

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



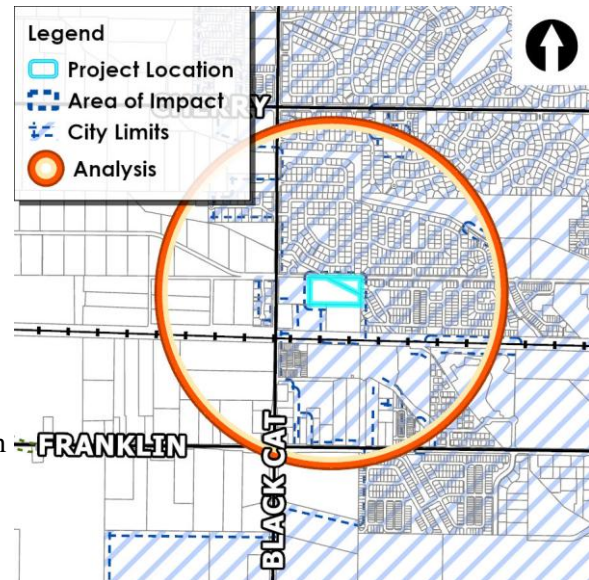
HEARING DATE: 07/22/2025

TO: Mayor & City Council

FROM: Nick Napoli, Associate Planner
208-884-5533

SUBJECT: Horse Meadows No. 3 (Aka Pivot Pointe)
FP-2025-0012

LOCATION: Generally located south of W. Pine Avenue and east of N. Black Cat Road in the north half of the NW ¼ of the SW ¼ of Section 10, T.3N., R.1W. (Parcels: S1210325555; S1210325410)



I. PROJECT DESCRIPTION

Final Plat consisting of 41 residential building lots and eight (8) common lots on approximately 7.64 acres of land in the R-8 zoning district by KB Homes.

II. APPLICANT INFORMATION

- A. Applicant:
Scott Curtis, KB Homes – 1414 W. Bannock Street, Boise, ID 83702
- B. Owner:
Scott Curtis, KB Homes – 1299 N. Orchard Street, Boise, ID 83706
- C. Representative:
Same as applicant

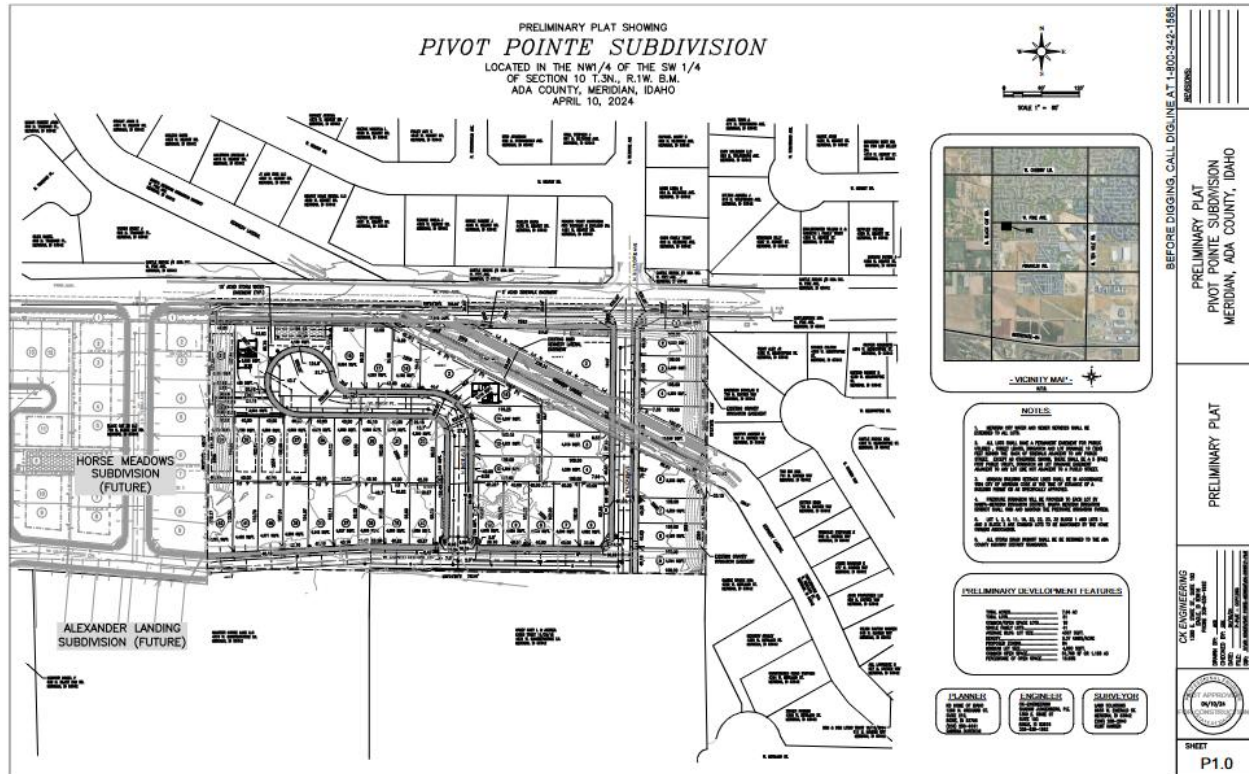
III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2024-0029) in accord with the requirements listed in UDC 11-6B-3C.2.

