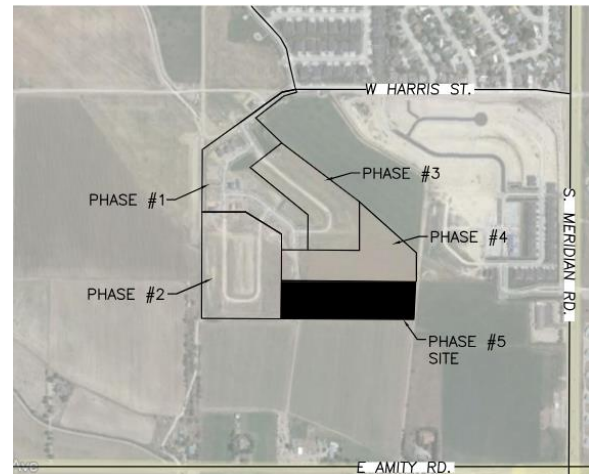


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 2/6/2024
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: Graycliff Estates No. 5
[FP-2023-0029](#)
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 39 building lots and two (2) common lots on 5.86 acres of land in the R-8 zoning district for the fifth 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

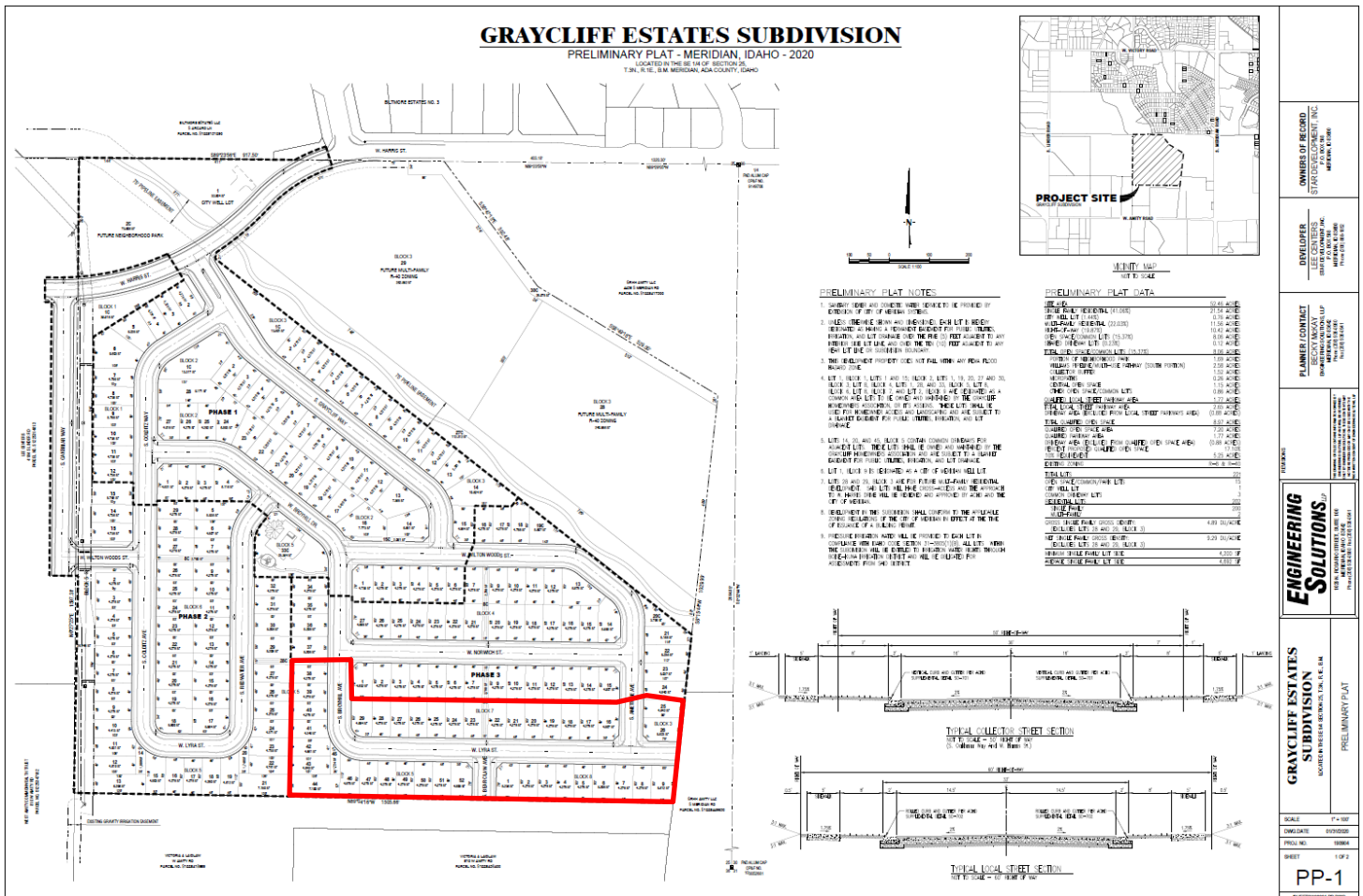
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2019-0129](#)) in accord with the requirements listed in UDC 11-6B-3C.2.

