

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: FEBRUARY 6, 2024
ORDER APPROVAL DATE: FEBRUARY 20, 2024

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 39 BUILDING)
LOTS AND TWO (2) COMMON)
LOTS ON 5.86 ACRES OF LAND IN)
THE R-8 ZONING DISTRICT FOR)
GRAYCLIFF ESTATES)
SUBDIVISION NO. 5)
)
BY: KB HOME)
APPLICANT)

)
)

CASE NO. FP-2023-0029

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on February 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 GRAYCLIFF ESTATES SUBDIVISION NO. 5, LOCATED IN THE SE ¼ OF SECTION 25, T.3N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2023, HANDWRITTEN DATE: NOVEMBER 2, 2023, by CLINTON W. HANSEN, PLS, SHEET 1 OF 3,” is

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR GRAYCLIFF ESTATES NO. 5 FP-2023-0029

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 February 6, 2023, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein, and the response letter from Sabrina Durtschi, KB Home, a true and correct copy of which is attached hereto marked “Exhibit B” 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 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 2/6/2024

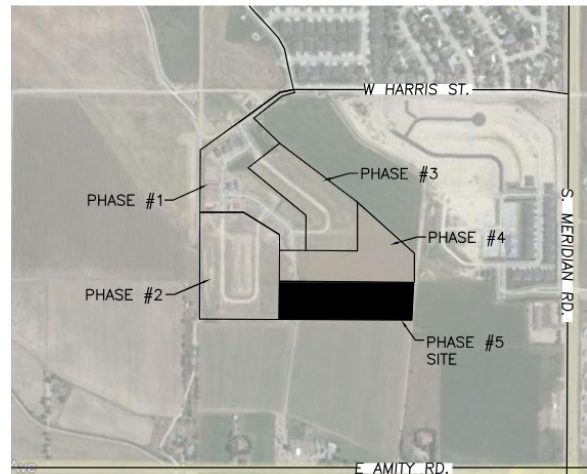
DATE:

TO: Mayor & City Council

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

SUBJECT: Graycliff Estates No. 5
[FP-2023-0029](#)

LOCATION: Generally located south of W. Harris St.
and west of S. Meridian Rd., in the SE
1/4 of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final Plat consisting of 39 building lots and two (2) common lots on 5.86 acres of land in the R-8 zoning district for the fifth phase of Graycliff Estates Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