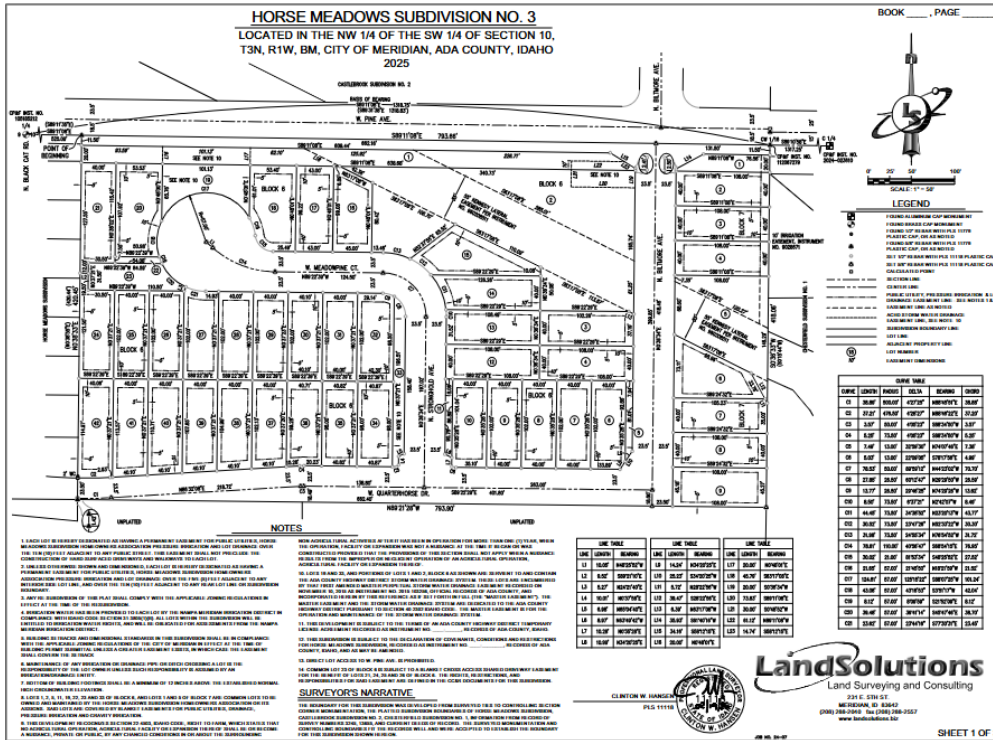
In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Since there is no change to the number of buildable lots and the amount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

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

A. Preliminary Plat (dated: 04/10/24)



B. Final Plat (dated: 02/19/25)



HORSE MEADOWS SUBDIVISION NO. 3

BOOK _____, PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS SUBDIVISION:

A PARCEL BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF BEGINNING MARKING THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE SW 1/4, SUBDIVISION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, FROM WHICH A 60-FOOT DIAMETER REAR YARDLINE MARKING THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE SW 1/4, SUBDIVISION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, BEING THE POINT OF BEGINNING, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NW 1/4 OF THE SW 1/4, 89.1170' E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, ALSO BEING THE SOUTHERLY BOUNDARY OF CASTLEBROOK SUBDIVISION NO. 2 AS SHOWN IN BOOK 86 OF PLATS ON PAGES 19-20 THROUGH VERA RECORDS OF ADA COUNTY, IDAHO, 89.1170' E PREVIOUSLY S 89.1170' E A DISTANCE OF 70.84 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID NW 1/4 OF THE SW 1/4, ALSO BEING THE WESTERLY BOUNDARY OF CASTLEBROOK SUBDIVISION NO. 2 AS SHOWN IN BOOK 86 OF PLATS ON PAGES 19-20 THROUGH VERA RECORDS OF ADA COUNTY, IDAHO, S 73.00' W PREVIOUSLY S 73.00' W A DISTANCE OF 433.88 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY N 89.1170' W A DISTANCE OF 70.84 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF HORSE MEADOWS SUBDIVISION AS SHOWN IN BOOK 126 OF PLATS ON PAGES 19-20 THROUGH VERA RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID HORSE MEADOWS SUBDIVISION N 73.00' E A DISTANCE OF 433.88 FEET (PREVIOUSLY N 73.00' E, 433.88' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.84 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN. THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITY, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DEDICATED HEREON AND TO FUTURE STRUCTURES, OTHER THAN SAID LOTS, ARE TO BE EXERCISED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2025.

