

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: SEPTEMBER 6, 2022
ORDER APPROVAL DATE: SEPTEMBER 13, 2022

**IN THE MATTER OF THE)
REQUEST FOR A TWO (2) YEAR)
TIME EXTENSION ON THE)
PRELIMINARY PLAT FOR)
BRUNDAGE ESTATES)
SUBDIVISION IN ORDER TO)
OBTAIN THE CITY ENGINEER’S)
SIGNATURE ON THE FINAL)
PLAT, LOCATED IN THE WEST ½)
OF SECTION 25, T.3N., R.1W.,)
MERIDIAN, IDAHO)
)
BY: ENGINEERING SOLUTIONS,)
LLP)**

CASE NO. TECC-2022-0001
ORDER OF CONDITIONAL
APPROVAL OF TIME EXTENSION

APPLICANT

This matter coming on regularly before the City Council on September 6, 2022, upon the Applicant’s submittal of a preliminary plat time extension application for a two (2) year extension within which to obtain the City Engineer’s signature on a final plat for Brundage Estates subdivision, which preliminary plat (H-2016-0001) was originally approved on July 26, 2016, as provided in Unified Development Code § 11-6B-7C, and good cause shown. An administrative time extension (A-2018-0231) for two (2) years was previously approved for this subdivision by the Planning Director on July 16, 2018 and would have otherwise expired on July

26, 2020. A second time extension (TECC-2020-0001) was approved by City Council on September 8, 2020 and would have otherwise expired on July 26, 2022.

IT IS HEREBY ORDERED THAT:

The above-named Applicant is granted an additional two (2) year extended period of time, until July 26, 2024, within which to obtain the City Engineer's signature on the final plat, subject to the conditions of approval as shown in the Staff Report attached as Exhibit A for the hearing date of September 6, 2022 incorporated by reference.

Attached: Staff Report for the hearing date of September 6, 2022

By the action of the City Council at its regular meeting on the _____ day of _____, 2022.

DATED this _____ day of _____, 2022

Mayor ROBERT SIMISON

Attest:

Chris Johnson, City Clerk

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

BY: _____ Dated: _____

EXHIBIT A

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



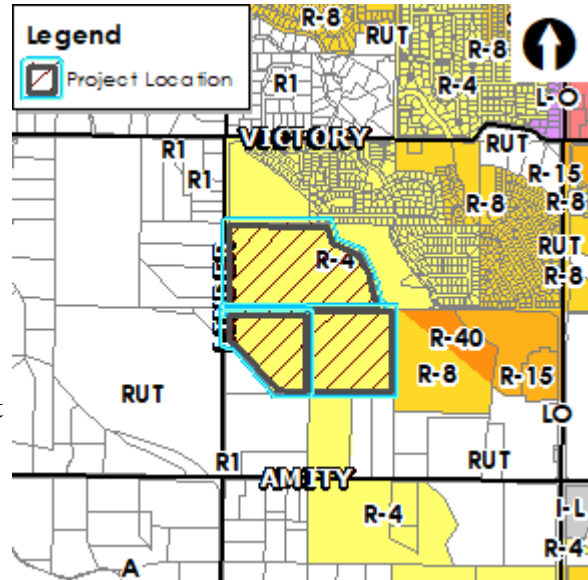
HEARING DATE: 9/6/2020

TO: Mayor & City Council

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

SUBJECT: TECC-2022-0001
Brundage Estates

LOCATION: East of S. Linder Rd. between W. Victory Rd. & W. Amity Rd., in the west ½ of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Request for a 2-year time extension on the preliminary plat in order to obtain the City Engineer’s signature on a final plat.

