

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



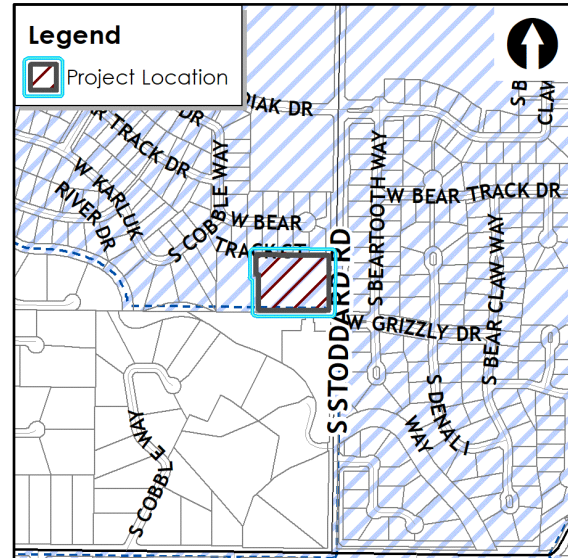
HEARING DATE: February 13, 2024

TO: Mayor & City Council

FROM: Stacy Hersh, Associate Planner
208-884-5533

SUBJECT: Slatestone No. 1
FP-2023-0028

LOCATION: 2707 S. Stoddard Road., in the NE ¼ of
the SW ¼ of Section 24, T.3N., R.1W.
(Parcel #S1224315000)



I. PROJECT DESCRIPTION

Final Plat consisting of 12 residential building lots and 4 common lots on 3.395 acres of land in the R-8 (Medium-Density Residential) zoning district for Slatestone No. 1.

II. APPLICANT INFORMATION

A. Applicant:

Samantha Hammond, Ardurra – 2471 S. Titanium Place, Meridian, Idaho 83642

B. Owner:

Brady Lasher, Lasher Enterprises LLC – 3930 SE Adilyn Place, Meridian Idaho, 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-2022-0039) as required by UDC 11-6B-3C.2. The submitted final plat is for the same number of building lots and common area as approved with the preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

V. EXHIBITS

B. Preliminary Plat (dated: 10/03/22)

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

V. EXHIBITS

B. Preliminary Plat (dated: 10/03/22)



[illegible]Page 3

SLATESTONE SUBDIVISION

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50 CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITION OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

R.E.H.S. DISTRICT HEALTH

DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

DATE

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20____.

PRESIDENT - ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

CITY ENGINEER - MERIDIAN, IDAHO

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____ IN BOOK _____ OF PLATS, AT PAGES _____ THROUGH _____ AS INSTRUMENT NO. _____.

