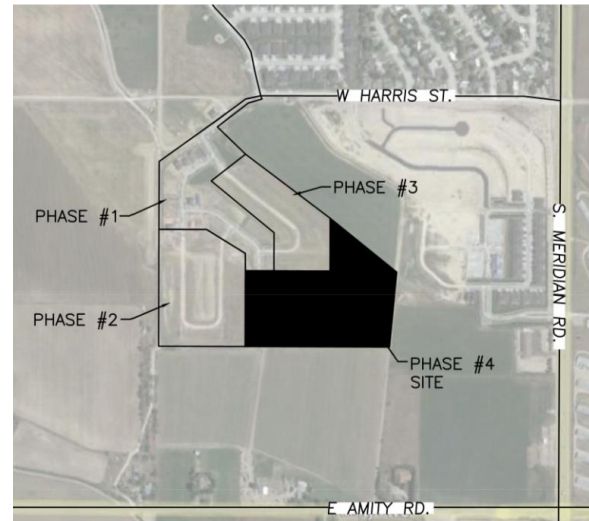


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 9/5/2023
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: FP-2023-0012
Graycliff Estates No. 4
LOCATION: Generally located south of W. Harris St.
and west of S. Meridian Rd., in the SE
1/4 of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final Plat consisting of 42 building lots and five (5) common lots on 6.87 acres of land in the R-8 zoning district for the fourth phase of Graycliff Estates Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Sabrina Durtschi, KB Home – 1414 Bannock, Boise, ID 83702

B. Owner:

Thomas Coleman, KB Home – 1414 Bannock, Boise, ID 83702

C. Representative:

Same as Applicant

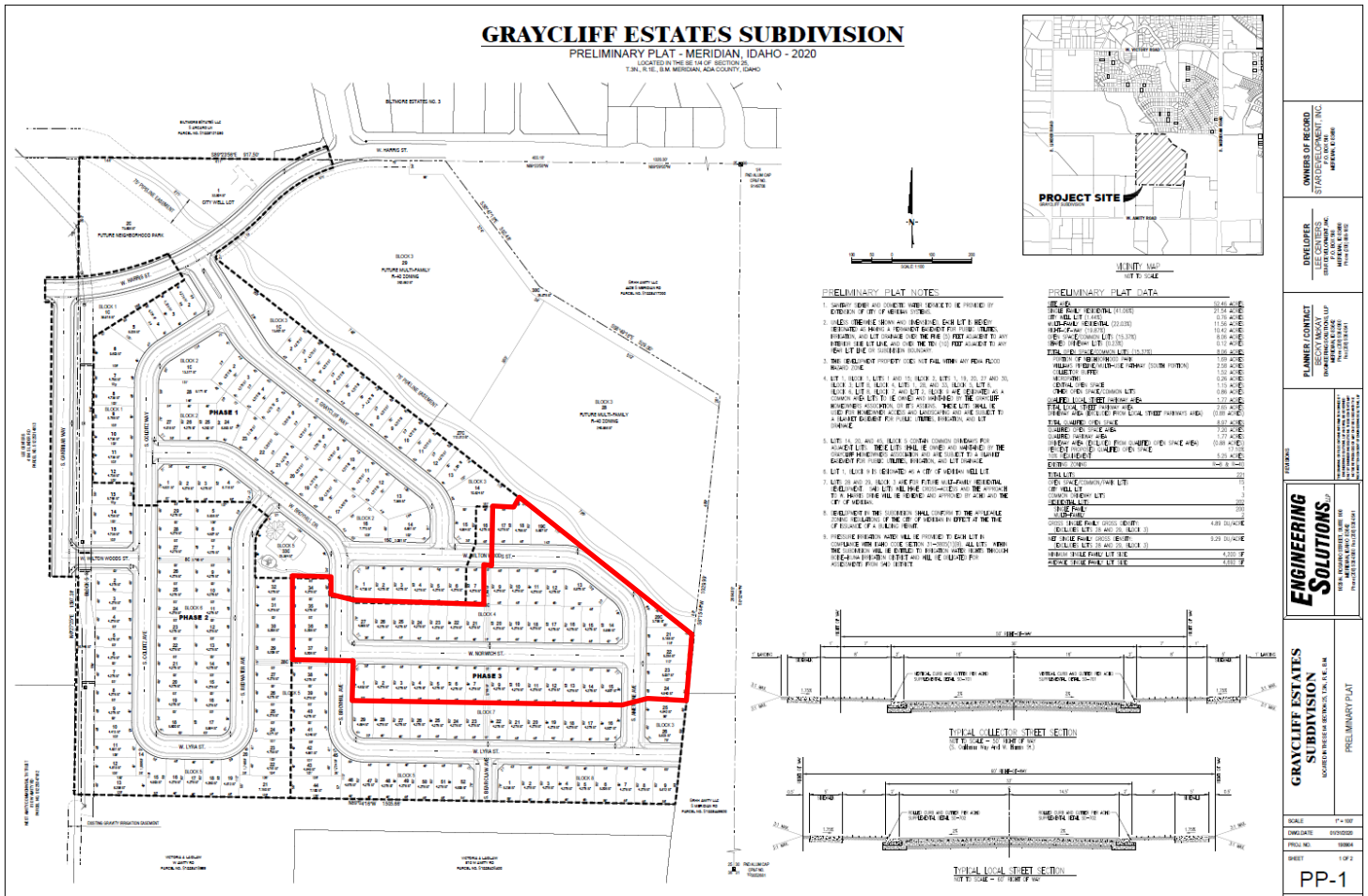
III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2019-0129](#)) in accord with the requirements listed in UDC 11-6B-3C.2.

