

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: FEBRUARY 25, 2025
ORDER APPROVAL DATE: MARCH 11, 2025

IN THE MATTER OF THE)
REQUEST FOR A TWO (2) YEAR)
TIME EXTENSION ON THE)
PRELIMINARY PLAT AND)
PLANNED UNIT DEVELOPMENT)
FOR PURA VIDA RIDGE RANCH,)
LOCATED IN THE NW ¼ OF)
SECTION 4, T.2N., R.1E,)
MERIDIAN, IDAHO)
BY: SOUTH BECK & BAIRD)
APPLICANT)

CASE NO. TECC-2025-0001

ORDER OF CONDITIONAL
APPROVAL OF TIME EXTENSION

This matter coming on regularly before the City Council on February 25, 2025, upon the Applicant's submittal of a request for a two (2) year time extension on the preliminary plat in order to obtain the City Engineer's signature on a final plat for Pura Vida Ridge Ranch, as provided in Unified Development Code § 11-6B-7C; and on the planned unit development in order to commence the permitted use, as provided in Unified Development Code § 11-5B-6F, which was originally approved on January 19, 2021, and good cause shown. An administrative time extension TED-2022-0009 for two (2) years was previously approved for this subdivision by the Planning Director on December 15, 2022 and would have otherwise expired on January 19, 2025.

ORDER OF CONDITIONAL APPROVAL OF TIME EXTENSION
FOR PURA VIDA RIDGE RANCH TECC-2025-0001

IT IS HEREBY ORDERED THAT:

The above-named Applicant is granted an additional two (2) year extended period of time, until January 19, 2027, within which to obtain the City Engineer's signature on the final plat and commence the permitted use, subject to the conditions of approval as shown in the attached Staff Report for the hearing date of February 25, 2025, incorporated by reference.

Attached: Staff Report for the hearing date of February 25, 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: _____

EXHIBIT A

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 2/25/2025

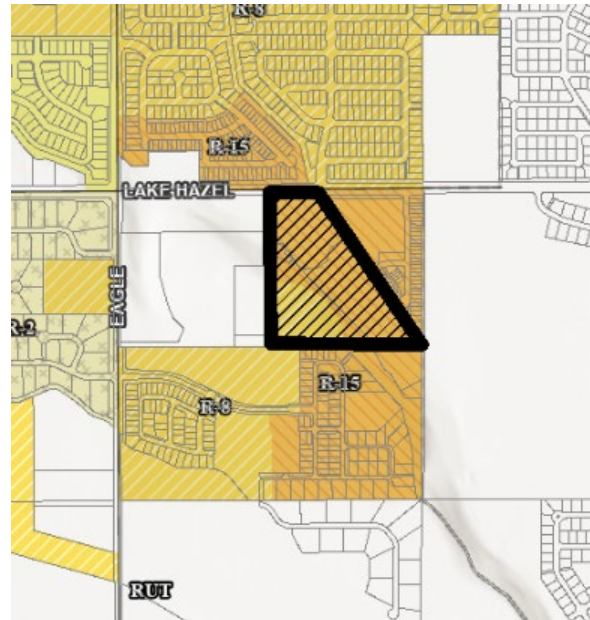
TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org

APPLICANT: South Beck and Baird

SUBJECT: TECC-2025-0001
Pura Vida Ranch Subdivision – TECC

LOCATION: 3727 E. Lake Hazel Rd., in the NW 1/4 of Section 4, T.2N., R.1E.



I. PROJECT OVERVIEW

A. Summary

The Applicant requests a 2-year time extension on the planned unit development and preliminary plat (H-2020-0064) to commence the permitted use and obtain the City Engineer's signature on the first phase final plat. The preliminary plat consists of 157 building lots and 35 common lots on 26.34 acres of land in the R-8 and R-15 zoning districts and included deviations to certain UDC standards through the planned unit development.

B. Issues/Waivers

None

C. Recommendation

Staff: Approval with the conditions included below in Section IV.

D. Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)/Proposed Use	There is currently one single-family home on this rural residential/agricultural property	-
Proposed Land Use(s)	A total of 157 single-family homes are entitled to develop on this site	-
Existing Zoning	R-8 (medium-density residential) & R-15 (medium high-density residential)	VI.A.2
Future Land Use Designation	Medium High-Density Residential (MHDR)	VI.A.3

Table 2: Process Facts

Description	Details
Pre-application Meeting date	12/13/2024
Neighborhood Meeting	1/13/2025
Site posting date	2/13/2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	No	-
• Commission Action Required	No	-

See City/Agency Comments and Conditions in Section IV and in the public record for all comments received.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The UDC states that approval of a planned unit development and preliminary plat shall become null and void if the applicant fails to commence the permitted use as set forth in UDC 11-5B-6F and obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat as set forth in UDC 11-6B-7C. If phased, each phase must be signed by the City Engineer within two (2) year successive intervals. The Applicant may request an extension of up to two (2) years if such request is filed before the termination period. With all extensions, the City Council may require the planned unit development and/or preliminary plat to comply with the current provisions of the UDC.

The Director approved a 2-year time extension for the preliminary plat and planned unit development on December 15, 2022, which extended the original approval to January 19, 2025. The reasons for delay in moving forward with this development cited at that time are as follows: continued coordination with ACHD on the drainage issues associated with the site; completion of bridge improvements associated with the culvert for Ten Mile Creek drain where it passes under Lake Hazel Road that are the responsibility of the developer of the property to the north (Orchard Creek); vertical construction isn't allowed until the bridge is constructed and floodplain development requirements are met; and the design of the roads for the subdivision is contingent upon the bridge construction and resulting changes in the floodplain and a lengthy approval process is anticipated with ACHD on the construction plans.

A second 2-year time extension is requested to commence the use and complete the infrastructure improvements currently occurring in Phase 1. The extension would give the Applicant until January 19, 2027 to commence the permitted use and obtain the City Engineer's signature on the final plat.

Since the preliminary plat was approved, there have been some updates to the UDC regarding sidewalk widths along arterial streets and minimum open space and site amenity standards, as follows:

- The minimum open space requirement changed from 10%, which required a minimum of 2.63-acres to be provided, to 15%, which requires a minimum of 3.95-acres to be provided. The amount of open space that was approved (i.e. 4.9+-acres or 18.57%+) exceeds the current standard.

- The minimum site amenity requirement changed from one (1) qualified amenity to five (5) amenity points. The previously approved amenities [i.e. a 10' wide 1,631+/- foot long (1/3 mile) segment of the City's multi-use pathway system along the east boundary adjacent to the Ten Mile Creek; a 16' x 16' shelter with a picnic table on Lot 10, Block 3; an 8' x 12' arbor with 2 benches on Lot 1, Block 10; an arbor with 2 benches on Lot 8, Block 5; and a dirt trail and paved 5' wide pathway on the hillside on Lot 8, Block 5] meet and exceed the new standards at 5 pts. for the 1/3 mile of multi-use pathway, 2 pts. for the picnic area on a site 5,000 s.f. or greater in size, 2 pts. open space commons shelter (i.e. arbor with benches), and 2 pts. for trails/paths.
- A 7-foot wide detached sidewalk was approved within the street buffer along E. Lake Hazel Rd. A 10-foot wide detached sidewalk is currently required.

As a conditions of the subject time extension, Staff recommends a 10-foot wide detached sidewalk is provided in lieu of a 7-foot wide sidewalk along E. Lake Hazel Rd.; and vegetation on the hillside is maintained regularly to prevent a fire hazard.

Table 4: Project Overview

Description	Details
History	H-2020-0064 (AZ, PP, PUD – DA Inst. #2021-042520); FP-2021-0043; MFP-2022-0001; TED-2022-0009 (1 st time extension)
Acreage	26.34-acres

B. History and Process

The preliminary plat and planned unit development (PUD) (H-2020-0064) was approved by City Council on January 19, 2021. An administrative time extension (TED-2022-0009) for two (2) years was approved by the Director on December 15, 2022, which extended the PUD and preliminary plat to January 19, 2025. No new conditions were added as a provision of the time extension. A final plat (FP-2021-0043) has been approved for the first phase of development but has not yet received City Engineer signature; a modification to the final plat was approved (MFP-2022-0001). The subject time extension application was submitted prior to the expiration date.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Applicant shall comply with all terms of the annexation and zoning (Development Agreement Inst. #2021-042520), preliminary plat, planned unit development (H-2020-0064), final plat (FP-2021-0043), final plat modification (MFP-2022-0001) and previous time extension (TED-2022-0009).
2. A ten (10) foot wide detached sidewalk shall be constructed along E. Lake Hazel Rd.
3. The vegetation on the hillside shall be maintained regularly to prevent a fire hazard.
4. The Applicant shall commence the permitted use and obtain the City Engineer's signature on the first phase final plat on or before January 19, 2027; or, apply for a time extension prior to that date as set forth in UDC 11-5B-6F and 11-6B-7, in order for the planned unit development and preliminary plat to remain valid.

