

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: APRIL 1, 2025
ORDER APPROVAL DATE: APRIL 8, 2025

IN THE MATTER OF THE)
REQUEST FOR A 2-YEAR TIME)
EXTENSION ON THE)
PRELIMINARY PLAT FOR SKY)
MESA COMMONS NO. 5 IN)
ORDER TO OBTAIN THE CITY)
ENGINEER'S SIGNATURE ON)
THE FINAL PLAT, LOCATED IN)
SECTION 32, T.3N., R.1E,)
MERIDIAN, IDAHO)
)
BY: TODD TUCKER, BOISE)
HUNTER HOMES)

CASE NO. TECC-2025-0002

ORDER OF CONDITIONAL
APPROVAL OF TIME EXTENSION

APPLICANT

This matter coming on regularly before the City Council on April 1, 2025, 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 Sky Mesa Commons No. 5, which preliminary plat was originally approved on September 5, 2017, as provided in Unified Development Code § 11-6B-7C, and good cause shown. An administrative time extension TED-2022-0006 for 2-years was previously approved for this subdivision by the Planning Director on March 1, 2023 and would have otherwise expired on February 25, 2023.

IT IS HEREBY ORDERED THAT:

The above named Applicant is granted an additional 2-year extended period of time, until

ORDER OF CONDITIONAL APPROVAL OF TIME EXTENSION
FOR SKY MESA COMMONS NO. 5 (TECC-2025-0002)

February 25, 2027, 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 April 1, 2025 incorporated by reference.

Attached: Staff Report for the hearing date of April 1, 2025

By the action of the City Council at its regular meeting on the _____ day of _____, 2025.

DATED this _____ day of _____, 2025

Mayor Robert E. Simison

Attest:

Chris Johnson, City Clerk

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

BY: _____ Dated: _____

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 4/1/2025

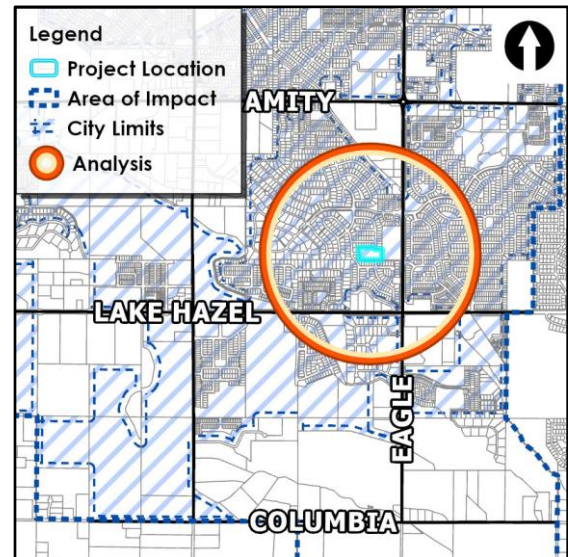
TO: Mayor & City Council

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

APPLICANT: Todd Tucker, Boise Hunter Homes

SUBJECT: TECC-2025-0002
Sky Mesa Commons No. 5

LOCATION: West of S. Eagle Rd., midway between E. Taconic Dr. and E. Lake Hazel Rd, located in the NE ¼ of the SE ¼ of Section 32, Township 3N, Range 1E (Parcel # R0988260484)



I. PROJECT OVERVIEW

A. Summary

Request for a two (2) year time extension on the Sky Mesa preliminary plat (H-2017-0068) in order to obtain City Engineer's signature on Sky Mesa Commons No. 5 final plat (FP-2020-0021). The final plat consists of 13 buildable lots and one (1) common lot on four (4) acres of land in the R-8 zoning district for the fifth and final phase of Sky Mesa Subdivision.

B. Recommendation

Staff recommends approval of the proposed time extension for a time period of two (2) years as requested for the application to expire on February 25, 2027.

C. Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Residential	-
Proposed Land Use(s)	Residential	-
Existing Zoning	R-4/R-8	VI.A.2
Proposed Zoning	R-4/R-8	
Adopted FLUM Designation	Medium Density Residential	VI.A.3
Proposed FLUM Designation	Medium Density Residential	

Table 2: Process Facts

Description	Details
Preapplication Meeting date	2/11/2025
Neighborhood Meeting	2/13/2025
Site posting date	3/21/2025

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-2017-0068 Sy Mesa Subdivision; FP-2020-0021, TED-2022-0006; DA 2017-119308

B. History

On March 23, 2021, the City approved the Final Plat for Sky Mesa Commons No. 5 (FP-2020-0021) which was found to be consistent with the approved Preliminary Plat (H-2017-0068). On March 1, 2023, a two-year time extension was approved for Sky Mesa Common No. 5 as requested by the applicant due to the economic recession and the applicant developer needed additional time to complete the fifth phase of the subdivision.

The applicant has now requested an additional two (2) year time extension in order to obtain the City Engineer’s signature on the approved Final Plat, Sky Mesa Commons No. 5. due to the reconstruction of Eagle Road from E. Taconic Drive intersection to the E. Lake Hazel Road intersection. Per the applicant, this additional time will allow ACHD to complete the reconstruction of Eagle Road, which will alleviate the access, marketing, and pricing issues caused by the construction.



The Sky Mesa subdivision is a total of 98.35 acres and located within two different zoning designations R-4 (63.85 acres) and R-8 (34.50 acres). The R-4 zoning district requires 12% open space and the R-8 zoning district requires 15% open space for a combined total of 12.837 acres of qualified open space. When the Sky Mesa subdivision was originally approved the Unified Development Code only required 10% open space for the entire development.

Currently, 94.36 acres have been developed, and 15.296 acres (16.2%) of open space has been provided, which is 2.459 acres more open space than what is required by the new code. Because the overall Sky Mesa Subdivision has already provided 2.49 acres more open space than what is required under the current code, additional open space is not required to be provided with this final phase of development.

Further, the required amenities under the current standards would require 20 points of qualified site amenities. The amenities approved include a total of 23 points which exceed the current standards. Based on the analysis above, staff is not recommending the addition of any new conditions of approval.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The applicant shall comply with all terms of the Annexation and Preliminary Plat conditions of approval (H-2017-0068 findings) and Final Plat conditions of approval (FP-2020-0021); and development agreement (Inst. No. 2017-119308).
2. The applicant shall obtain the City Engineer's signature on the Final Plat by February 25, 2027, in accord with UDC 11-6B-7 in order for the Preliminary Plat to remain valid; or request another time extension.

V. ACTION

A. Staff:

Staff recommend approval of the proposed TECC application and find it in conformance with the Comprehensive Plan and the UDC with the conditions included in Section IV.

B. City Council:

The Meridian City Council heard these items on April 1, 2025. At the public hearing, the Council moved to approve the subject time extension request.

