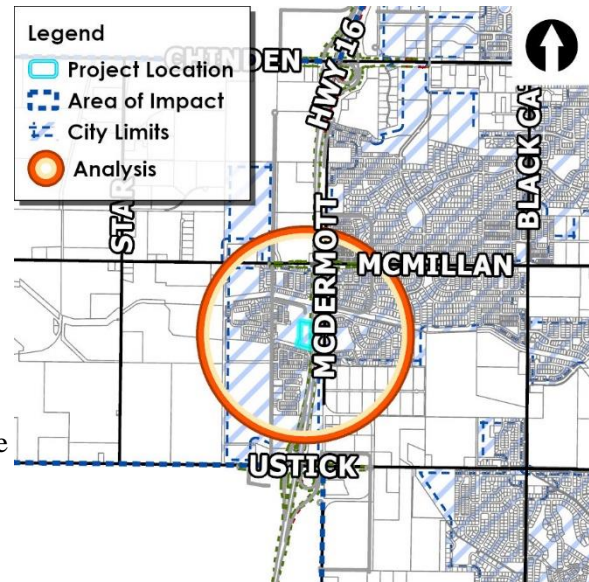


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 1/14/2025  
TO: Mayor & City Council  
FROM: Nick Napoli, Associate Planner  
208-884-5533  
SUBJECT: Gander Creek South No. 4  
FP-2024-0021  
LOCATION: Generally located south of W. McMillan Road on the south side of the Five Mile Creek, west of N. McDermott Road, I the NE ¼ of Section 31, T.4N., R.1W.



**I. PROJECT DESCRIPTION**

Final Plat consisting of 26 residential building lots and three (3) common lots on approximately 4.58 acres of land in the R-8 zoning district by Bailey Engineering.

**II. APPLICANT INFORMATION**

A. Applicant

Kent Brown, Kent Brown Planning Services – 3161 E. Springwood Drive, Meridian, ID 83642

B. Owner:

John Laude – 9839 W. Cable Car Street, Boise, ID 83706

C. Representative:

Same as Applicant

**III. STAFF ANALYSIS**

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2019-0013) in accord with the requirements listed in UDC 11-6B-3C.2.

This Final Plat is part of Phase Nine (9) of the Gander Creek Development.