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

B. Owner:

Thomas Coleman, KB Home – 1414 Bannock, Boise, ID 83702

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

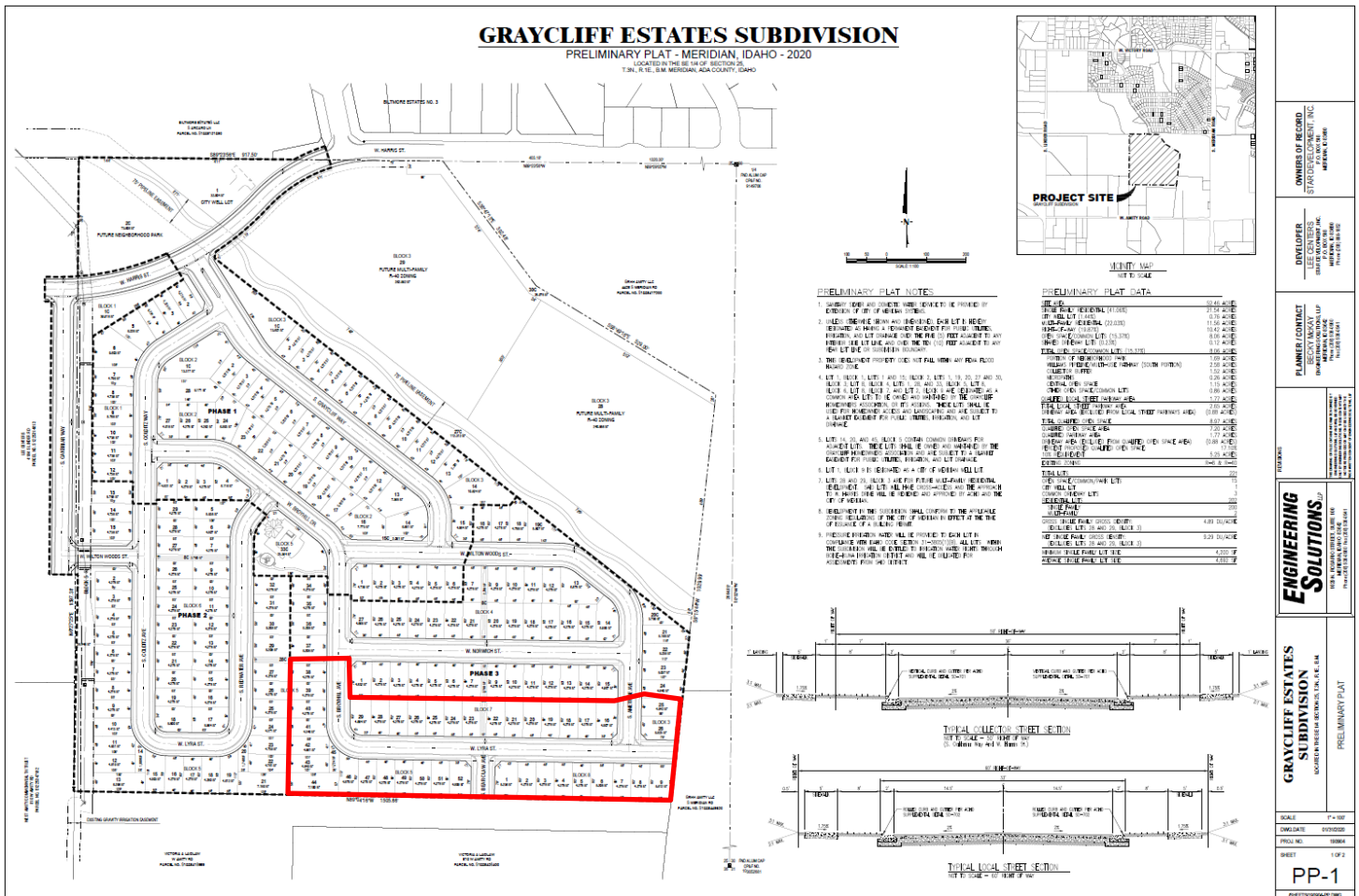
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2019-0129](#)) in accord with the requirements listed in UDC 11-6B-3C.2.

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. 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.

IV. DECISION

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

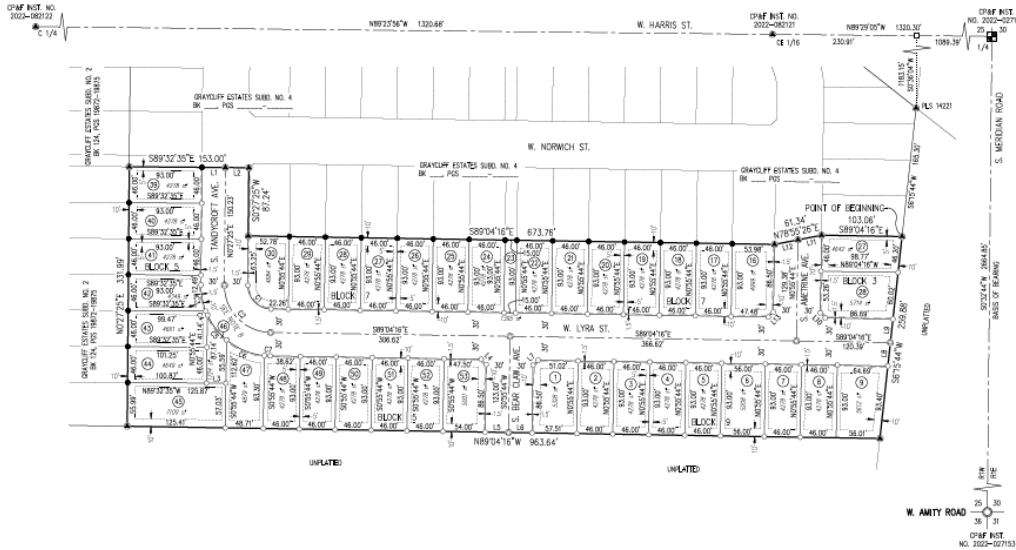
A. Preliminary Plat (dated: 1/31/2020)



B. Final Plat (dated: 11/2/23)

GRAYCLIFF ESTATES SUBDIVISION NO. 5 LOCATED IN THE SE 1/4 OF SECTION 25, T.3N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO 2023