DEPUTY

EX OFFICIO RECORDER

APPROVAL OF THE CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

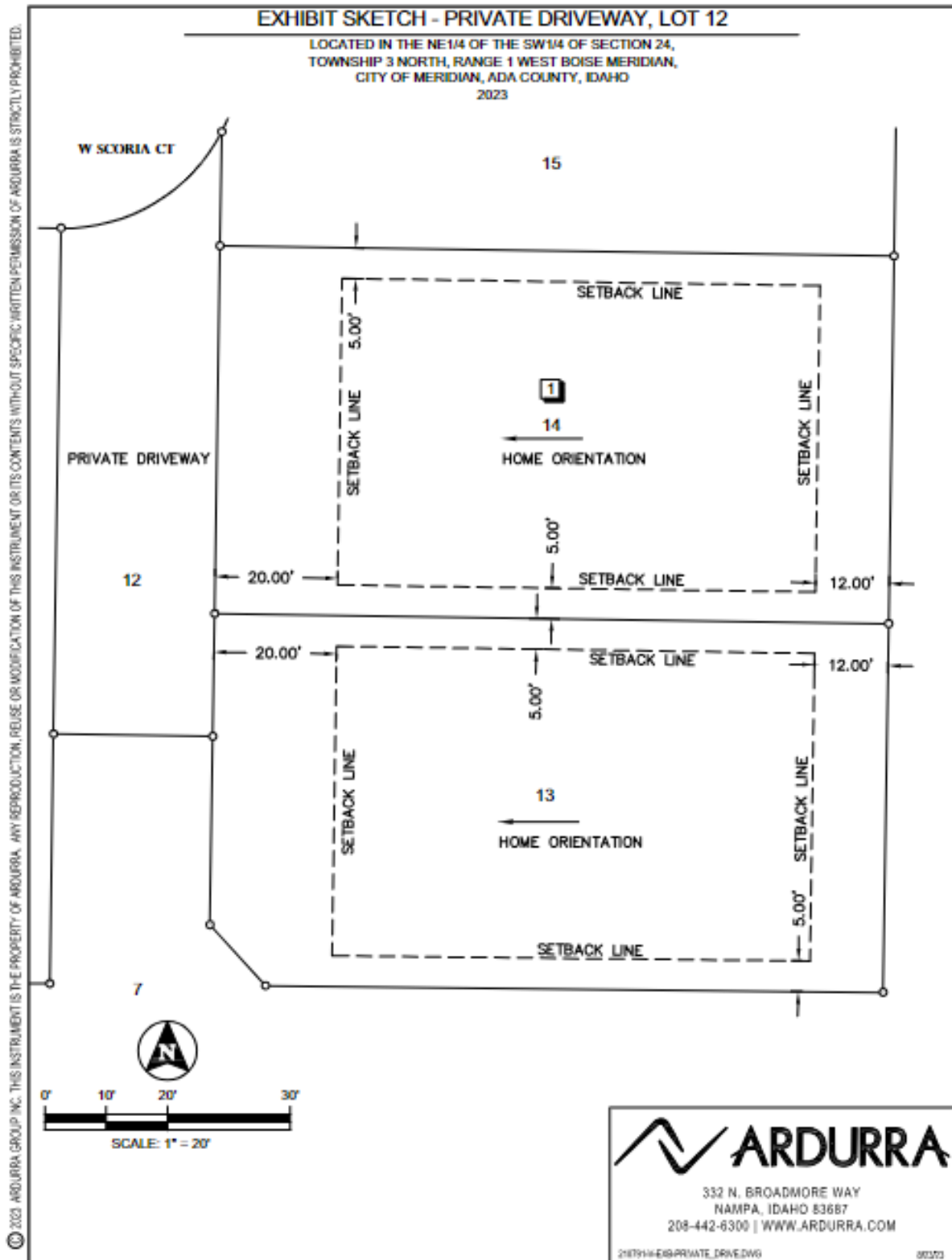
CITY CLERK - MERIDIAN, IDAHO

Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765



ARDURRA
312 N. BUCKWHEAT WAY