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 is the same, therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

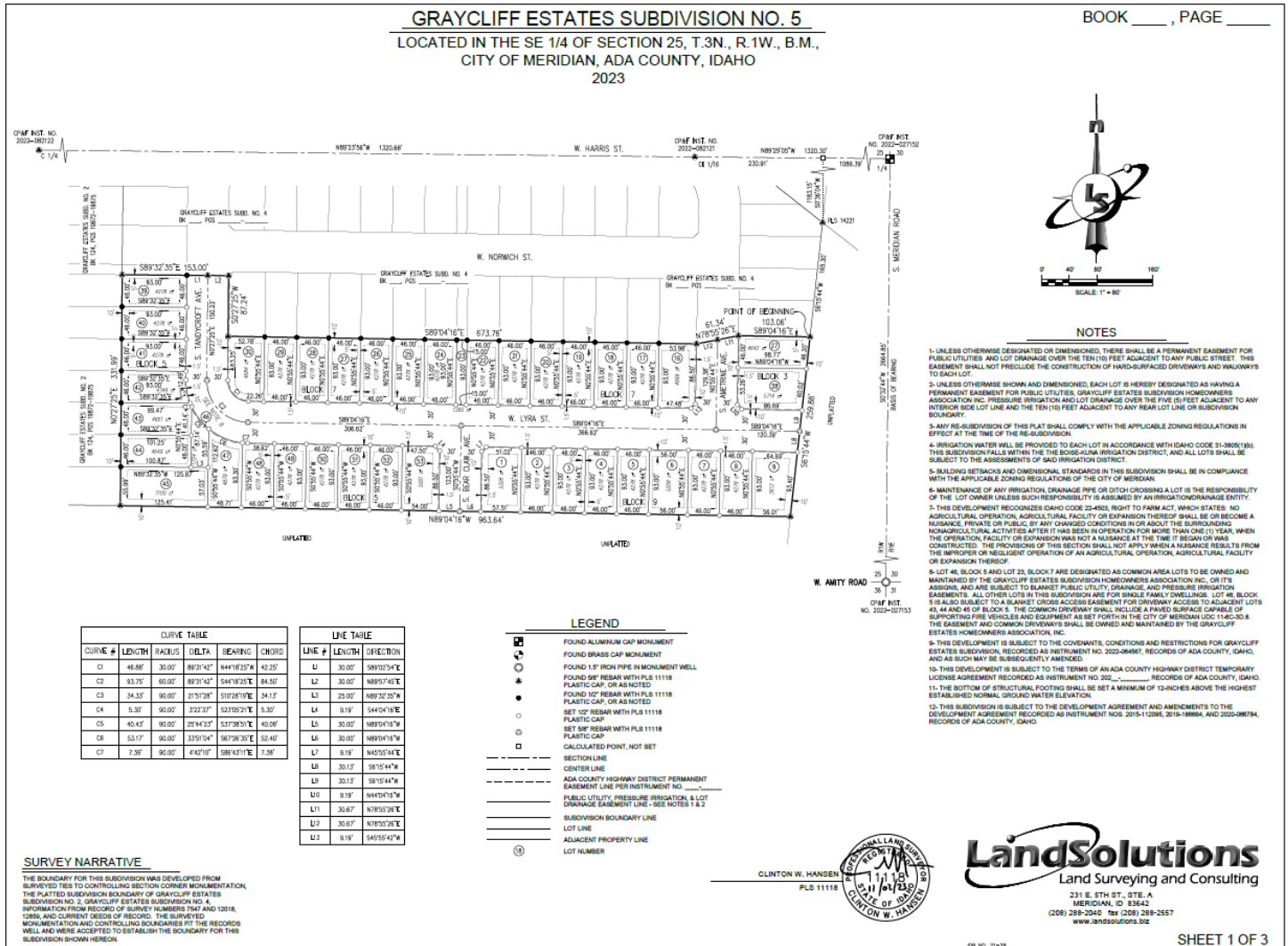