BOOK _____, PAGE _____



NOTES

- 1- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 2- UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES. GRAYCLIFF ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION INC. PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR BOUNDARY LINE AND THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- 3- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 4- IRRIGATION WATER WILL BE PROVIDED TO EACH LOT IN ACCORDANCE WITH IDAHO CODE 31-305(1)(b). THIS SUBDIVISION FALLS WITHIN THE THE BORSELIUM IRRIGATION DISTRICT, AND ALL LOTS SHALL BE SUBJECT TO THE ASSESSMENTS OF SAID IRRIGATION DISTRICT.
- 5- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN.
- 6- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSIGNED BY AN IRRIGATION/DRAINAGE ENTITY.
- 7- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4003, RIGHT TO FARM ACT, WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- 8- LOT 46, BLOCK 5 AND LOT 23, BLOCK 7 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE GRAYCLIFF ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION INC. OR ITS ASSIGNS, AND ARE SUBJECT TO BLANKET PUBLIC UTILITY, DRAINAGE, AND PRESSURE IRRIGATION EASEMENTS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS. LOT 46, BLOCK 5 IS ALSO SUBJECT TO A BLANKET CROSS ACCESS EASEMENT FOR DRIVEWAY ACCESS TO ADJACENT LOTS 43, 44 AND 45 OF LOT 5. THE COMMON DRIVEWAY SHALL INCLUDE A PAVED SURFACE CAPABLE OF SUPPORTING FIRE VEHICLES AND EQUIPMENT AS SET FORTH IN THE CITY OF MERIDIAN UDC 11-45-30.8. THE EASEMENT AND COMMON DRIVEWAY SHALL BE OWNED AND MAINTAINED BY THE GRAYCLIFF ESTATES HOMEOWNERS ASSOCIATION, INC.
- 9- THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRAYCLIFF ESTATES SUBDIVISION, RECORDED AS INSTRUMENT NO. 2023-04867, RECORDS OF ADA COUNTY, IDAHO, AND AS SUCH MAY BE SUBSEQUENTLY AMENDED.
- 10- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2023-04867, RECORDS OF ADA COUNTY, IDAHO.
- 11- THE BOTTOM OF STRUCTURAL FOOTING SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
- 12- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT AND AMENDMENTS TO THE DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NOS. 2015-112005, 2019-186984, AND 2023-048784, RECORDS OF ADA COUNTY, IDAHO.

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 1.5" IRON PIPE MONUMENT WELL
- FOUND 50" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- FOUND 10" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 10" REBAR WITH PLS 11118 PLASTIC CAP
- SET 50" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT, NOT SET
- SECTION LINE
- CENTER LINE
- ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT LINE PER INSTRUMENT NO. 2023-04867
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- LOT NUMBER

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	46.88	30.00	89°31'42"	84°18'22"W	42.25
C2	83.70	60.00	89°31'42"	54°18'22"E	84.30
C3	14.33	90.00	21°57'28"	51°07'28"E	14.13
C4	5.30	90.00	3°22'32"	53°09'21"E	5.30
C5	16.43	90.00	25°44'22"	53°38'51"E	16.38
C6	53.17	90.00	33°51'04"	56°17'36"E	53.40
C7	7.36	90.00	4°02'10"	58°16'31"E	7.36

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00	58°10'23"E
L2	30.00	N89°57'40"E
L3	25.00	N89°22'50"W
L4	0.19	S44°04'16"E
L5	30.00	N89°04'16"W
L6	30.00	N89°04'16"W
L7	0.19	N45°22'54"E
L8	30.13	S8°15'44"W
L9	30.13	S8°15'44"W
L10	0.19	N45°04'16"W
L11	30.67	N78°52'36"E
L12	30.67	N78°52'36"E
L13	0.19	S45°55'42"W

SURVEY NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARY OF GRAYCLIFF ESTATES SUBDIVISION NO. 2, GRAYCLIFF ESTATES SUBDIVISION NO. 4, INFORMATION FROM RECORDS OF SURVEYS TAC AND 120518, 120519, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES AT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN
PLS 11118

