February 12, 2013

To: ACHD Commission
From: Development Review Section
Subject: Final Plat: Renewal Place Subdivision
Meeting Date: February 20, 2013

FACTS & FINDINGS:

1. Renewal Place Subdivision is a 3 buildable lot commercial subdivision on 1.22 acres. This site is located at the northwest corner of Main Street and Broadway Avenue, Meridian, Idaho.

2. The applicants are Meridian Development Corporation, and Bank of the Cascades and the principals for the applicants are Julie A. Pipal and Clinton Shiflet.

3. The preliminary plat was approved on April 30, 2012.

4. All conditions of the preliminary plat have been satisfied, except for the completion of four pedestrian ramp replacements. The applicant has provided a financial surety of $4,000 in the form of a cash surety in accordance with ACHD Policy Section 7103.2. The applicant is responsible to complete all street improvements and conditions of approval required with the preliminary plat to ACHD standards prior to final acceptance of the street improvements by ACHD and release of the financial surety.

RECOMMENDATION:

1. Approve the final plat of Renewal Place Subdivision and authorize the President to endorse.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map
RENEWAL PLACE SUBDIVISION
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 EAST,
BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO AND BEING A PART OF LOTS 1
THROUGH 5 AND 7 THROUGH 16 OF BLOCK 2 OF THE AMENDED PLAT OF THE TOWNSITE OF MERIDIAN.
A DEVELOPMENT BY THE MERIDIAN DEVELOPMENT CORPORATION
2013

NOTES
1. PRELIMINARY SURVEY HAS BEEN PRODUCED TO SHOW BOUNDARIES OF THIS PROPERTY BY
MAILAUGER SURVEYING, INC. A SURVEY OF THIS PROPERTY HAS BEEN EXAMINED AND IS
FILED AND ON RECORD IN THE OFFICE OF THE CLERK OF THE COURT IN THE COUNTY OF
MERIDIAN, IDAHO.
2. ANY SURVEY DATA SHOWN ON THIS PLAT IS NOT GUARANTEED AND IS TO BE USED AS
A GUIDE ONLY.
3. ALL LOTS ARE SUBJECT TO A 10% UTILITY EASEMENT.
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5. ANY SURVEY DATA SHOWN ON THIS PLAT IS TO BE USED AS A GUIDE ONLY.
6. ANY SURVEY DATA SHOWN ON THIS PLAT IS TO BE USED AS A GUIDE ONLY.
7. ANY SURVEY DATA SHOWN ON THIS PLAT IS TO BE USED AS A GUIDE ONLY.
8. ANY SURVEY DATA SHOWN ON THIS PLAT IS TO BE USED AS A GUIDE ONLY.
9. ANY SURVEY DATA SHOWN ON THIS PLAT IS TO BE USED AS A GUIDE ONLY.
10. ANY SURVEY DATA SHOWN ON THIS PLAT IS TO BE USED AS A GUIDE ONLY.

CIVIL SURVEY CONSULTANTS, INC.
CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, are the Owners of the real property described below in the City of Meridian, Ada County, Idaho and that we intend to include the following described property in this CASCADE SUBDIVISION:

A parcel located in the NW 1/4 of the SW 1/4 of Section 7, Township 3 North, Range 1 East, Meridian, and being a part of Lots 1 through 7 and through 16 of Block 3 of the American Plat of the Corporation of Meridian as shown in Book 1 of Plat at Page 30 in the Office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the southwesterly corner of the SW 1/4 of said Section 7, from which a brass cap monument marking the northwesterly corner of said NW 1/4 of the SW 1/4 bears N 043°29' E a distance of 2652.60 feet:

Thence N 043°29'E along the westerly boundary of said SW 1/4 a distance of 2062.08 feet to a point:

Thence bearing said westerly boundary 589°22'36"E a distance of 33.60 feet to a 5/8 inch diameter iron pin marking the northwesterly corner of said Lot 1 and the POINT OF BEGINNING;