IV. DECISION

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

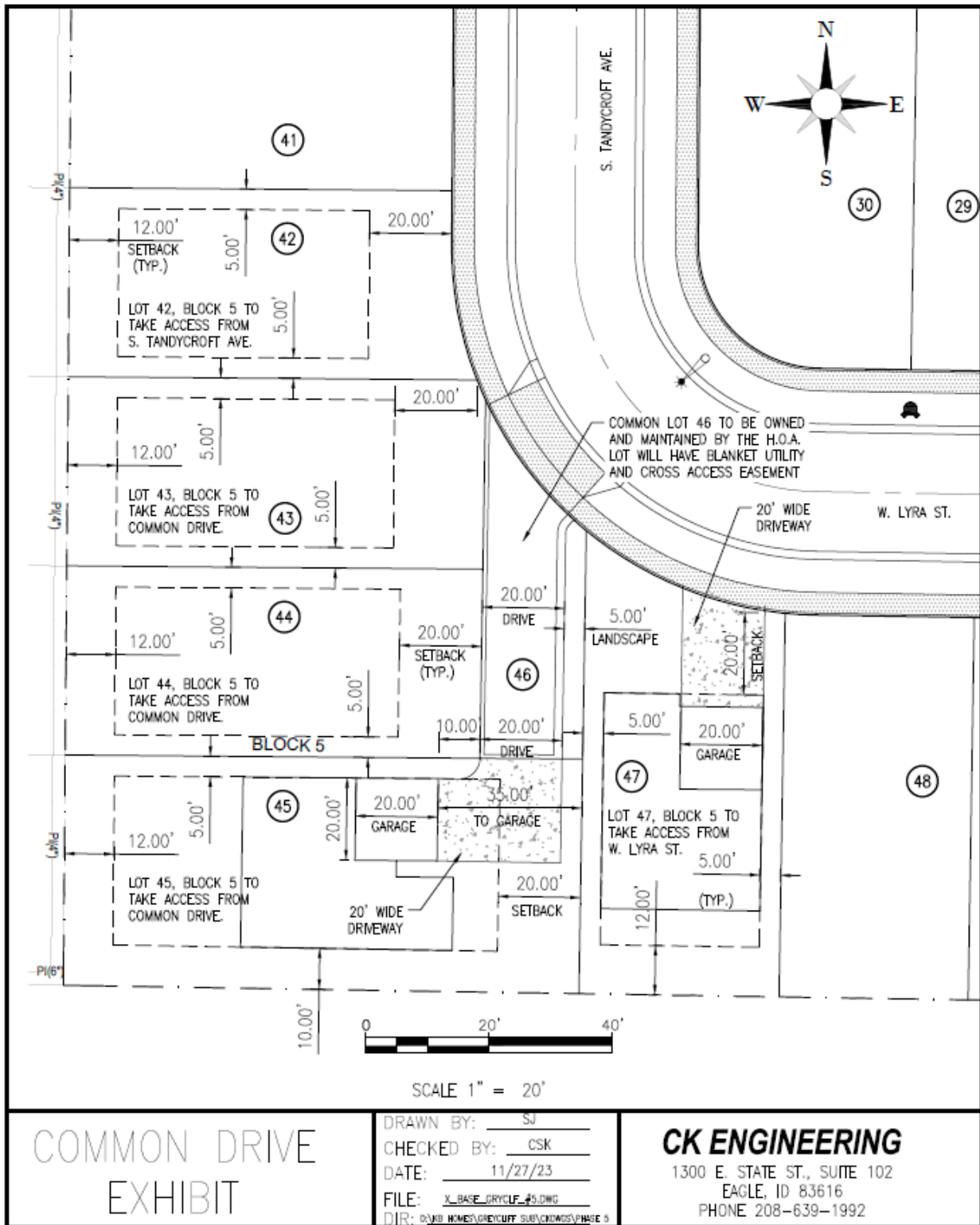
A. Preliminary Plat (dated: 1/31/2020)