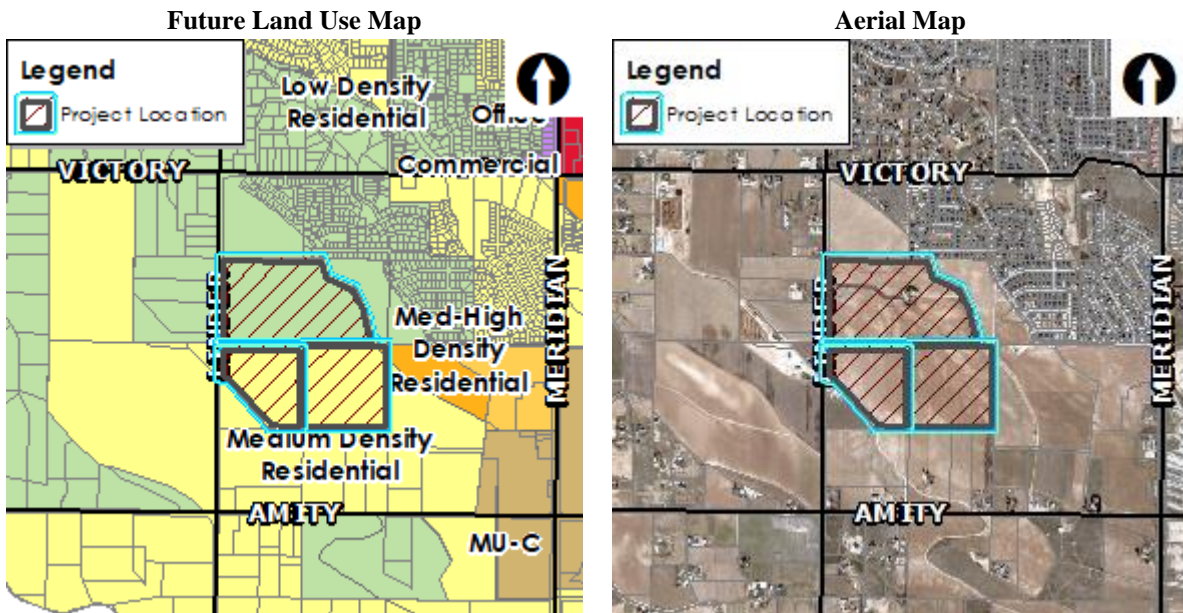
II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	136.63	
Existing/Proposed Zoning	R-4	
Future Land Use Designation	Low Density Residential (LDR) 64+/- acres & Medium Density Residential (MDR) 73+/- acres	
Existing Land Use(s)	Rural residential/agricultural	
Proposed Land Use(s)	Single-family residential	
Lots (# and type; bldg./common)	366 buildable lots, 20 common lots and 1 other lot	
Phasing Plan (# of phases)	11	
Number of Residential Units (type of units)	366 single-family detached	
Density (gross & net)	2.68 units/acre (gross)/3.5 units/acre (net)	
Open Space (acres, total [%]/buffer/qualified)	20.48 acres (or 14.99%) consisting of an 8.24 acre City neighborhood park, 2 pocket parks, a linear open space area where the William’s Pipeline is located, ½ the street buffer along Linder Rd., street buffers along collector streets and parkways along internal streets.	
Amenities	Tot lot with children’s play structure and a park bench, a multi-use pathway within the William’s pipeline easement and along the Calkins Lateral, micro-paths and a gazebo.	

Description	Details	Page
Physical Features (waterways, hazards, flood plain, hillside)	The Williams Northwest Gas Pipeline crosses this site & lies within a 75' wide easement; the Calkins Lateral runs along the southwest corner of the site & the Sundall Lateral runs along the northeast corner of the site; another small irrigation ditch also crosses the site.	
Neighborhood meeting date: History (previous approvals)	7/11/22 AZ-13-014 (Ord. 14-1594) Victory South; H-2016-0001 (PP); A-2018-0231 (TED); TECC-2020-0001 A <i>Development Agreement is required to be executed prior to submittal of the first final plat application; the specific provisions of the DA are included in the Findings for the preliminary plat.</i>	

B. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Shari Stiles, Engineering Solutions – 1029 N. Rosario St., Ste. 100, Meridian, ID 83642

B. Owner:

Centers Farm, LLC – PO Box 518, Meridian, ID 83680

C. Representative:

Same as Applicant

IV. NOTICING

	City Council Posting Date
Notification published in newspaper	8/21/2022
Notification mailed to property owners within 300 feet	8/18/2022
Applicant posted public hearing notice on site	8/27/2022
Nextdoor posting	8/18/2022

V. UNIFIED DEVELOPMENT CODE ANALYSIS ([UDC](#))

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.”

