

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



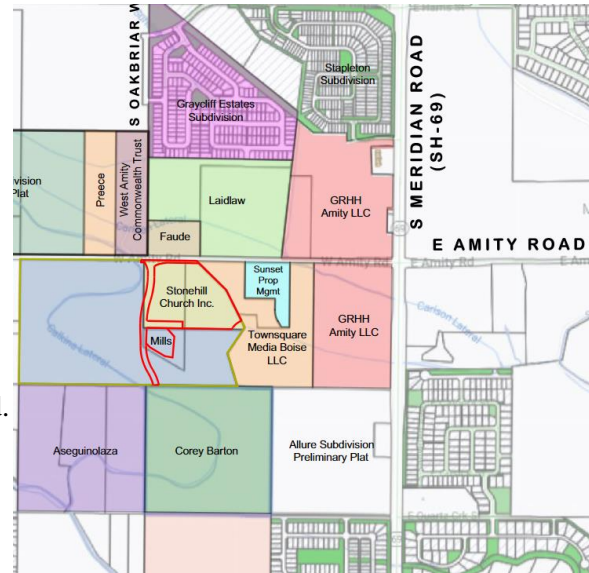
HEARING DATE: 1/21/2025

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Stonehill Crossing No. 1
FP-2024-0020

LOCATION: South side of W. Amity Rd., midway between S. Meridian Rd. & S. Linder Rd. in the north 1/2 of Section 36, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of two (2) building lots on 16.06-acres of land in the R-4 and R-8 zoning districts. This is the first phase of Stonehill Crossing Subdivision.

II. APPLICANT INFORMATION

A. Applicant

Bryan Appleby, David Evans and Associates, Inc. – 9175 W. Black Eagle Rd., Boise, ID 83709

B. Owner:

Kason Wedel, Stonehill Church, Inc. – 1608 N. Meridian Rd., Meridian, ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2023-0041) in accord with the requirements listed in UDC 11-6B-3C.2.

The preliminary plat included a condition (i.e. #2.1g) for a local public street to be provided off S. Oak Briar Way between Lots 1 and 2, Block 1 for access to these lots instead of a direct access to the collector street. It was required to extend at a minimum, to the east boundary of Lot 2, Block 1 and to extend to the south with future re-subdivision of Lot 3, Block 1. Based on the City's requirement, ACHD also included conditions (i.e. #10 & #11) that required a local street to be constructed between these two lots and extend to the site's east property line. Since