Thence continuing S 89°22'36"E along the southerly boundary of said Lots 1 through 5 and 7 through 16 a distance of 449.16 feet to a 5/8 inch diameter iron pin marking the northwesterly corner of said Lot 16;

Thence N 03°31'11"E along the easterly boundary of said Lot 16 a distance of 120.64 feet to a 5/8 inch diameter iron pin marking the northwesterly corner of said Lot 16;

Thence N 89°22'36"W along the northerly boundary of said Lots 12 through 16 a distance of 149.68 feet to a 5/8 inch diameter iron pin marking the northwesterly corner of said Lot 12;

Thence S 03°31'11"W along the westerly boundary of said Lot 12 a distance of 200.00 feet to a 5/8 inch diameter iron pin;

Thence bearing westerly boundary N 89°22'36"W a distance of 299.70 feet to a 5/8 inch diameter iron pin on the westerly boundary of said Lot 1;

Thence S 043°29'W along said westerly boundary a distance of 118.00 feet to the POINT OF BEGINNING.

This parcel contains 1.22 acres.

Portions of the lots in this subdivision are eligible to receive irrigation water as provided under Idaho Code 36-3805.1(b), lies within the Nampa-Meridian Irrigation District and are subject to assessments for said water. Portions ineligible to receive water are designated on the face of this plat.

All the lots in this subdivision will be eligible to receive water service from the City of Meridian and the City of Meridian has agreed in writing to serve all the lots in this subdivision.

Public utility and drainage easements on this plat are not dedicated to the public, but the right of access to, and use of, these easements is hereby reserved for public utilities, drainage and for any other use as may be designated herein and no permanent structures other than for said uses are to be erected within the limits of said easements.

IN WITNESS WHEREOF WE HAVE HEREBY SET OUR HANDS THIS (DAY OF) ( ) 2012.

July A. Piggott, Chairman
URBAN RENEWAL AGENCY FOR THE CITY OF MERIDIAN, IDAHO, ALSO KNOWN AS MERIDIAN DEVELOPMENT CORPORATION, A PUBLIC BODY, CORPORATE AND POLITICAL

Clinton Shiff, Senior Vice-President
BANK OF THE CASCADES, AN IDAHO CHARTERED STOCK BANK SUCCESSOR BY MERGER WITH FARMERS AND MERCHANTS STATE BANK, AN IDAHO CHARTERED STOCK BANK

ACKNOWLEDGMENT

STATE OF IDAHO |
COUNTY OF ADA |

ON THE 14TH DAY OF AUGUST 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JULIE RINALDI, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE URBAN RENEWAL AGENCY FOR THE CITY OF MERIDIAN, IDAHO, ALSO KNOWN AS THE MERIDIAN DEVELOPMENT CORPORATION, A PUBLIC BODY, CORPORATE AND POLITICAL, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THIS INSTRUMENT ON BEHALF OF SAID URBAN RENEWAL AGENCY.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

COMMISSION EXPIRES: 4-10-2016
RESIDING AT: Boise, Idaho
Erika Piggott
NOTARY PUBLIC FOR THE STATE OF IDAHO

ACKNOWLEDGMENT

STATE OF IDAHO |
COUNTY OF ADA |

ON THE 14TH DAY OF AUGUST 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CLAYTON SHIFF, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT OF BANK OF THE CASCADES, AN IDAHO CHARTERED STOCK BANK SUCCESSOR BY MERGER WITH FARMERS AND MERCHANTS STATE BANK, AN IDAHO CHARTERED STOCK BANK, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THIS INSTRUMENT ON BEHALF OF SAID URBAN RENEWAL AGENCY.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

COMMISSION EXPIRES: 9-5-15
RESIDING AT: Boise, Idaho
Kara J. Shiff
NOTARY PUBLIC FOR THE STATE OF IDAHO

CIVIL SURVEY CORRESPONDENTS INC.
1400 EAST WINTER STREET
BOISE, IDAHO 83712
(208) 888-4312
RENEWAL PLACE SUBDIVISION

CERTIFICATE OF SURVEYOR

I, GLENN K. BENNETT, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAN, AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE PLATES PLANTED THEREOF, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

GLENN K. BENNETT

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAN AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO
COUNTY OF ADA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ________________________, AT ______ MINUTES PAST _______ O'CLOCK ______ M. ON THIS _______ DAY OF ____________, 20__.