B. Final Plat (dated: 11/2/23)



C. Common Driveway Exhibit



[illegible]



STACK ROCK
LANDSCAPE ARCHITECTURE
P.C.

DESIGNED BY
ARCHITECT
DATE: 05/20/18
MULTI-COMPOUND, P.A.
CONTRACT NO. 18-001
PROJECT NO. 18-001

THE GRANTING AND DESIGN
OF THIS PROJECT IS THE PROPERTY
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THIS PROJECT OR ANY PART
HEREIN IS PROHIBITED
WITHOUT THE WRITTEN
CONSENT OF STACK ROCK
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8000 STACK
ROAD GROUP, INC.



GREYCLIFF SUBDIVISION
PHASE 5

LANDSCAPE
PLAN - AREA 3

DATE: 05/20/18

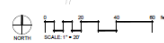
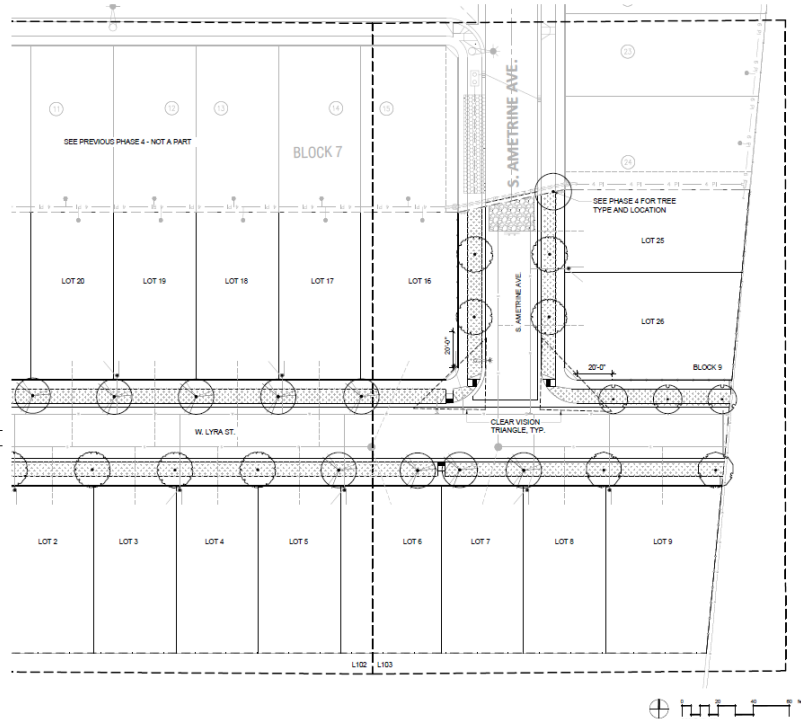
SCALE: 1" = 20'

