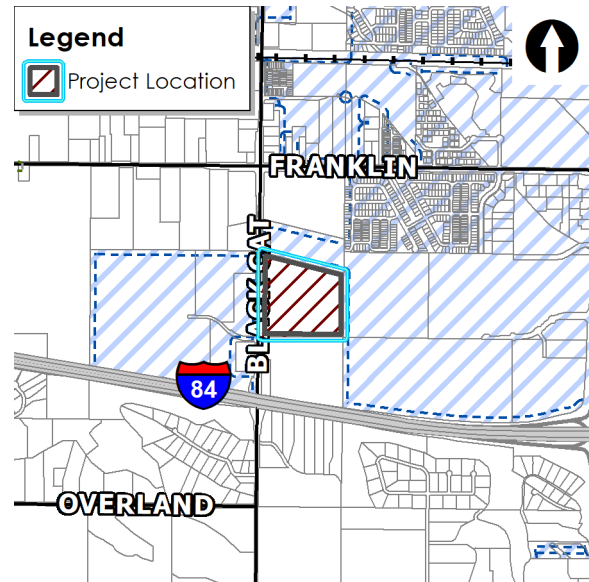


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 6/16/2026
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
208-884-5533
SUBJECT: Avani Subdivision No. 1
MFP-2026-0002
LOCATION: Southeast of Franklin Road and Black Cat, North of I-84, in the SW ¼ of the NW ¼ of Section 15, T.3N., R.1W. (Parcel #S1215233650)



I. PROJECT DESCRIPTION

Final plat modification to remove one (1) building lot (Lot 15, Block 5) for a total of sixty-seven (67) buildable lots and thirteen (13) common lots for Avani Subdivision No. 1.

II. APPLICANT INFORMATION

A. Applicant:

Laren Bailey, Conger Group – 4824 W. Fairview Avenue, Boise, ID 83706

B. Owner:

C4 Land LLC – 4824 W. Fairview Avenue, Boise, ID 83706

C. Representative:

Same as applicant

III. STAFF ANALYSIS

The final plat for Avani Subdivision No. 1 was recorded on September 24th, 2024. At that time, the applicant had a total of 68 building lots in phase one (1); however, with the final plat mylar submittal the subdivision changed from 68 lots to 67 lots as Lot 15, Block 5 was removed due to storm drainage design. This in turn made Lot 5, Block 5 increase in size while maintaining compliance with the dimensional standards for all the lots within the first phase.

AVANI SUBDIVISION NO. 1

BOOK PAGE

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAN.

THE OWNERS FURTHER CERTIFY THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE EGRESS RIGHTS FROM THE CITY OF HERNDON, SHAD MUNICIPAL WATER SYSTEM, INCORPORATED AND THAT THE CITY OF HERNDON, SHAD, HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION, I.C. 20.126.

THE AGREEMENT AS SHOWN ON THIS PLAN ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID DRAINAGE IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO EGRESS STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID DRAINAGE.

THE PUBLIC UTILITIES AS SHOWN ON THIS PLAN, ARE HEREBY DEDICATED TO THE PUBLIC.

BOUNDARY BEARING: FOR THIS SUBDIVISION IS A POINT "C", BETWEEN AN ALLEVIUM OF PARALLEL TO THE COMMON CORNER TO SECTIONS 11 AND 12 AND AN ALLEVIUM OF PARALLEL TO THE ADJACENT COMMON CORNER OF SECTIONS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

BOUNDARY BEARING: AT AN ALLEVIUM OF PARALLEL TO THE COMMON CORNER TO SECTIONS 11 AND 12.

TRANCE E. 89°15'00" E., CONCORDANT WITH THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 20.00 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE S. 89°15'00" E., PARALLEL WITH THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 20.00 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE N. 89°15'00" E., 140.00 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE S. 89°15'00" E., 36.18 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE N. 89°15'00" E., PARALLEL WITH SAID WEST LINE, 20.00 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE N. 89°15'00" E., 11.31 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE S. 89°15'00" E., 25.80 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE N. 89°15'00" E., PARALLEL WITH SAID WEST LINE, 7.88 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE N. 89°15'00" E., PARALLEL WITH SAID WEST LINE, 35.00 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE S. 89°15'00" E., 224.27 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE N. 89°15'00" E., PARALLEL WITH SAID WEST LINE, 36.00 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE S. 89°15'00" E., 108.27 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE N. 89°15'00" E., PARALLEL WITH SAID WEST LINE, 138.00 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE S. 89°15'00" E., 3.00 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE N. 89°15'00" E., PARALLEL WITH SAID WEST LINE, 25.00 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE S. 89°15'00" E., 6.56 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE N. 89°15'00" E., PARALLEL WITH SAID WEST LINE, 113.25 FEET TO A 5" PIPEROCK PLS 11574.