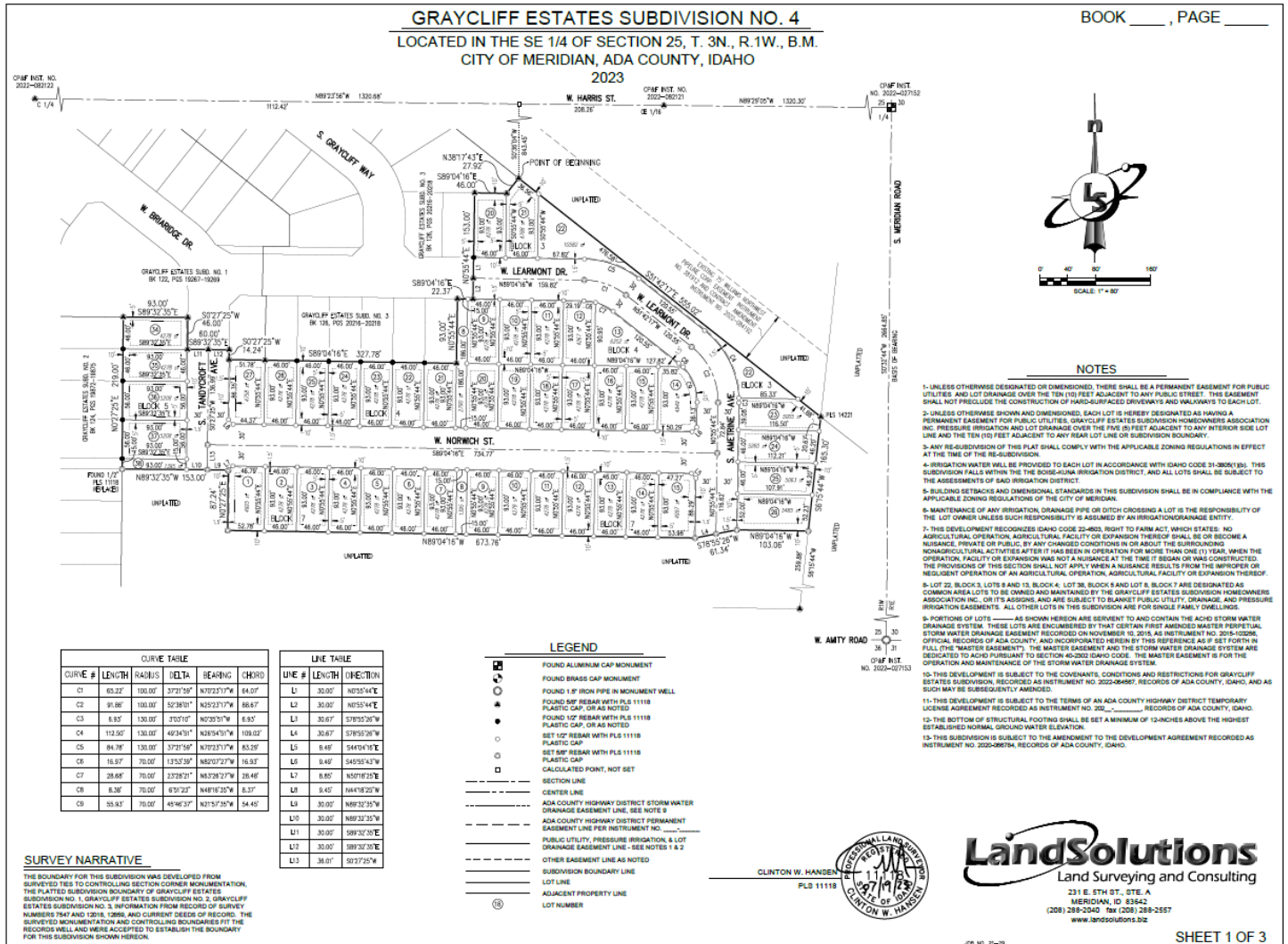
In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. There is no change to the number of buildable lots and the amount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

