

**BEFORE THE MERIDIAN CITY COUNCIL**

**HEARING DATE: NOVEMBER 8, 2023**  
**ORDER APPROVAL DATE: NOVEMBER 21, 2023**

**IN THE MATTER OF THE )**  
**REQUEST FOR FINAL PLAT )**  
**CONSISTING OF 21 BUILDING )**  
**LOTS AND 1 COMMON LOT ON )**  
**3.16 ACRES OF LAND IN THE R-8 )**  
**ZONING DISTRICT FOR )**  
**PRAIRIEFIRE SUBDIVISION. )**  
**BY: KENT BROWN PLANNING )**  
**SERVICES )**  
**APPLICANT )**  
\_\_\_\_\_)

**CASE NO. FP-2023-0023**  
**ORDER OF CONDITIONAL**  
**APPROVAL OF FINAL PLAT**

This matter coming before the City Council on November 8, 2023 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 PRAIRIEFIRE SUBDIVISION,  
LOCATED IN THE SOUTHEAST OF SECTION 31, TOWNSHIP 4N, RANGE  
1E, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2023,  
HANDWRITTEN DATE: 9/20/2023, by MITCHELL R. POWER, 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 November 8, 2023, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein, and the response letter from Kent Brown, a true and correct copy of which is attached hereto marked “Exhibit B” 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



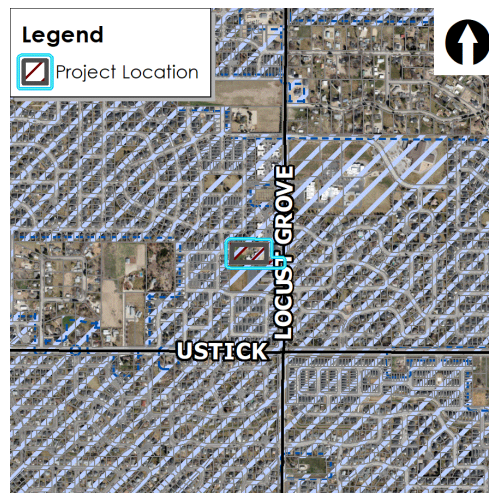
HEARING DATE: November 8, 2023

TO: Mayor & City Council

FROM: Stacy Hersh, Associate Planner  
208-884-5533

SUBJECT: Prairiefire Subdivision - FP  
[FP-2023-0023](#)

LOCATION: 3539 N. Locust Grove Road, in the Southeast 1/4 of the Southeast 1/4 of Section 31, T.4N., R.1E.



### I. PROJECT DESCRIPTION

The Applicant requests approval of a final plat consisting of 21 single-family residential buildable lots and 1 common lot on 3.16 acres of land in the R-8 zoning district.

### II. APPLICANT INFORMATION

#### A. Applicant:

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

#### B. Owner:

Mitch Armuth, Providence Properties, LLC – 701 S. Allen Street, Str. 104, 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-2022-0053) 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. Staff has reviewed the proposed final plat and the number of buildable lots has decreased from 22 buildable lots to 21 buildable lots and the