Other Agency comments may be accessed in the [project file](#), included in the public record.

V. ACTION

A. Staff:

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

B. City Council:

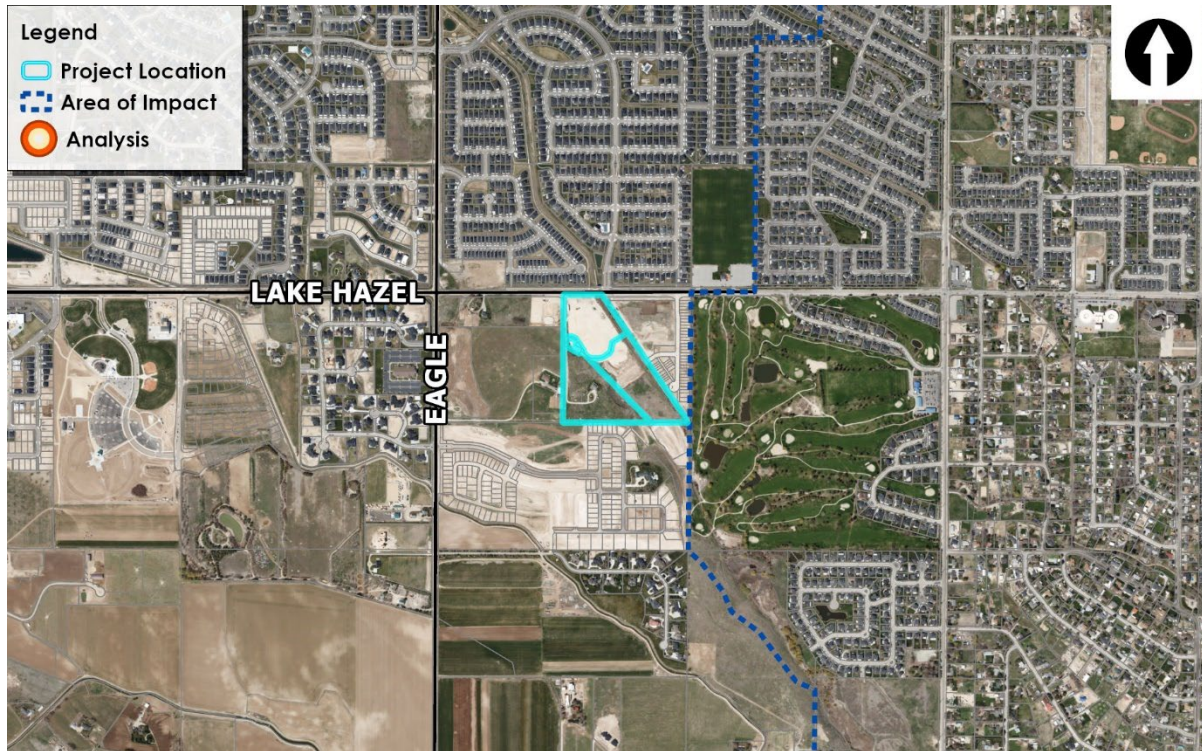
Approved

III. EXHIBITS

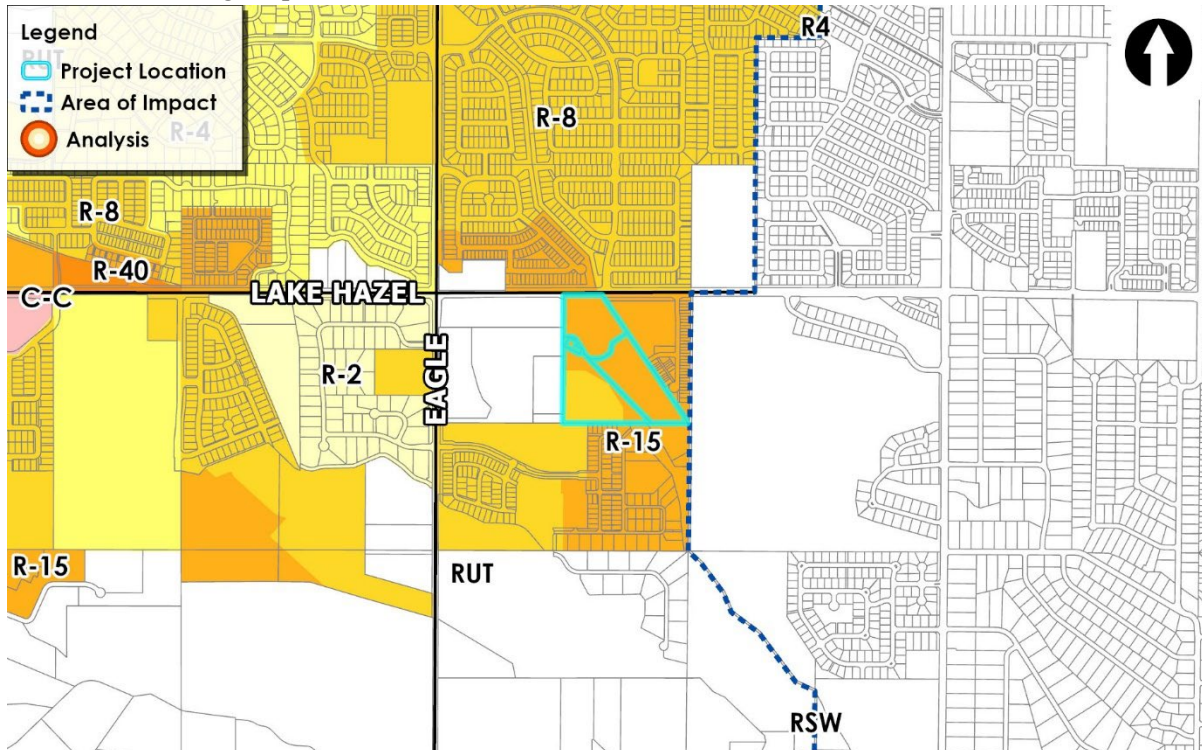
A. Project Area Maps

(link to [Project Overview](#))