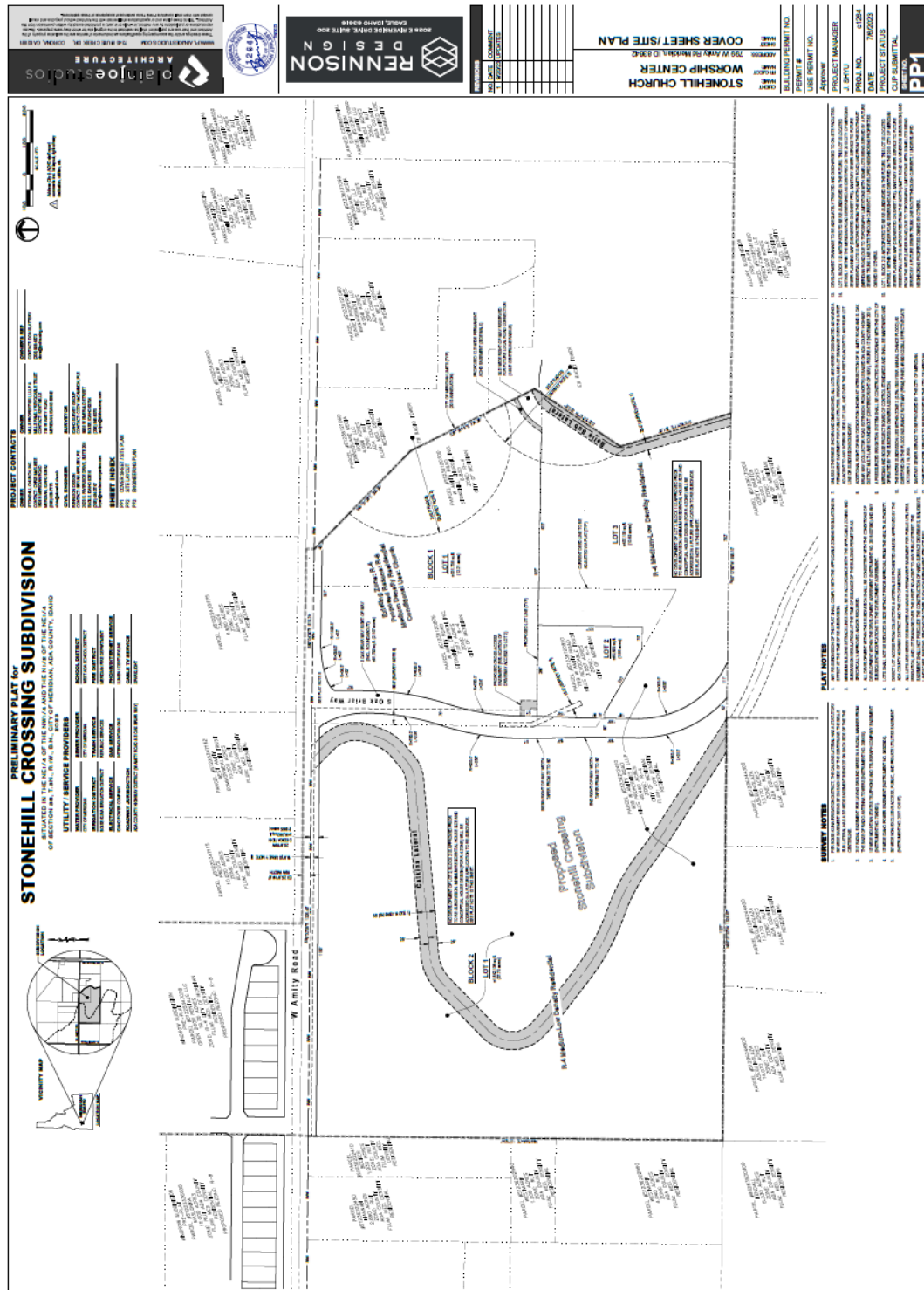
that time, ACHD has determined they will *not* allow a local street in this location. After much discussion with ACHD on this matter, Staff requests Council approval of a change to the access in this location to allow a private driveway access via S. Oak Briar Way on Lot 1, Block 1 with a temporary ingress-egress easement to Lot 2, Block 1. When an alternate access is available for Lot 2 with development of Lot 3, Block 1, the access easement should terminate, and access should be provided via a local public street.

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. Because there is no change to the number of buildable lots and no common open space in this phase, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat, as required.

