

**BEFORE THE MERIDIAN CITY COUNCIL**

**HEARING DATE: JULY 22<sup>ND</sup>, 2025**  
**ORDER APPROVAL DATE: AUGUST 12<sup>TH</sup>, 2025**

**IN THE MATTER OF THE )**  
**REQUEST FOR FINAL PLAT )**  
**CONSISTING OF 41 BUILDING )**  
**LOTS AND 8 COMMON LOTS ON )**  
**7.64 ACRES OF LAND IN THE R-8 )**  
**ZONING DISTRICT FOR HORSE )**  
**MEADOWS SUBDIVISION #3 (AKA )**  
**PIVOT POINTE). )**  
**BY: KB HOMES )**  
**APPLICANT )**  
\_\_\_\_\_)

**CASE NO. FP-2025-0012**

**ORDER OF CONDITIONAL**  
**APPROVAL OF FINAL PLAT**

This matter coming before the City Council on July 22<sup>nd</sup>, 2025 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 HORSE MEADOWS SUBDIVISION NO.3, LOCATED IN THE NW ¼ of the SW ¼ OF SECTION 10, TOWNSHIP 3N., RANGE 1W., BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2025, HANDWRITTEN DATE: June 20<sup>th</sup>, 2025, by CLINTON W. HANSEN,

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT  
FOR (Horse Meadows #3 – FP-2025-0012)

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 July 22<sup>nd</sup>, 2025, 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 \_\_\_\_\_, 2025.

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:\_\_\_\_\_

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



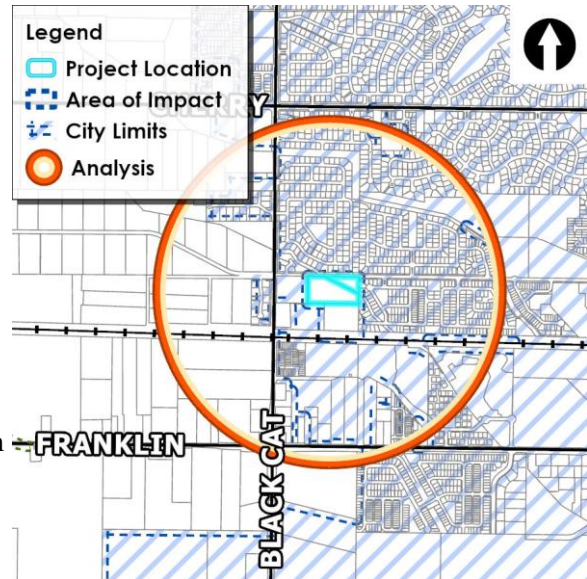
HEARING DATE: 07/22/2025

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.



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



**LANDSCAPE REQUIREMENTS**

1. LANDSCAPE PLAN - OVERALL

2. LANDSCAPE PLAN - AREA 1-1101

3. LANDSCAPE PLAN - AREA 2-1102

4. LANDSCAPE PLAN - AREA 3-1103

5. LANDSCAPE PLAN - AREA 4-1104

6. LANDSCAPE PLAN - AREA 5-1105

7. LANDSCAPE PLAN - AREA 6-1106

8. LANDSCAPE PLAN - AREA 7-1107

9. LANDSCAPE PLAN - AREA 8-1108

10. LANDSCAPE PLAN - AREA 9-1109

11. LANDSCAPE PLAN - AREA 10-1110

12. LANDSCAPE PLAN - AREA 11-1111

13. LANDSCAPE PLAN - AREA 12-1112

14. LANDSCAPE PLAN - AREA 13-1113

15. LANDSCAPE PLAN - AREA 14-1114

16. LANDSCAPE PLAN - AREA 15-1115

17. LANDSCAPE PLAN - AREA 16-1116

18. LANDSCAPE PLAN - AREA 17-1117

19. LANDSCAPE PLAN - AREA 18-1118

20. LANDSCAPE PLAN - AREA 19-1119

21. LANDSCAPE PLAN - AREA 20-1120

22. LANDSCAPE PLAN - AREA 21-1121

23. LANDSCAPE PLAN - AREA 22-1122

24. LANDSCAPE PLAN - AREA 23-1123

25. LANDSCAPE PLAN - AREA 24-1124

26. LANDSCAPE PLAN - AREA 25-1125

27. LANDSCAPE PLAN - AREA 26-1126

28. LANDSCAPE PLAN - AREA 27-1127

29. LANDSCAPE PLAN - AREA 28-1128

30. LANDSCAPE PLAN - AREA 29-1129

31. LANDSCAPE PLAN - AREA 30-1130

32. LANDSCAPE PLAN - AREA 31-1131

33. LANDSCAPE PLAN - AREA 32-1132

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37. LANDSCAPE PLAN - AREA 36-1136