The preliminary plat for this project was approved by City Council on July 26, 2016 and was valid for 2 years. Prior to the expiration date, an administrative time extension (A-2018-0231) was requested and approved by the Director on July 16, 2018, which granted an additional 2 year period of time until July 26, 2020 in order to obtain the City Engineer’s signature on a final plat. The reason for the time extension was due to incomplete sewer and water line extensions as well as upcoming improvements to Harris Street. No new conditions were placed on the application with the time extension. Another 2-year time extension was approved by City Council on September 8, 2020, which expired on July 26, 2022; the subject time extension request was received prior to the expiration date.

The reason for the request per the Applicant’s narrative, is that the Developer has been focusing on development of the adjacent Biltmore Estates and Graycliff Estates and needs additional time to submit a final plat application for Brundage Estates. Construction plans are in the process of being completed for Phase I and the Applicant anticipates design completion of the first phase later this year. Sewer and water lines have been extended in Linder Road to serve this property and improvements to Harris St. with turn lanes on SH-69 are currently under construction.

With all extensions, the City Council may require the preliminary plat to comply with current UDC provisions as set forth in UDC 11-6B-7C. Since the preliminary plat and previous time extensions were approved, the qualified open space & site amenity standards have been updated in the UDC to require a minimum of 12% qualified open space (up from 10%) and a minimum of 27 points (pts.) of site amenities (6 site amenities were previously required). *See UDC [11-3G-3](#) for more information.*

A total of 14.99% (or 20.48 acres) qualified open space was provided with the preliminary plat consisting of an 8.24-acre City neighborhood park, 2 pocket parks consisting of 0.8 and 1.3 acres, a linear open space area where the William’s Pipeline is located containing a multi-use pathway, ½ the street buffer along S. Linder Rd., all of the street buffers along collector streets (Harris, Oakbriar and Smokey Lake), and the parkways along internal streets within the development.

Amenities approved with the preliminary plat consist of the following: a tot lot with a children’s play structure and seating area (4 pts.); multi-use pathways within the William’s pipeline easement and along the Calkins Lateral (0.8+/- miles = 6 pts.); open space commons, including a City park

(450,410+/- s.f. = 23 pts.); a gazebo/shelter (3 pts.); and a basketball court with benches (4 pts.), which total 40 pts., which meet and exceed the updated standards.

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.