IV. DECISION

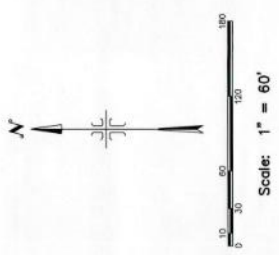
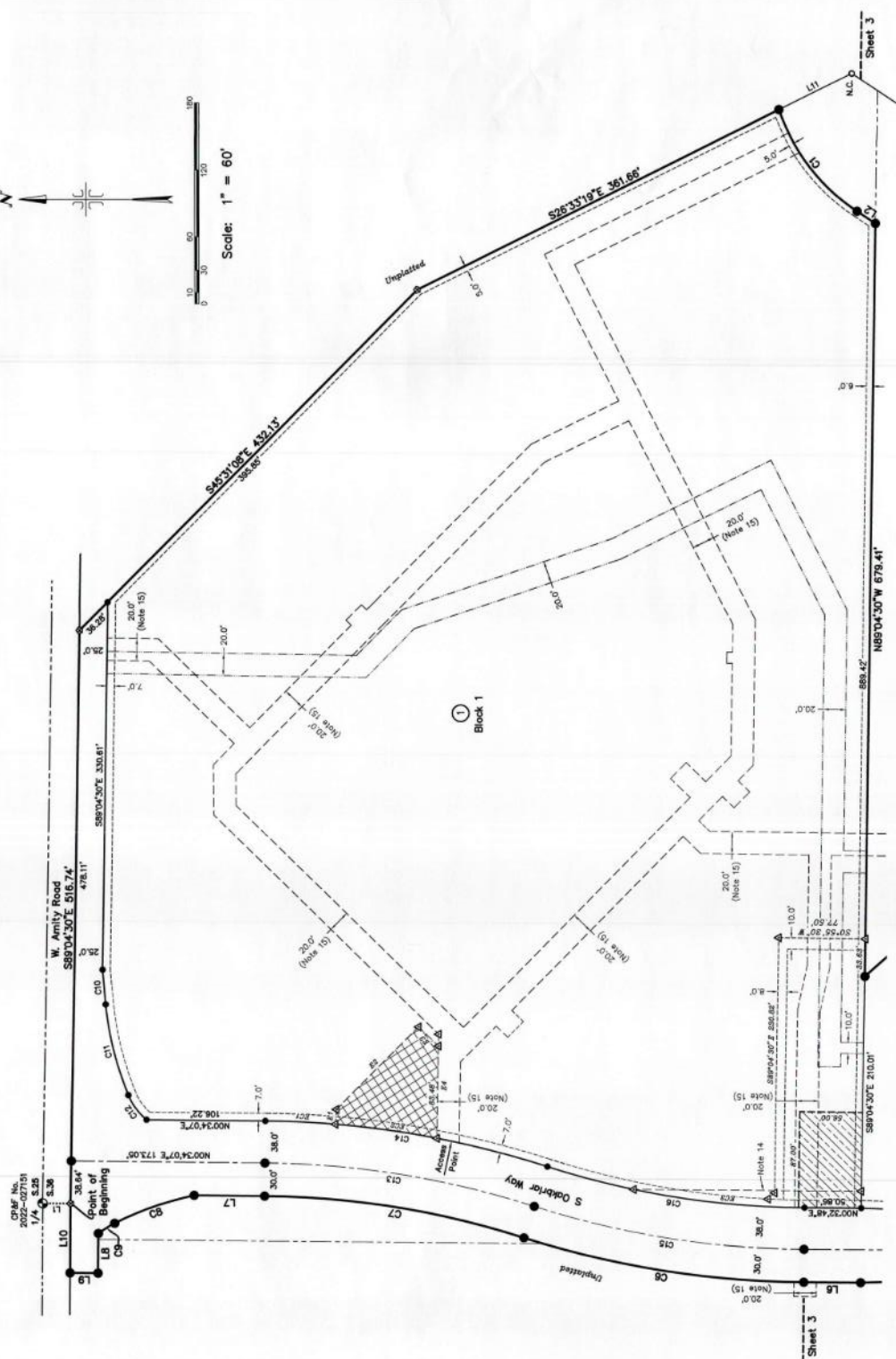
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

A. Preliminary Plat (dated: 7/6/23)



[illegible]

