

BEFORE THE MERIDIAN CITY COUNCIL

**HEARING DATE: 8/27/2024
ORDER APPROVAL DATE: 9/10/2024**

**IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 52 BUILDING)
LOTS AND 6 COMMON LOTS ON)
13.94 ACRES OF LAND IN THE R-8)
ZONING DISTRICT FOR)
PEBBLEBROOK SUBDIVISION.)
)
**BY: ERICKSON CIVIL)
APPLICANT)**
_____)
)
)
)**

**CASE NO. FP-2024-0014
ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on August 27, 2024 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT SHOWING PEBBLEBROOK SUBDIVISION, LOCATED IN THE NE 1/4 OF SECTION 25, TOWNSHIP T.4N., RANGE R.1W., BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2024, HANDWRITTEN DATE: 6/27/2024, by Clint Hansen, PLS, SHEET 1 OF 3,” is

conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated August 27, 2024, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
 - 2.1 The plat dimensions are approved by the City Engineer; and
 - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an

interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code § 67-52.

By action of the City Council at its regular meeting held on the _____ day of _____, 2024.

By:

Robert E. Simison
Mayor, City of Meridian

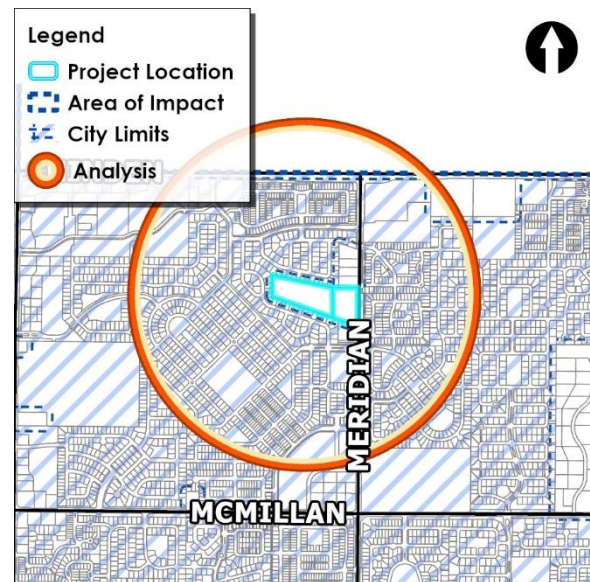
Attest:

Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By: _____ Dated: _____

HEARING DATE: 08/27/2024
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
208-884-5533
SUBJECT: Pebblebrook Subdivision
FP-2024-0014
LOCATION: The site is located at 5725 N. Meridian Road, in the NE ¼ of Section 25, T.4N., R.1W. (Parcels #S0425142030 & S0425141990)



I. PROJECT DESCRIPTION

Final Plat consisting of 52 single-family detached and six (6) common lots on approximately 13.94 acres of land in the R-8 zoning district by Hayden Homes, LLC.

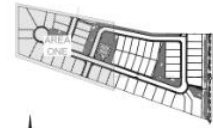
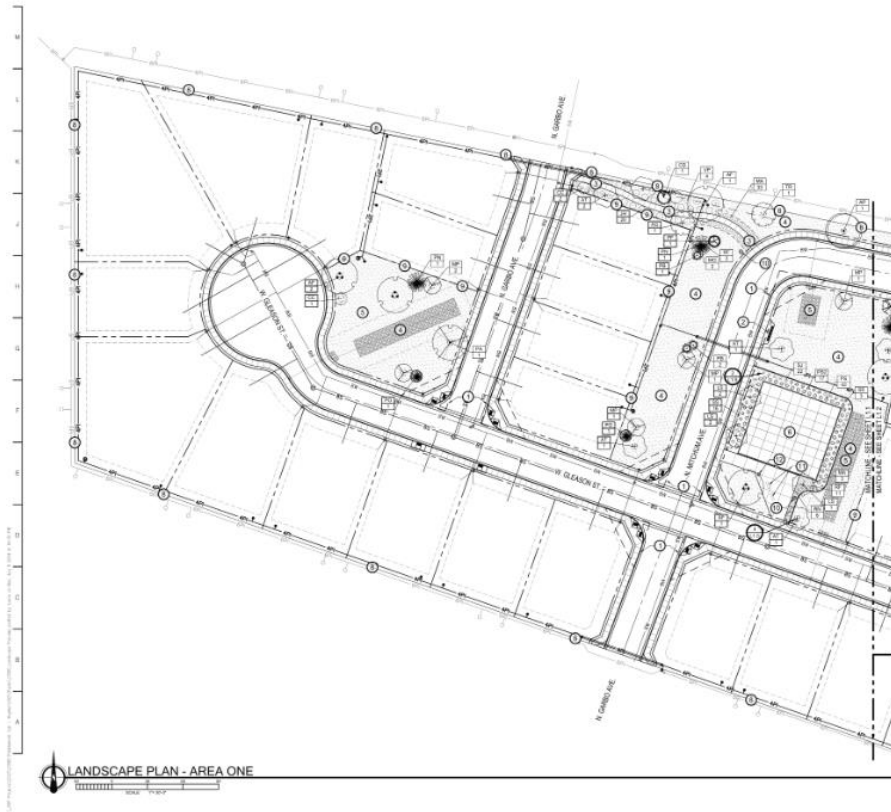
II. APPLICANT INFORMATION

