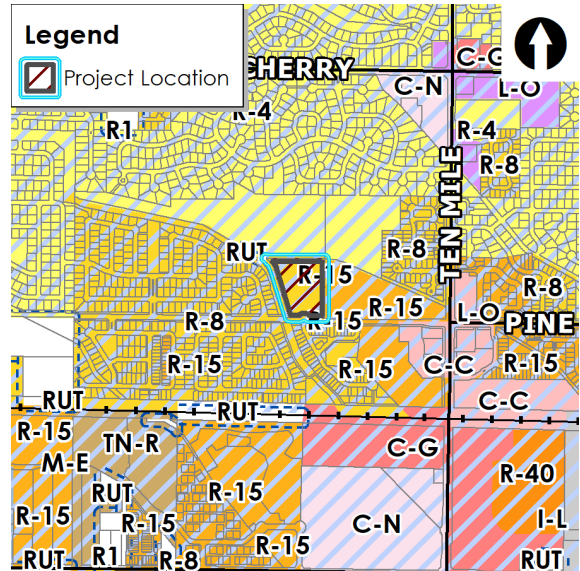


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 4/23/2024  
TO: Mayor & City Council  
FROM: Stacy Hersh, Associate Planner  
208-884-5533  
SUBJECT: Foxcroft No. 3 FP  
FP-2023-0032  
LOCATION: Phase 3 is located at 3720 W. Pine Avenue, in the SE 1/4 of the NE 1/4 of Section 10, Township 3N, Range 1W.



**I. PROJECT DESCRIPTION**

Final Plat consisting of 30 residential building lots and 12 common lots on approximately 8.072 acres of land in the R-8 zoning district, by Kent Brown Planning.

**II. APPLICANT INFORMATION**

A. Owner:

Corey Barton, Viper Investments – 1977 E. Overland Road, Meridian, ID 83642

B. Applicant Representative:

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

**III. STAFF ANALYSIS**

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2020-0113) and associated conditions of approval as required by UDC 11-6B-3C.2. There are two (2) more building lots depicted on the proposed final plat compared to the number indicated on the approved preliminary plat (32). However, the proposed final plat for Phase 2 depicted eight (8) fewer buildable lots compared to the number indicated on the approved preliminary plat.

Additionally, there was one (1) less lot in Phase 1 than originally planned. The submitted final plat depicts the required street buffers and pathways as required by the Development Agreement (Inst. # 2021-126693) and the same amount of common open space as previously approved.

Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

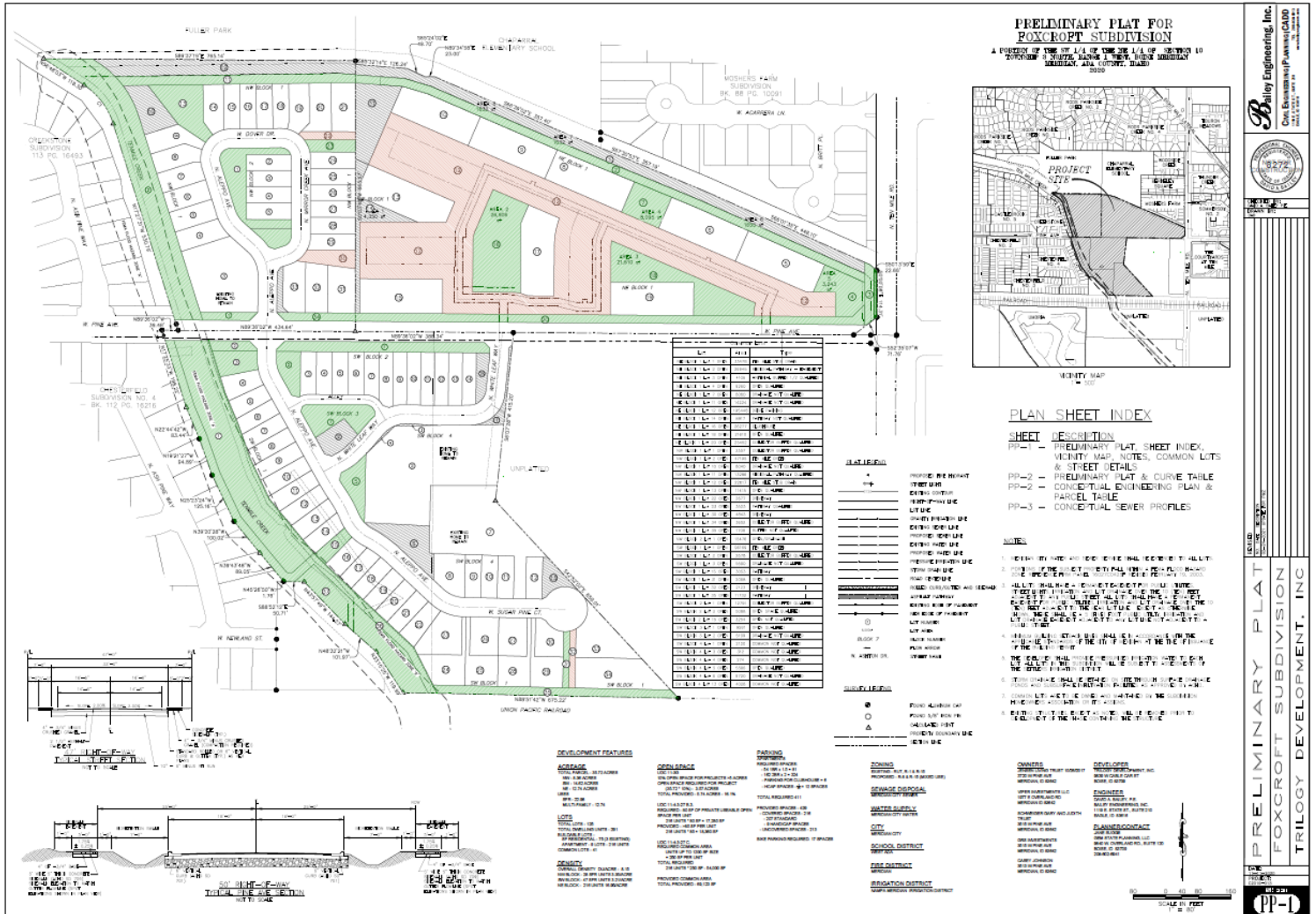