1. Summary of the City Council public hearing:

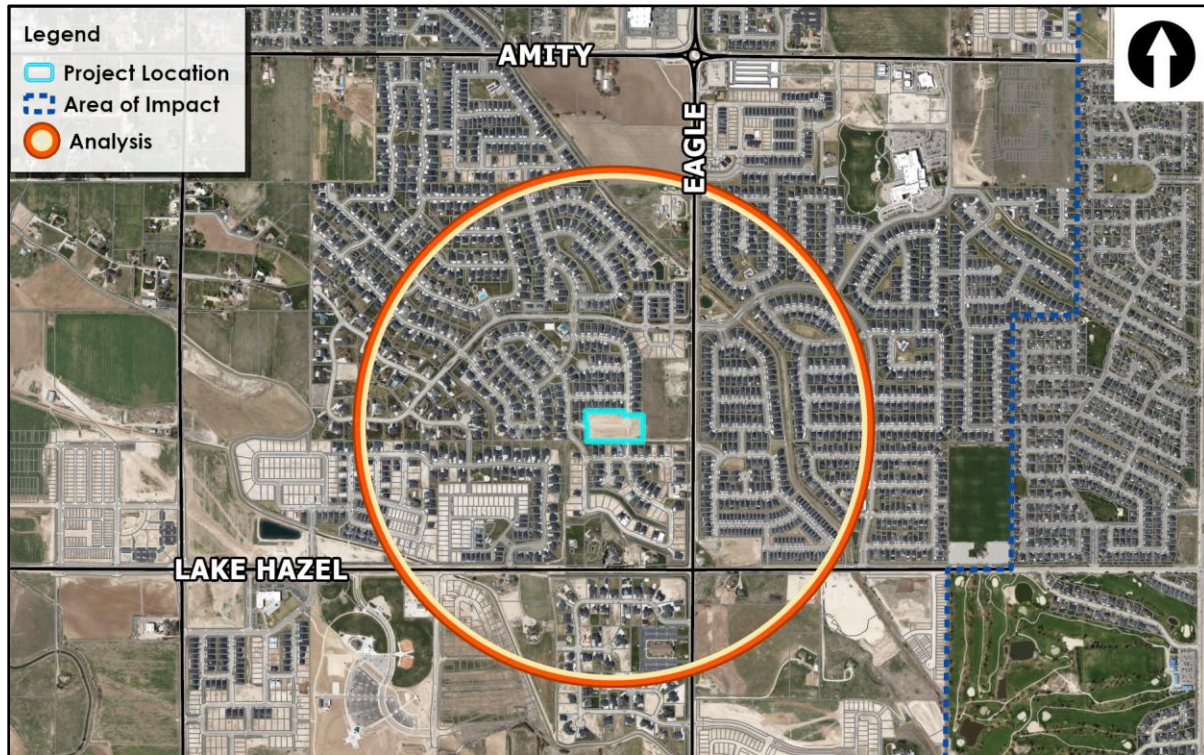
- a. In favor: Todd Tucker, applicant
 - b. In opposition: None
 - c. Commenting: Brian Bolt stated he was prepared to talk about the two year extension and the reason for or the rationale for it being extended out and the McKay Subdivision being dependent on the utilities being provided as part of Sky Mesa Commons No. 5. But since he learned the McKay Farm Subdivision was purchased by Boise Hunter Homes, he did not have any further comments.
 - d. Written testimony: None
 - e. Staff presenting application: Linda Ritter
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
- a. None
3. Key issue(s) of discussion by City Council:
- a. None
4. City Council change(s) to Commission recommendation:
- a. None

VI. EXHIBITS

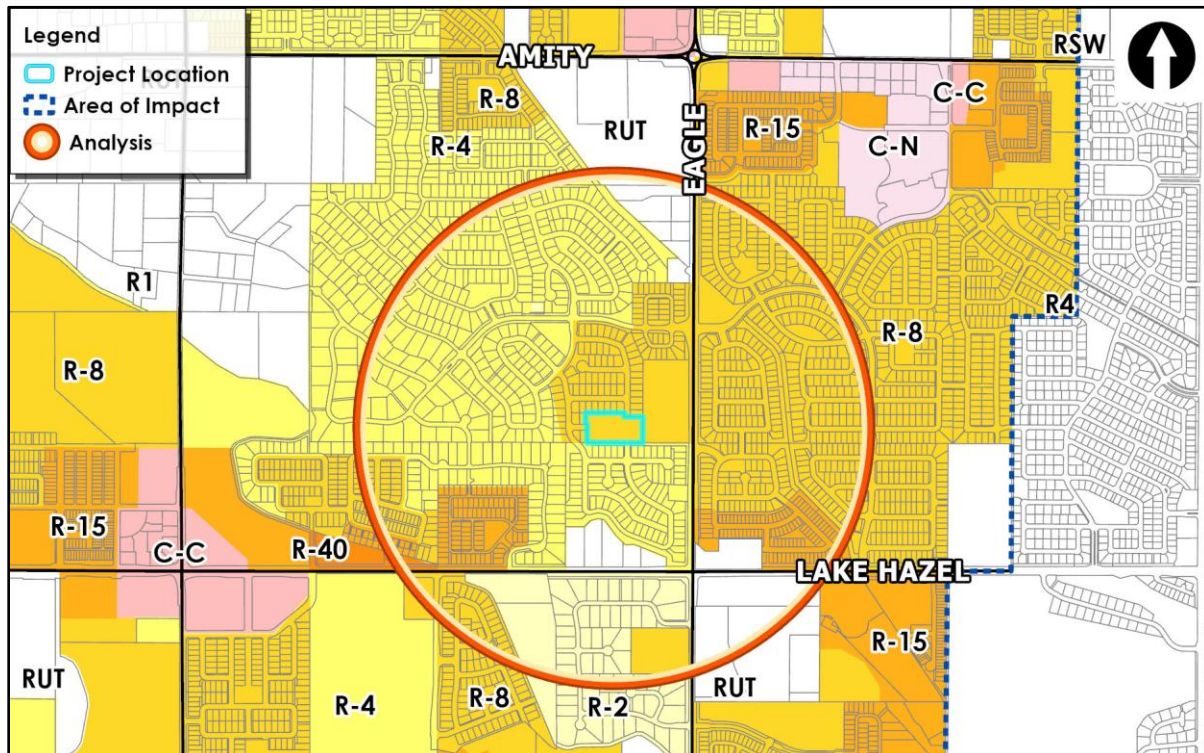
A. Project Area Maps

(link to [Project Overview](#))