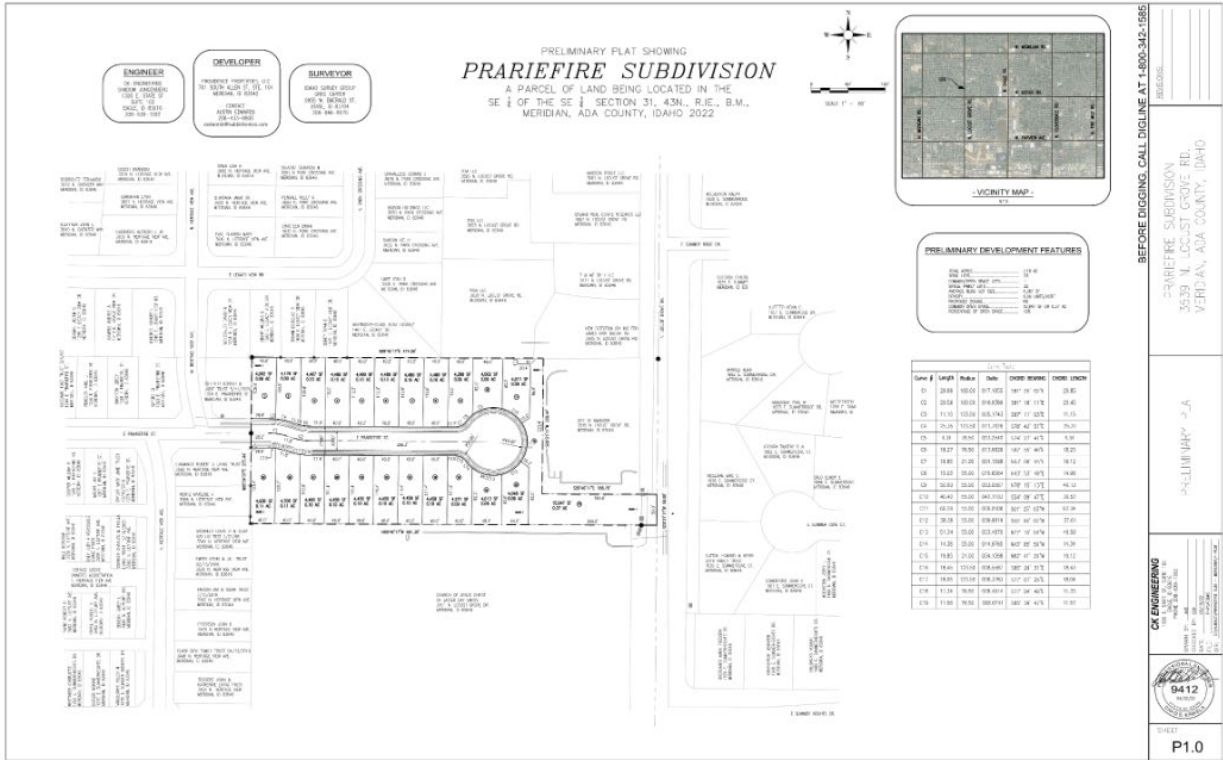
amount of common open space area is the same. Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

#### **IV. DECISION**

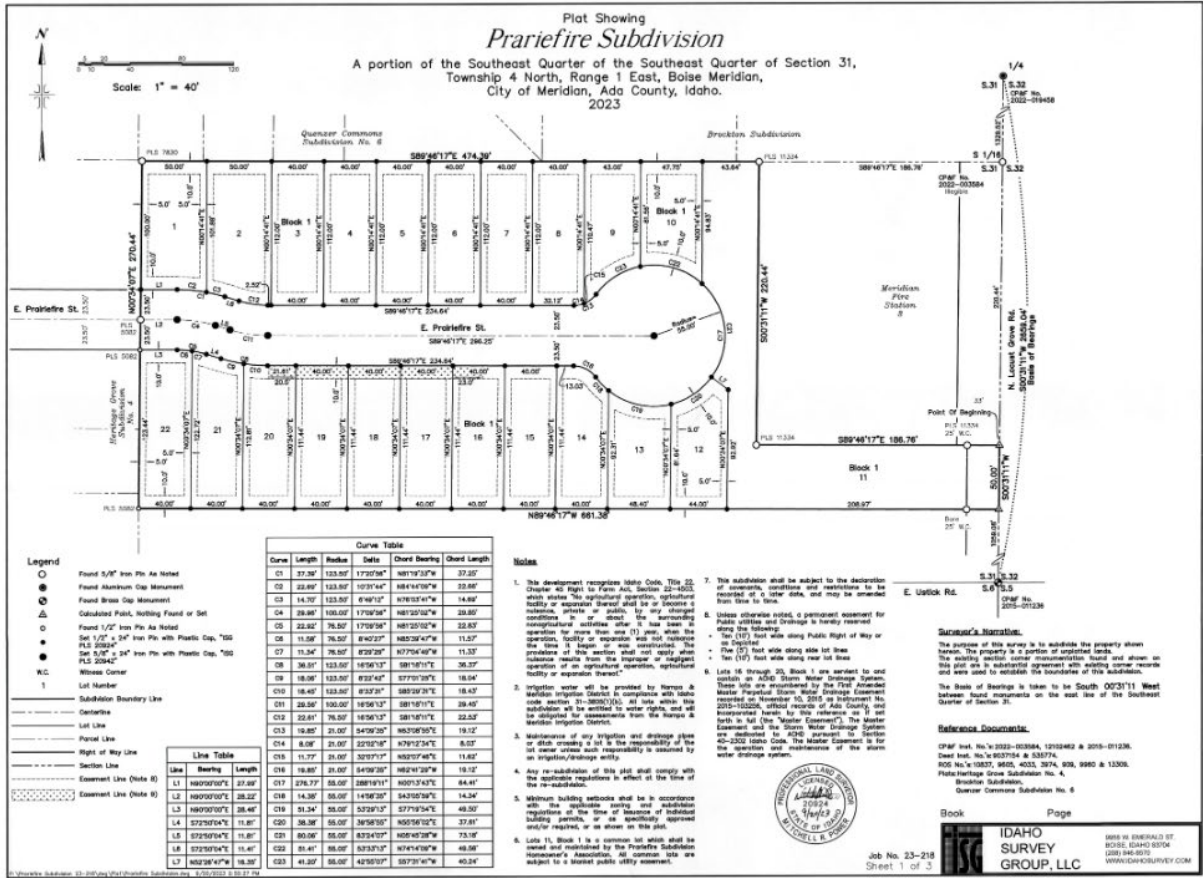
Staff recommends approval of the proposed final plat per the conditions noted in Section VI of this report.