DEPUTY EX-OFFICIO RECORDER

BOOK _____ PAGES _____ INSTRUMENT NO. _____

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY REQUIREMENTS AS REQUIRED BY IDAHO CODE, TITLE 25, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY REQUIREMENTS MAY BE RE-ISSUED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, ENS

9/29/12 DATE

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAN WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _______ DAY OF ____________, 20__.

ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, FOR THE REQUIREMENTS OF I.C. 50-1008, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND INDEBTEDNESS COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBMISSION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE ____________ COUNTY TREASURER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING HELD ON THE _______ DAY OF ____________, 20__, THIS PLAN WAS DEDICATED AND APPROVED.

CITY CLERK, MERIDIAN, IDAHO

SHEET 3 OF 3
Date: April 30, 2012

To: Meridian Development Corporation – Ashley Ford via email
33 E. Broadway Ave.
Meridian, ID 83642

Subject: MSHP-12-002 (Renewal Place)
703, 713 N. Main St. and 30 E. Broadway
Short plat for 3 buildable lots.

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site specific conditions of approval for this application at this time due to the fact that all improvements exist abutting the site.

The applicant shall be required to meet all of the ACHD Standard Conditions of Approval as well as all ACHD Policies and requirements that may apply as noted below.

Please review the Applicant's Responsibilities and Development Process Checklist on page four.

If you have any questions, please feel free to contact me at (208) 387-6282.

Sincerely,

Krista Heindel
Planning Review Intern
Development Services

CC: Project file,
City of Meridian
Applicant’s Responsibilities

- Prior to final approval the applicant will be required to submit construction plans to the ACHD Development Review Section for review and approval and to ensure compliance with the conditions identified above and/or for traffic impact fee assessment. This is a separate review process that requires direct plans submittal to the Development Review staff at the Highway District. The Plan Submittal Checklist can be found on the ACHD website at http://www.achdidaho.org/Forms.

- A traffic impact fee will be assessed by ACHD after plans have been submitted and approved, and will be due prior to the issuance of a building permit.

  For questions regarding the submittal of your construction plans and impact fee assessment please contact Development Review staff at 208-387-6170.

- Prior to the construction or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc), a permit must be obtained from ACHD.
Standard Conditions of Approval

1. Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way.

2. Private sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant’s engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District’s Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District’s Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant’s authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.
Development Process Checklist

Items Completed to Date:

☒ Submit a development application to a City or to Ada County
☒ The City or the County will transmit the development application to ACHD
☒ The ACHD Planning Review Section will receive the development application to review
☒ The Planning Review Section will do one of the following:
   ☐ Send a “No Review” letter to the applicant stating that there are no site specific conditions of approval at this time.
   ☐ Write a Staff Level report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
   ☐ Write a Commission Level report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☒ For ALL development applications, including those receiving a “No Review” letter:
   • The applicant should submit one set of engineered plans directly to ACHD for review by the Development Review Section for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
   • The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐ Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)
☒ Driveway or Property Approach(s)
   • Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ Working in the ACHD Right-of-Way
   • Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
     a) Traffic Control Plan
     b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)
☐ Sediment & Erosion Submittal
   • At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ Idaho Power Company
   • Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ Final Approval from Development Services is required prior to scheduling a Pre-Con.
Request for Appeal of Staff Decision

1. Appeal of Staff Decision: The Commission shall hear and decide appeals by an applicant of the final decision made by the ROWDS Manager when it is alleged that the ROWDS Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

   a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

   b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary of Highway Systems, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

   c. Time to Reply: The ROWDS Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

   d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the ROWDS Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

   e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.