BO HOME ESTATE LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY STAN KATANCIC, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO _____
COUNTY OF ADA _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED CLINTON W. HANSEN, KNOWN OR KNOWN TO ME TO BE THE DESIGNER/PRESIDENT OF BO HOME ESTATE LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERSHIP" ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

SIGNING AT: _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESIGNED IN THE "CERTIFICATE OF OWNERSHIP" WAS COMPILED FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

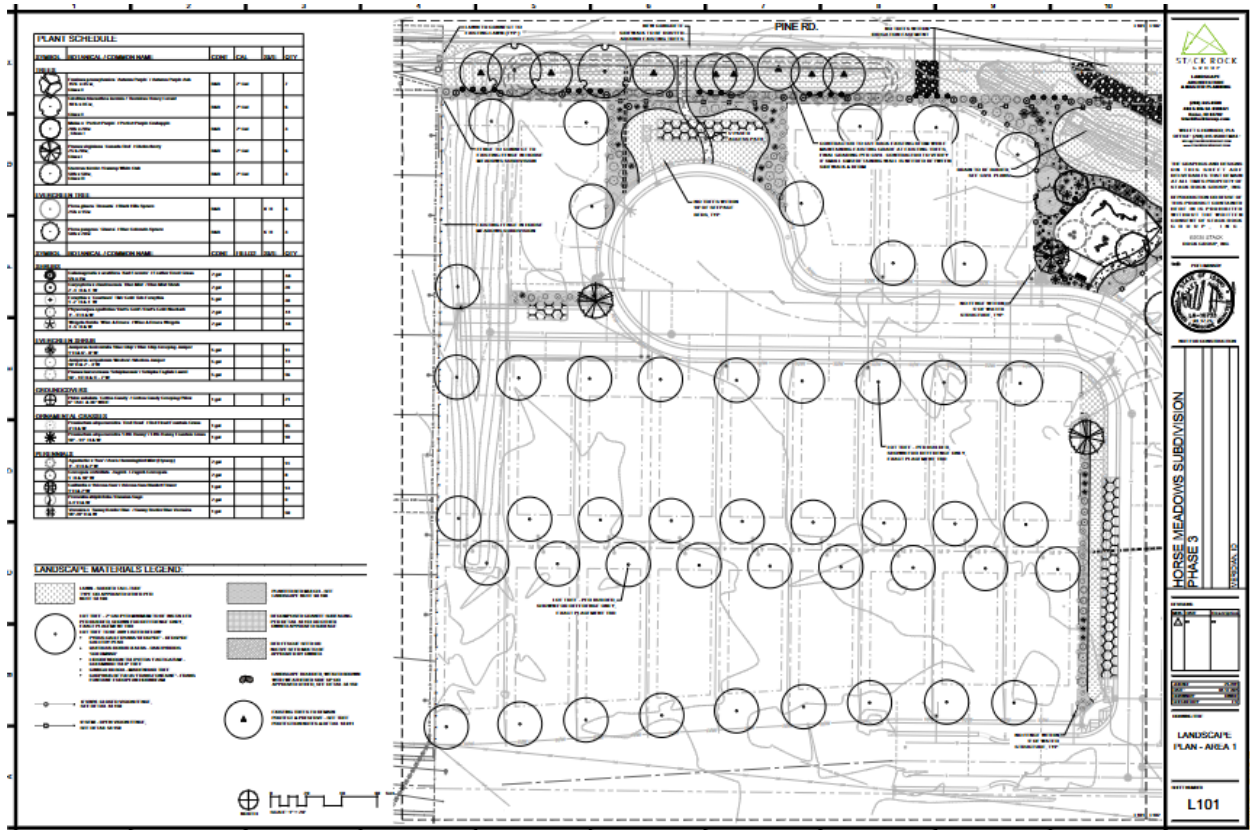
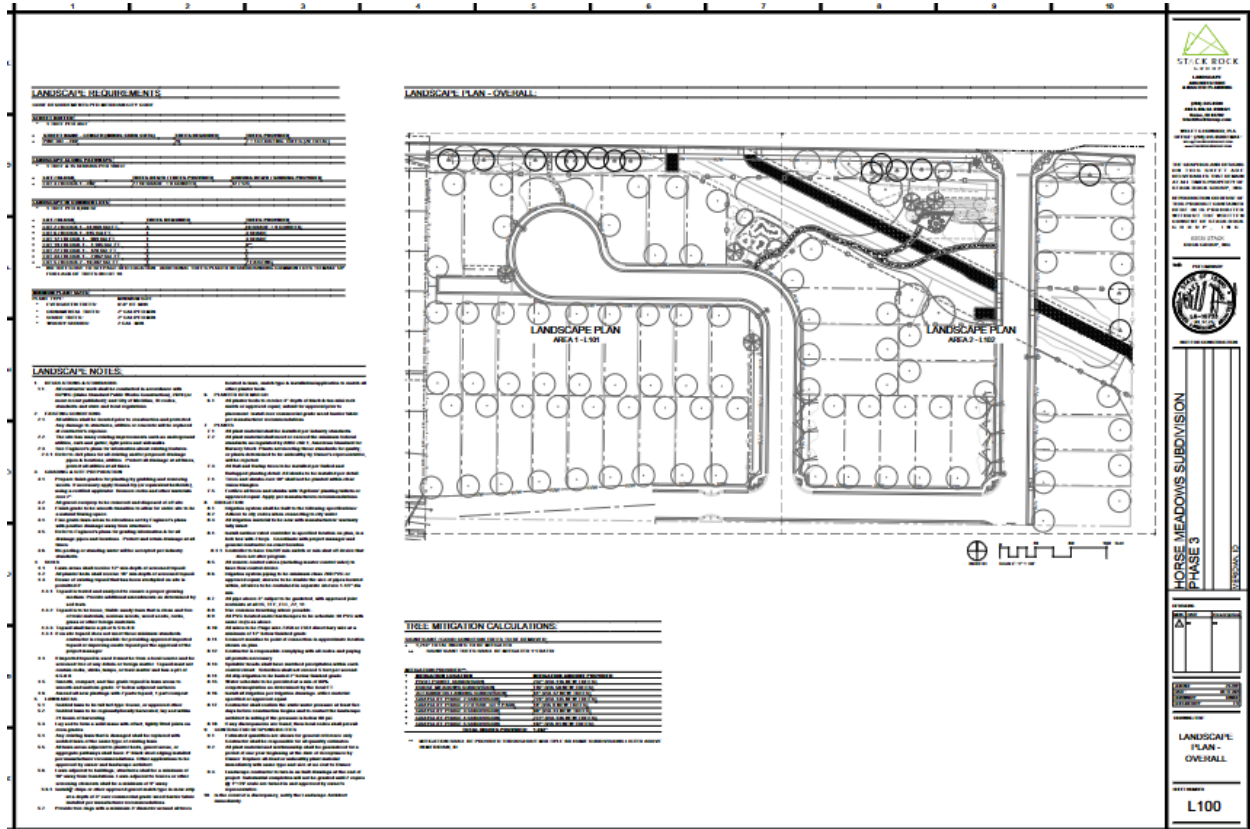
CLINTON W. HANSEN, PLS 11118