# IV. DECISION

## A. Staff:

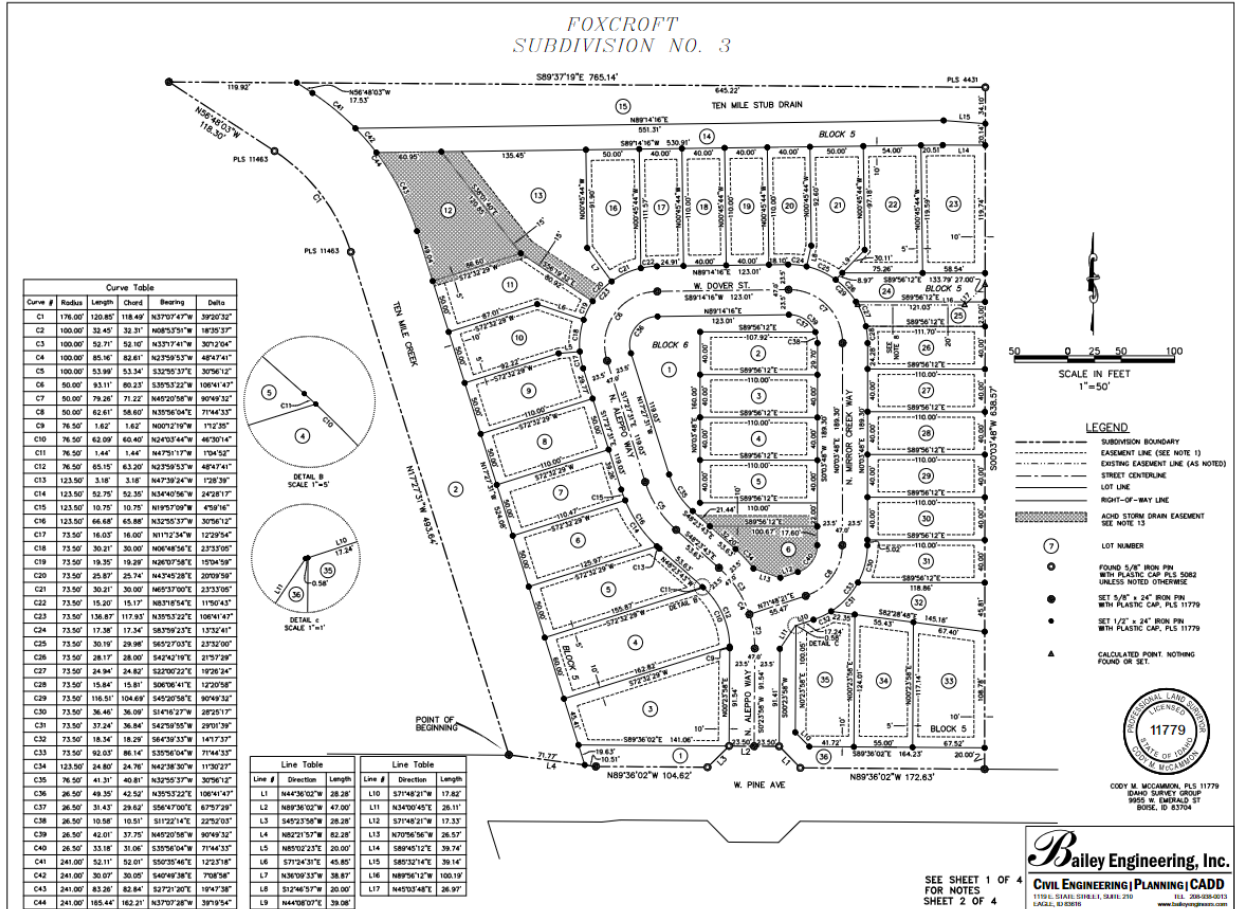
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