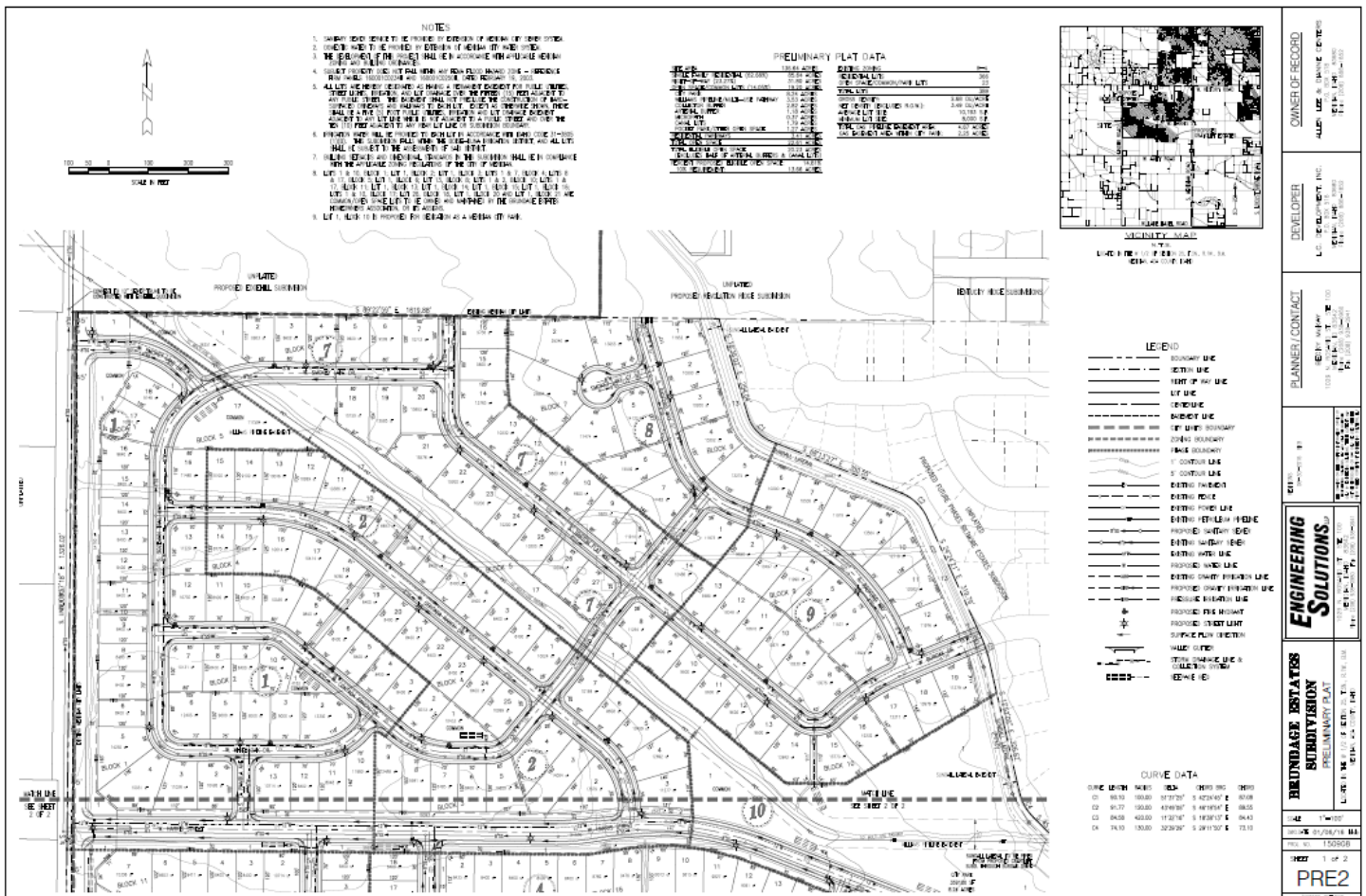
VI. DECISION

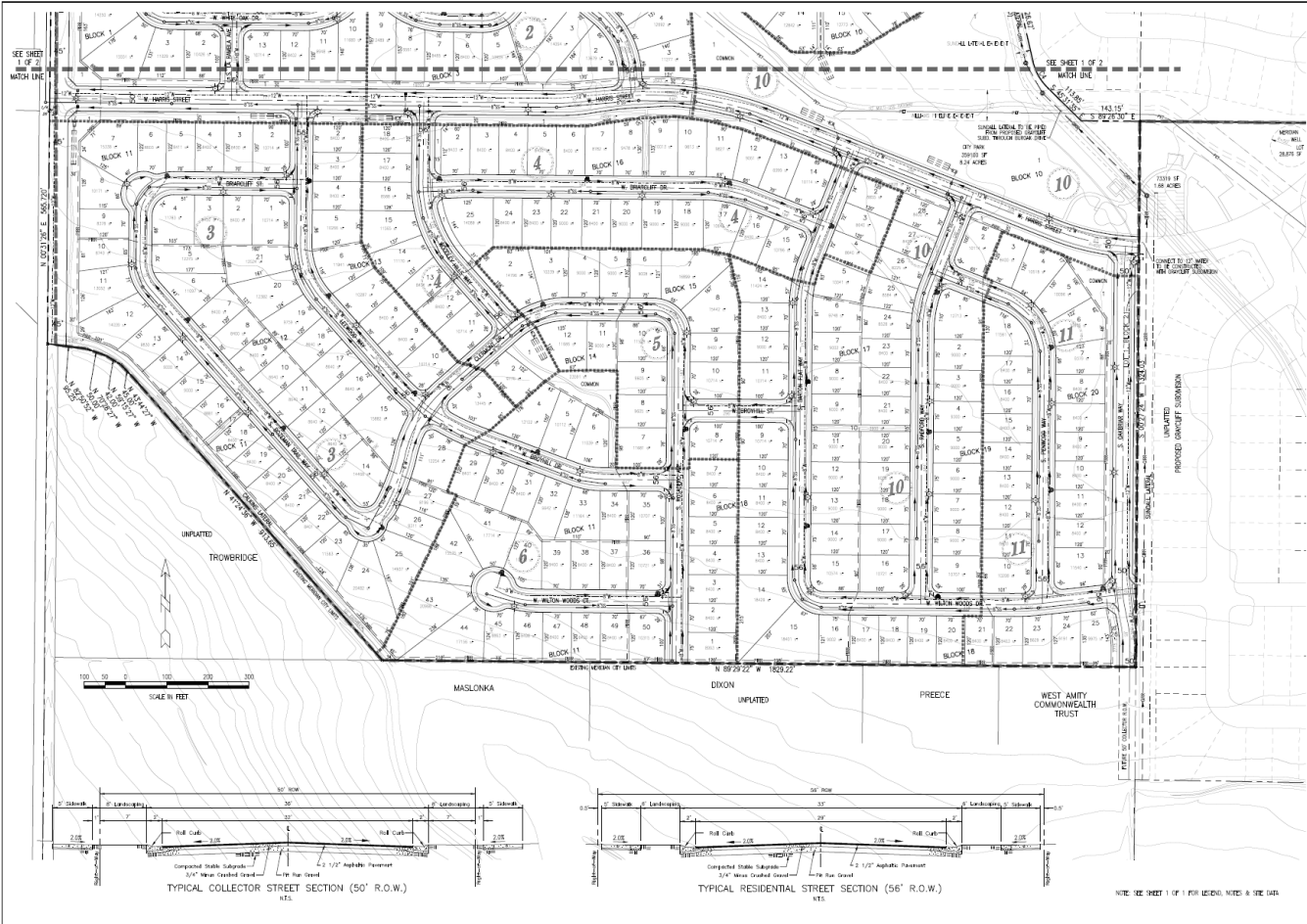
A. Staff:

Staff recommends approval of the proposed time extension for a time period of 2 years as requested to expire on July 26, 2024. The Applicant is still required to comply with all previous conditions of approval for this project.

VII. EXHIBITS

A. Preliminary Plat (date: 1/6/2016)





OWNER OF RECORD	ALLEN LEE & SHARNE GENTERS ALLEN LEE, 10000 SHARNE GENTERS, 10000 10000
DEVELOPER	L.C. DEVELOPMENT, INC. 10000 10000 10000
PLANNER/CONTACT	BECKY MURRAY 10000 10000 10000
ENGINEERING SOLUTIONS	BRUNDTAGE ESTATES SUBDIVISION PRELIMINARY PLAN 10000 10000 10000
DATE	01/26/16
SCALE	1" = 100'
DATE	01/26/16
PROJECT	BRUNDTAGE ESTATES SUBDIVISION PRELIMINARY PLAN
SHEET	2 of 2
PRE	