V. EXHIBITS

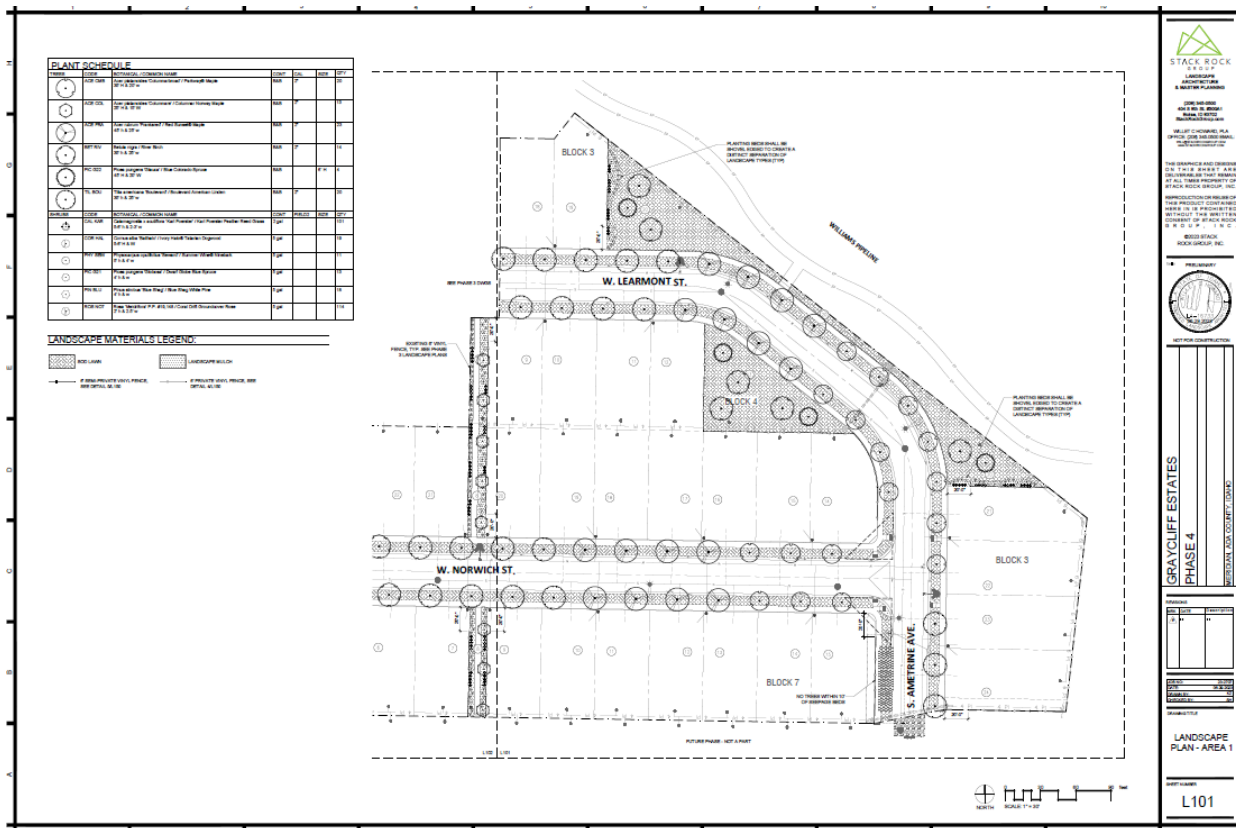