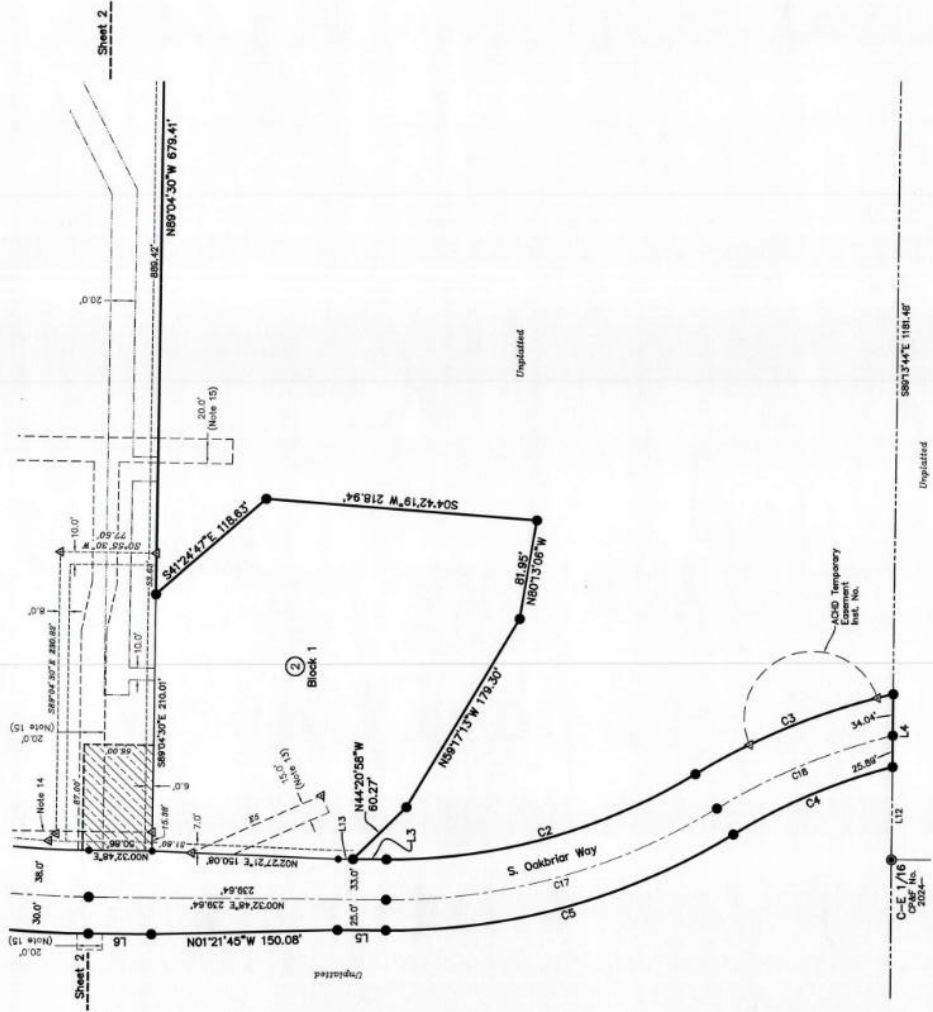
Stonehill Crossing Subdivision



See Sheet 3 for Line & Curve
Tables, Notes, and Easement
Line & Curve Tables.

Book Page
IDAHO SURVEY GROUP, LLC
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 Job No. 22-039
 Sheet 2 of 5

Stonehill Crossing Subdivision

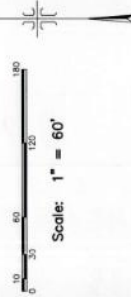


Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	62.69'	638.00'	60°41'11"	N12°42'42"E	62.68'
C2	81.79'	638.00'	60°41'11"	N12°42'42"E	81.77'
C3	153.49'	783.00'	011°33'49"	S09°19'38"W	153.49'

Line	Bearing	Length
L1	S02°59'57"W	13.90'
L2	S45°21'08"W	144.82'
L3	S44°08'52"E	34.60'
L4	S89°04'50"E	34.60'
L5	S24°02'00"E	114.81'

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	118.82'	178.00'	37°30'05"	S52°14'09"W	114.72'
C2	282.12'	467.00'	32°09'24"	S15°31'36"E	288.68'
C3	172.28'	533.00'	19°37'20"	S22°18'01"E	172.50'
C4	140.15'	475.00'	10°54'19"	N23°09'37"W	136.64'
C5	294.68'	525.00'	32°09'24"	N15°31'56"W	290.82'
C6	254.35'	830.00'	17°32'29"	N05°19'32"E	253.35'
C7	235.67'	770.00'	17°32'07"	N05°20'12"E	234.70'
C8	75.36'	287.00'	15°05'05"	N15°39'15"W	75.34'
C9	17.42'	92.00'	10°50'46"	N32°40'59"W	17.39'
C10	31.63'	149.50'	17°23'45"	S44°31'31"W	31.63'
C11	85.17'	268.50'	16°20'50"	N76°05'09"E	84.88'
C12	27.68'	58.50'	28°04'27"	S33°52'34"W	27.41'
C13	244.48'	600.00'	17°32'07"	S09°20'12"W	243.89'
C14	286.48'	638.00'	17°32'07"	N09°20'12"E	285.48'
C15	245.16'	600.00'	17°32'29"	S09°19'32"W	244.20'
C16	233.91'	783.00'	17°32'29"	S09°19'32"W	233.60'
C17	200.64'	500.00'	32°09'24"	S15°31'36"E	278.98'
C18	154.44'	500.00'	17°41'20"	N22°45'01"W	153.82'