MERIDIAN, IDAHO 83451
(208) 465-0300 | WWW.ARDURRA.COM
SHEET NO. 3 OF 3

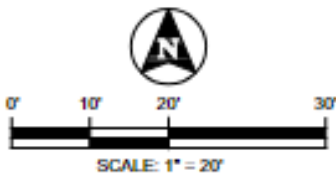
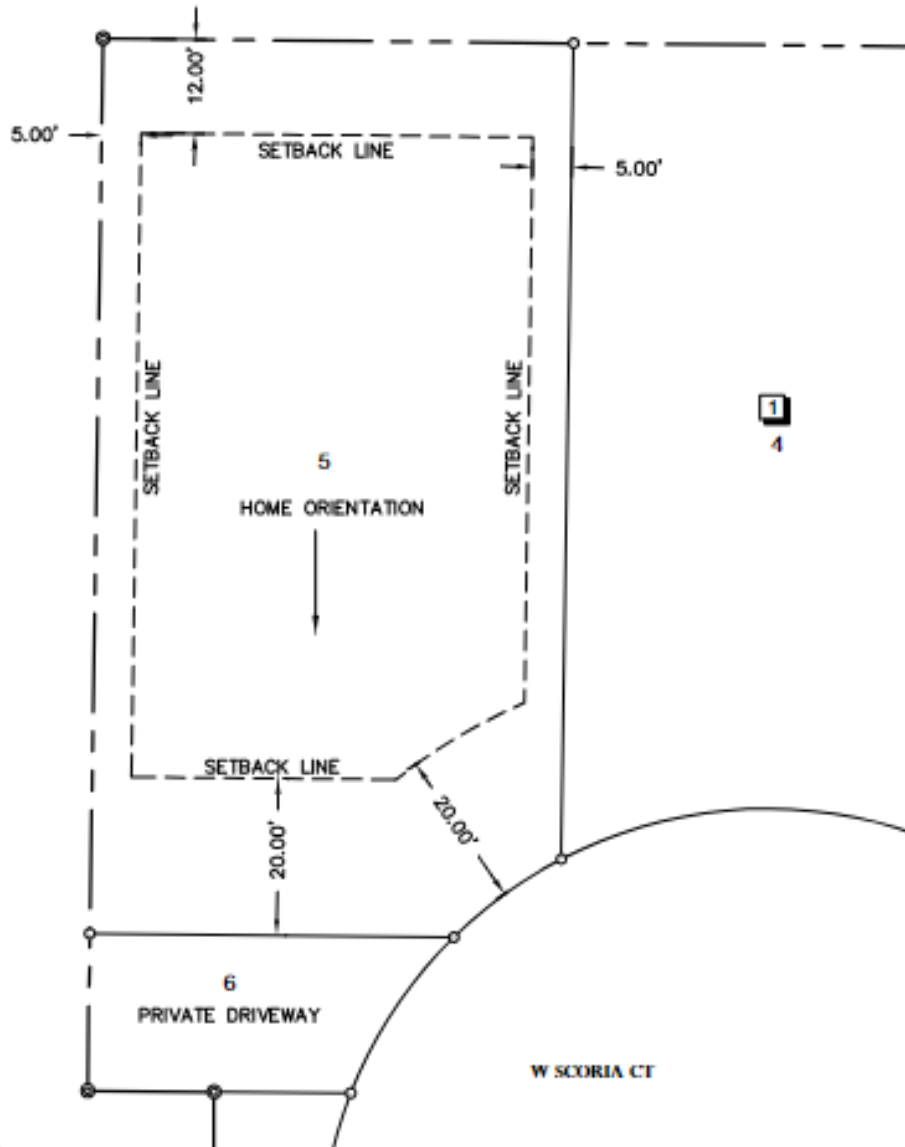
D. Common Drive Exhibit



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EXHIBIT SKETCH - PRIVATE DRIVEWAY, LOT 6