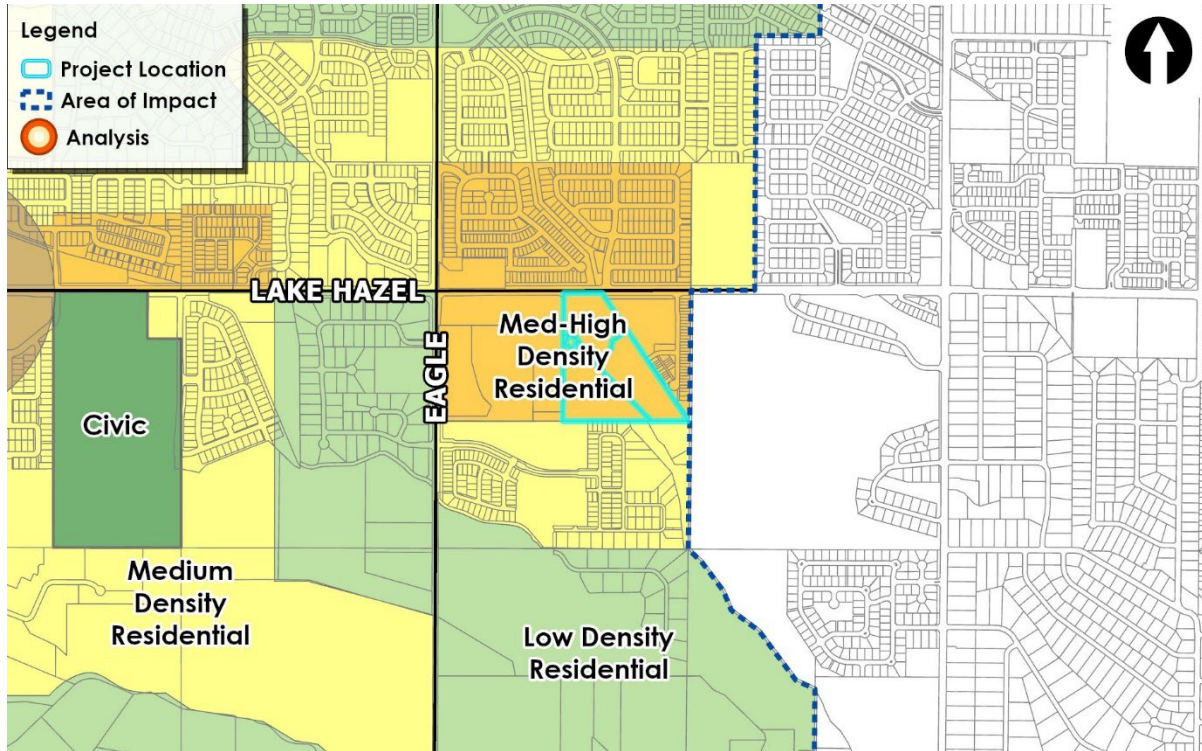
1. Aerial



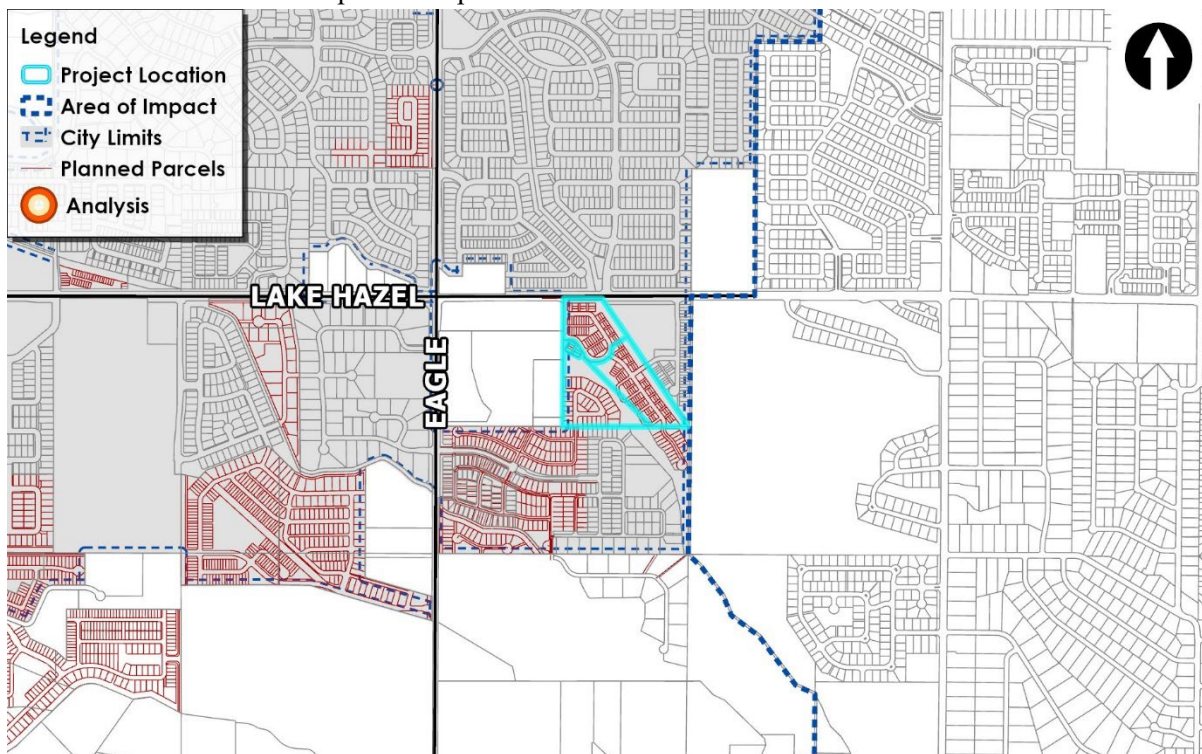
2. Zoning Map



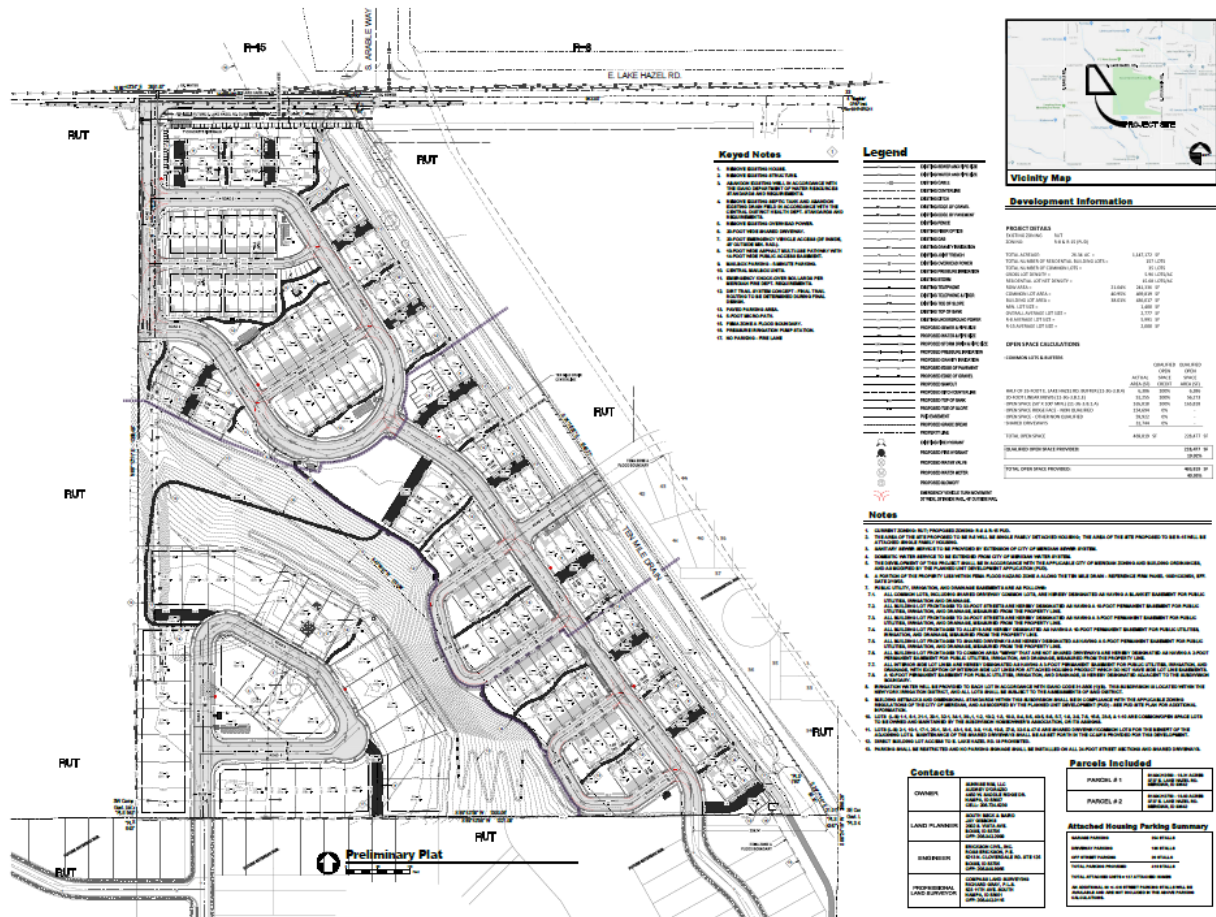
3. Future Land Use



4. Planned Development Map



B. Approved Preliminary Plat (dated: 11/23/20)



C. Approved Landscape Plan (dated: 10/12/20)



[illegible]