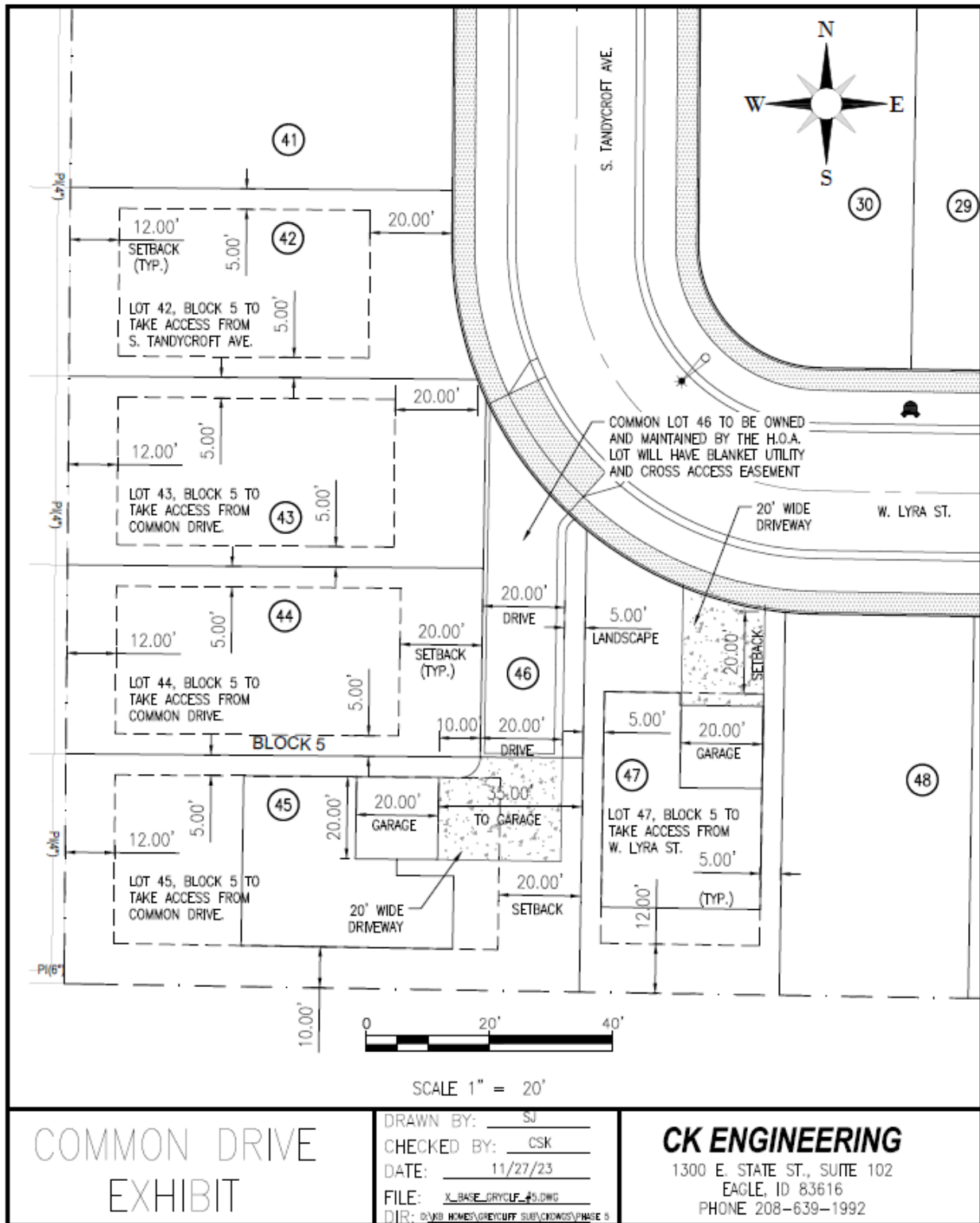


LandSolutions
Land Surveying and Consulting
221 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 Fax (208) 288-2557
www.landsolutions.id

JOB NO. 21-28

SHEET 1 OF 3

C. Common Driveway Exhibit



[illegible]



STACK ROCK
LANDSCAPE ARCHITECTURE
& PLANNING

DESIGNED BY
MR. & MRS. J. B. BERRY
JANUARY, 1910

REVIEWED BY
MR. & MRS. J. B. BERRY
JANUARY, 1910

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GREYCLIFF SUBDIVISION
PHASE 5

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/10	ISSUED FOR PERMIT
2	10/1/10	ISSUED FOR PERMIT
3	10/1/10	ISSUED FOR PERMIT
4	10/1/10	ISSUED FOR PERMIT
5	10/1/10	ISSUED FOR PERMIT
6	10/1/10	ISSUED FOR PERMIT
7	10/1/10	ISSUED FOR PERMIT
8	10/1/10	ISSUED FOR PERMIT
9	10/1/10	ISSUED FOR PERMIT
10	10/1/10	ISSUED FOR PERMIT