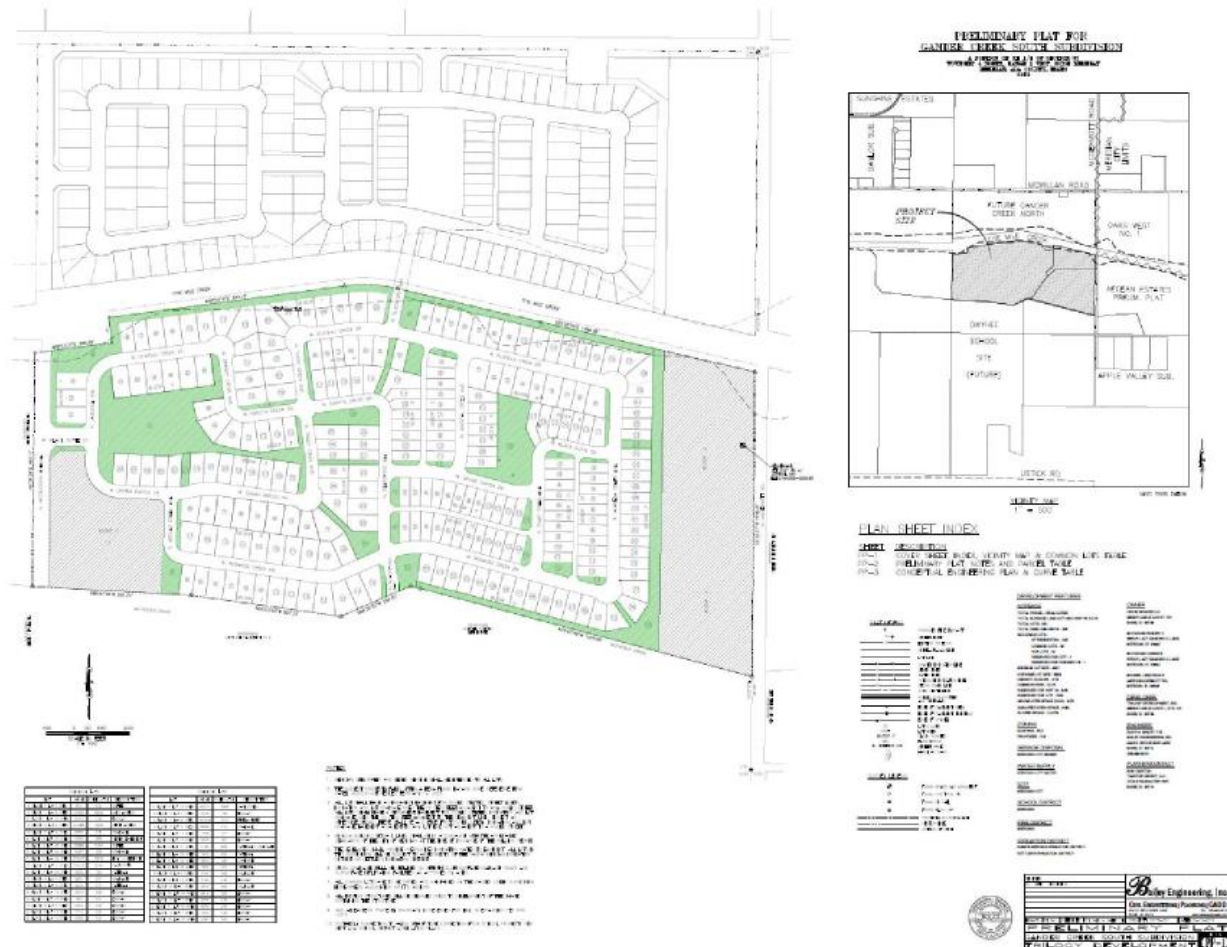
In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Since there is no change to the number of buildable lots and the amount of common open space is the same, therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