PROJECT DETAILS		DATE: 01-01-2015	
PROJECT NAME: 01-01-2015		DATE: 01-01-2015	
PROJECT ID:	01-01-2015	PROJECT ID:	01-01-2015
PROJECT NAME:	01-01-2015	PROJECT NAME:	01-01-2015
PROJECT TYPE:	01-01-2015	PROJECT TYPE:	01-01-2015
PROJECT STATUS:	01-01-2015	PROJECT STATUS:	01-01-2015
PROJECT LOCATION:	01-01-2015	PROJECT LOCATION:	01-01-2015
PROJECT CONTACT:	01-01-2015	PROJECT CONTACT:	01-01-2015
PROJECT DESCRIPTION:	01-01-2015	PROJECT DESCRIPTION:	01-01-2015
PROJECT SCOPE:	01-01-2015	PROJECT SCOPE:	01-01-2015
PROJECT BUDGET:	01-01-2015	PROJECT BUDGET:	01-01-2015
PROJECT RISK:	01-01-2015	PROJECT RISK:	01-01-2015
PROJECT IMPACT:	01-01-2015	PROJECT IMPACT:	01-01-2015
PROJECT BENEFIT:	01-01-2015	PROJECT BENEFIT:	01-01-2015
PROJECT CHALLENGE:	01-01-2015	PROJECT CHALLENGE:	01-01-2015
PROJECT OPPORTUNITY:	01-01-2015	PROJECT OPPORTUNITY:	01-01-2015
PROJECT CONSTRAINT:	01-01-2015	PROJECT CONSTRAINT:	01-01-2015
PROJECT RESOURCE:	01-01-2015	PROJECT RESOURCE:	01-01-2015
PROJECT TIME:	01-01-2015	PROJECT TIME:	01-01-2015
PROJECT COST:	01-01-2015	PROJECT COST:	01-01-2015
PROJECT REVENUE:	01-01-2015	PROJECT REVENUE:	01-01-2015
PROJECT PROFIT:	01-01-2015	PROJECT PROFIT:	01-01-2015
PROJECT LOSS:	01-01-2015	PROJECT LOSS:	01-01-2015
PROJECT BREAK-EVEN:	01-01-2015	PROJECT BREAK-EVEN:	01-01-2015
PROJECT ROI:	01-01-2015	PROJECT ROI:	01-01-2015
PROJECT NPV:	01-01-2015	PROJECT NPV:	01-01-2015
PROJECT IRR:	01-01-2015	PROJECT IRR:	01-01-2015
PROJECT PAYBACK:	01-01-2015	PROJECT PAYBACK:	01-01-2015
PROJECT SENSITIVITY:	01-01-2015	PROJECT SENSITIVITY:	01-01-2015
PROJECT SCENARIO:	01-01-2015	PROJECT SCENARIO:	01-01-2015
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PROJECT CONCLUSION:	01-01-2015	PROJECT CONCLUSION:	01-01-2015
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PROJECT ACTION:	01-01-2015	PROJECT ACTION:	01-01-2015
PROJECT FOLLOW-UP:	01-01-2015	PROJECT FOLLOW-UP:	01-01-2015
PROJECT REVIEW:	01-01-2015	PROJECT REVIEW:	01-01-2015
PROJECT REPORT:	01-01-2015	PROJECT REPORT:	01-01-2015
PROJECT PRESENTATION:	01-01-2015	PROJECT PRESENTATION:	01-01-2015
PROJECT MEETING:	01-01-2015	PROJECT MEETING:	01-01-2015
PROJECT WORKSHOP:	01-01-2015	PROJECT WORKSHOP:	01-01-2015
PROJECT CONFERENCE:	01-01-2015	PROJECT CONFERENCE:	01-01-2015
PROJECT SEMINAR:	01-01-2015	PROJECT SEMINAR:	01-01-2015
PROJECT SYMPOSIUM:	01-01-2015	PROJECT SYMPOSIUM:	01-01-2015
PROJECT FORUM:	01-01-2015	PROJECT FORUM:	01-01-2015
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PROJECT CONVENTION:	01-01-2015	PROJECT CONVENTION:	01-01-2015
PROJECT MEETING:	01-01-2015	PROJECT MEETING:	01-01-2015
PROJECT WORK			

<div> <div></div> <div> Contacts </div> </div>	
OWNER	<div> <div></div> <div> RUMBLE RUN, LLC AUDREY DORADO 400 N. SADDLE RIDGE DR. NARFPA, ID 83607 CBL: 308.734.6239 </div> </div>
LAND PLANNER	<div> <div></div> <div> SOUTH RAKE & BARD JAY GORDON 3902 S. VISTA AVE. BOISE, ID 83715 CFP: 208.343.2689 </div> </div>
ENGINEER	<div> <div></div> <div> BRICKER CO. INC. ERIC BRICKER, P.E. 6213 N. CLOVERDALE RD. STE 125 BOISE, ID 83715 CFP: 208.406.8816 </div> </div>
PROFESSIONAL LAND SURVEYOR	<div> <div></div> <div> COMPASS LAND SURVEYING RICHARD GRAY, P.L.S. 623 11TH AVE. SOUTHWEST NARFPA, ID 83607 CFP: 208.442.0115 </div> </div>

LANDSCAPE REQUIREMENTS

1. 下列各句，没有语病的一项是（3分）
 A. 在“中国好声音”舞台上，有的歌手表现优异，有的实力雄厚，有的能唱会跳，有的楚楚动人。
 B. 面对新形势，新挑战，新机遇，我们一定要坚定信心，保持定力，统筹兼顾，创新发展。
 C. 学校开展多种多样的体育活动，学生乐于参加，老师乐于指导，学校和家长乐于沟通。
 D. 随着“中国好声音”比赛节目的热播，歌手李琦演唱的《一无所有》再次成为人们热议的话题。

