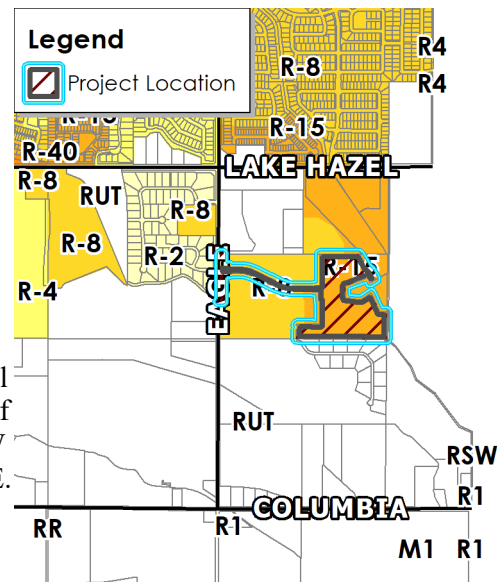


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 1/10/2022
TO: Mayor & City Council
FROM: Stacy Hersh, Associate Planner
208-884-5533
SUBJECT: MFP-2022-0002
Skybreak No. 1
LOCATION: Generally located between E. Lake Hazel Road and E. Columbia Road, East side of S. Eagle Road, in the South ¼ of the NW ¼ of Section 4, Township 2N., Range 1E.



I. PROJECT DESCRIPTION

Modification to the final plat for Skybreak Subdivision No. 1 to remove the lot line between Lots 31 and 32, Block 3 creating a single larger 31,734 square foot lot R.

II. APPLICANT INFORMATION

A. Applicant/Representative:

Laren Bailey, Conger Group – 4824 W. Fairview Avenue, Boise ID 83706

B. Owner:

Conger Group – 4824 W. Fairview Avenue, Boise ID 83706

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

The proposed final plat modification is to consolidate Lots 31 and 32, Block 3 to create a single lot to accommodate a +/- 4,000 square foot home for a future home buyer. Because the plat has received Council approval and has yet to record, staff has informed the applicant that a final plat modification is the preferred option to consolidate the lots rather than achieving the same result through a property boundary adjustment and vacation application after the plat records.

The Applicant has discussed the revisions with the Ada County Surveyor to determine the most efficient way to revise the plat resulting in minimal changes. To satisfy the County requirements, the

Applicant is proposing to divide a common lot into two lots to minimize the amount of lot re-numbering that would be required. The Applicant is proposing to divide Common Lot 34, Block 3 into two lots (Lot 33 and 34, Block 3) so the total number of lots on the plat remains the same thereby resulting in a decrease in the number of buildable lots and increase in the number of common lots. The revised plat now has 82 residential lots and 22 common lots respectively. The proposed modifications to the lot configurations comply with the dimensional standards of the R-15 zoning district.

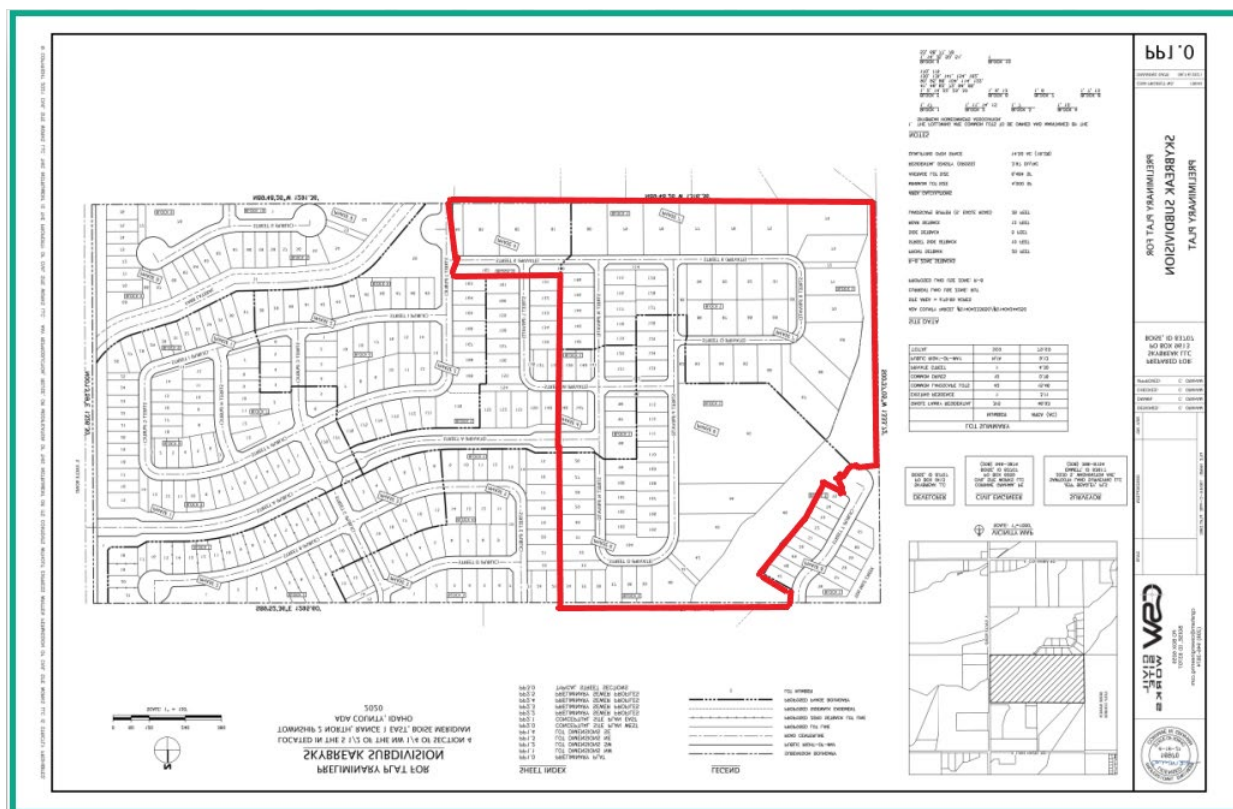
Because the number of building lots has not increased and the amount of common open space has not decreased, Staff recommends approval of the proposed modification. Compliance with the previous conditions of approval is required.