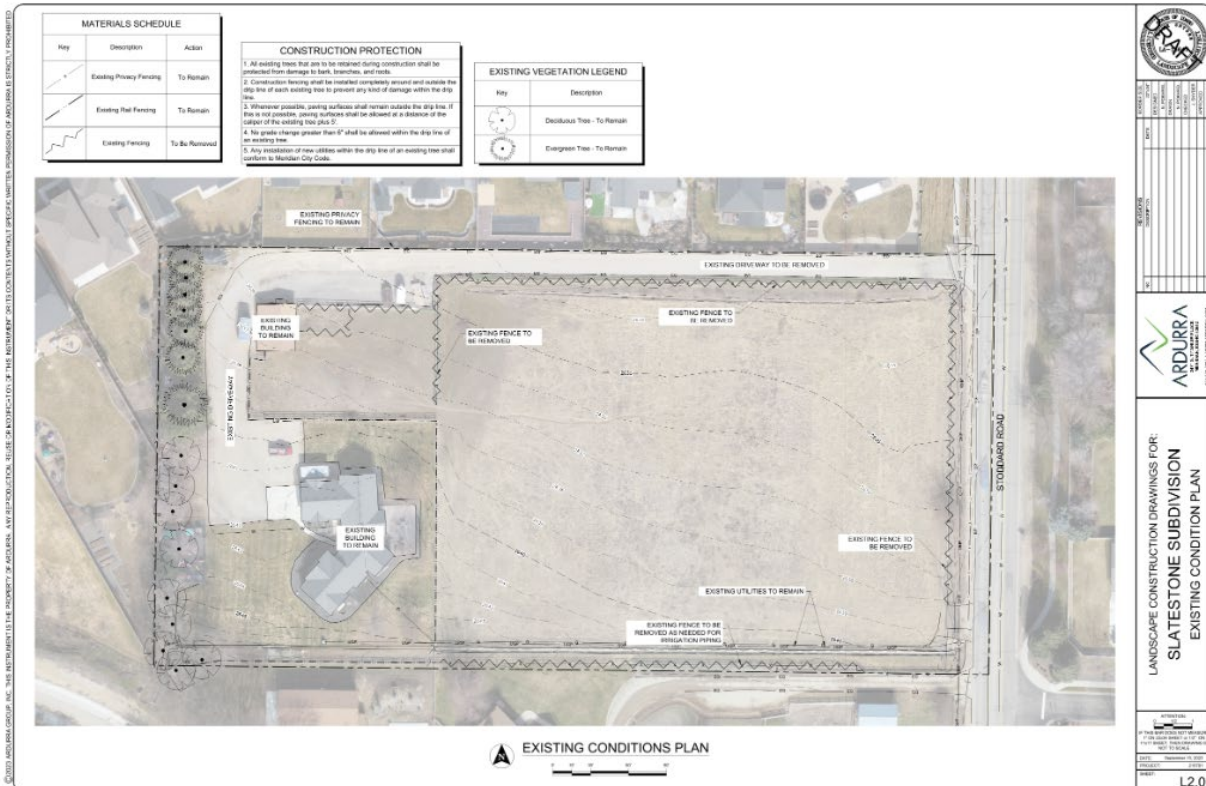
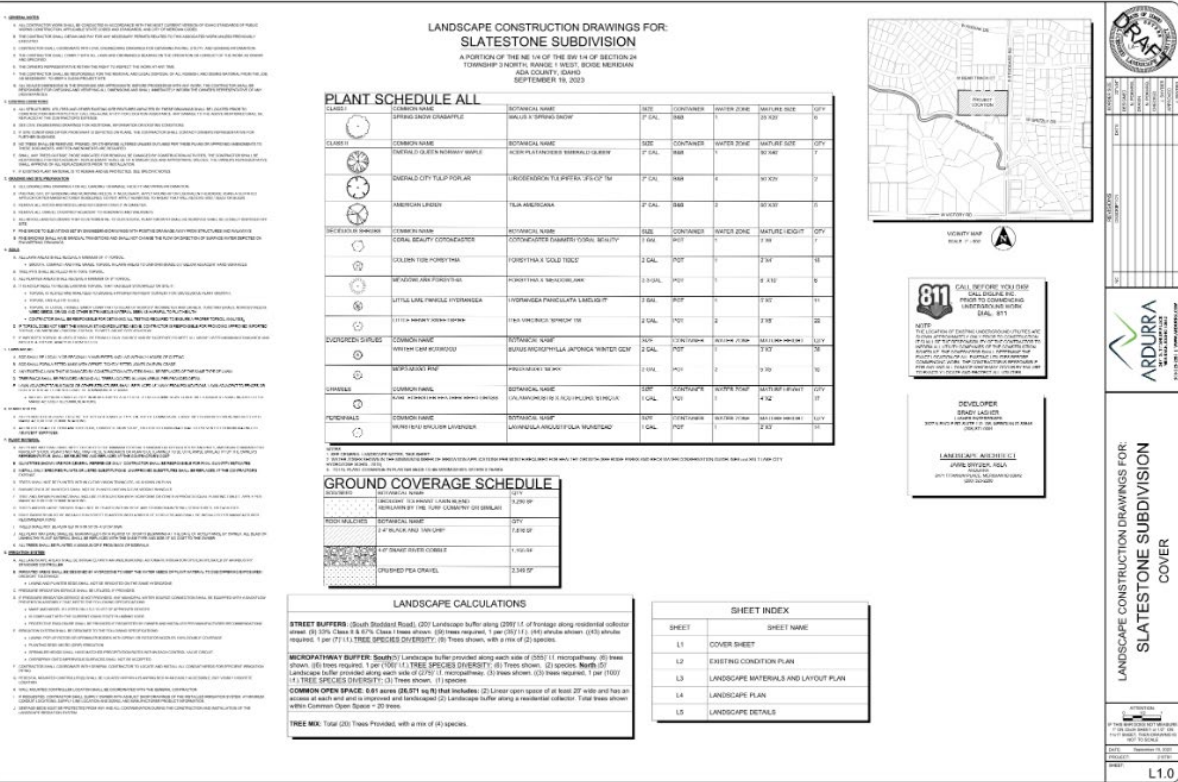
LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 1 WEST BOISE MERIDIAN,
CITY OF MERIDIAN, ADA COUNTY, IDAHO
2023