## IV. DECISION

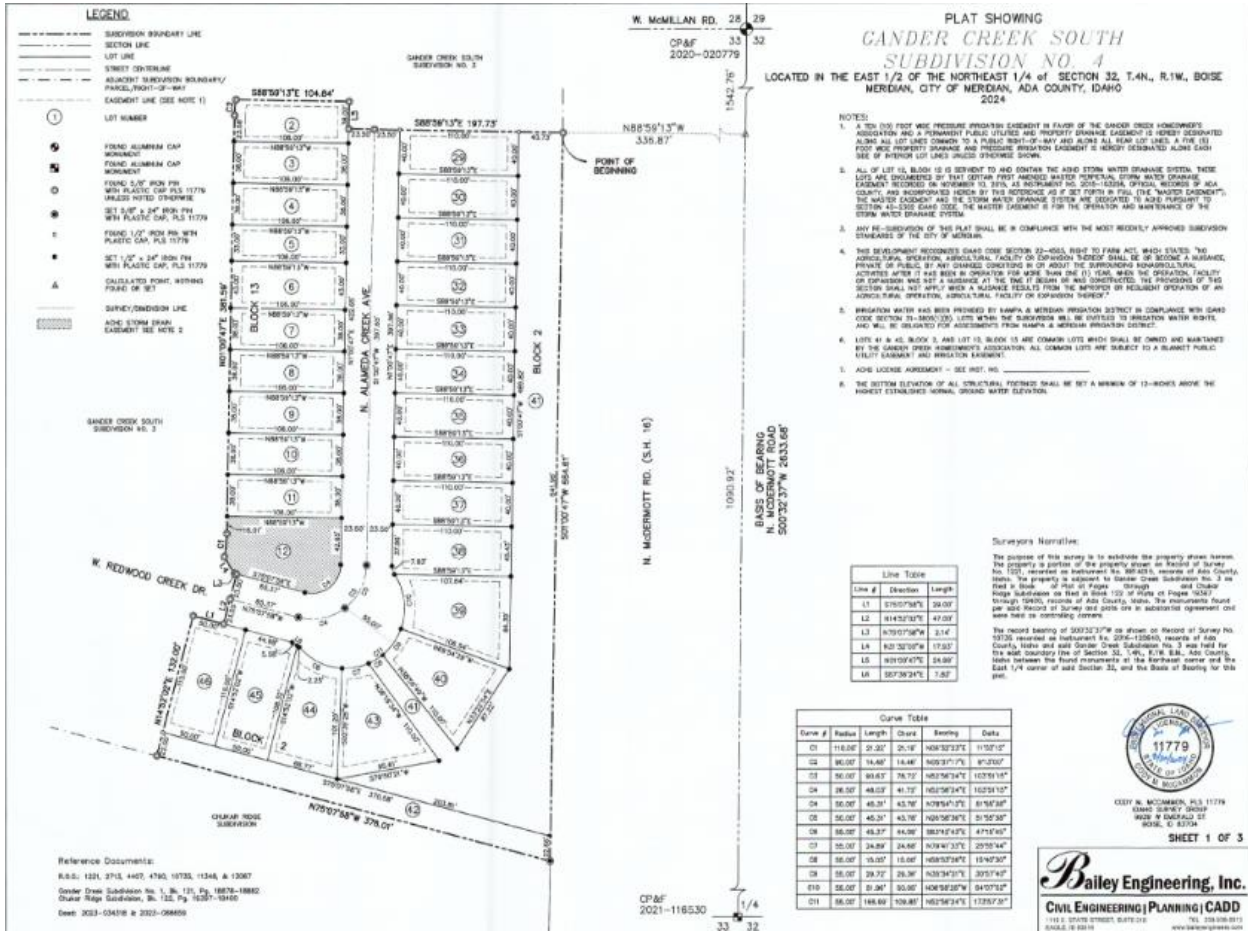
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

## V. EXHIBITS

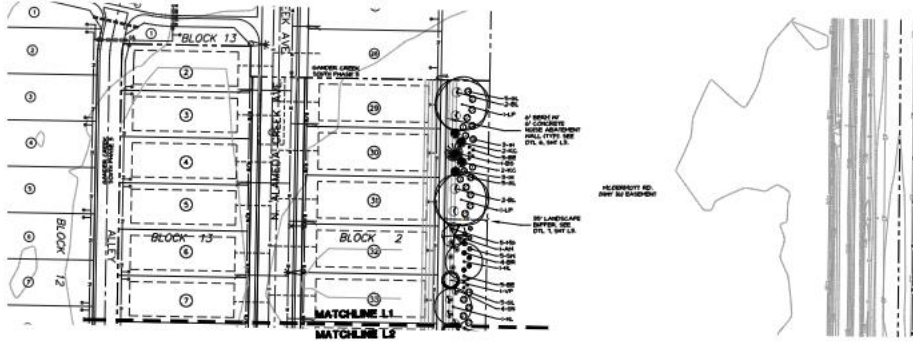
### A. Preliminary Plat (dated: 12/22/19)



B. Final Plat (dated: 08/30/24)



C. Landscape Plan (dated: 7/12/2024)



**PLANT SCHEDULE**

**REFERENCE SHEET L1**

**SITE - COMMON NAME**

- EXCLUDED TREES
- BT HONEY BEE SPRUCE
- CC COLUMBIA CEDAR
- EC KALM PINE CEDAR
- UP UNDESIRABLE PINE
- SHRUB SPECIES CLASS II
- BL BLOSSOMING LINDEN PLANTINGS
- SW SWAMP OAK
- IMPERVIOUS SPECIES CLASS II
- TL TULARE RIVER CYPRESS
- UNDESIRABLE SPECIES CLASS II
- AM PLAIN ASH W/SHRUB
- GR GRAMMADONIA W/SHRUB
- RY RYDAL SANDGROUSE CRANEMOLE
- UNDESIRABLE SPECIES CLASS II
- BE BLACK EYE BEAN
- BL BLACK LAKE BLEDBERRY
- BR BRUSHY PINE
- CC COLUMBIA CEDAR
- EC KALM PINE CEDAR
- EP EUROPEAN SPRUCE
- LP LARGEBLEAFED LARIX
- UP UNDESIRABLE PINE
- WY WYOMING YEW
- SP SPILLED WINE VINE