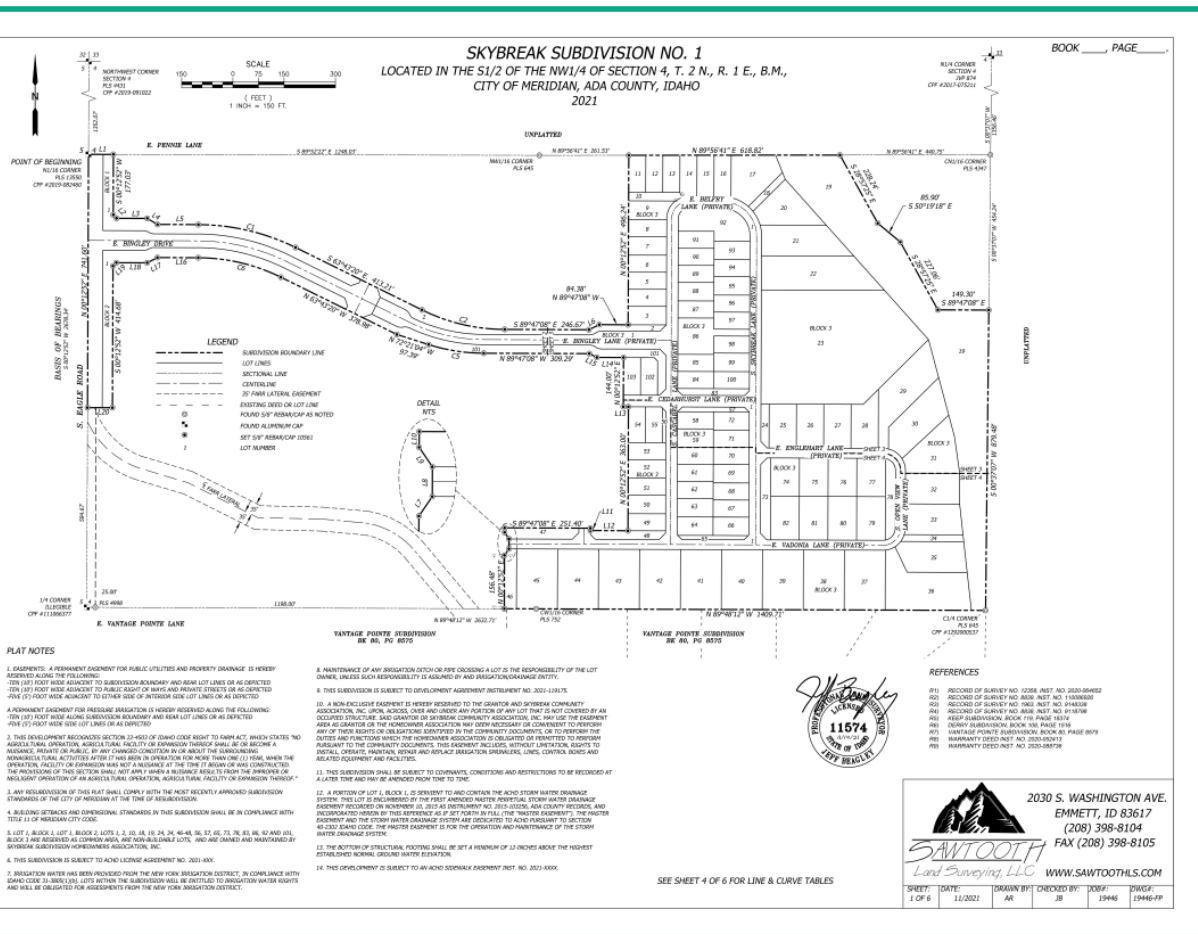
IV. DECISION

A. Staff:

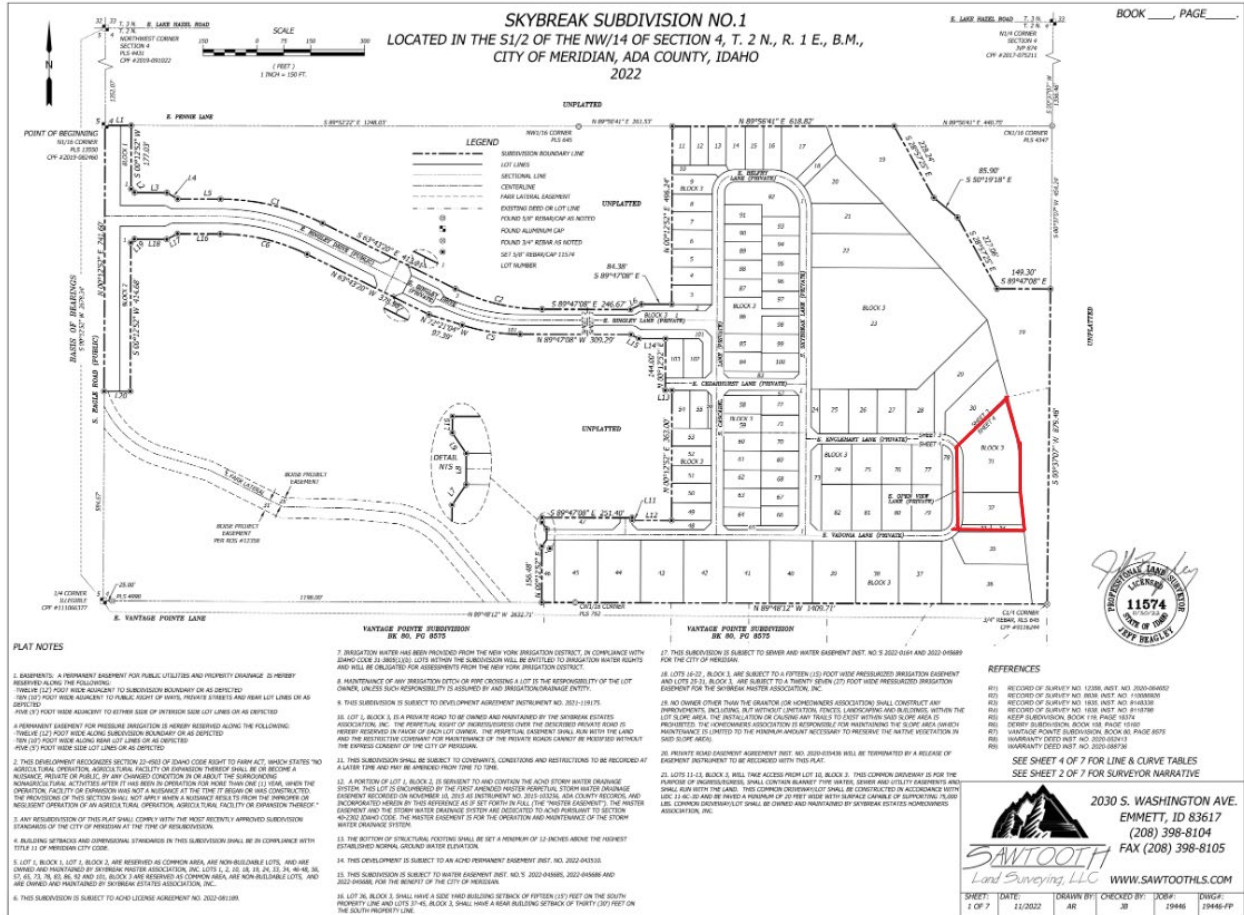
Staff recommends approval of the proposed final plat modification with the conditions of approval in Section VI of this report.

A. Preliminary Plat (dated: 6/16/2021)





C. Proposed Final Plat (dated: 10/11/2022)



D. Emergency Access Exhibit

