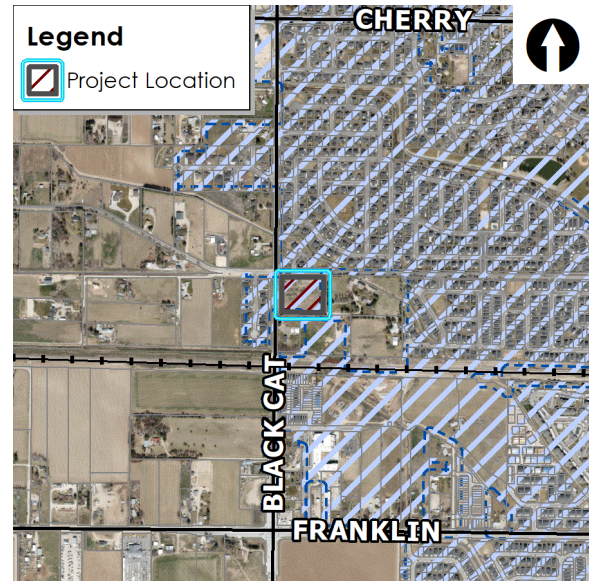


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 6/18/2024
TO: City Council
FROM: Stacy Hersh, Associate Planner
208-884-5533
SUBJECT: [FP-2024-0006](#)
Horse Meadows Subdivision

PROPERTY LOCATION:
710 N. Black Cat Rd., in the NW 1/4 of
Section 10, T.3N., R.1W. (Parcel
#S1210325501)



I. PROJECT DESCRIPTION

Final plat consisting of 26 building lots and four (4) common lots on 4.710-acres of land in the R-8 zoning district for Horse Meadows Subdivision.

II. APPLICANT INFORMATION

A. Applicant

Sabrina Durtschi, KB Home – 1414 Bannock, Boise, ID 83702

B. Owner:

Michael Carouba, Black Cat 30 LLC. – 1420 S. Mills Avenue No. 4, Lodi, CA 95242

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the associated preliminary plat (H-2020-0060, MDA H-2021-0050) as required by UDC 11-6B-3C.2. The proposed final plat depicts the same number of building lots and common open space area as shown on the approved preliminary plat. Consequently, the Applicant replaced the cul-de-sac with a hammerhead because two of the lots on the preliminary plat were found to be too small to be buildable. ACHD has requested that the Applicant submit a variance explaining the reasoning for the hammerhead approval request, and they have agreed to sign it once it is submitted. Additionally, a time extension for the preliminary plat was approved, extending the expiration

date to January 12, 2025. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plats as required by UDC 11-6B-3C.