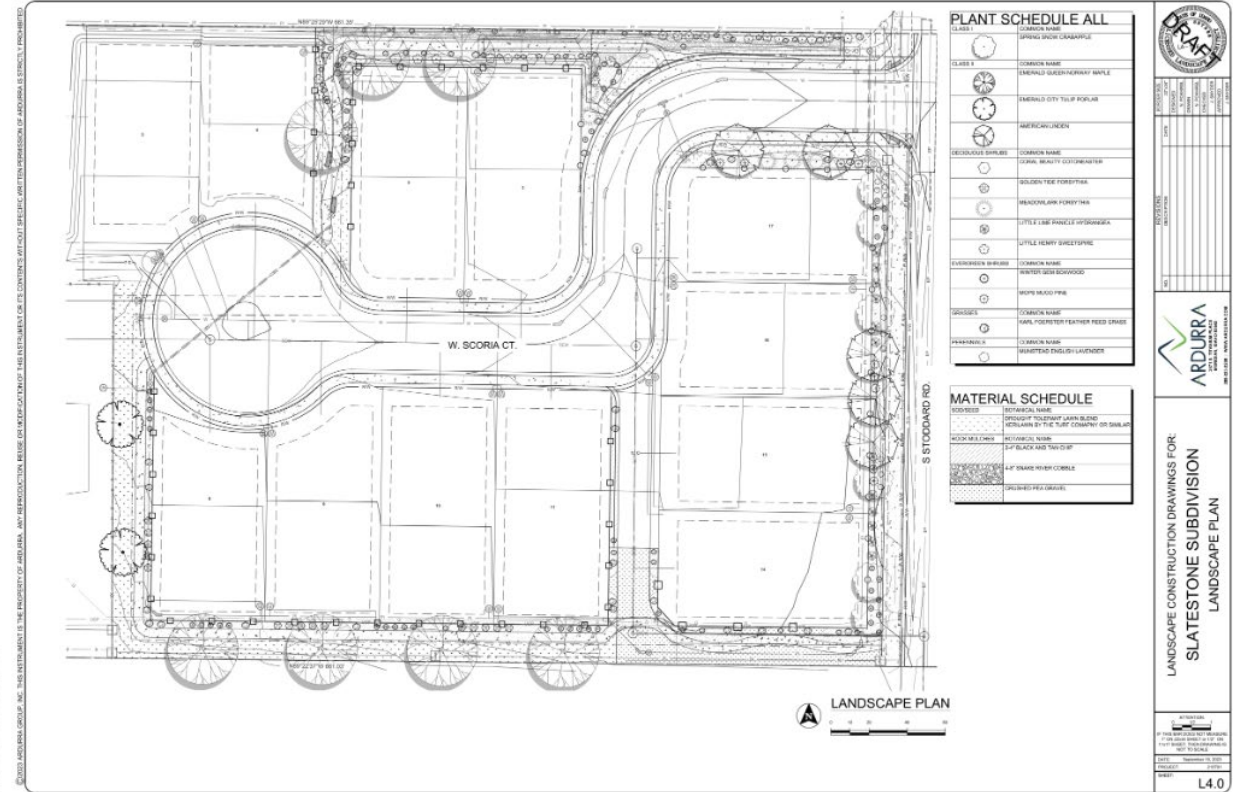