THE RAINBOW
A RAINBOW OF CHOICES

1-800-368-7222

**SOUTH
BECK &
BAIRD**

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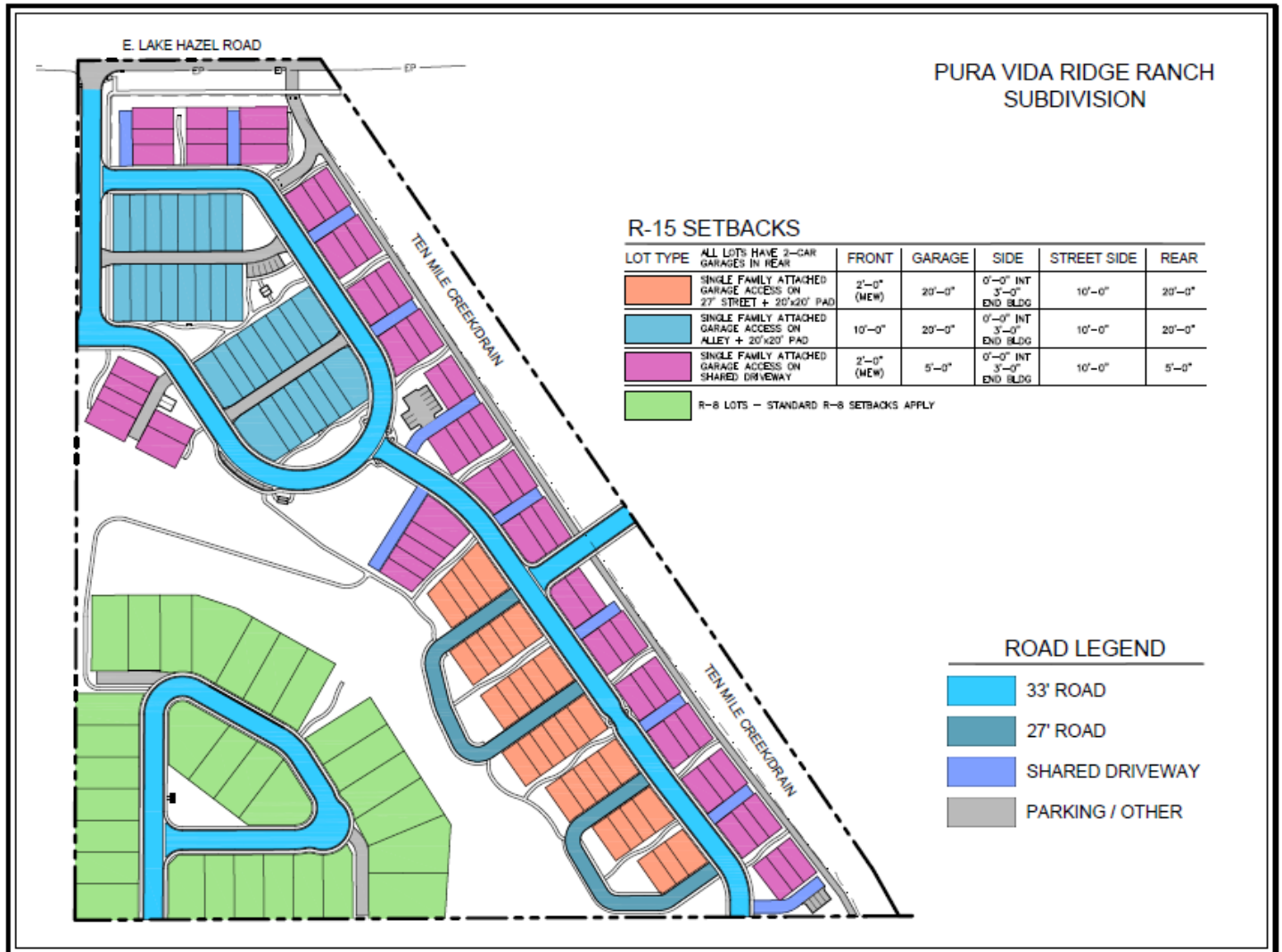
Overnight • 616.221.1234

SITE AMENITIES PLAN

COPIES OF THE REPORT WILL BE MADE AVAILABLE TO ANYONE REQUESTING THEM.

DATE: 04/03/2010
TIME: 10:00
LOCATION: 1000
SA.10

E. Reductions to Dimensional Standards in UDC Table 11-2A-7 for the R-15 District
Approved with H-2020-0064



F. Service Accessibility Report

PARCEL S1404212560 SERVICE ACCESSIBILITY

Overall Score: 31	36th Percentile
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Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshd mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Meets response time goals most of the time	GREEN
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

Report generated on 01-24-2025 by MERIDIAN\sallen