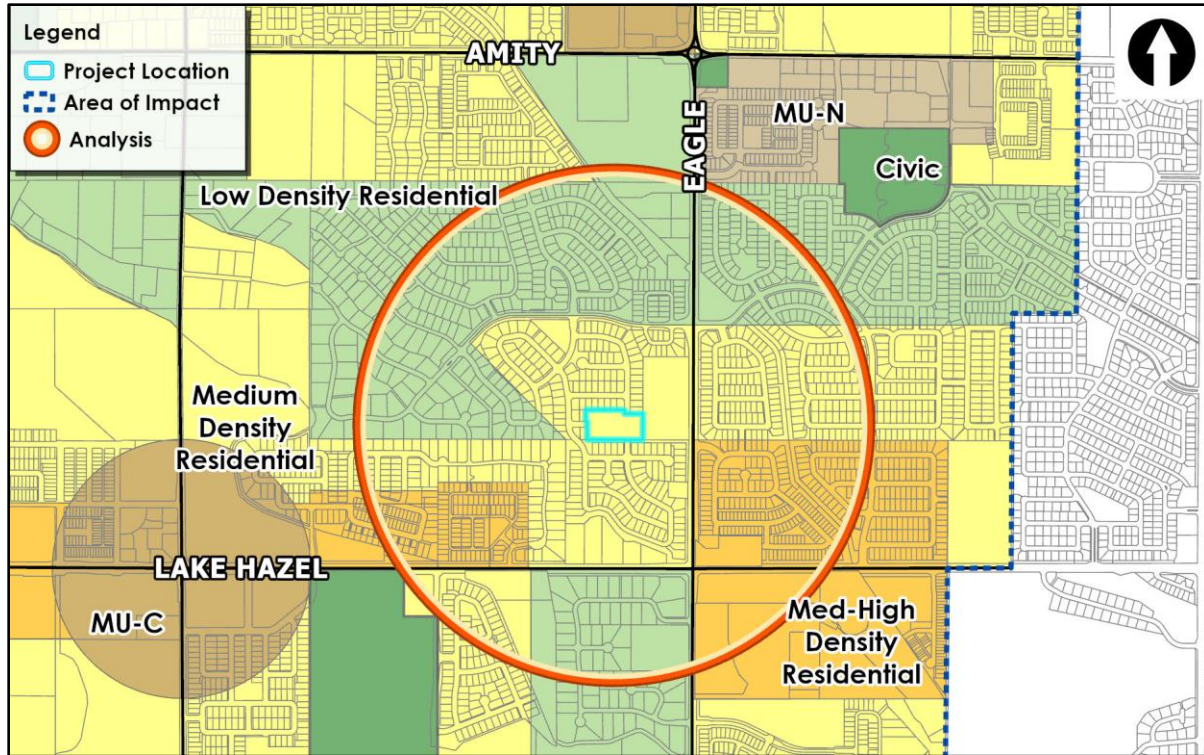
1. Aerial



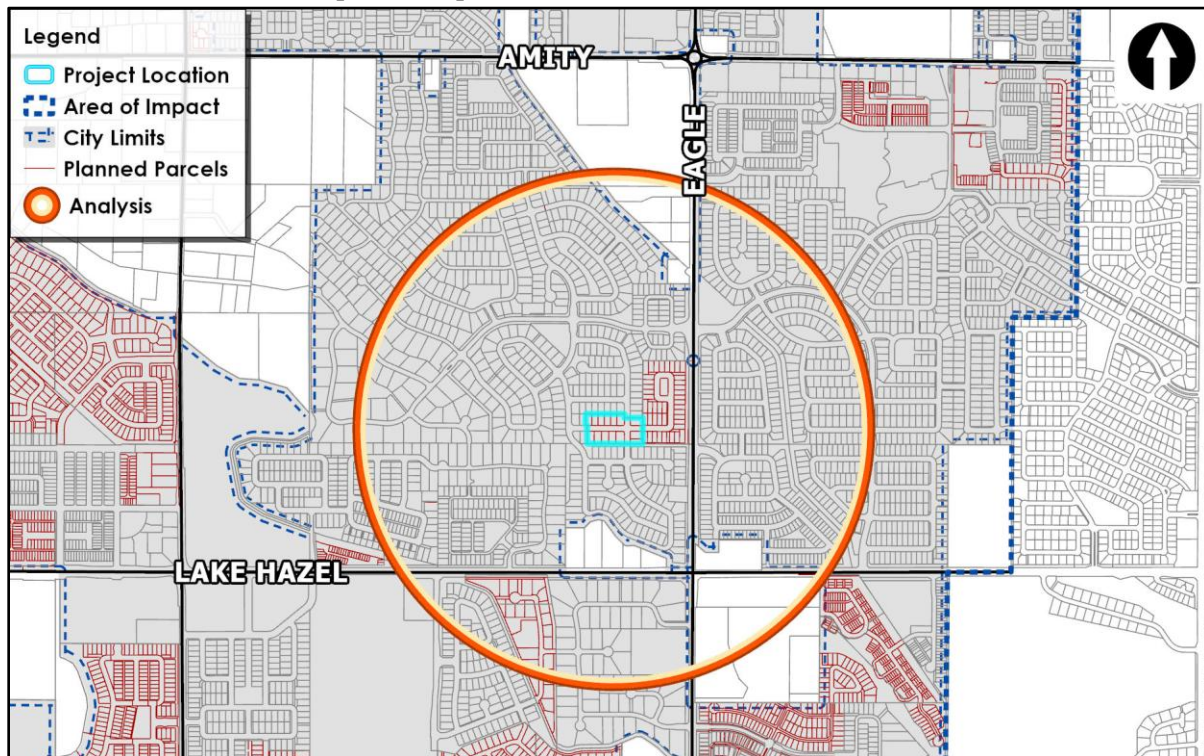
2. Zoning Map



3. Future Land Use



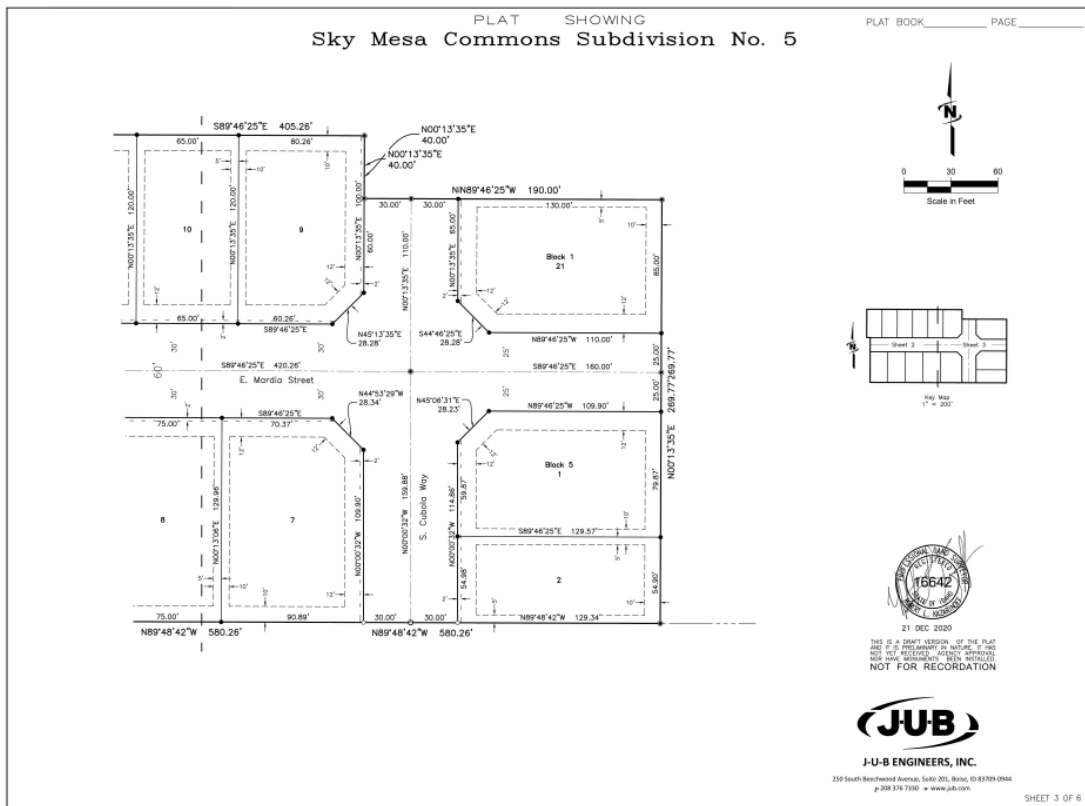
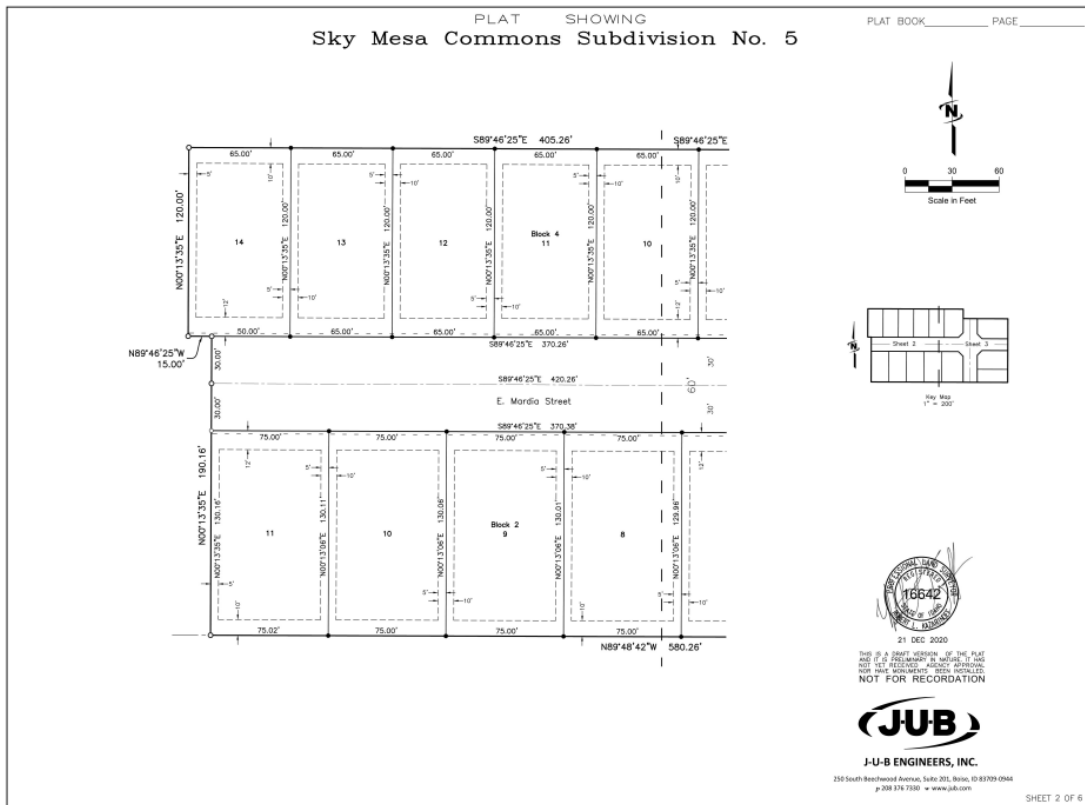
4. Planned Development Map



B. Approved Preliminary Plat (date: 4/24/2017)



C. Approved Final Plat (date: 12/21/2020)



[illegible]

E. Qualified Open Space Exhibit (date: [Click here to enter a date.](#))



F. Existing Conditions



Eagle Road looking north from Taconic Drive



Eagle Road looking south from Lake Hazel Road

G. Service Accessibility Report

PARCEL R0988260484 SERVICE ACCESSIBILITY

Overall Score: 23	12nd Percentile
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Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	Meets response time goals some of the time	YELLOW
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS in 5 yr work plan	YELLOW
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN