

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: 11/6/2024
ORDER APPROVAL DATE: 11/19/2024

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 46 BUILDING)
LOTS AND THREE (3) COMMON)
LOTS ON 4.68-ACRES OF LAND IN)
THE R-15 ZONING DISTRICT FOR)
PRESCOTT RIDGE SUBDIVISION)
NO. 5)
BY: KM ENGINEERING, LLP)
APPLICANT)

)
)

CASE NO. FP-2024-0019

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on November 6, 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 PRESCOTT RIDGE SUBDIVISION NO. 5, LOCATED IN A PORTION OF LOT 18, BLOCK 1 OF PEREGRINE HEIGHTS SUBDIVISION, SITUATED IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST,

B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2024, HANDWRITTEN
DATE: 8/23/2024, by AARON L. BALLARD, 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
6, 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 _____, 2024.

By:

Robert E. 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



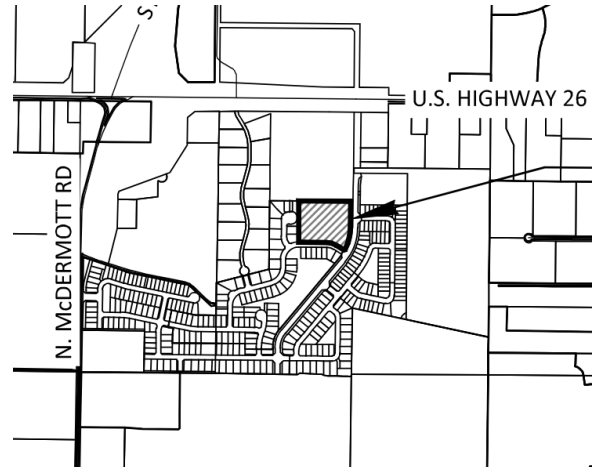
HEARING DATE: 11/6/2024

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Prescott Ridge Subdivision No. 5
[FP-2024-0019](#)

LOCATION: Generally located 1/4 mile south of W. Chinden Blvd. on the west side of N. Rustick Oak Way, in the NW 1/4 of Section 28, T.4N., R.1W.



I. PROJECT DESCRIPTION

Final Plat consisting of 46 building lots and three (3) common lots on 4.68-acres of land in the R-15 zoning district, by KM Engineering, LLP.

II. APPLICANT INFORMATION

A. Applicant

Cheryl Heath, KM Engineering, LLP – 5725 N. Discovery Way, Boise, ID 83713

B. Owner:

Hubble Homes, LLC – 701 S. Allen St., Ste. 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-2020-0047](#)) in accord with the requirements listed in UDC 11-6B-3C.2.

This phase is depicted as Phase 8 on the phasing plan approved with the preliminary plat.

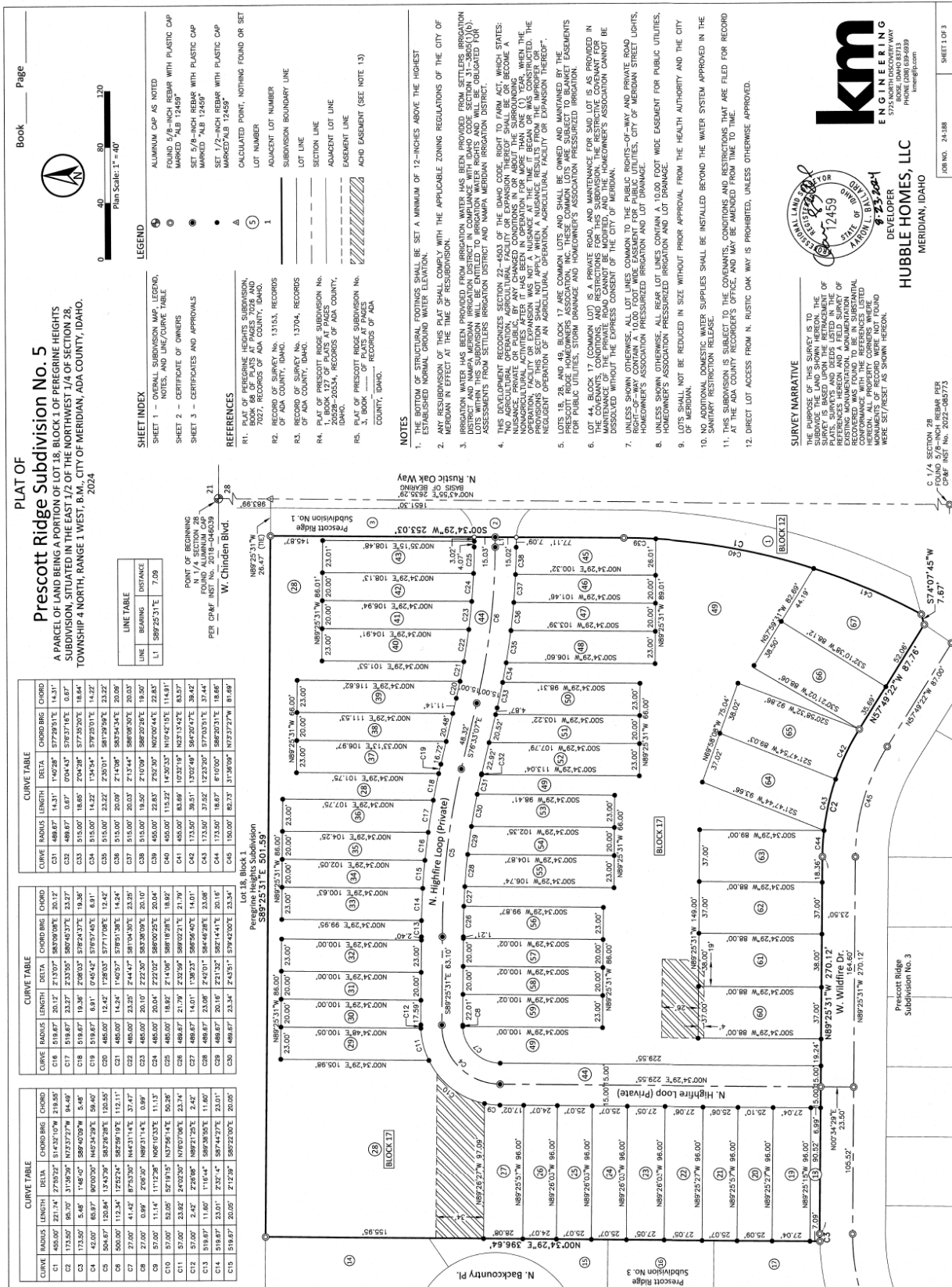
In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Since there is no change to the number of buildable lots and the amount of common open space is 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: 12/22/20)