# V. EXHIBITS

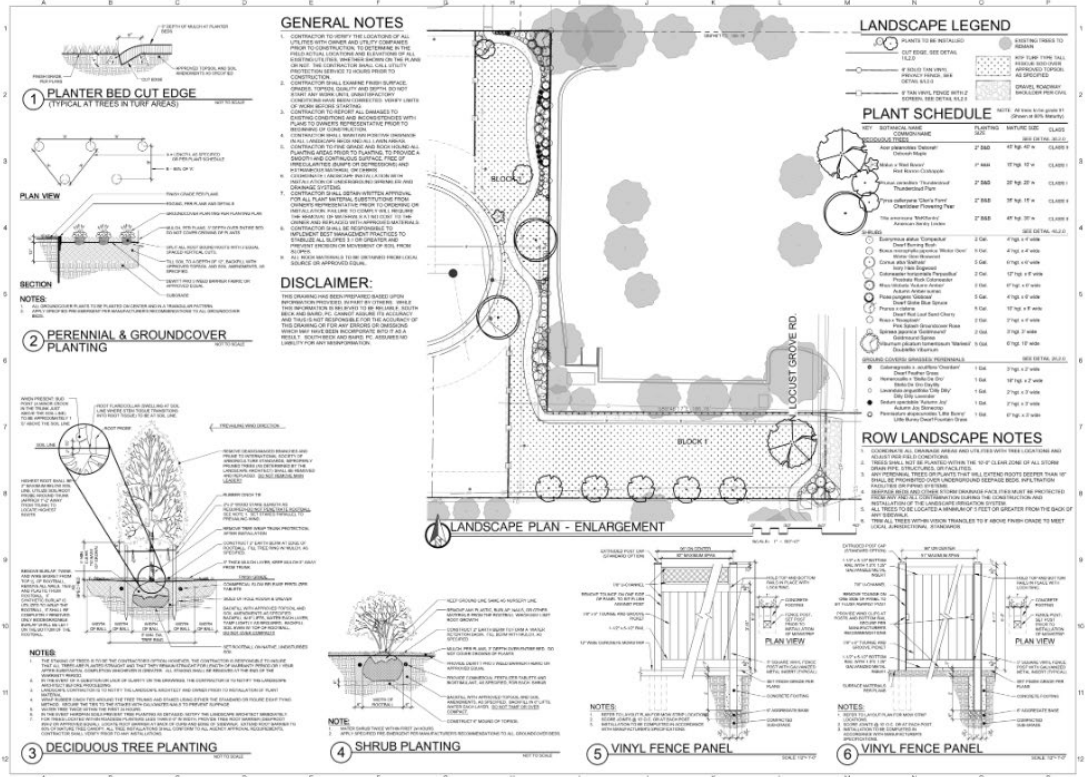
## A. Preliminary Plat (dated: 4/22/2022)