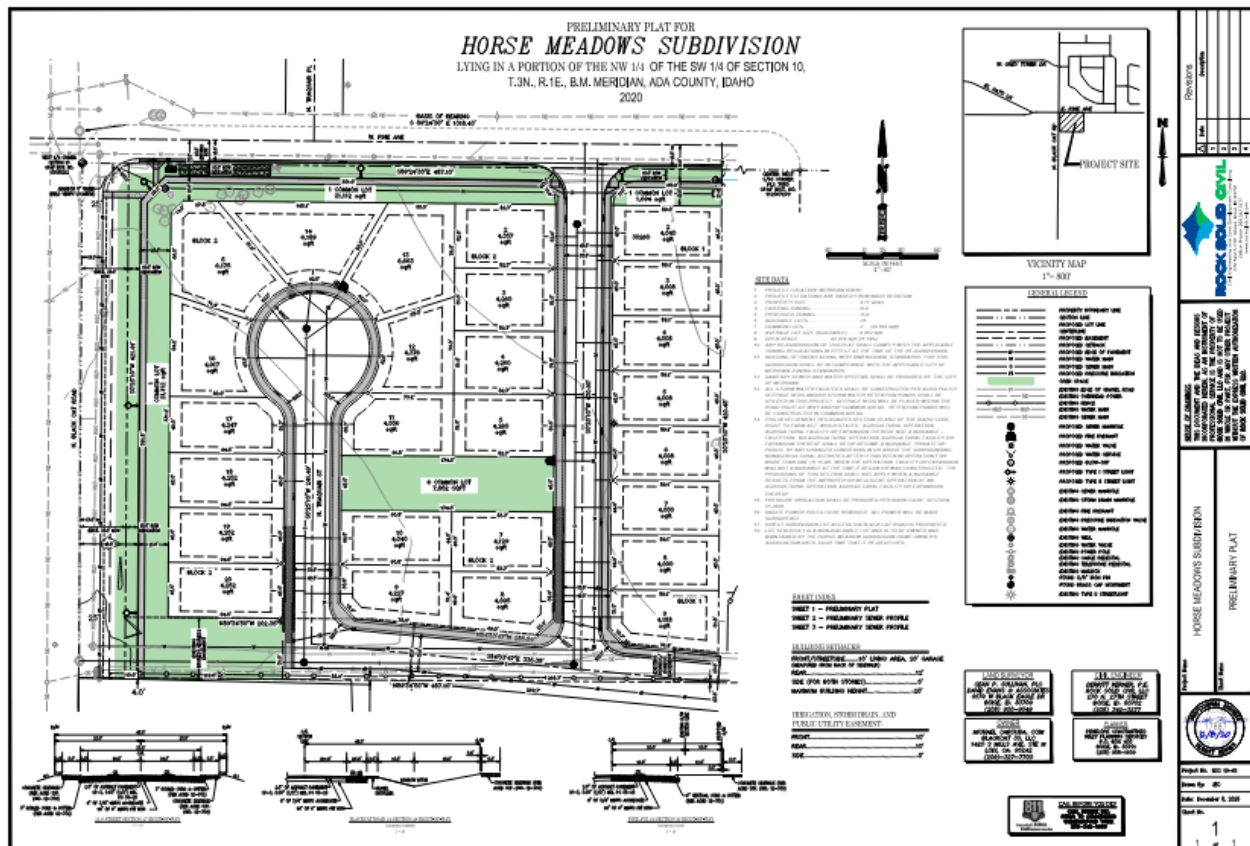
IV. DECISION

A. Staff:

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

V. EXHIBITS

A. Preliminary Plat (dated: 12/8/20)



Horse Meadows Subdivision

Sited in the Northwest 1/4 of the Southwest 1/4 of Section 10,
Township 3 North, Range 1 West, Boise Meridian,
City of Meridian, Ada County, Idaho.
2024

N
Scale: 1" = 40'

Point of Beginning
W. Pine Ave.
N. Tropic Pl.
N. Tropic Pl.

Block 1
Block 2
Block 3
Block 4
Block 5
Block 6
Block 7
Block 8
Block 9
Block 10
Block 11
Block 12
Block 13
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Block 99
Block 100

Legend:
○ Found 5/8" Iron Pin, PLS 8251, unless otherwise noted
● Found Brass Cap Monument
● Found Aluminum Cap Monument
● Set 1/2" x 24" Iron Pins with Plastic Caps "ISO PLS 11779"
● Set 5/8" x 24" Iron Pins with Plastic Caps "ISO PLS 11779"

SURVEY REFERENCES:
Deed Inst. No.'s 2020-034862
ROS No.'s: 1805, 3245, 6946, 9481 and 13655
Caddbook Sub. No. 2, Bk. Rg. Pg.s 10346-10348.

See Sheet 2 for Notes,
Line & Curve Data Tables.

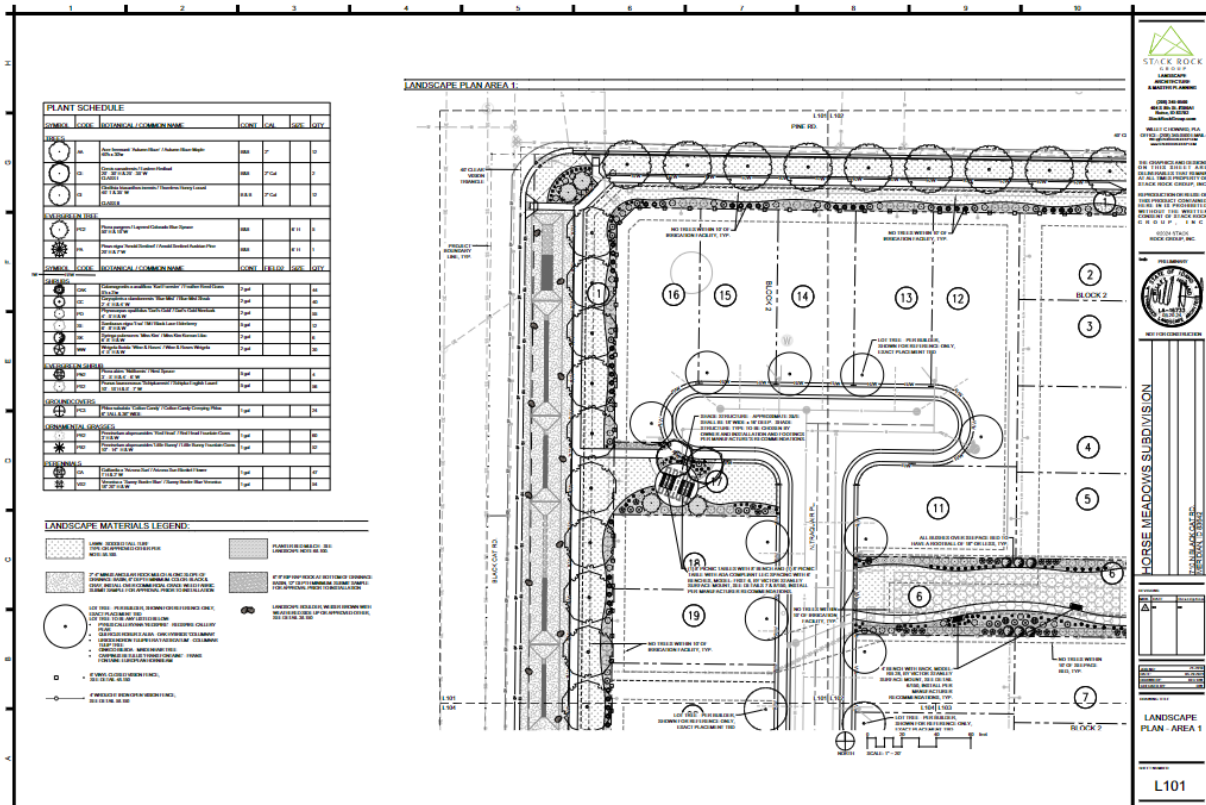
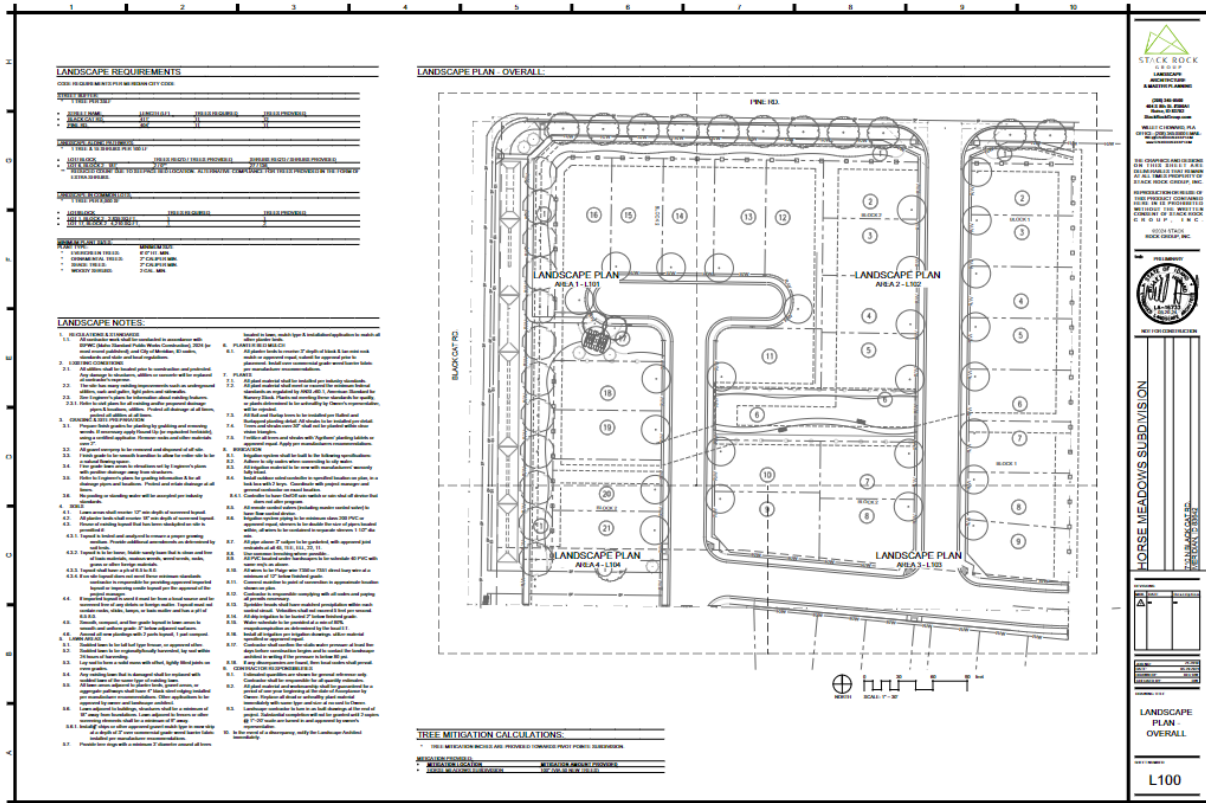
SUBMITTAL NARRATIVE:
The purpose of this survey is to subdivide the property shown herein. The property is as shown on Record of Survey No. 13655, recorded on instrument No. 2020-034862, records of Ada County, Idaho. This project is subject to Record of Survey No. 1855, recorded on instrument No. 8194, Records of Survey No. 3245, recorded on instrument No. 6504265, Record of Survey No. 9481, recorded on instrument No. 11308265 and Caddbook Subdivision No. 2 as filed in Book 89 of Plans and all Pages 10346 through 10348, records of Ada County, Idaho. The monuments found per said Record of Survey and plot are in substantial agreement and were held as controlling corners.

