

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



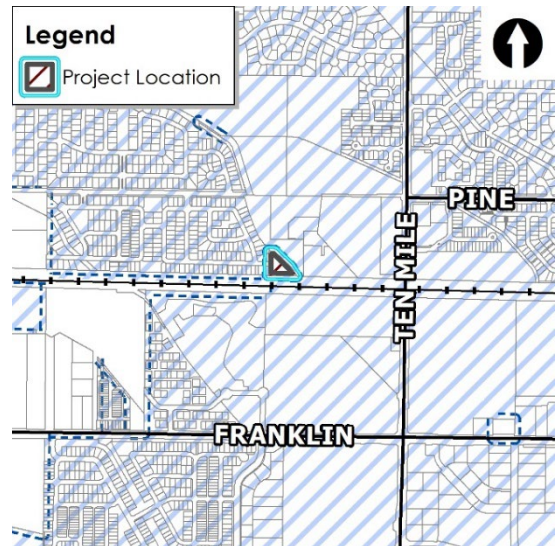
HEARING DATE: December 5, 2023

TO: Mayor & City Council

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

SUBJECT: FP-2023-0014  
Pinedale Subdivision - FP

LOCATION: East terminus of W. Newland Street in the Chesterfield Subdivision in the Northwest 1/4 of the Southeast 1/4 of Section 10, T.3N., R.1W.



**I. PROJECT DESCRIPTION**

The Applicant requests approval of a final plat consisting of 7 single-family residential buildable lots and 1 common lot on 1.22 acres of land in the R-8 zoning district.

**II. APPLICANT INFORMATION**

A. Applicant:

Antonio Conti, Ackerman-Estvold – 7661 W. Riverside Drive, Ste. 102, Garden City, ID 83714

B. Owner:

Bruce Hessing, Piedmont Project, LLC – 2338 W. Boulder Bar Drive, 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-2022-0001) in accord 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.

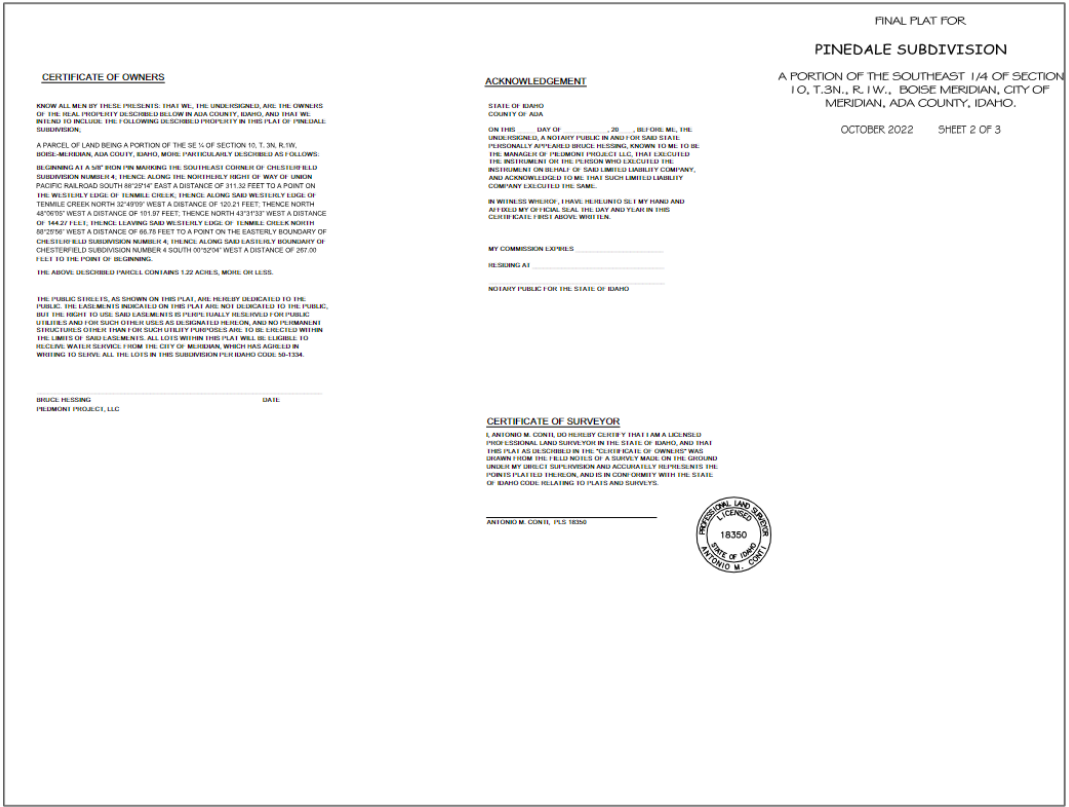
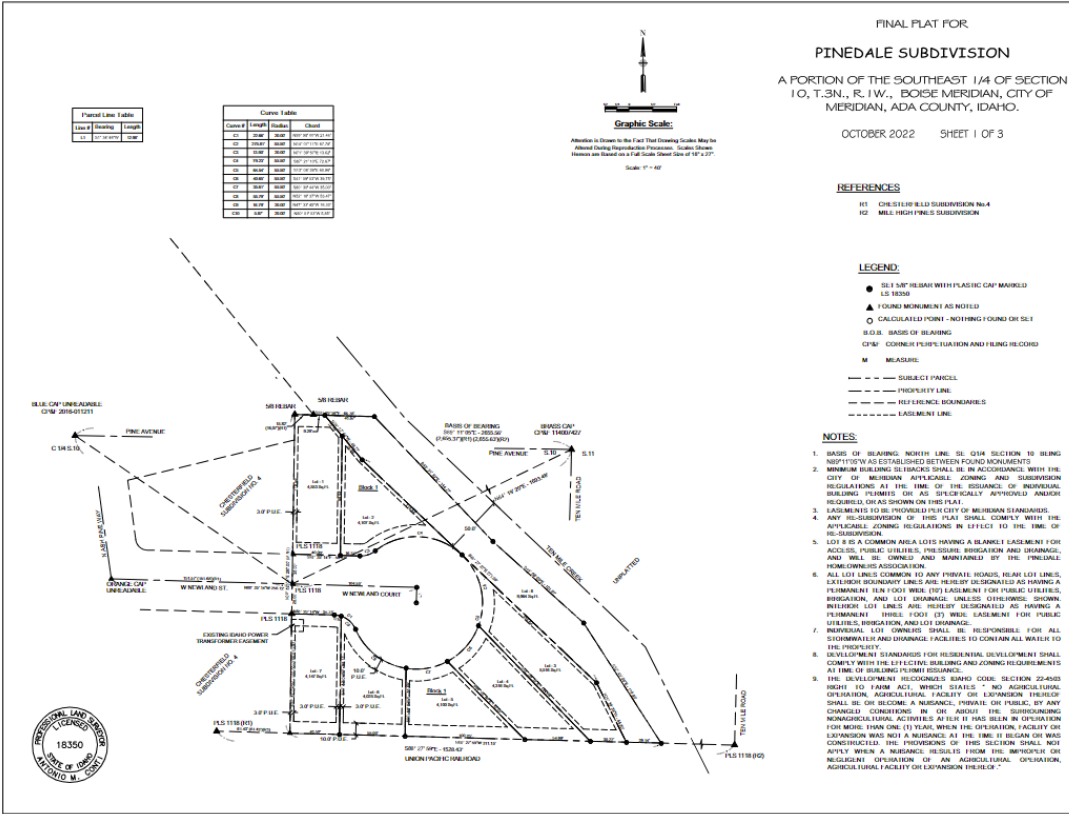
Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