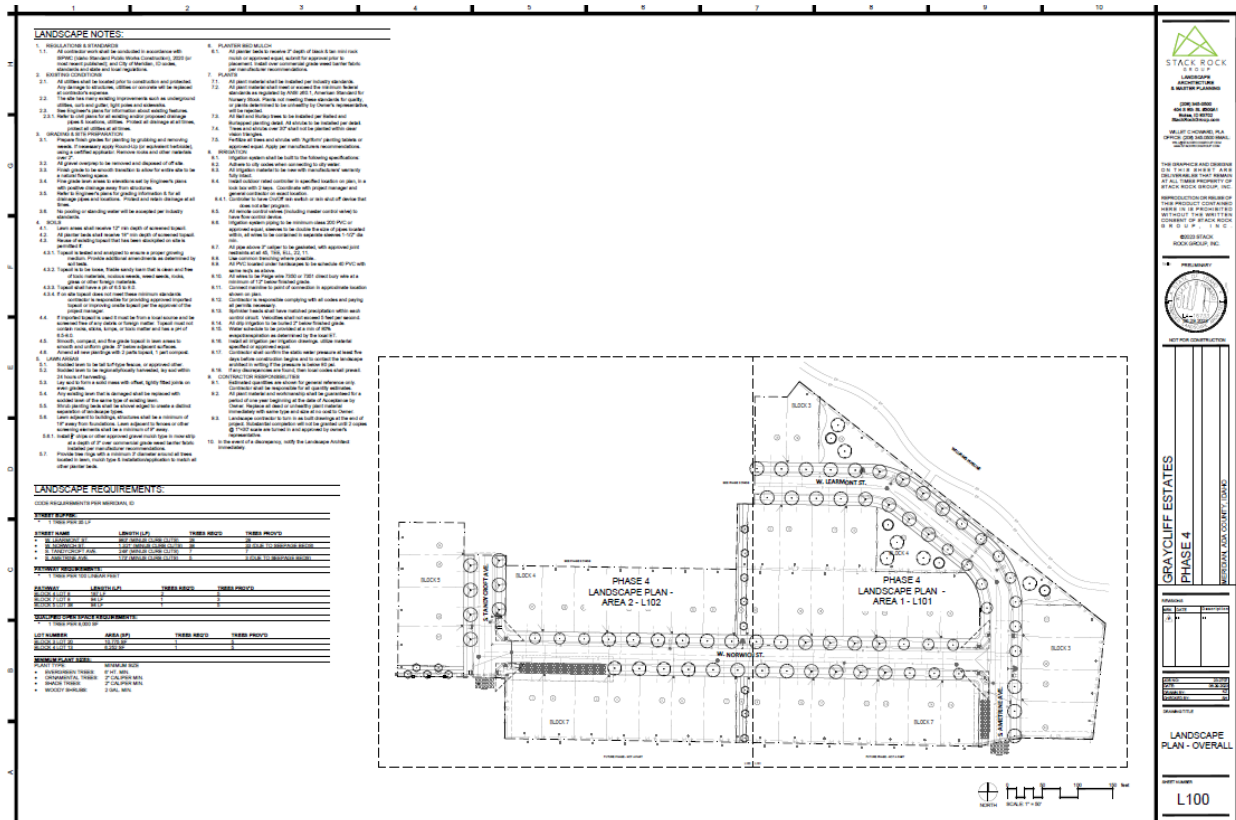
A. Preliminary Plat (dated: 1/31/2020)