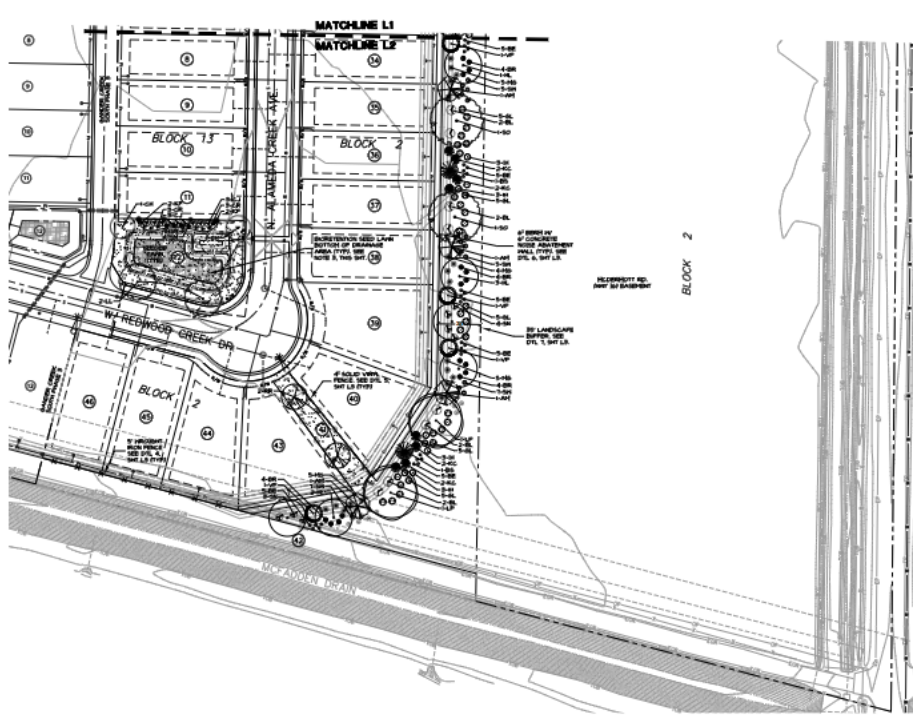
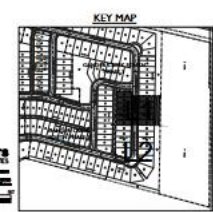
- LAWN
- LANDSCAPE
- 1' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 2' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 3' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 4' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 5' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 6' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 7' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 8' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 9' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 10' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 11' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 12' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 13' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 14' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 15' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH

**NOTES**

1. REFER TO SHEET L2 FOR PLANT SPECIES AND INSTALLATION SPECIFICATIONS.
2. REFER TO SHEET L3 FOR LANDSCAPE AND IRRIGATION SPECIFICATIONS.
3. SUBSTITUTION SPECIES SHALL BE OF EQUAL OR BETTER QUALITY AND BE SUBSTITUTION SPECIES AS LISTED IN THE LANDSCAPE SPECIFICATIONS SHEET L4 & L5.