**IV. DECISION**

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



B. Final Plat (dated: 10/2022)





## 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-2022-0001 (Development Agreement Inst. #2023-024580)].
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 August 9, 2024), 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 Ackerman-Estvold stamped by Antonio M. Conti, dated: 10/2023, included in Section V.B shall be revised as follows:
  - a. The Land Surveyor shall sign and date the seal.
  - b. The Land Surveyor's business name and address shall be included on the plat.
  - c. Revise Note #2: remove any wording referencing setbacks on the plat ("OR AS SHOWN ON THIS PLAT").
  - d. Revise the final plat to include 5-foot P.U.E. interior lot lines, maintaining a 5-foot setback along each lot in accordance with the R-8 zoning district.
  - e. Revise Note #6: with "INTERIOR LOT LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT FIVE (5') WIDE EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AN LOT DRAINAGE.
  - f. Add Note #10: "The subdivision is subject to the existing Development Agreement and include the DA instrument number (DA Inst. #2023-024580)."
  - g. Revise street names on the plat per the street name approval from Ada County dated July 2, 2023.
5. The landscape plan prepared by Rodney Evans + Partners dated: 9/7/2023, included in Section V.C, shall be revised as follows:
  - a. Provide a detail of the fencing prior to City Engineer's signature on the final plat.
  - b. Depict landscaping along the pedestrian pathway in accordance with UDC 11-3B-12. 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.
  - c. The pedestrian pathway is required to be concrete or asphalt; gravel is not an approved surface in accordance with 11-3B-12C.3.
6. The Applicant shall work with Staff to include shared driveways where feasible to help remove the number of driveways proposed, especially for those lots taking direct access from a cul-de-sac, W. Newland Court.
7. The Applicant shall comply with all ACHD conditions of approval.
8. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.

9. 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.
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. 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.
12. The Applicant shall provide a recorded copy of the Termination of Easement Agreement that was submitted to the Planning Division prior to the City Engineer's signature on the final plat. This agreement terminates the existing access for the property through the vehicular bridge north of the subject site, which has been approved for conversion into a pedestrian bridge for the multi-use pathway segment in the adjacent subdivision.
13. A License Agreement must be obtained to include the pedestrian pathway in Lot 8, Block 1 with Nampa Meridian Irrigation District (NMID). NMID prohibits pedestrian facilities within their easement unless covered by this agreement.
14. 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).

**B. Public Works**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=310814&dbid=0&repo=MeridianCity>

**C. Idaho Transportation Department (ITD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=310831&dbid=0&repo=MeridianCity>

**D. Idaho Department of Environmental Quality (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=311600&dbid=0&repo=MeridianCity>