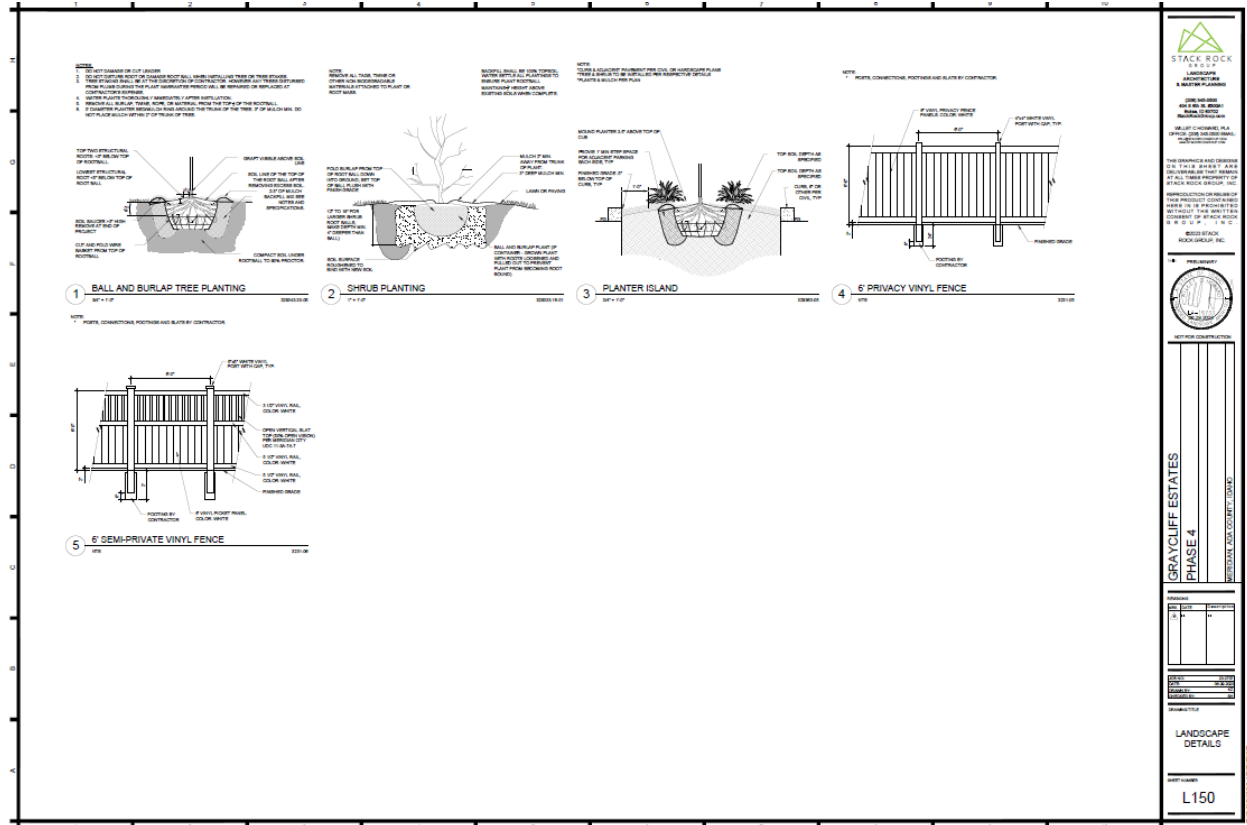
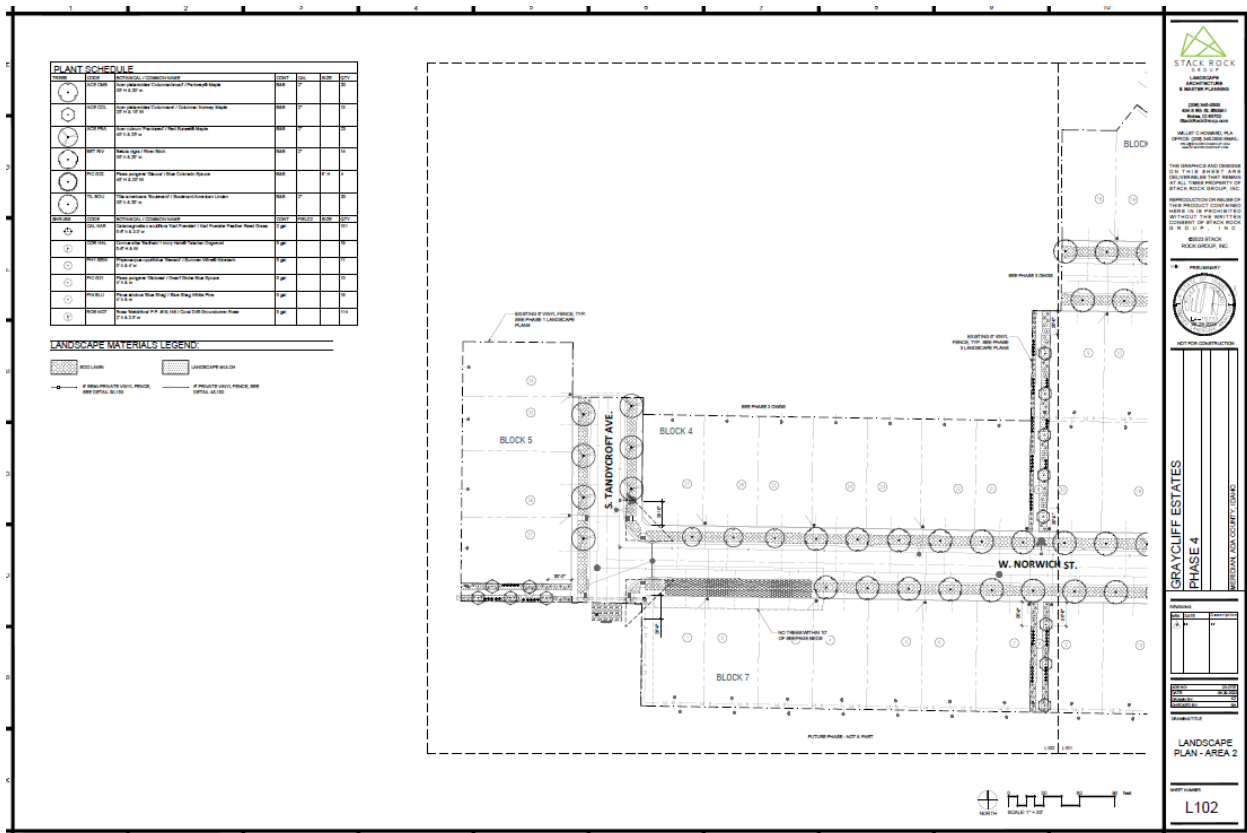