103

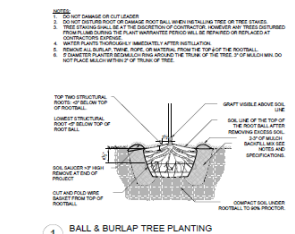
PLANT SCHEDULE	QUANTITY	UNIT	NOTES
1. 4" x 6" x 12" Cedar Post	100	EA	SEE PREVIOUS PHASE 4 - NOT A PART
2. 4" x 6" x 12" Cedar Post	100	EA	SEE PREVIOUS PHASE 4 - NOT A PART
3. 4" x 6" x 12" Cedar Post	100	EA	SEE PREVIOUS PHASE 4 - NOT A PART
4. 4" x 6" x 12" Cedar Post	100	EA	SEE PREVIOUS PHASE 4 - NOT A PART
5. 4" x 6" x 12" Cedar Post	100	EA	SEE PREVIOUS PHASE 4 - NOT A PART
6. 4" x 6" x 12" Cedar Post	100	EA	SEE PREVIOUS PHASE 4 - NOT A PART
7. 4" x 6" x 12" Cedar Post	100	EA	SEE PREVIOUS PHASE 4 - NOT A PART
8. 4" x 6" x 12" Cedar Post	100	EA	SEE PREVIOUS PHASE 4 - NOT A PART
9. 4" x 6" x 12" Cedar Post	100	EA	SEE PREVIOUS PHASE 4 - NOT A PART
10. 4" x 6" x 12" Cedar Post	100	EA	SEE PREVIOUS PHASE 4 - NOT A PART

LANDSCAPE MATERIALS LEGEND

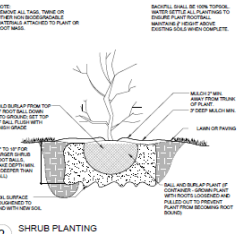
- 1. 4" x 6" x 12" Cedar Post
- 2. 4" x 6" x 12" Cedar Post
- 3. 4" x 6" x 12" Cedar Post
- 4. 4" x 6" x 12" Cedar Post
- 5. 4" x 6" x 12" Cedar Post
- 6. 4" x 6" x 12" Cedar Post
- 7. 4" x 6" x 12" Cedar Post
- 8. 4" x 6" x 12" Cedar Post
- 9. 4" x 6" x 12" Cedar Post
- 10. 4" x 6" x 12" Cedar Post



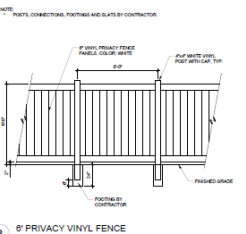
103



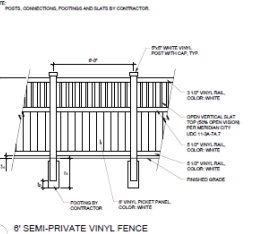
1. BALL & BURLAP TREE PLANTING



2. SHRUB PLANTING



3. 8' PRIVACY VINYL FENCE



4. 8' SEMI-PRIVATE VINYL FENCE



STACK ROCK
LANDSCAPE ARCHITECTURE
P.C.

DESIGNED BY
ARCHITECT
DATE: 05/20/18
MULTI-COMPOUND, P.A.
CONTRACT NO. 18-001
PROJECT NO. 18-001

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GREYCLIFF SUBDIVISION
PHASE 5

LANDSCAPE
DETAILS

DATE: 05/20/18

SCALE: 1" = 20'

150

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

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; 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: 11/2/2023, included in Section V.B shall be revised as follows:
 - a. Note #10: Include the recorded instrument number for the ACHD temporary license agreement.
 - b. 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 Stack Rock Group, dated 10/31/2023, included in Section V.D, shall be revised as follows:
 - a. Depict a 5-foot wide landscape strip planted with shrubs, lawn or other vegetative groundcover along the east side of the common driveway on Lot 46, Block 5 in accord with UDC [11-6C-3D.5](#).
 - b. Include calculations for street trees planted within parkways (total linear feet of parkways and required vs. provided number of trees – 1 tree is required per 35 linear feet of parkway minus 26' for each driveway) as set forth in UDC [11-3G-3B.4](#).*A copy of the revised plan shall be submitted with the final plat for City Engineer signature.*
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. Homes on Lots 43-45, Block 5, shall comply with the setbacks depicted on the common driveway exhibit in Section VII.C.
8. 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.
9. Comply with the standards for common driveways listed in UDC [11-6C-3D](#).
10. Future homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #[2020-066784](#)).
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 for more information.
12. All fencing shall comply with the standards of UDC 11-3A-7C.
13. 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=329923&dbid=0&repo=MeridianCity>

C. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330211&dbid=0&repo=MeridianCity>