

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: 1/16/2024
ORDER APPROVAL DATE: 2/6/2024

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 14 BUILDING)
LOTS AND TWO (2) COMMON)
LOTS ON 4.84 ACRES OF LAND IN)
THE R-4 ZONING DISTRICT FOR)
MATADOR ESTATES.)
BY: QUANTUM LTD, INC.)
APPLICANT)

)
)
)

CASE NO. FP-2023-0024
ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on January 16, 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 MATADOR ESTATES SUBDIVISION, A RE-PLAT OF A PORTION OF LOT 5, BLOCK 1 OF THE CRESTWOOD SUBDIVISION LOCATED IN THE NE ¼ OF SECTION 31, T.4N., R.1E., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2024, HANDWRITTEN

DATE: 1/8/2024, by AKEMI WELLS, 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 1/16/2024, 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 _____, 2023.

By:

Robert 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:_____

EXHIBIT A

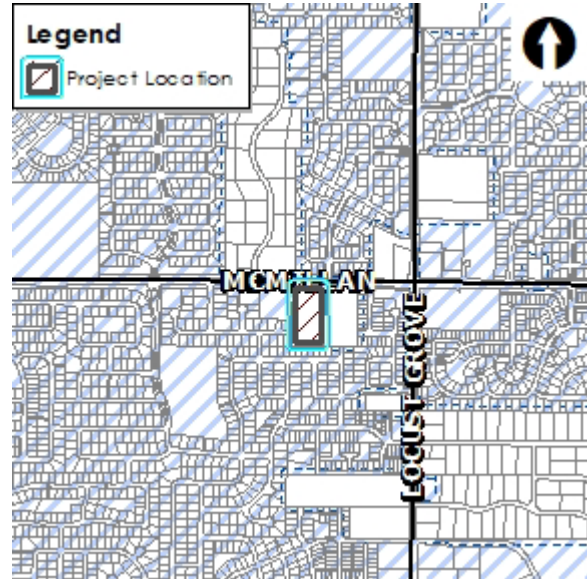
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 1/16/2024
TO: City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: [FP-2023-0024](#)
Matador Estates

PROPERTY LOCATION:
1235 E. McMillan Rd., in the NE 1/4 of
Section 31, T.4N., R.1E. (Parcel
#R1608650122)



I. PROJECT DESCRIPTION

Final plat consisting of 14 building lots and two (2) common lots on 4.84 acres of land in the R-4 zoning district.

II. APPLICANT INFORMATION

A. Applicant

Marty Camberlango, Quantum LTD, Inc. – 1110 N. Five Mile Rd., Boise, ID 83713

B. Owner:

Same as Applicant

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat ([H-2022-0079](#)) as required by UDC 11-6B-3C.2. The proposed final plat depicts the same amount of building lots and slightly more common open space (as required) than the approved preliminary plat. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required by UDC 11-6B-3C.

