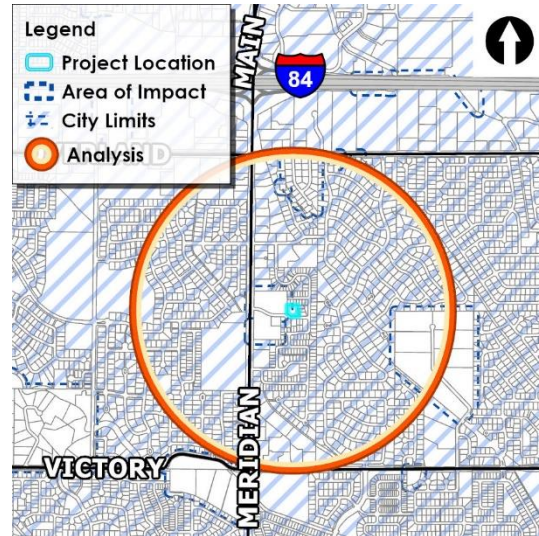


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 2/17/2026
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
208-884-5533
SUBJECT: Rosalyn Subdivision
MFP-2025-0003
LOCATION: Located at 200 E. Rosalyn Drive (Parcel #'s R7699020020 and R2114050060)



I. PROJECT DESCRIPTION

Modification to the final plat (H-2023-0056) approval to decrease the buildable lots from three (3) to two (2) across 0.733 acres of land in the R-8 zoning district for Rosalyn Subdivision.

II. APPLICANT INFORMATION

- A. Applicant:
Jeremy Rausch – 1684 E. Borzoi Court, Meridian, ID 83642
- B. Owner:
Same as applicant
- C. Representative:
Same as applicant

III. STAFF ANALYSIS

The preliminary plat (H-2023-0056) for Rosalyn subdivision was approved by City Council in 2023. At the time, the applicant was approved for three (3) buildable lots with a common drive accessing two of the lots. However, the applicant is now requesting to reduce the number of lots from three (3) to two (2) and eliminating the common drive as both lots will have direct access to Rosalyn Drive. The average lot size is now proposed to be 15,779 square feet which is consistent and larger than the surrounding developments.

In addition, the revised layout will allow for the existing home to remain in its current location without needing to be removed or relocated. The applicant currently has an accessory dwelling unit being built on the property with the existing home which complies with the dimensional standards for

the R-8 zoning district.