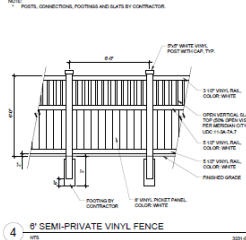
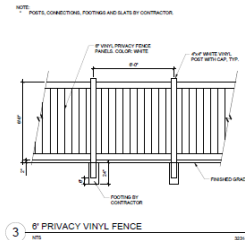
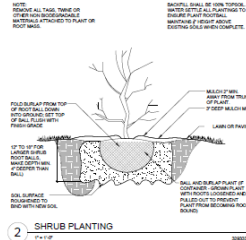
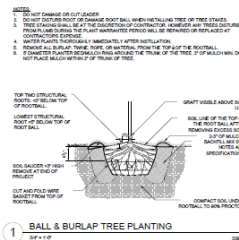
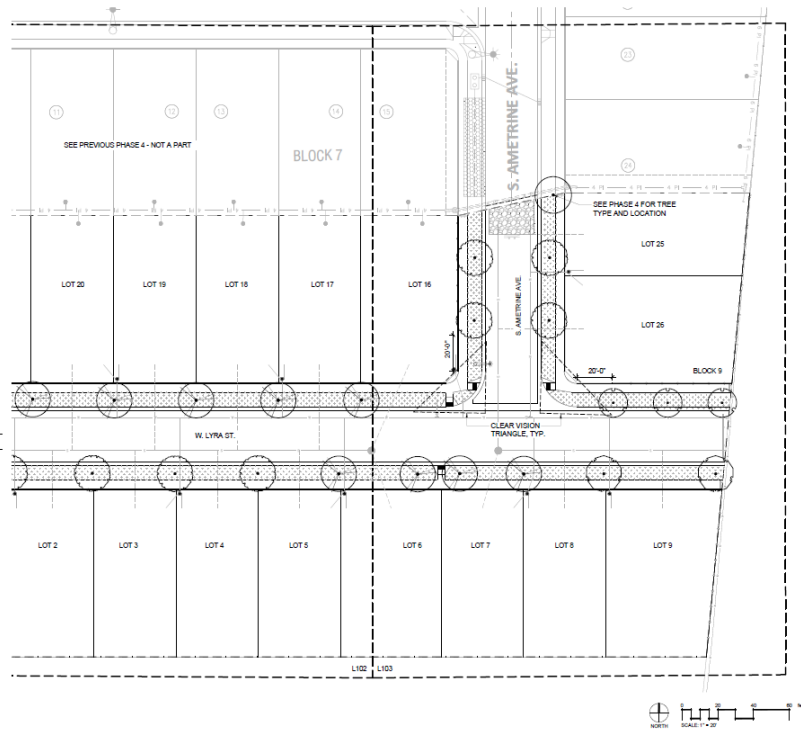
LANDSCAPE
PLAN - AREA 3

L103

PLANT SCHEDULE	COMMON NAME	SYMBOL	QTY
1	Redbud (Eastern Redbud) - 10' x 10' x 10'	10' x 10' x 10'	1
2	Redbud (Eastern Redbud) - 10' x 10' x 10'	10' x 10' x 10'	1
3	Redbud (Eastern Redbud) - 10' x 10' x 10'	10' x 10' x 10'	1
4	Redbud (Eastern Redbud) - 10' x 10' x 10'	10' x 10' x 10'	1
5	Redbud (Eastern Redbud) - 10' x 10' x 10'	10' x 10' x 10'	1
6	Redbud (Eastern Redbud) - 10' x 10' x 10'	10' x 10' x 10'	1
7	Redbud (Eastern Redbud) - 10' x 10' x 10'	10' x 10' x 10'	1
8	Redbud (Eastern Redbud) - 10' x 10' x 10'	10' x 10' x 10'	1
9	Redbud (Eastern Redbud) - 10' x 10' x 10'	10' x 10' x 10'	1
10	Redbud (Eastern Redbud) - 10' x 10' x 10'	10' x 10' x 10'	1

LANDSCAPE MATERIALS LEGEND

- 100% LAWN, SEE S-1 OF LANDSCAPE NOTES ON L102
- LANDSCAPE MULCH, SEE S-1 OF LANDSCAPE NOTES ON L102
- 6" SEMI-PRIVATE VINYL FENCE, SEE DETAIL 4L150
- 6" PRIVATE VINYL FENCE, SEE DETAIL 4L150