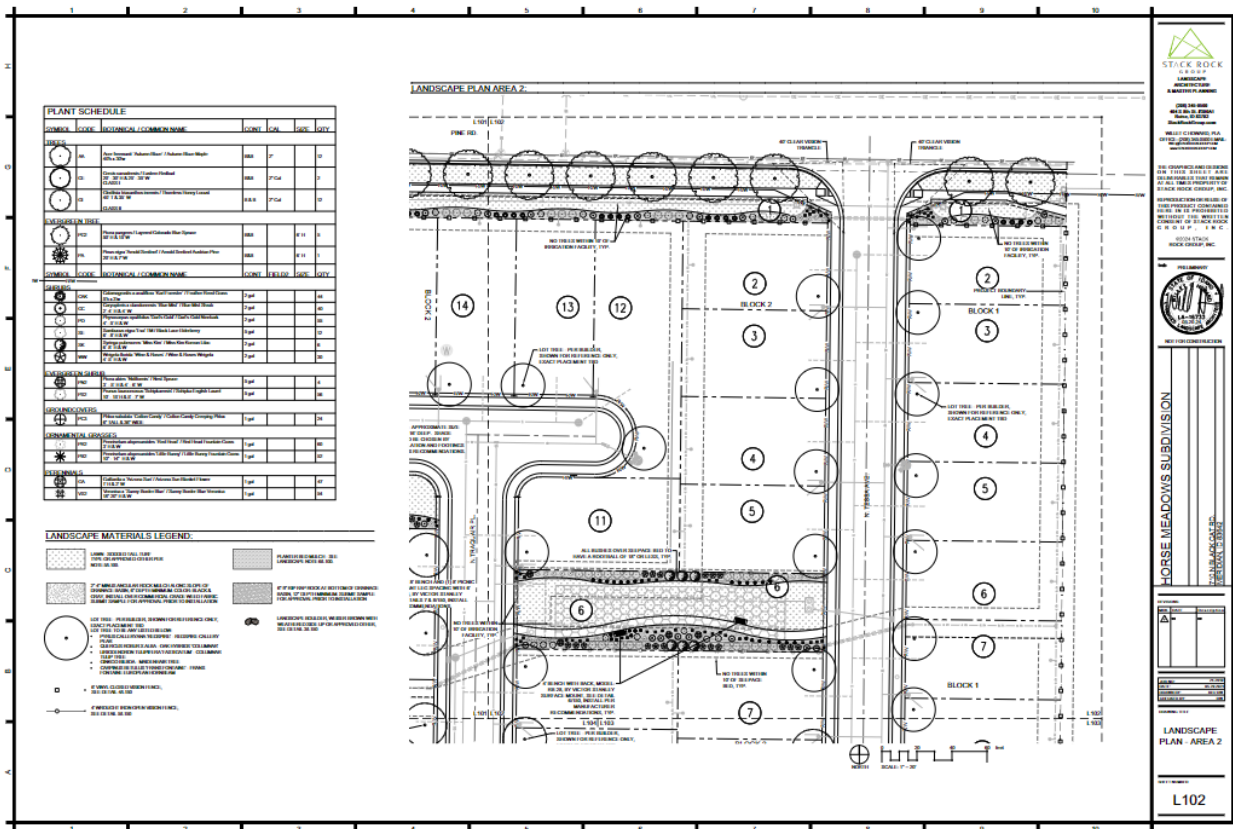
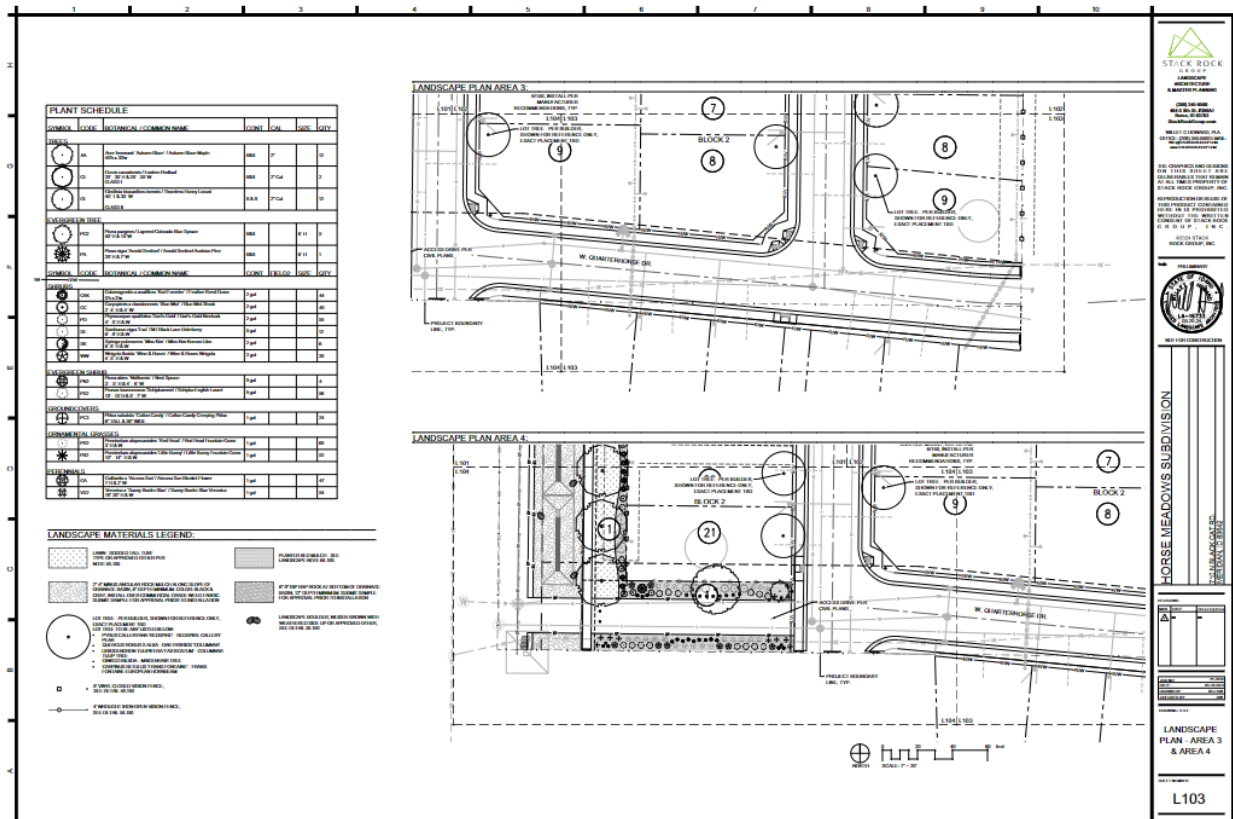
The Boas of Bearings for the lot is taken to be 500°38'35"W between the found monuments at the 1/4 corner common to Sections 9 and 10 and the Section corner common to Sections 9, 10, 15 and 36, E 1/4 Sec. 9, Ada County, Idaho.

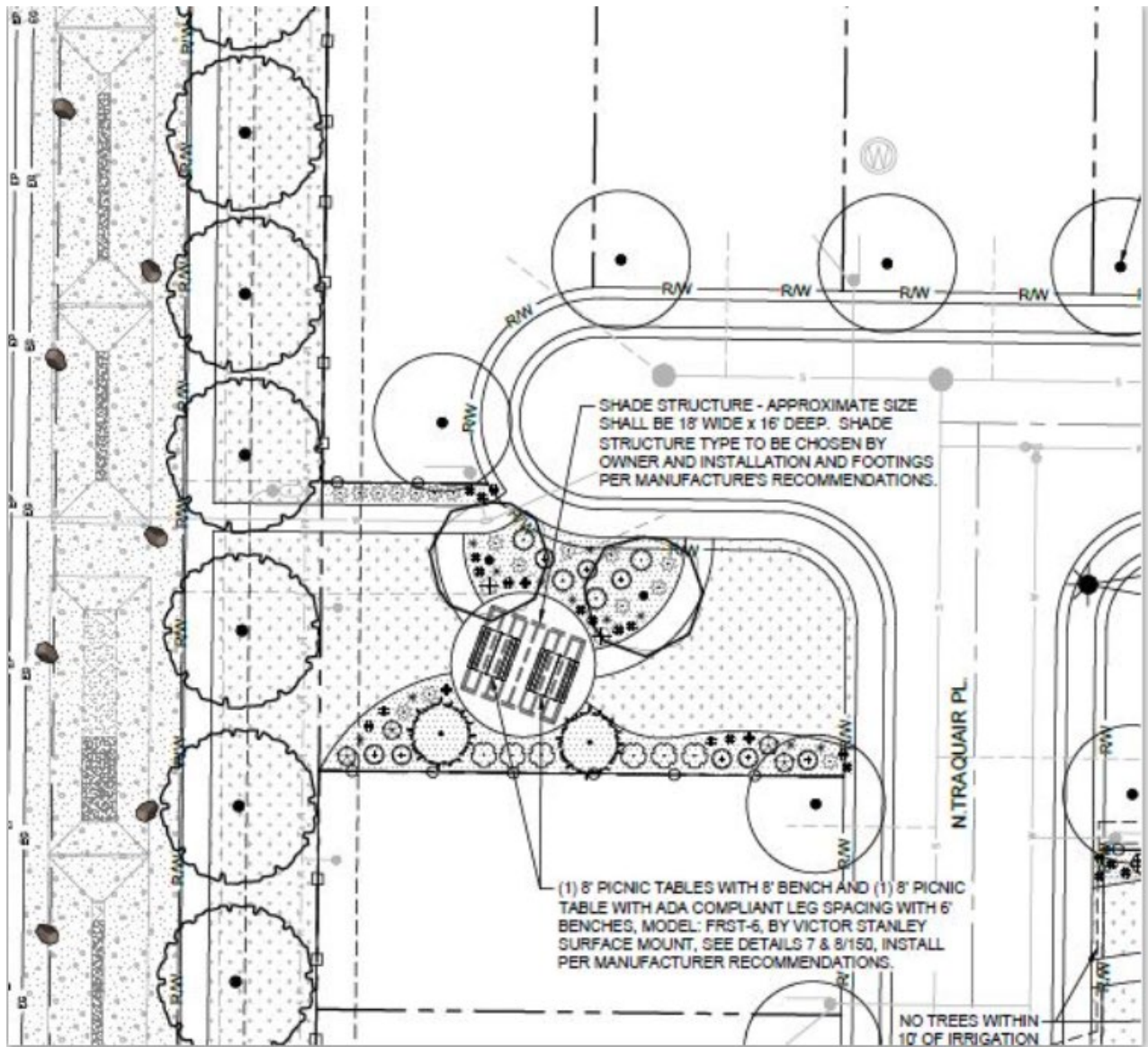
Book _____ Page _____
IDaho SURVEY GROUP, LLC
5055 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 346-5025
WWW.IDAHOSURVEY.COM