TRANCE S. 89°15'00" E., PARALLEL WITH SAID SOUTH LINE, 406.42 FEET TO A 5" PIPEROCK PLS 11574 ON THE EAST LINE OF SAID SECTION 11.

TRANCE N. 89°15'00" E., CONCORDANT WITH SAID EAST LINE, 62.00 FEET TO AN ALLEVIUM OF PARALLEL MARKING THE SOUTHWEST CORNER OF SAID SECTION 11 (CORNERS 11).

TRANCE S. 89°15'00" E., CONCORDANT WITH SAID SOUTH LINE, 1270.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 11.00 ACRES MORE OR LESS.

PSLL, LLC
301 CUMMINS ROAD

CODE	AREA (ACRES)	AREA (SQ FT)	2017 TAX VALUE	2018 TAX VALUE	2019 TAX VALUE
11	20.00	1360000	121000	121000	121000
12	20.00	1360000	121000	121000	121000
13	20.00	1360000	121000	121000	121000
14	20.00	1360000	121000	121000	121000
15	20.00	1360000	121000	121000	121000
16	20.00	1360000	121000	121000	121000
17	20.00	1360000	121000	121000	121000
18	20.00	1360000	121000	121000	121000
19	20.00	1360000	121000	121000	121000
20	20.00	1360000	121000	121000	121000
21	20.00	1360000	121000	121000	121000
22	20.00	1360000	121000	121000	121000
23	20.00	1360000	121000	121000	121000
24	20.00	1360000	121000	121000	121000
25	20.00	1360000	121000	121000	121000
26	20.00	1360000	121000	121000	121000
27	20.00	1360000	121000	121000	121000
28	20.00	1360000	121000	121000	121000
29	20.00	1360000	121000	121000	121000
30	20.00	1360000	121000	121000	121000
31	20.00	1360000	121000	121000	121000
32	20.00	1360000	121000	121000	121000
33	20.00	1360000	121000	121000	121000
34	20.00	1360000	121000	121000	121000
35	20.00	1360000	121000	121000	121000
36	20.00	1360000	121000	121000	121000
37	20.00	1360000	121000	121000	121000
38	20.00	1360000	121000	121000	121000
39	20.00	1360000	121000	121000	121000
40	20.00	1360000	121000	121000	121000
41	20.00	1360000	121000	121000	121000
42	20.00	1360000	121000	121000	121000
43	20.00	1360000	121000	121000	121000
44	20.00	1360000	121000	121000	121000
45	20.00	1360000	121000	121000	121000
46	20.00	1360000	121000	121000	121000
47	20.00	1360000	121000	121000	121000
48	20.00	1360000	121000	121000	121000
49	20.00	1360000	121000	121000	121000
50	20.00	1360000	121000	121000	121000
51	20.00	1360000	121000	121000	121000
52	20.00	1360000	121000	121000	121000
53	20.00	1360000	121000	121000	121000
54	20.00	1360000	121000	121000	121000
55	20.00	1360000	121000	121000	121000
56	20.00	1360000	121000	121000	121000
57	20.00	1360000	121000	121000	121000
58	20.00	1360000	121000	121000	121000
59	20.00	1360000	121000	121000	121000
60	20.00	1360000	121000	121000	121000
61	20.00	1360000	121000	121000	121000
62	20.00	1360000	121000	121000	121000
63	20.00	1360000	121000	121000	121000
64	20.00	1360000	121000	121000	121000
65	20.00	1360000	121000	121000	121000
66	20.00	1360000	121000	121000	121000
67	20.00	1360000	121000	121000	121000
68	20.00	1360000	121000	121000	121000
69	20.00	1360000	121000	121000	121000
70	20.00	1360000	121000	121000	121000
71	20.00	1360000	121000	121000	121000
72	20.00	1360000	121000	121000	121000
73	20.00	1360000	121000	121000	121000
74	20.00	1360000	121000	121000	121000
75	20.00	1360000	121000	121000	121000
76	20.00	1360000	121000	121000	121000
77	20.00	1360000	121000	121000	121000
78	20.00	1360000	121000	121000	121000
79	20.00	1360000	121000	121000	121000
80	20.00	1360000	121000	121000	121000
81	20.00	1360000	121000	121000	121000
82	20.00	1360000	121000	121000	121000
83	20.00	1360000	121000	121000	121000
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87	20.00	1360000	121000	121000	121000
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89	20.00	1360000	121000	121000	121000
90	20.00	1360000	121000	121000	121000
91	20.00	1360000	121000	121000	121000
92	20.00	1360000	121000	121000	121000
93	20.00	1360000	121000	121000	121000
94	20.00	1360000	121000	121000	121000
95	20.00	1360000	121000	121000	121000
96	20.00	1360000	121000	121000	121000
97	20.00	1360000	121000	121000	121000
98	20.00	1360000	121000	121000	121000
99	20.00	1360000	121000	121000	121000
100	20.00	1360000	121000	121000	121000