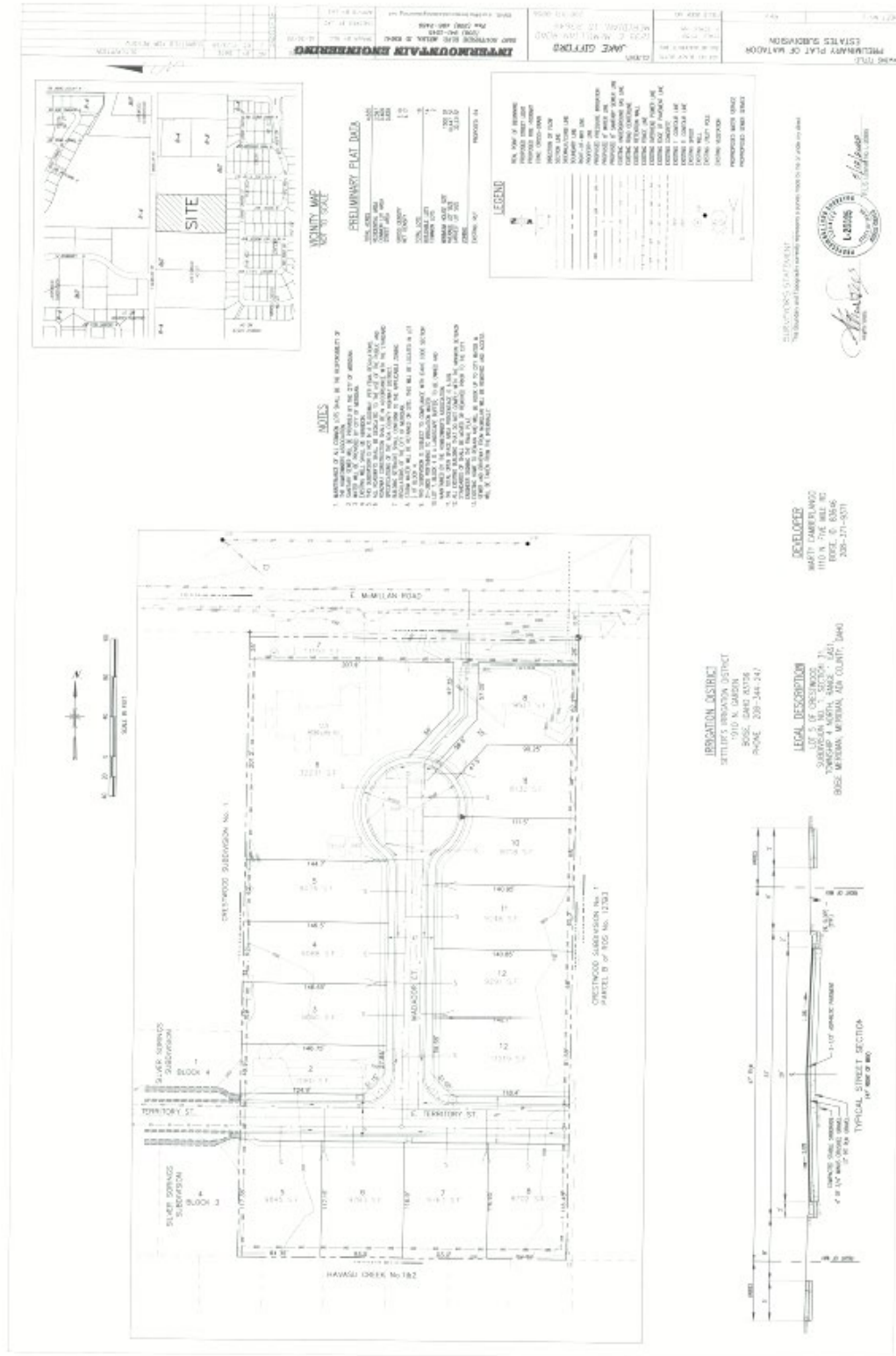
IV. DECISION

A. Staff:

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

V. EXHIBITS

A. Preliminary Plat (dated: 5/12/22)



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-2022-0043](#), DA Inst. #[2023-015392](#)].
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the date of approval of the preliminary plat (by November 9, 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 Akemi Wells, Compass Land Surveying, PLLC, included in Section V.B, dated 1/8/24, shall be revised prior to submittal of the final plat for City Engineer signature, as follows:
 - a. Note #4: Include the recorded instrument number of the ACHD sidewalk easement.
 - b. Note #16: Include the recorded instrument number of the ACHD sidewalk easement.
 - c. Note #17: Include the recorded instrument number of the City water line easement.
5. The landscape plan prepared by Harvest Design, dated 1/10/24 included in Section V.C, shall be revised prior to submittal of the final plat for City Engineer signature, as follows:
 - a. Depict shrubs along with the proposed trees and vegetative groundcover along the pathway on Lot 6, Block 1 in accord with the standards listed in UDC [11-3B-12C](#).
6. The existing home proposed to remain on Lot 5, Block 1 shall be required to connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC [9-1-4](#) and [9-4-8](#).
7. The address for the existing home on Lot 5, Block 1 is required to change since access will no longer be provided from McMillan Rd. The Applicant should coordinate the new address with the Land Development Dept. (kjohnston@meridiancity.org).
8. 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=329545&dbid=0&repo=MeridianCity>

C. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=321955&dbid=0&repo=MeridianCity>

D. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=317460&dbid=0&repo=MeridianCity>