Job No. 23-335
Sheet 1 of 4

C. Landscape Plan & Amenity Detail (dated: 5/20/24)







VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development (Horse Meadows subdivision ([H-2020-0060](#); MDA [H-2021-0050](#), DA Inst. [#2021-179237](#)).
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the Time Extension approval for the preliminary plat (i.e. by January 12, 2025); *or* apply for a time extension, in accord with UDC 11-6B-7.
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 prepared by Idaho Survey Group, LLC, stamped on 2/29/2024 by Cody M. McCammon, included in Exhibit B shall be revised as follows:
 - a. Note #7: Include the recorded instrument number of the City of Meridian water easement graphically depicted on the plat.
 - b. Note #10: Include the recorded instrument number of the ACHD permanent easement.
5. The landscape plan prepared by Stack Group, dated 5/20/24 included in Exhibit C, shall be revised as follows:
 - a. All storm drainage shall be designed according to the City's adopted standards, specifications, and ordinance per UDC 11-3A-11.
 - b. The ROW along Black Cat Road shall meet the standards outlined in UDC 11-3B-7.C.5; if the unimproved street right-of-way is ten (10) feet or greater from the edge of pavement to edge of sidewalk or property line, the developer shall maintain a ten-foot compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover.
 - c. The landscape buffers shall not exceed 65% lawn coverage per UDC 11-3B-7.C.3e.
 - d. Apply for Alternative Compliance for trees missing in the central open space area on lot 6, Block 2.
6. Prior to signature on the Final Plat, the Applicant shall demonstrate that the existing easement that provides access to Parcels S1210325555, S1210325800, & S1210325710) has been extinguished or relocated to the City's satisfaction.
7. Future development shall be consistent with the R-8 dimensional standards listed in UDC Table 11-2A-6 for all buildable lots.
8. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
9. The rear and/or sides of new homes facing N. Black Cat Rd. and W. Pone Ave. shall incorporate articulation through changes in materials, color, modulation, and architectural elements (horizontal and vertical) to break up monotonous wall planes and roof lines that are visible from the subject public streets per requirement of the development agreement

10. The Applicant shall adhere to all ACHD conditions of approval.
11. The Applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as outlined in UDC 11-3A-7 and 11-3A-6B, as applicable.
12. 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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=348111&dbid=0&repo=MeridianCity>

C. Kuna School District

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=348148&dbid=0&repo=MeridianCity&cr=1>

D. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=348112&dbid=0&repo=MeridianCity>