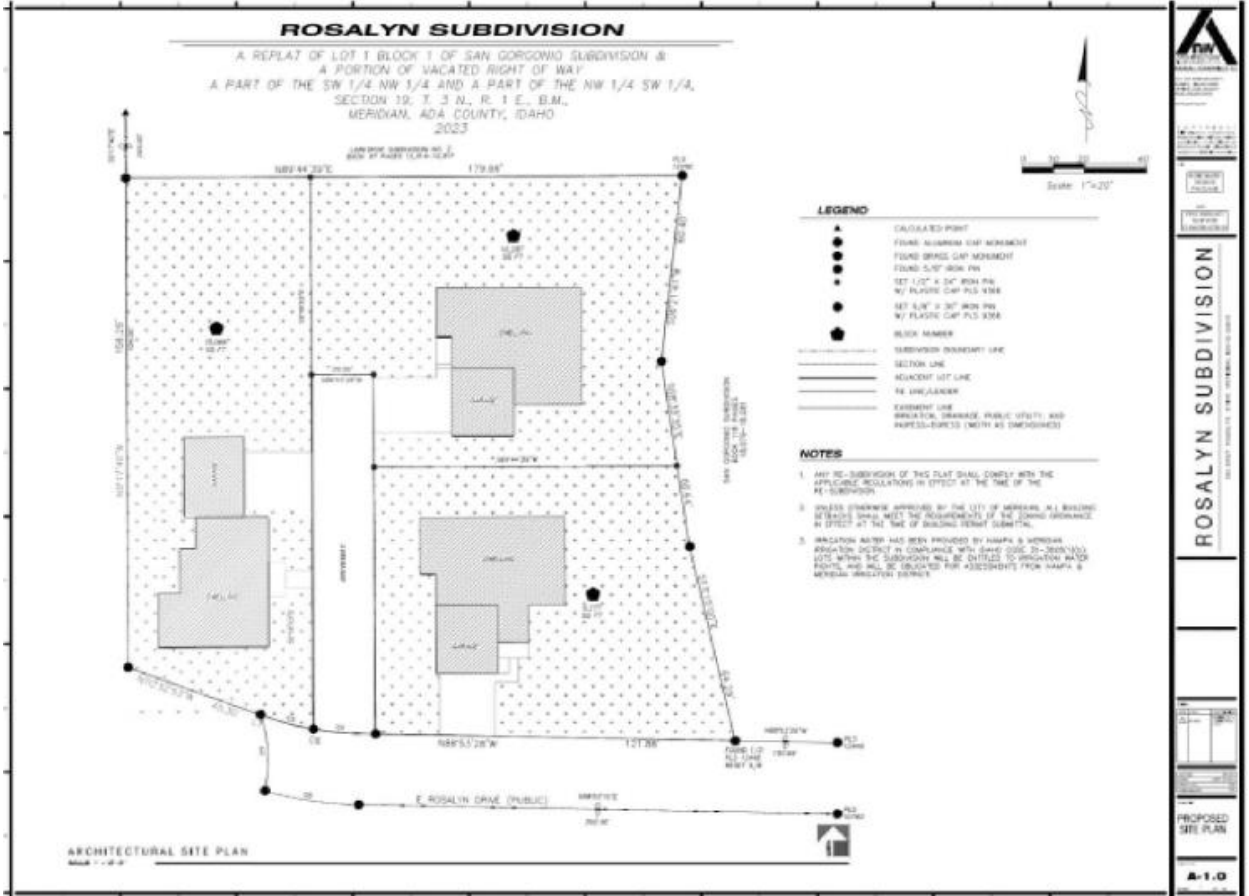
IV. DECISION

A. Staff:

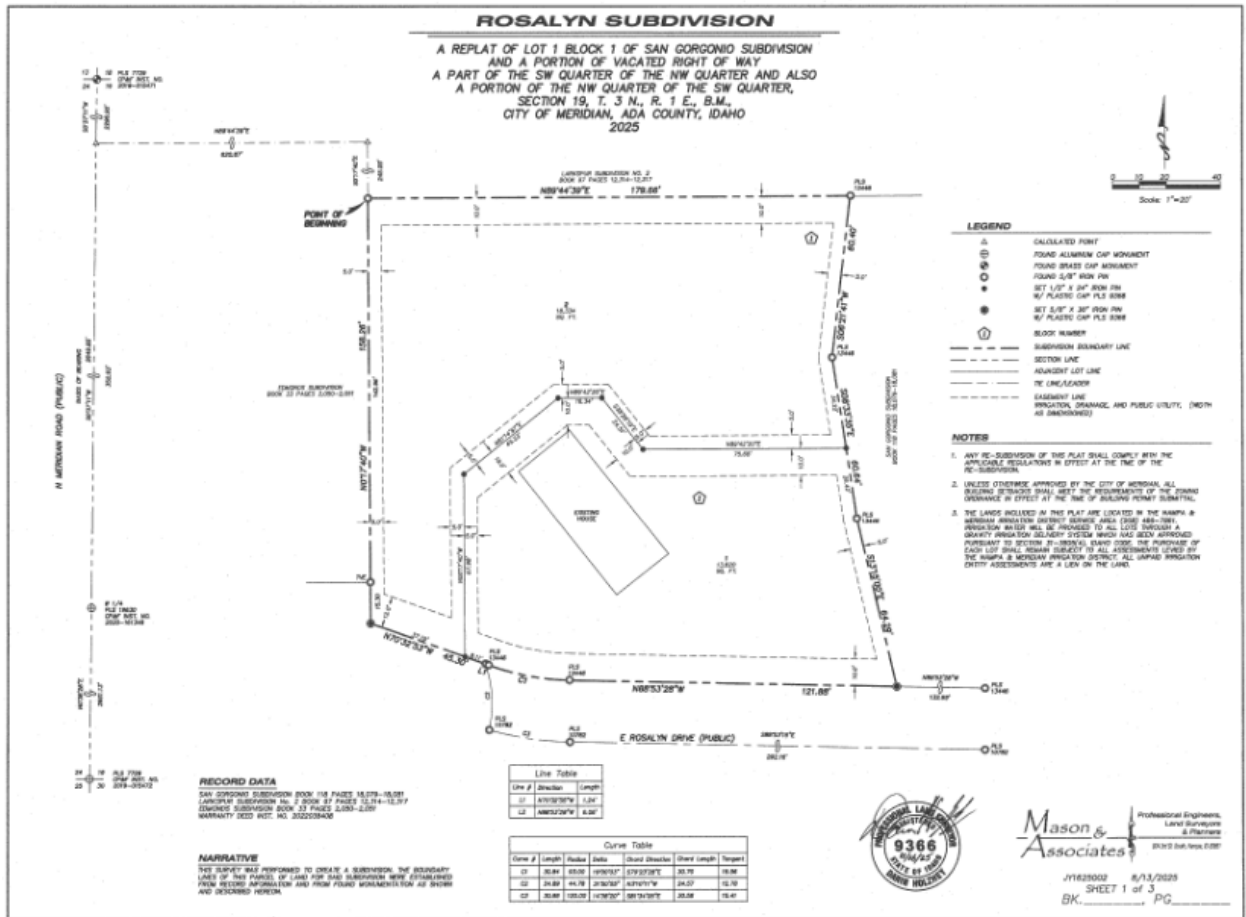
Staff recommends approval of the proposed final plat modification based on the analysis above in Section III.

V. EXHIBITS

A. Approved Final Plat (dated: 07/23/2024)



B. Proposed Final Plat (dated: 8/13/2025)



VI. CITY/AGENCY COMMENTS

1. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, and conceptual building elevations included in Section VIII and the provisions contained herein.
2. The final plat prepared and signed by Darin Holzhey with Mason and Associates on 10/06/2025 is approved as submitted; the revised construction drawings shall be submitted with the final plat application for the City Engineer's signature.
3. The applicant shall submit and gain approval of a design review application for the single family attached units on Lot 2, Block 1 prior to submittal of building permits on Lot 2, Block 1.
4. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.
5. Prior to the City Engineer's signature on the final plat, all existing structures that do not conform to the setbacks of the R-8 zoning district shall be removed.
6. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
7. All fencing is required to comply with the standards listed in UDC 11-3A-7. If fencing is proposed for the development, the applicant should include it on the site plan submitted with the building permit. Additionally, solid fencing adjacent to common driveways shall be prohibited, unless separated by a

minimum five (5) foot wide landscaped buffer planted with shrubs, lawn or other vegetative groundcover in accordance with UDC 11-6C-3D.5.

8. The Applicant shall comply with all ACHD conditions of approval.

9. The applicant and/or assigns shall have the continuing obligation to provide irrigation that meets the standards as set forth in UDC 11-3B-6 and to install and maintain all landscaping as set forth in UDC 11-3B-5, UDC 11-3B-13 and UDC 11-3B-14.

10. The preliminary/final plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11-6B-7.