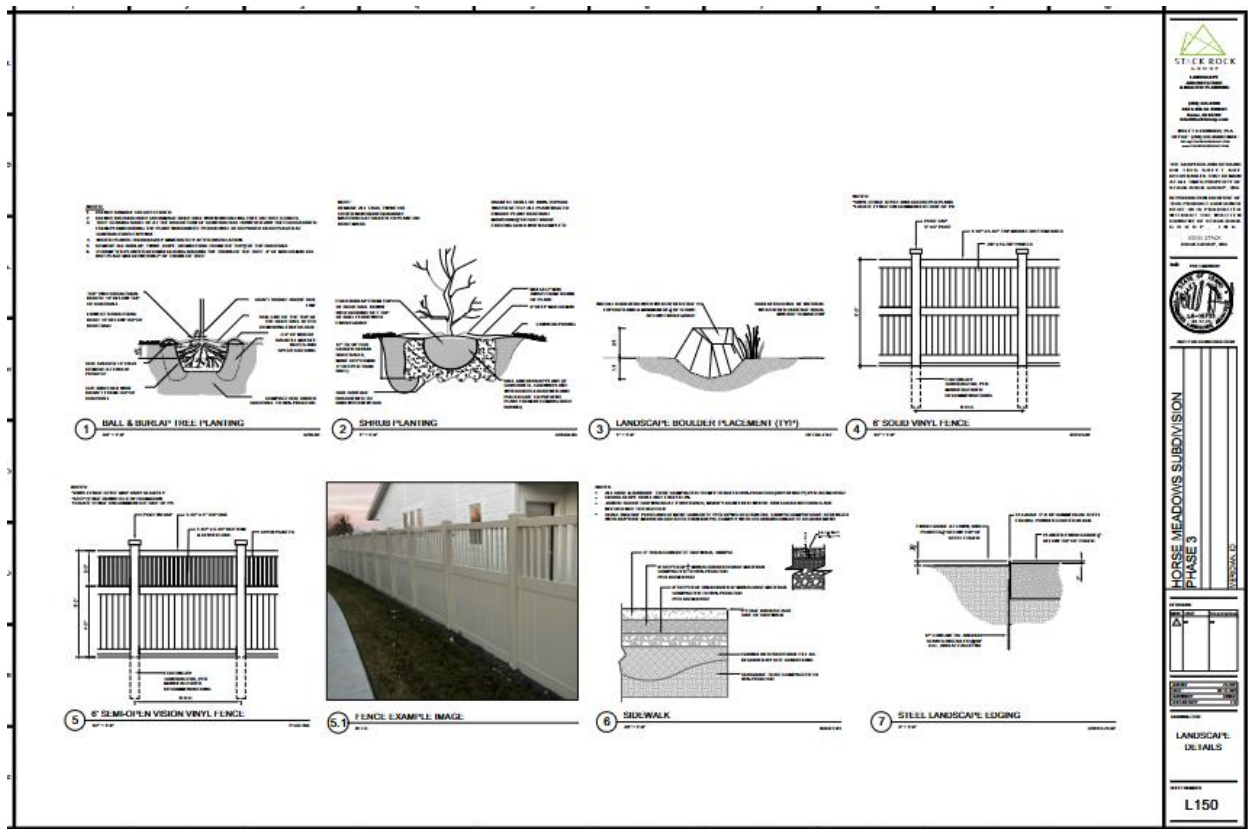
LandSolutions
Land Surveying and Consulting

220 E. 5TH ST.
MERIDIAN, ID 83643
(208) 266-0262 Fax (208) 266-0257
www.landsolutionsid.com

SHEET 2 OF 3

C. Landscape Plan (dated: 04/17/2025)





VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [H-2024-0029 and DA Inst# 2025-006125]
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the preliminary plat findings on November 6th, 2024 as set forth in 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, the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by Land Solutions, stamped on 02/19/2025 by Clint Hansen, shall be revised as follows:
 - Note 11: Include the ACHD temporary license agreement number.
 - Note 12: Include the recorded instrument number from Ada County.
 - Include a note and recorded instrument number for the 14-foot wide public pedestrian easement on the plat.

An electronic copy of the revised plat shall be submitted prior to signature on the final plat by the City Engineer.

5. The landscape plan shown in Section V.C, dated 04/17/25, shall be revised as follows:

- The fencing along the central open space shall be revised to be open vision fencing. Currently, the fencing is proposed to be semi-private.
- 6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
- 7. Prior to the City Engineer's signature on the final plat, any non-conforming structures shall be removed from the property.
- 8. All fencing shall comply with the standards of UDC 11-3A-7C.
- 9. All development shall comply with the dimensional standards for the R-8 zoning district listed in UDC *Table 11-2A-6*.
- 10. All homes constructed shall be generally consistent with the conceptual elevations included in the recorded development agreement (inst. # 2025-006125).
- 11. Homes on lots that abut W. Pine Avenue, a collector street, will be highly visible; therefore, the rear and/or side of structures on these lots (i.e. Lots 2, 16, 17, 18, 19, 20, Block 1 and Lot 2, Block 2) should 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.
- 12. 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.
- 13. Prior to the first certificate of occupancy a performance surety shall be entered into for the landscaping of the temporary turnaround once it has been removed from the common open space.
- 14. 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

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.

14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACTID. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6.). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.