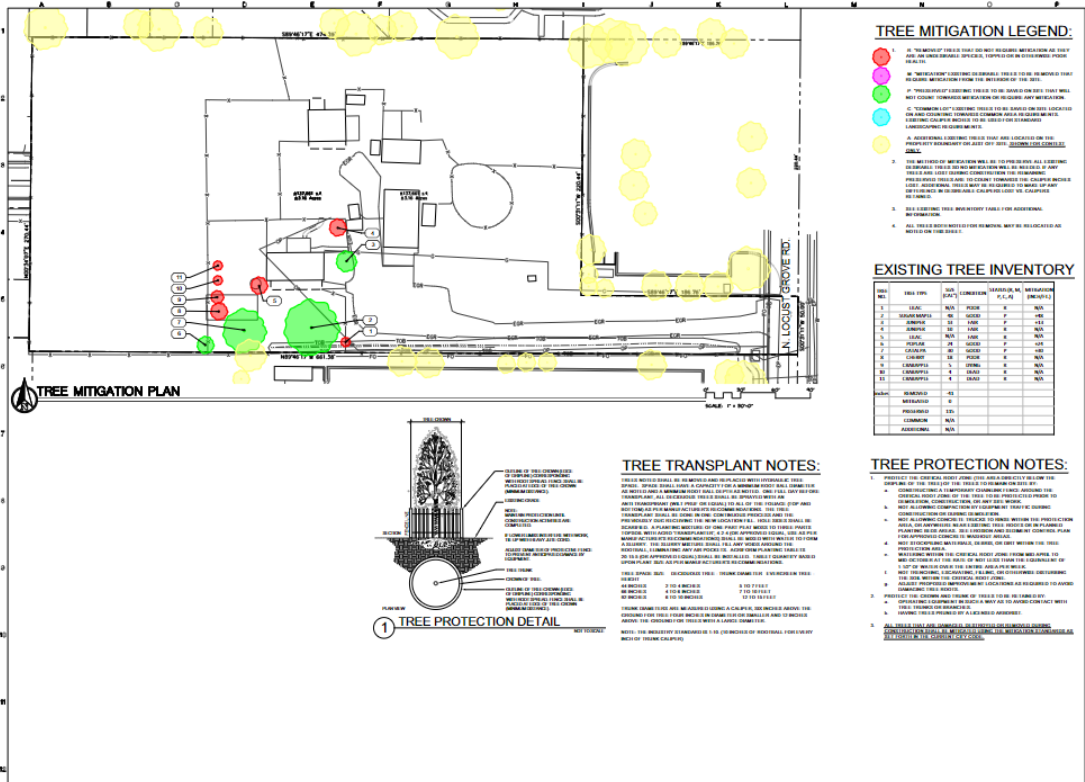
B. Final Plat (dated: 9/20/23)



C. Landscape Plan (dated: 9/27/23)



**SOUTH BECK & BAIRD**  
 3839 N. Loomis Grove Rd., Meridian, ID 83446  
 979-5883  
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**DETAILED LANDSCAPE PLAN**  
 Prairie Fire Subdivision  
 3839 N. Loomis Grove Rd., Meridian, ID 83446  
 SCALE: 1" = 10'-0"  
 SHEET: L2.0



**SOUTH BECK & BAIRD**  
 3839 N. Loomis Grove Rd., Meridian, ID 83446  
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**TREE MITIGATION PLAN**  
 Prairie Fire Subdivision  
 3839 N. Loomis Grove Rd., Meridian, ID 83446  
 SCALE: 1" = 10'-0"  
 SHEET: L3.0



