

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: NOVEMBER 14, 2023
ORDER APPROVAL DATE: DECEMBER 5, 2023

**IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 18 BUILDING)
LOTS AND 7 COMMON LOTS ON)
7.39 ACRES OF LAND IN THE R-4)
ZONING DISTRICT FOR THE)
OAKS NORTH SUBDIVISION NO.)
13.)
)
**BY: KYLE PREWETT,)
TOLL BROTHERS LLC)
APPLICANT)
_____)****

CASE NO. FP-2023-0015
ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on December 5, 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 THE OAKS NORTH SUBDIVISION NO. 13, LOCATED IN THE NE ¼ OF SECTION 28, TOWNSHIP 4N, RANGE 1W, MERIDIAN, ADA COUNTY IDAHO, 2023, STAMPED BY CLINT W. HANSEN, 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 14, 2023, 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.

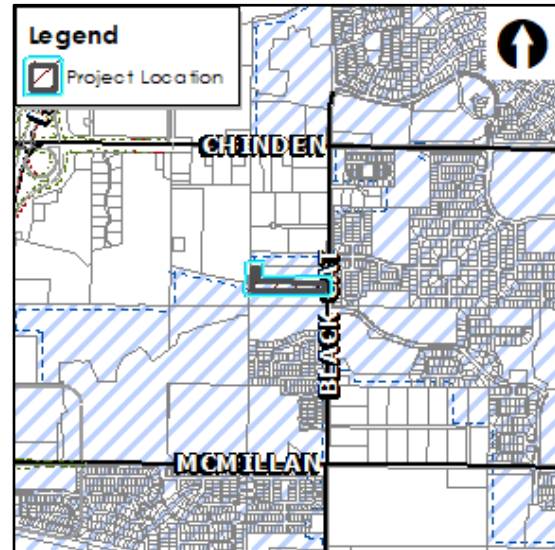
By: _____ Dated: _____

EXHIBIT A

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 11/14/2023
TO: Mayor & City Council
FROM: Linda Ritter, Associate Planner
208-884-5533
SUBJECT: FP-2023-0015
The Oaks North Subdivision No. 13
LOCATION: Near the intersection of W. Gondola Drive and N. Black Cat Road, in the NE ¼ of Section 28, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Final Plat consisting of eighteen (18) single family residential lots and seven (7) common lots on 7.39 acres in the R-4 zoning district

II. APPLICANT INFORMATION

A. Applicant:

Kyle Prewett
Toll Brothers LLC
3103 W. Sheryl Drive, Suite 100
Meridian, ID 83642

B. Owner:

Ryan Hammons
Toll Southwest LLC
3103 W. Sheryl Drive, Suite 100
Meridian, ID 83642

C. Representative:

Same as applicant

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. The applicant shall comply with all conditions of previous approvals (H-2018-0118 and MDA H-2021-0058, DA Inst. No. 2022-001215) associated with this property.
2. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
3. The final plat shown in Section V.B, prepared by Toll Brothers LandSolutions, stamped on 09/18/23 by Clint W. Hansen, shall be revised prior to signature on the final plat by the City Engineer, as follows:

Plat Notes:

- a. Note #12 and 15: Include the recorded instrument numbers of the license agreement with ACHD and sewer easement with the City.
4. Prior to the City Engineer signature on the final plat, the applicant shall submit a license agreement from the Settler's Irrigation District (SID) and provide a copy of a separate easement for the piped ditch.

B. PUBLIC WORKS DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309427&dbid=0&repo=MeridianCity>

C. PARKS DEPARTMENT

1. Prior to **City Engineer signature**, the applicant shall submit a public access easement for a detached multi-use pathway running the length of the development on the west side of Black Cat Road to the Planning Division for Council Approval and subsequent recordation. The easement shall be a minimum of 14 feet wide (10-foot pathway plus 2-feet shoulder each side) and may fall within the required landscape buffer. *Use standard city template for public access easement. Easement checklist must accompany all easement submittals.*

D. IDAHO TRANSPORTATION DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309565&dbid=0&repo=MeridianCity&cr=1>

E. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309949&dbid=0&repo=MeridianCity>