STACK ROCK
LANDSCAPE ARCHITECTURE
& PLANNING

DESIGNED BY
MR. & MRS. J. B. BERRY
JANUARY, 1910

REVIEWED BY
MR. & MRS. J. B. BERRY
JANUARY, 1910

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GREYCLIFF SUBDIVISION
PHASE 5

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/10	ISSUED FOR PERMIT
2	10/1/10	ISSUED FOR PERMIT
3	10/1/10	ISSUED FOR PERMIT
4	10/1/10	ISSUED FOR PERMIT
5	10/1/10	ISSUED FOR PERMIT
6	10/1/10	ISSUED FOR PERMIT
7	10/1/10	ISSUED FOR PERMIT
8	10/1/10	ISSUED FOR PERMIT
9	10/1/10	ISSUED FOR PERMIT
10	10/1/10	ISSUED FOR PERMIT

DETAILS

L150

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #[2015-112095](#), 1st Addendum Inst. #[2019-086664](#), and 2nd Addendum Inst. #[2020-066784](#)) and preliminary plat ([H-2019-0129](#)) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Engineer's signature on the previous phase final plat; *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 Land Solutions, stamped by Clinton W. Hansen, dated: 11/2/2023, included in Section V.B shall be revised as follows:
 - a. Note #10: Include the recorded instrument number for the ACHD temporary license agreement.
 - b. Legend: Include the recorded instrument number of the ACHD permanent easement line.*A copy of the revised plat shall be submitted with the final plat for City Engineer signature.*
5. The landscape plan prepared by Stack Rock Group, dated 10/31/2023, included in Section V.D, shall be revised as follows:
 - a. Depict a 5-foot wide landscape strip planted with shrubs, lawn or other vegetative groundcover along the east side of the common driveway on Lot 46, Block 5 in accord with UDC [11-6C-3D.5](#).
 - b. Include calculations for street trees planted within parkways (total linear feet of parkways and required vs. provided number of trees – 1 tree is required per 35 linear feet of parkway minus 26' for each driveway) as set forth in UDC [11-3G-3B.4](#).*A copy of the revised plan shall be submitted with the final plat for City Engineer signature.*
6. Future development shall be consistent with the minimum dimensional standards listed in [UDC Table 11-2A-6](#) for the R-8 zoning district.
7. Homes on Lots 43-45, Block 5, shall comply with the setbacks depicted on the common driveway exhibit in Section VII.C.
8. Off-street parking is required to be provided for all residential units in accord with the standards listed in UDC [Table 11-3C-6](#) based on the number of bedrooms per unit.
9. Comply with the standards for common driveways listed in UDC [11-6C-3D](#).
10. Future homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #[2020-066784](#)).
11. 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.
12. All fencing shall comply with the standards of UDC 11-3A-7C.
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.

B. Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=329923&dbid=0&repo=MeridianCity>

C. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330211&dbid=0&repo=MeridianCity>

EXHIBIT B

From: [Durtschi, Sabrina](#)
To: [Sonya Allen](#)
Subject: RE: Graycliff Estates #5 FP-2023-0029 Staff Report for Council on Feb. 6th
Date: Wednesday, January 24, 2024 3:31:26 PM

External Sender - Please use caution with links or attachments.

Thanks Sonya, it looks good to me. Sabrina



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From: Sonya Allen <sallen@meridiancity.org>
Sent: Monday, January 22, 2024 4:57 PM
To: Clerks Comment <comment@meridiancity.org>
Cc: Bill Parsons <bparsons@meridiancity.org>; Durtschi, Sabrina <sdurtschi@kbhome.com>
Subject: Graycliff Estates #5 FP-2023-0029 Staff Report for Council on Feb. 6th

EXTERNAL EMAIL: Do not click links or open attachments unless you recognize the source of the email.

Attached is the staff report for the final plat for Graycliff Estates #5. This item is scheduled to be on the consent agenda at the City Council work session on Feb. 6th. The meeting will be held at City Hall, 33 E. Broadway Avenue, beginning at 4:30 pm. Please call or e-mail with any questions.

If you are *not* in agreement with the provisions in the staff report, please submit a written response to the staff report to the City Clerk's office (comment@meridiancity.org) and me as soon as possible and the item will be placed on the regular meeting agenda at a subsequent meeting for discussion.

Thanks,

Sonya Allen | Associate Planner

City of Meridian | Community Development Department | Planning Division
33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642
Phone: 208-884-5533 | Direct/Fax: 208-489-0578



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