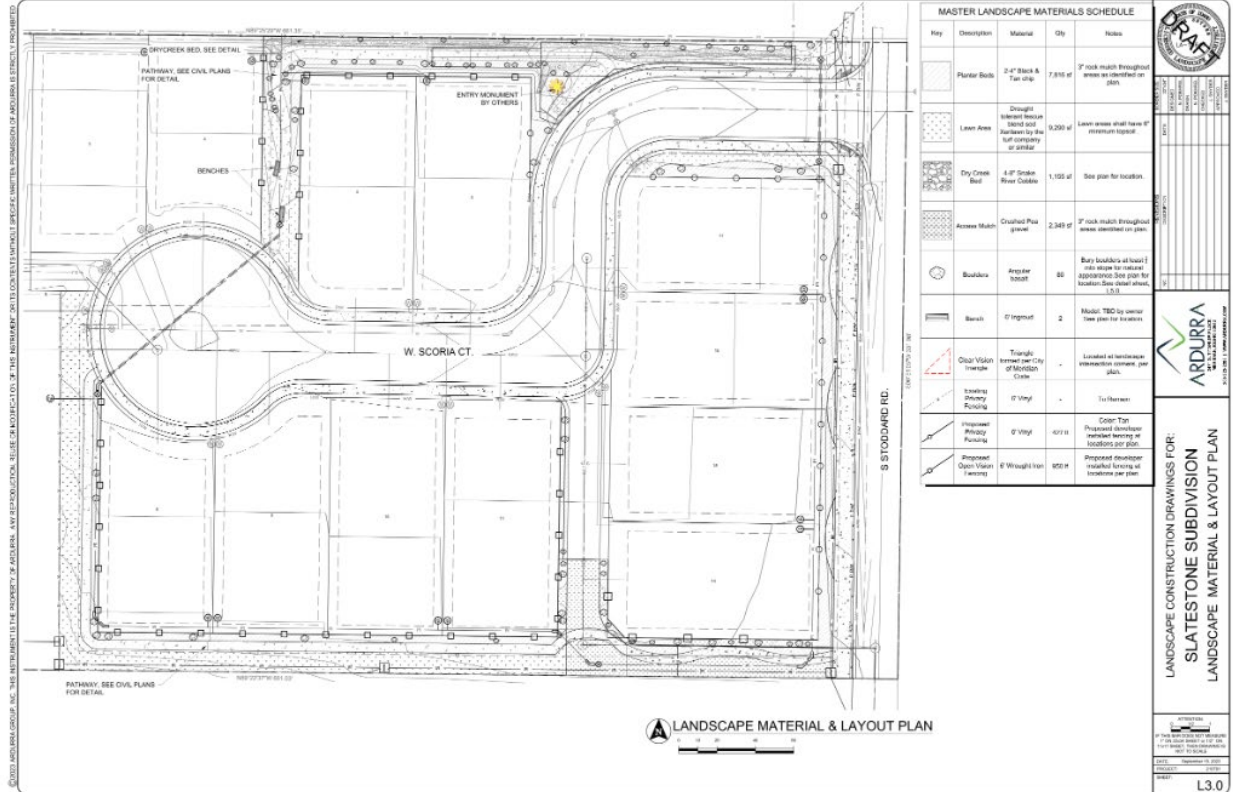