D. Conceptual Elevations

Preliminary Prairiefire Home Elevation Examples



## 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-2022-0053 (Development Agreement Inst. #2023-033829)].
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of City Council's approval of the preliminary plat (December 20, 2024) in order for the preliminary plat to remain valid; *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 acknowledgment signed and notarized.
4. The final plat prepared by Idaho Survey Group, LLC. stamped by Mitchell R. Power, dated: 9/20/2023, included in Section V.B shall be revised as follows:
  - a. Note #7: Include the recorded instrument of the Prairiefire Subdivision Homeowners' Association Master Declaration of Covenants, Conditions, and Restrictions on the recorded plat.
  - b. Add a Note: "The subdivision is subject to the existing Development Agreement and include the DA instrument number (DA Inst. #2023-033829)."
5. The landscape plan prepared by Olivia Landscape Design dated: 1/20/2023, included in Section V.C, shall be revised as follows:
  - a. Depict landscaping along the micropath in accord with the standards listed in [UDC 11-3B-12C](#); the landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover.
  - b. Depict a 25-foot landscape buffer adjacent to N. Locust Grove Road (commercial arterial) in accordance with [UDC 11-3B-7C.3](#); the landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover.
  - c. Revise the fencing detail along the common lot and micro path to include a 4-foot solid vinyl fence with 2-feet of open vision pickets in accordance with UDC 11-3A-7.
6. Direct lot access to N. Locust Grove Road is prohibited in accordance with UDC 11-3A-3.
7. Homes with bonus rooms constructed on Lots 1-10, Block 1 abutting the Quenzer Commons Subdivision along the north boundary shall only have second-story windows on the street-facing elevations.
8. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2a-6 for the R-8 zoning district.
9. Off-street parking is required to be provided for all residential units in accordance with the standards listed in [UDC Table 11-3C-6](#) based on the number of bedrooms per unit.
10. 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 887-1620 for more information.
11. Off-street parking is required to be provided for residential uses in accord with the standards listed in UDC Table 11-3C-6 based on the number of bedrooms per unit.

12. The Applicant shall comply with all conditions of ACHD.
13. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B.
14. The applicant and/or assigns shall have the continuing obligation to provide irrigation that meets the standards as set forth in UDC 11-3B-6 and to install and maintain all landscaping as set forth in UDC 11-3B-5, UDC 11-3B-13 and UDC 11-3B-14.

**B. Public Works**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309402&dbid=0&repo=MeridianCity>

## EXHIBIT B

**Charlene Way**

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**From:** kent brown <kentlkb@gmail.com>  
**Sent:** Friday, October 27, 2023 1:46 PM  
**To:** Stacy Hersh  
**Cc:** Bill Parsons; Bill Nary; Kurt Starman; Chris Johnson; Tina Lomeli; Charlene Way  
**Subject:** Re: Prairiefire Subdivision FP-2023-0023

External Sender - Please use caution with links or attachments.

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Stacy the developer has reviewed the staff report and are in agreement with the conditions of Approval

Kent Brown

On Thu, Oct 26, 2023 at 10:56 AM Stacy Hersh <[shersh@meridiancity.org](mailto:shersh@meridiancity.org)> wrote:

Good Morning,

Attached is the staff report for the final plat for Prairiefire Subdivision. This item is scheduled to be on the consent agenda at the City Council work session on November 8, 2023. The meeting will be held at City Hall, 33 E. Broadway Avenue, beginning at 4:30 pm. Please call or e-mail with any questions.

If you are *not* in agreement with the provisions in the staff report, please submit a written response to the staff report to the City Clerk's office ([comment@meridiancity.org](mailto:comment@meridiancity.org)) and me as soon as possible and the item will be placed on the regular meeting agenda at a subsequent meeting for discussion.

Best regards,

**Stacy Hersh | Associate Planner**

City of Meridian | Community Development Department

33 E. Broadway Ave., Meridian, Idaho 83642

Phone: (208)-489-0576, Fax: (208)-887-1297



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Kent Brown

**Kent Brown Planning Services**

3161 E. Springwood Drive

Meridian, ID 83642

P: 208-871-6842