See Sheet 1 for Legend



Notes

1. A permanent easement for utilities, pressure irrigation and lot drainage is hereby reserved as delineated and dimensioned herein. The easement shall not preclude the construction of hard-surfaced driveways and walkways to each lot.
2. Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of re-subdivision.
3. Minimum building setbacks shall be in accordance with the applicable zoning ordinance and subdivision regulations at the time of issuance of the building permits, or as specifically approved and/or required, or as shown on this plat.
4. All development within this subdivision shall be consistent with the conditions of development within the Development Agreement recorded as Instrument No. 2019-007690 and Instrument No. 2024-031550, records of Ada County, Idaho and any subsequent modifications to the Development Agreement.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. The development regulations within 25-4003 of Idaho Code, Right to Farm Act, which allow the agricultural operation, agricultural facility or operation thereof shall be a use, become a nuisance, private or public, by any changed conditions to or about the surrounding non-agricultural activities after it has been in operation for a period of one year. The provisions of this section shall not apply when a nuisance results from the improper or negligent construction, use or maintenance of an agricultural operation, agricultural facility or operation thereof.
7. Stonehill Crossing Subdivision shall be subject to the Master Declaration of CDA's of Stonehill Crossing Subdivision, recorded as Instrument No. 2024-.
8. Irrigation water has been provided by the Boise-Arizona Irrigation District in compliance with Idaho Code 31-3802(1)(b). All lots within this subdivision will be entitled to irrigation water rights and will be obligated to assessments from the Stonehill Crossing Subdivision Owners Association.
9. The pressurized irrigation system shall be owned, operated, and maintained by the Stonehill Crossing Subdivision Owners Association. The association shall be responsible for providing water to each lot in accordance with the CDA's to this subdivision.
10. Direct lot access to N. Amity Road is prohibited except for the existing driveways for farm, irrigation and emergency vehicle access on Lot 1, Block 1, unless otherwise restricted by the Ada County Highway District.
11. Direct lot access by S. Oakbrier Way is prohibited unless otherwise approved by the Ada County Highway District. Direct lot access by S. Oakbrier Way is prohibited except for one (1) permanent driveway access for Lot 1, Block 1, as depicted herein.
12. A portion of Lot 1, Block 1 is reserved to and contains the ACOID storm water drainage system. This lot is encumbered by first first encumbered Master Perpetual Storm Water Drainage easement recorded on November 10, 2019, as Instrument No. 2019-007690, records of Ada County, Idaho and Instrument No. 2024-031550, records of Ada County, Idaho. The storm water drainage system is dedicated to ACOID pursuant to Section 40-2302, Idaho Code. The master easement is for the operation and maintenance of the storm water drainage system.
13. Idaho Power Easement - See Instrument No. 98003504.
14. Non-Exclusive Access, Public and Private Utilities Easement - See Instrument No. 2017-124187.
15. City of Meridian Water Main Easement - See Instrument No. 2024-.
16. City of Meridian Sewer Main Easement - See Instrument No. 2024-.
17. A perpetual common ingress/egress easement is hereby reserved across Lot 1, Block 1 for the benefit of Lot 2, Block 1.

IDAHO SURVEY GROUP, LLC



Job No. 22-039
Sheet 3 of 5

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VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [[H-2023-0041](#), Development Agreement Inst. #[2024-031550](#)].
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council approval of the preliminary plat (i.e. by March 26, 2026) as set forth in 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 acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by Idaho Survey Group, LLC, stamped on 12/13/2024 by Cody McCammon, shall be revised as follows:
 - a. Note #5: "Lots shall not be reduced in size without prior approval from the health authority and the City of Meridian."
 - b. Note #7: Include the recorded instrument number of the CC&R's.
 - c. Note #10: "Direct lot access to W. Amity Road is prohibited except for the ~~existing driveways for farm, irrigation and~~ emergency vehicle access on Lot 1, Block 1 unless otherwise restricted by the Ada County Highway District."
 - d. Note #11: "Direct lot access to S. Oakbriar Way is prohibited unless otherwise approved by the Ada County Highway District and the City of Meridian. An ~~additional~~ exception is approved for ~~one~~ two (+ 2) permanent driveway accesses for Lot 1, Block 1, as depicted hereon."
 - e. Note #15: Include the recorded instrument number of the City of Meridian water main easement.
 - f. Note #16: Include the recorded instrument number of the City of Meridian sewer main easement.
 - g. Note #17: "A ~~perpetual common~~ temporary ingress/egress easement is hereby reserved across Lot 1, Block 1 for the benefit of Lot 2, Block 1 until such time as an alternate access is available for Lot 2, Block 1, at which time the easement shall cease and the access driveway on Lot 2, Block 1 shall be removed."
 - h. Include the phase number in the subdivision name.
 - i. Include the recorded instrument number of the ACHD temporary easement graphically depicted on Sheet 3.
 - j. Include the CP&F No. on Sheet 1.
 - k. Depict a minimum 20-foot wide street buffer along S. Oakbriar Way, a collector street, and a minimum 25-foot wide street buffer along W. Amity Rd., an arterial street, in a common lot or on a permanent dedicated buffer easement labeled as such, with a note that it will be maintained by the property owner, homeowner's association or business owner's association (as applicable) as set forth in UDC 11-3B-7C.2a. The buffer along W. Amity Rd. shall be measured from the ultimate curb location as anticipated by ACHD.