332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

218791W-E69-PRIVATE_DRIVE.DWG

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1 DECIDUOUS TREE PLANTING
NOTES

1. REMOVE ALL TAGS, PLASTICS AND OTHER NON-Biodegradable MATERIALS FROM THE TREE BEFORE PLANTING.
2. EXAMINE THE TREE FOR DAMAGE TO THE TRUNK, BRANCHES AND ROOTS. REMOVE ANY DAMAGED AREAS.
3. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. FILL WITH TOP SOIL TO THE DESIRED DEPTH.
4. POSITION THE TREE IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
5. BACKFILL THE PLANTING AREA WITH TOP SOIL, COMPACTING THE SOIL AROUND THE ROOT BALL.
6. WATER THE TREE THOROUGHLY AFTER PLANTING.
7. MULCH THE PLANTING AREA WITH A 2-4 INCH LAYER OF MULCH, LEAVING A 2 INCH GAP AROUND THE TRUNK.
8. STAKE THE TREE IF NECESSARY TO PREVENT SWAYING.
9. WATER THE TREE REGULARLY DURING THE FIRST SEVERAL MONTHS.

2 SHRUB PLANTING
NOTES

1. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. FILL WITH TOP SOIL TO THE DESIRED DEPTH.
2. POSITION THE SHRUB IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
3. BACKFILL THE PLANTING AREA WITH TOP SOIL, COMPACTING THE SOIL AROUND THE ROOT BALL.
4. WATER THE SHRUB THOROUGHLY AFTER PLANTING.
5. MULCH THE PLANTING AREA WITH A 2-4 INCH LAYER OF MULCH, LEAVING A 2 INCH GAP AROUND THE TRUNK.
6. STAKE THE SHRUB IF NECESSARY TO PREVENT SWAYING.
7. WATER THE SHRUB REGULARLY DURING THE FIRST SEVERAL MONTHS.

3 BOULDER DETAIL WITH PLANTINGS
NOTES

1. EXAMINE THE BOULDER FOR DAMAGE TO THE TRUNK, BRANCHES AND ROOTS. REMOVE ANY DAMAGED AREAS.
2. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. FILL WITH TOP SOIL TO THE DESIRED DEPTH.
3. POSITION THE BOULDER IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
4. BACKFILL THE PLANTING AREA WITH TOP SOIL, COMPACTING THE SOIL AROUND THE ROOT BALL.
5. WATER THE BOULDER THOROUGHLY AFTER PLANTING.
6. MULCH THE PLANTING AREA WITH A 2-4 INCH LAYER OF MULCH, LEAVING A 2 INCH GAP AROUND THE TRUNK.
7. STAKE THE BOULDER IF NECESSARY TO PREVENT SWAYING.
8. WATER THE BOULDER REGULARLY DURING THE FIRST SEVERAL MONTHS.

4 DRY CREEK BED
NOTES

1. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. FILL WITH TOP SOIL TO THE DESIRED DEPTH.
2. POSITION THE PLANTS IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
3. BACKFILL THE PLANTING AREA WITH TOP SOIL, COMPACTING THE SOIL AROUND THE ROOT BALL.
4. WATER THE PLANTS THOROUGHLY AFTER PLANTING.
5. MULCH THE PLANTING AREA WITH A 2-4 INCH LAYER OF MULCH, LEAVING A 2 INCH GAP AROUND THE TRUNK.
6. STAKE THE PLANTS IF NECESSARY TO PREVENT SWAYING.
7. WATER THE PLANTS REGULARLY DURING THE FIRST SEVERAL MONTHS.

5 POP-UP SPRAY
NOTES

1. EXAMINE THE POP-UP SPRAY HEAD FOR DAMAGE TO THE TRUNK, BRANCHES AND ROOTS. REMOVE ANY DAMAGED AREAS.
2. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. FILL WITH TOP SOIL TO THE DESIRED DEPTH.
3. POSITION THE POP-UP SPRAY HEAD IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
4. BACKFILL THE PLANTING AREA WITH TOP SOIL, COMPACTING THE SOIL AROUND THE ROOT BALL.
5. WATER THE POP-UP SPRAY HEAD THOROUGHLY AFTER PLANTING.
6. MULCH THE PLANTING AREA WITH A 2-4 INCH LAYER OF MULCH, LEAVING A 2 INCH GAP AROUND THE TRUNK.
7. STAKE THE POP-UP SPRAY HEAD IF NECESSARY TO PREVENT SWAYING.
8. WATER THE POP-UP SPRAY HEAD REGULARLY DURING THE FIRST SEVERAL MONTHS.