- A. Applicant
Ross Erickson, Erickson Civil Inc. – 6213 N. Cloverdale Road, Boise, ID 83713
- B. Owner:
Te Amo Despacio, LLC – 1020 N. Hickory Avenue, Meridian, ID 83642
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2024-0005) 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



KEY MAP

LANDSCAPE LEGEND

- 10' BUFFER ADJACENT TO PROPERTY LINE - CITY
- 10' BUFFER ADJACENT TO PROPERTY LINE - COUNTY
- 10' BUFFER ADJACENT TO PROPERTY LINE - STATE
- 10' BUFFER ADJACENT TO PROPERTY LINE - FEDERAL

CALLOUT NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
2. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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10. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

| NO. | REVISIONS | DATE |
|-----|-----------|------|
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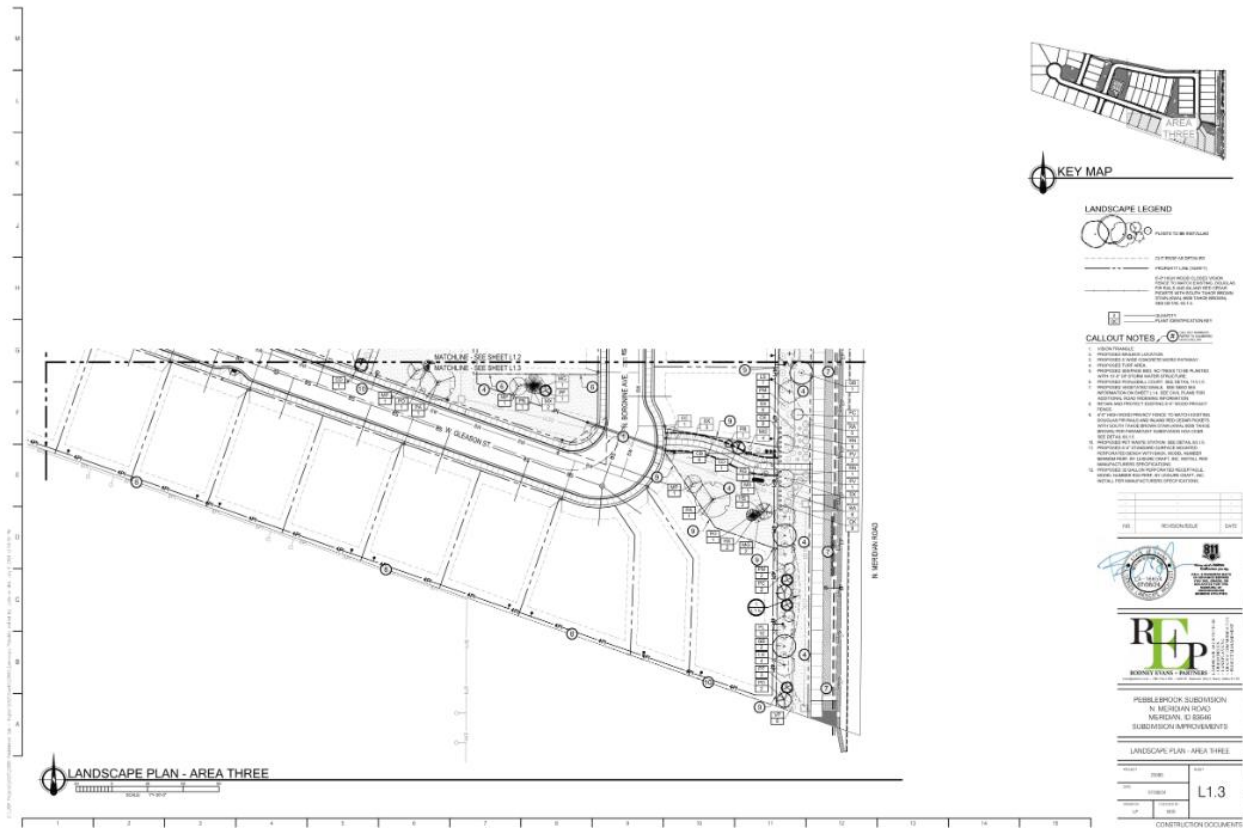
REP
 ROBERT E. PETERSON
 LANDSCAPE ARCHITECT
 1000 N. GLEASON ST.
 MICHIGAN, MI 48106
 (313) 555-1234
 www.rep-ls.com

PEBBLEBROOK SUBDIVISION
 N. GLEASON ROAD
 MICHIGAN, MI 48106
 SUBDIVISION IMPROVEMENTS

LANDSCAPE PLAN - AREA ONE

| | |
|---------|--|
| DATE | |
| SCALE | |
| PROJECT | |
| DATE | |
| SCALE | |

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VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation (H-2024-0005 AZ, PP, Development Agreement - Inst. #2024-044664) 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 June 4th, 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 Land Solutions, dated: 06/27/2024, included in Section V.B shall be revised as follows:
 - a. Note #4: Include the recorded instrument number for the ACHD license agreement.
A copy of the revised plat shall be submitted with the final plat for City Engineer signature.
5. The landscape plan prepared by Rodney Evans and Partners, dated 07/08/2024, included in Section V.C, shall be revised as follows:

- a. Provide a fencing exhibit to show the different types of fencing abutting pathways and common open space lots.
6. 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.
7. Homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #2024-044664).
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 N. Meridian Road (Lots 12-20, 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. 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.