**FINAL PLAT LANDSCAPE PLAN**  
**GANDER CREEK SOUTH SUBDIVISION NO. 4**  
**TRILOGY DEVELOPMENT**

DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 7/12/2024



**PLANT SCHEDULE**

**REFERENCE SHEET L1**

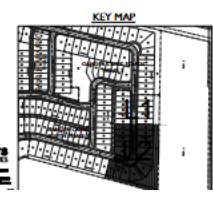
**SITE - COMMON NAME**

- EXCLUDED TREES
- BT HONEY BEE SPRUCE
- CC COLUMBIA CEDAR
- EC KALM PINE CEDAR
- UP UNDESIRABLE PINE
- SHRUB SPECIES CLASS II
- BL BLOSSOMING LINDEN PLANTINGS
- SW SWAMP OAK
- IMPERVIOUS SPECIES CLASS II
- TL TULARE RIVER CYPRESS
- UNDESIRABLE SPECIES CLASS II
- AM PLAIN ASH W/SHRUB
- GR GRAMMADONIA W/SHRUB
- RY RYDAL SANDGROUSE CRANEMOLE
- UNDESIRABLE SPECIES CLASS II
- BE BLACK EYE BEAN
- BL BLACK LAKE BLEDBERRY
- BR BRUSHY PINE
- CC COLUMBIA CEDAR
- EC KALM PINE CEDAR
- EP EUROPEAN SPRUCE
- LP LARGEBLEAFED LARIX
- UP UNDESIRABLE PINE
- WY WYOMING YEW
- SP SPILLED WINE VINE

- LAWN
- LANDSCAPE
- 1' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 2' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 3' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 4' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 5' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 6' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 7' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 8' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 9' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 10' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 11' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 12' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 13' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 14' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH
- 15' HIGH FENCE ADJACENT TO DRIVE SIDE AND FRONT PORCH

**NOTES**

1. REFER TO SHEET L2 FOR PLANT SPECIES AND INSTALLATION SPECIFICATIONS.
2. REFER TO SHEET L3 FOR LANDSCAPE AND IRRIGATION SPECIFICATIONS.
3. SUBSTITUTION SPECIES SHALL BE OF EQUAL OR BETTER QUALITY AND BE SUBSTITUTION SPECIES AS LISTED IN THE LANDSCAPE SPECIFICATIONS SHEET L4 & L5.



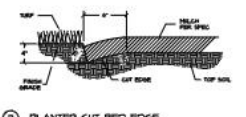




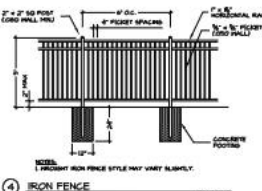
1 TREE PLANTING/STAKING



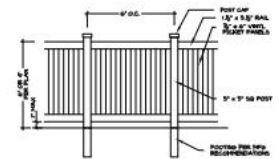
2 SHRUB PLANTING



3 PLANTER GUT BED EDGE



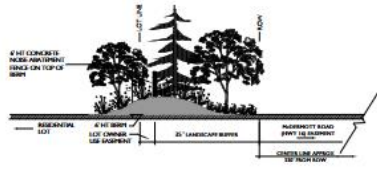
4 IRON FENCE



5 SOLID VINYL FENCE



6 CONCRETE NOISE ABATEMENT WALL



7 McDERMOTT RD (HWY 16) LANDSCAPE BUFFER

PLANT SCHEDULE

SYN	COMMON NAME	BOTANICAL NAME	SIZE
<b>LANDSCAPE TREES</b>			
01	POPLAR BIRD SPURCH	POPULUS BIRDSPURCH	4-6 FT. 1.5\"/>

SYN	COMMON NAME	BOTANICAL NAME	SIZE
02	BLACK EYED SOYAN	BISSOPHORA FLORIDA	1 GAL.
03	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
04	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
05	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
06	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
07	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
08	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
09	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
10	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
11	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
12	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
13	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
14	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
15	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
16	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
17	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
18	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
19	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
20	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
21	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
22	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
23	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
24	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
25	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
26	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
27	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
28	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
29	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
30	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
31	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
32	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
33	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
34	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
35	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
36	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
37	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
38	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
39	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
40	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
41	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
42	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
43	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
44	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
45	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
46	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
47	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
48	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
49	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.
50	SLYD RUD JUMPERS	BISSOPHORA FLORIDA	1 GAL.