B. Final Plat (dated: 7/19/23)



C. Landscape Plan (dated: 06/29/2023)





VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #[2015-112095](#), 1st Addendum Inst. #[2019-086664](#), and 2nd Addendum Inst. #[2020-066784](#)) and preliminary plat ([H-2019-0129](#)) applications approved for this site.
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 November 3, 2024); or apply for a time extension, in accord 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 prepared by Land Solutions, stamped by Clinton W. Hansen, dated: 7/19/2022, included in Section V.B shall be revised as follows:
 - a. Note #9: Include lot numbers subject to the ACHD stormwater drainage system.
 - b. Note #11: Include the recorded instrument number for the ACHD temporary license agreement.
 - c. Note #13: Also include the recorded instrument numbers of the previous development agreements (i.e. 2015-112095 and 2019-086664).
 - d. Legend: Include the recorded instrument number of the ACHD permanent easement line.

A copy of the revised plat shall be submitted with the final plat for City Engineer signature.
5. The landscape plan prepared by Kimley Horn, dated 06/29/2023, included in Section V.C, shall be approved as submitted.
6. Future development shall be consistent with the minimum dimensional standards listed in [UDC Table 11-2A-6](#) for the R-8 zoning district.
7. Future homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #[2020-066784](#)).
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, Sue Prescott, at 208-887-1620 or Susan.L.Prescott@usps.gov for more information.
9. All fencing shall comply with the standards of UDC 11-3A-7C.
10. 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/Browse.aspx?id=304325&dbid=0&repo=MeridianCity>

C. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=304416&dbid=0&repo=MeridianCity>

D. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=304632&dbid=0&repo=MeridianCity>