# V. EXHIBITS

## A. Preliminary Plat (dated: February 2021)

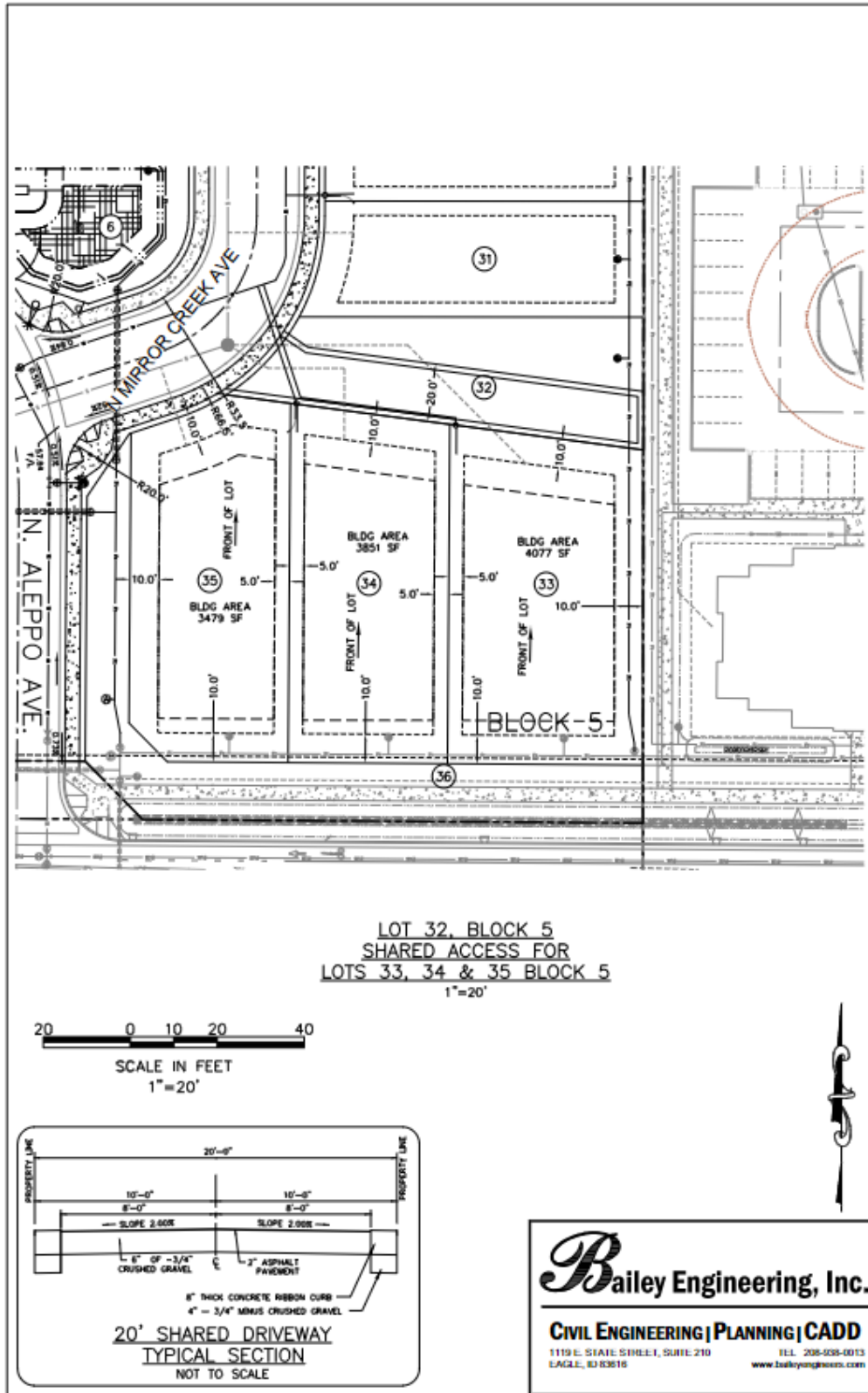


B. Final Plat

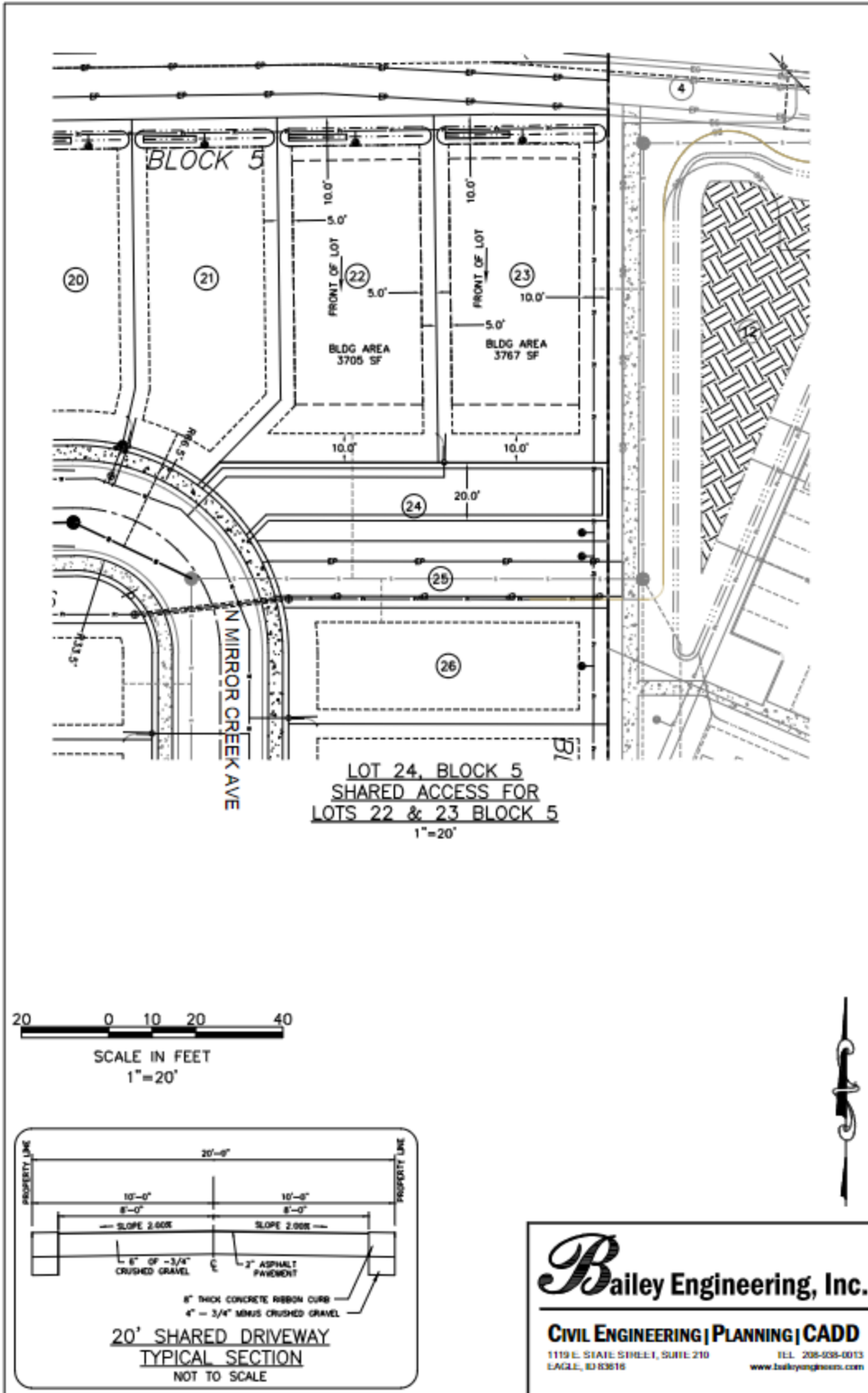




D. Common Driveway Exhibits



**Bailey Engineering, Inc.**  
**CIVIL ENGINEERING | PLANNING | CADD**  
 1119 E. STATE STREET, SUITE 210 TEL. 208-528-0013  
 EAGLE, ID 83616 www.baileyengineers.com



## VI. CITY/AGENCY COMMENTS & CONDITIONS

### A. Planning Division

#### Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2020-0113 (DA Inst. #2021-126693); A-2022-0088 (Foxcroft No. 1 Pathway ALT); FP-2021-0049; A-2022-0184 (CZC and DES); A-2022-0224 (Foxcroft No. 2 pathway ALT); ; FP-2023-0031; ESMT-2024-0043 (Pedestrian Pathway Easement).
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Engineer's signature on the previous phase final plat (i.e. by February 13, 2026); or apply for a time extension, in accordance with UDC 11-6B-7.
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, by Cody M. McCammon, is approved with the following conditions to be completed at the time of Final Plat Signature:
  - a. Plat Note #11, add a reference regarding the maintenance of the common drives.
  - b. Plat Note #12, include recorded instrument number.
  - c. Plat Notes #14, include recorded instrument number.
  - d. Add Note #15, include the recorded instrument number of the existing City of Meridian Development Agreement.
  - e. Add Note #16, include the recorded pathway easement number (ESMT-2024-0043) on the plat.
5. The submitted landscape plans, as shown in Section V.C, prepared by Bailey Engineering, with a revision date of 2/12/2024, is approved as submitted shall be revised prior to submittal of the final plat for City Engineer signature, as follows:
  - a. Stormwater swales incorporated into required areas shall be vegetated with grass or other appropriate plant materials. Such swales shall also be signed to accommodate the required number of trees as per Section 11-3B-7 if located in a street buffer or other required landscape area in accordance with UDC 11-3B-11.
  - b. The Ten Mile Drain shall be protected during construction of the subdivision in accordance with UDC 11-3A-6.
  - c. Provide a detail of the covered shelter on the landscape plans submitted with the final plat for signature.
6. 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.

### B. PUBLIC WORKS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=341644&dbid=0&repo=MeridianCity>

**C. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343053&dbid=0&repo=MeridianCity>

**D. IDAHO TRANSPORTATION DEPARTMENT (ITD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=341787&dbid=0&repo=MeridianCity>