B. Final Plat (dated: 08/23/24)

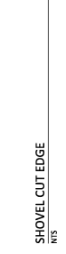


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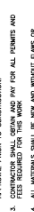
DECIDUOUS TREE PLANTING AND STAKING DETAIL











FOR ALL PERMITS AND
CONTRACT STAMPS, OR



L3.0

[illegible]

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [H-2020-0047 (DA Inst. #2021-132713); H-2022-0058 (MDA Inst. #2023-025443); TED-2023-0001 (preliminary plat time extension)].
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the previous phase final plat 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, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by KM Engineering, stamped on 08/23/2024 by Aaron L. Ballard, shall be revised prior to submittal of the final plat for City Engineer signature, as follows:
 - a. Under References, #R5 – include the Book and Page numbers of Prescott Ridge Subdivision No. 3.
 - b. Depict zero (0) setbacks on lot lines where attached units are proposed where a building setback won't be required/provided.
5. The landscape plan shown in Section V.C, dated 07/12/24, shall be revised as follows:
 - a. The wall along the northern boundary of the property is required to be constructed with development of the medical campus/hospital on the abutting property to the north and shall be a CMU wall with texture and a color complimentary to the subject residential structures per requirement of the Development Agreement (DA) – plain CMU block is not allowed. If the developer of the subject property constructs the wall instead, it shall comply with this requirement. Either remove the wall from the plans or revise the detail to reflect compliance with the associated DA provision.
 - b. Depict fencing along all common open space lots to distinguish common from private areas as set forth in UDC 11-3A-7 (see standards for specific fencing type). Extend clear vision fence at the rear of the street buffer along N. Rustick Oak Way.
 - c. The wall along the northern boundary of the property is required to be constructed with development of the medical campus/hospital on the abutting property to the north and shall be a CMU wall with texture and a color complimentary to the subject residential structures per requirement of the Development Agreement (DA) – plain CMU block is not allowed. If the developer of the subject property constructs the wall instead, it shall comply with this requirement. Either remove the wall from the plans or revise the Detail #7 on Sheet L3.0 to reflect compliance with the associated DA provision. *Note: A temporary fence may be erected and removed upon construction of the CMU wall; however, double fencing is prohibited per UDC 11-3A-7A.7b(4).*
6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
7. All development shall comply with the dimensional standards for the R-15 zoning district listed in UDC Table 11-2A-7.
8. Site amenities shall be provided as proposed with the preliminary plat as shown in Section V.C.

9. Submit documentation for final approval of private streets within this phase of development as set forth in UDC 11-3F-3B [i.e. final approval letter from the Ada County Street Name Committee for the private street names; contact the transportation authority (ACHD) to install an approved street name sign that complies with the regulations of the Ada County uniform street name ordinance; submit a copy of a binding contract (i.e. CC&R's) that establishes the party or parties responsible for the repair and maintenance of the private street, including regulations for the funding thereof].
10. The rear and/or side of structures on Lots 43, 45 and 67, Block 12 along N. Rustic Oak Way shall 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.*
11. Administrative design review shall be required for all single-family attached and townhome structures. Compliance with the design standards for such listed in the Architectural Standards Manual is required. *A Certificate of Zoning Compliance application is not required.*
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. 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.

See the [Agency Comments](#) folder in the project file contained in the public record for additional comments/conditions from other City departments and agencies.