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78. LANDSCAPE PLAN - AREA 77-1177

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97. LANDSCAPE PLAN - AREA 96-1196

98. LANDSCAPE PLAN - AREA 97-1197

99. LANDSCAPE PLAN - AREA 98-1198

100. LANDSCAPE PLAN - AREA 99-1199

101. LANDSCAPE PLAN - AREA 100-1200

102. LANDSCAPE PLAN - AREA 101-1201

103. LANDSCAPE PLAN - AREA 102-1202

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162. LANDSCAPE PLAN - AREA 161-1261

163. LANDSCAPE PLAN - AREA 162-1262

164. LANDSCAPE PLAN - AREA 163-1263

165. LANDSCAPE PLAN - AREA 164-1264

166. LANDSCAPE PLAN - AREA 165-1265

167. LANDSCAPE PLAN - AREA 166-1266

168. LANDSCAPE PLAN - AREA 167-1267

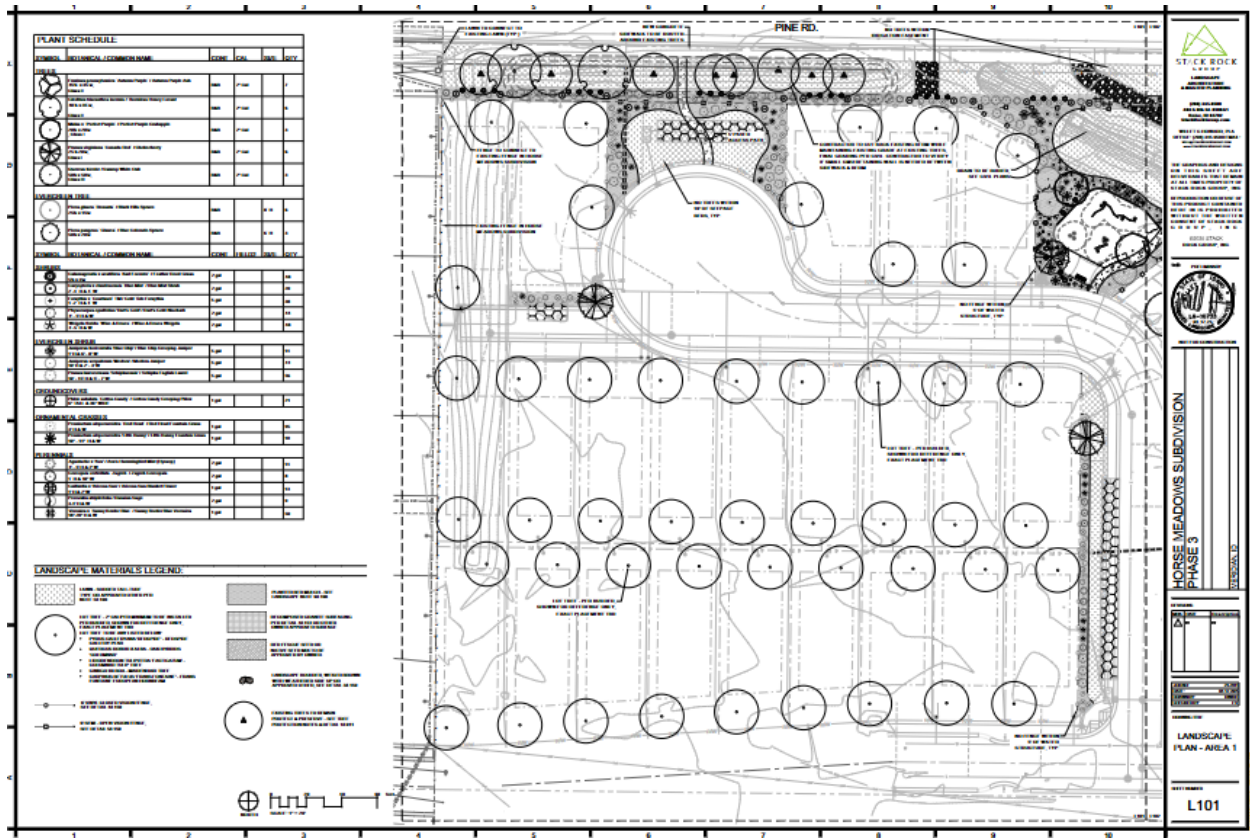
169. LANDSCAPE PLAN - AREA 168-1268

170. LANDSCAPE PLAN - AREA 169-1269

171. LANDSCAPE PLAN - AREA 170-1270

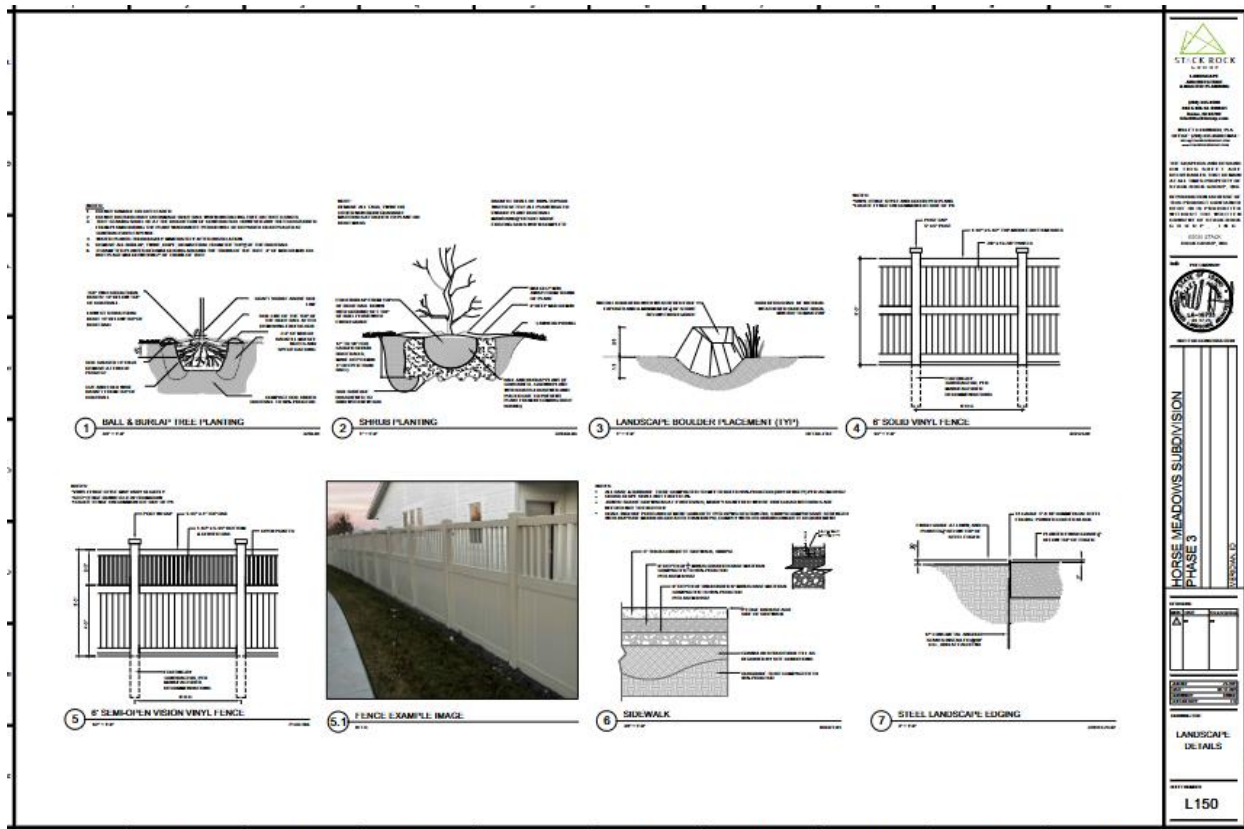
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## VI. CITY/AGENCY COMMENTS & CONDITIONS

### 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 6<sup>th</sup>, 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](mailto: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](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 ISPMC and the City of Meridian Supplemental Specifications to the ISPMC. 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.