An electronic copy of the revised plat shall be submitted prior to signature on the final plat by the City Engineer.

5. The landscape plan shown in Section V.C, dated 12/18/24, shall be revised as follows:
 - a. Depict the right-of-way dedication for the multi-lane roundabout planned at the W. Amity Rd./Oak Briar intersection consistent with the Master Street Map; and the additional right-of-way for W. Amity Rd., as required by ACHD.
 - b. Widen the street buffer along S. Oak Briar Way to 20-feet and the street buffer along W. Amity Rd. to 25-feet and depict landscaping in accord with the standards listed in UDC 11-3B-7C.3. Street buffers shall be measured from the back of curb or the ultimate curb location as anticipated by ACHD where the street is anticipated to be widened.
 - i. Where the buffer is encumbered by easements or other restrictions (i.e. overhead utility line along Amity Rd.), the buffer area shall include a minimum five-foot wide area for planting shrubs and trees per UDC 11-3B-7C.1b; or, Class I trees (i.e. ornamental trees) may be planted if allowed by the utility company.
 - ii. All street buffers are required to be planted with a variety of trees, shrubs, lawn or other vegetative ground cover – shrubs should be added.
 - iii. Lawn and other grasses requiring regular mowing shall comprise no more than 65% percent of the vegetated coverage of the landscape buffer. This maximum area excludes landscaped parkway with trees. All other vegetated coverage shall be mulched and treated as planting area for shrubs or other vegetative cover. Areas along required walls and closed vision fences should generally be reserved for planting beds with a minimum of one (1) shrub per seven (7) lineal feet of frontage.
 - iv. The calculations table should be updated to reflect compliance with the aforementioned standards, including required vs. provided number of trees, percentages and tree classifications (i.e. Class I, II or III).
 - c. Depict the edge of pavement for Amity Rd. on the plan. If the unimproved street right-of-way is 10-feet or greater from the edge of pavement to edge of sidewalk or property line, the developer shall maintain a ten-foot compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover per UDC 11-3B-7C.5.
 - d. Depict the location of the emergency access driveway via W. Amity Rd. on Lot 1, Block 1 and label it as such.
6. All existing structures that do not comply with the setbacks of the R-4 zoning district in UDC Table 11-2A-5 shall be removed from the site prior to submittal of the final plat for City Engineer signature.
7. All fencing shall comply with the standards of UDC 11-3A-7C.
8. The existing home on Lot 2, Block 1 shall connect to City water and sewer service within 60 days of it becoming available and disconnect from private service as set forth in MCC 9-1-4 and 9-4-8.
9. The address of the existing home on Lot 2, Block 1 shall change with recordation of the subdivision.
10. The ingress-egress easement depicted on Lot 1, Block 1 for the benefit of Lot 2, Block 1 shall be temporary until such time as an alternate access is available for Lot 2 with development of the adjacent property; at such time, the access easement shall terminate and the driveway on Lot 2 via Lot 1 shall be removed.

11. Underground pressurized irrigation water shall be provided to Lots 1 and 2, Block 1 with development of the subdivision as set forth in UDC 11-3A-15.
12. A sign shall be erected at the terminus of the collector stub street (S. Oak Briar Way) that states the street will be extended and widened in the future as required by ACHD.
13. All development shall comply with the dimensional standards for the R-4 or R-8 zoning district, as applicable, listed in UDC Tables 11-2A-5 and 11-2A-6, respectively.
14. The final plat shall be recorded prior to issuance of Certificate of Occupancy for the proposed church on Lot 1, Block 1 as set forth in the Development Agreement.
15. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.