LOT	AREA (ACRES)	AREA (SQ FT)	2017 TAX VALUE	2018 TAX VALUE	2019 TAX VALUE
11	20.00	1360000	121000	121000	121000
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25	20.00	1360000	121000	121000	121000
26	20.00	1360000	121000	121000	121000
27	20.00	1360000	121000	121000	121000
28	20.00	1360000	121000	121000	121000
29	20.00	1360000	121000	121000	121000
30	20.00	1360000	121000	121000	121000
31	20.00	1360000	121000	121000	121000
32	20.00	1360000	121000	121000	121000
33	20.00	1360000	121000	121000	121000
34	20.00	1360000	121000	121000	121000
35	20.00	1360000	121000	121000	121000
36	20.00	1360000	121000	121000	121000
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54	20.00	1360000	121000	121000	121000
55	20.00	1360000	121000	121000	121000
56	20.00	1360000	121000	121000	121000
57	20.00	1360000	121000	121000	121000
58	20.00	1360000	121000	121000	121000

AVANI SUBDIVISION NO. 1

BOOK _____ PAGE _____

HEALTH CERTIFICATE
 SANITARY PROVISIONS AS REQUIRED BY IDAHO CODE, TITLE 38, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE KEPT ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE ENFORCED. IN ACCORDANCE WITH SECTION 33-1301, IDAHO CODE, OF THE DULANCE OF A CERTIFICATE OF DISAPPROVAL.

[Signature] RCHS 12.10.2024
 DISTRICT HEALTH OFFICER DATE



APPROVAL OF CITY COUNCIL
 I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF HERRING, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 2024 THIS PLAT WAS ONLY ACCEPTED AND APPROVED.


CITY CLERK _____ DATE _____

CERTIFICATE OF COUNTY SURVEYOR
 I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE ENCLOSED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR _____ DATE _____

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT
 THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 30th DAY OF March, 2024.

[Signature] *[Signature]*
 PRESIDENT, ADA COUNTY HIGHWAY DISTRICT DATE




CERTIFICATE OF COUNTY TREASURER
 I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, FOR THE REQUIREMENTS OF I.C. 36-1208, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE ACRESSES INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT TWENTY (20) DAYS ONLY.

COUNTY TREASURER _____ DATE _____

COUNTY RECORDERS CERTIFICATE
 STATE OF IDAHO)
 COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC, AT HERING FIRST _____ BLOCK _____, CORNER _____, ADA, I.D., AND WAS FULLY RECORDED IN BOOK _____ OF PLATS AT PAGES _____, HERING, _____, AND HEREBY ISSUED.

DEPUTY _____ EX-OFFICIO RECORDER _____



2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105

SAWTOOTH
 Land Surveying, LLC
 WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DESIGN BY:	CHECKED BY:	DATE:	PROJECT:
1 OF 3	10/02/25	AM	JR	12/12/25	123456-PP

VI. CITY/AGENCY COMMENTS

1. Applicant shall meet all terms of the approved annexation (H-2023-0049 AZ, PP, Development Agreement - Inst. #2024-034385) applications approved for this site.
2. The applicant shall obtain the City Engineer’s signature on the final plat within two (2) years of the date of approval of the preliminary plat (i.e. by April 2, 2026), in accord with 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 acknowledgment signed and notarized.
4. The final plat prepared by Sawtooth Land Surveying, dated: 06/12/2024, included in Section V.B shall be revised as follows:
 - a. Note #9: Include the recorded instrument number of the Development Agreement.
A copy of the revised plat shall be submitted prior to City Engineer signature.
5. Off-street parking is required to be provided for all residential units in accord with the standards listed in UDC Table 11-3C-6 based on the number of bedrooms per unit.
6. A Certificate of Zoning Compliance and a Design Review application shall be submitted to construct the pool and changing facility; parking shall be provided in accordance with the standards in UDC 11-3C-6 or apply for Alternative Compliance in accordance with UDC 11-5B-5.

7. A Design Review application shall be submitted for all single-family attached structures; one application can be submitted for the overall development if desired.
8. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Matthew Peterson, at 208-887-1620 or *Matthew.W.Peterson@usps.gov* for more information.
9. The rear and/or sides of homes visible from S. Black Cat Road (Lots 17-43, Block 1) and the new collector road Vanguard Way (Lots 1-15, Block 1; Lots 2-14, Block 2) shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. *Single-story structures are exempt from this requirement.*
10. Provide a common drive exhibit to the Planning Division prior to City Engineer's signature on the final plat.
11. 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.