NOTES

1. ALL PLANTED AREAS SHALL BE RECALLED BY IN ACCORDANCE WITH CITY OF MEMPHIS CODE. REFER TO MFL 4 - SPEC SECTION 10 TO 12 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTED AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO MFL 4 - SPEC SECTION 10 TO 12 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 6\"/>

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	WIDTH	REQUIRED	PROVIDED
McDERMOTT RD	40'	15' W / 8' S	16 TREES	16 TREES
TOTAL NUMBER OF TREES			16 TREES	16 TREES

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [H-2019-0013, H-20210057, Development Agreement Inst. #2019-060657, FP-2020-0019, FP-2019-0108, FP-2022-0026.
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the third phase final plat on October 15<sup>th</sup>, 2024 as set forth in UDC 11-6B-7 in order for the preliminary plat to remain valid; or, a time extension may be requested. *Gander Creek North and Gander Creek South preliminary plats are allowed to develop as one project in accord with the phasing plan for the overall development, per the DA.*
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 Bailey Engineering Inc., stamped on 08/20/2024 by Cody M. McCammon, shall be revised as follows:
  - a. Note #7: Include the recorded instrument number for the ACHD license agreement.
  - b. W. Redwood Creek Drive shall have an arrow showing the location on the plat.

Bailey Engineering, Inc.  
 THE ENGINEERING PLANNING BOARD  
 1001 COLLETT AVENUE  
 MEMPHIS, TN 38103  
 (901) 525-1234  
 (901) 525-1235  
 (901) 525-1236  
 (901) 525-1237  
 (901) 525-1238  
 (901) 525-1239  
 (901) 525-1240  
 (901) 525-1241  
 (901) 525-1242  
 (901) 525-1243  
 (901) 525-1244  
 (901) 525-1245  
 (901) 525-1246  
 (901) 525-1247  
 (901) 525-1248  
 (901) 525-1249  
 (901) 525-1250

FINAL PLAT LANDSCAPE PLAN  
 GANDER CREEK SOUTH SUBDIVISION NO. 4  
 TRILOGY DEVELOPMENT

SCALE: 1" = 10'-0"  
 DATE: 08/20/2024  
 DRAWN BY: JENSEN  
 CHECKED BY: JENSEN  
 APPROVED BY: JENSEN

JENSEN ENGINEERS & ARCHITECTS  
 1001 COLLETT AVENUE  
 MEMPHIS, TN 38103  
 (901) 525-1234

*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 08/05/24, is approved as shown in Exhibit C.
  - a. A detail shall be included that depicts the centerline (or estimated centerline) of the future SH-16 in relation to the top of the berm/wall verifying it's a minimum of 12-feet higher than the elevation at the centerline of the state highway as required by UDC 11-3H-4D.2. The Director may approve alternative compliance as set forth in UDC 11-5B-5 where the Applicant has a substitute noise abatement proposal in accord with ITD standards and prepared by a qualified sound engineer as set forth in UDC 11-3H-4D.4.
  - b. The 6-foot tall closed vision fence along the east boundary of the subdivision adjacent to N. McDermott Rd./future SH-16 shall be removed and either a use easement recorded across the back side of the berm along McDermott/SH-16 benefitting adjacent building lots with allowance for side yard fences to be constructed to the wall on top of the berm; or, an open vision, 4-foot tall closed vision, or 4-foot tall closed vision with 2 foot open vision fencing on top could be constructed for visibility of the common area between the fence and wall on top of the berm.
6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
7. All fencing shall comply with the standards of UDC 11-3A-7C.
8. The rear and/or sides of structures that face future SH-16 (Lots 29-40, 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.*
9. All development shall comply with the dimensional standards for the R-8 zoning district listed in UDC *Table 11-2A-6*.
10. All homes constructed shall be generally consistent with the conceptual elevations included with the development agreement (inst. # 2019-060657).
11. 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](mailto:Matthew.W.Peterson@usps.gov) for more information.
12. 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