N17°02'54"E	47°30'54"	
C40	50.00	39.85	58.84	N17°02'54"E	47°30'54"	
C41	50.00	39.85	58.84	N17°02'54"E	47°30'54"	
C42	50.00	39.85	58.84	N17°02'54"E	47°30'54"	
C43	50.00	42.12	44.01	S60°21'46"E	37°30'28"	
C44	50.00	42.12	44.01	S60°21'46"E	42°30'28"	
C45	50.00	163.39	190.75	N44°34'20"E	177°17'38"	
C46	50.00	163.39	190.75	N44°34'20"E	177°17'38"	
C47	25.00	20.35	20.31	N67°01'40"E	67°30'54"	
C48	25.00	20.35	20.31	N67°01'40"E	67°30'54"	
C49	25.00	20.35	20.31	N67°01'40"E	67°30'54"	
C50	25.00	20.35	20.31	N67°01'40"E	67°30'54"	



LEGEND

- Subdivision Boundary
Street Centerline
Lot Line
Lot Number
- Found Aluminum cap
- Sat 5/8" x 24" Iron Pin
with Plastic Cap, PLS 7729
Sat 1/2" x 24" Iron Pin
with Plastic Cap, PLS 11779



SEE SHEET 1 FOR NOTES

BOOK PAGE

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
 1119 E. STATE ST., SUITE 210
 FARGO, ND 58103
 TEL: 202-632-0073

COODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704