6 DRIP CONTROL ZONE KIT
NOTES

1. EXAMINE THE DRIP CONTROL ZONE KIT FOR DAMAGE TO THE TRUNK, BRANCHES AND ROOTS. REMOVE ANY DAMAGED AREAS.
2. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. FILL WITH TOP SOIL TO THE DESIRED DEPTH.
3. POSITION THE DRIP CONTROL ZONE KIT IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
4. BACKFILL THE PLANTING AREA WITH TOP SOIL, COMPACTING THE SOIL AROUND THE ROOT BALL.
5. WATER THE DRIP CONTROL ZONE KIT THOROUGHLY AFTER PLANTING.
6. MULCH THE PLANTING AREA WITH A 2-4 INCH LAYER OF MULCH, LEAVING A 2 INCH GAP AROUND THE TRUNK.
7. STAKE THE DRIP CONTROL ZONE KIT IF NECESSARY TO PREVENT SWAYING.
8. WATER THE DRIP CONTROL ZONE KIT REGULARLY DURING THE FIRST SEVERAL MONTHS.

7 REMOTE CONTROL VALVE
NOTES

1. EXAMINE THE REMOTE CONTROL VALVE FOR DAMAGE TO THE TRUNK, BRANCHES AND ROOTS. REMOVE ANY DAMAGED AREAS.
2. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. FILL WITH TOP SOIL TO THE DESIRED DEPTH.
3. POSITION THE REMOTE CONTROL VALVE IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
4. BACKFILL THE PLANTING AREA WITH TOP SOIL, COMPACTING THE SOIL AROUND THE ROOT BALL.
5. WATER THE REMOTE CONTROL VALVE THOROUGHLY AFTER PLANTING.
6. MULCH THE PLANTING AREA WITH A 2-4 INCH LAYER OF MULCH, LEAVING A 2 INCH GAP AROUND THE TRUNK.
7. STAKE THE REMOTE CONTROL VALVE IF NECESSARY TO PREVENT SWAYING.
8. WATER THE REMOTE CONTROL VALVE REGULARLY DURING THE FIRST SEVERAL MONTHS.

8 CONTROLLER - PEDESTAL MOUNT
NOTES

1. EXAMINE THE CONTROLLER FOR DAMAGE TO THE TRUNK, BRANCHES AND ROOTS. REMOVE ANY DAMAGED AREAS.
2. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. FILL WITH TOP SOIL TO THE DESIRED DEPTH.
3. POSITION THE CONTROLLER IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
4. BACKFILL THE PLANTING AREA WITH TOP SOIL, COMPACTING THE SOIL AROUND THE ROOT BALL.
5. WATER THE CONTROLLER THOROUGHLY AFTER PLANTING.
6. MULCH THE PLANTING AREA WITH A 2-4 INCH LAYER OF MULCH, LEAVING A 2 INCH GAP AROUND THE TRUNK.
7. STAKE THE CONTROLLER IF NECESSARY TO PREVENT SWAYING.
8. WATER THE CONTROLLER REGULARLY DURING THE FIRST SEVERAL MONTHS.

9 PRESSURIZED IRRIGATION CONNECTION
NOTES

1. EXAMINE THE PRESSURIZED IRRIGATION CONNECTION FOR DAMAGE TO THE TRUNK, BRANCHES AND ROOTS. REMOVE ANY DAMAGED AREAS.
2. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. FILL WITH TOP SOIL TO THE DESIRED DEPTH.
3. POSITION THE PRESSURIZED IRRIGATION CONNECTION IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
4. BACKFILL THE PLANTING AREA WITH TOP SOIL, COMPACTING THE SOIL AROUND THE ROOT BALL.
5. WATER THE PRESSURIZED IRRIGATION CONNECTION THOROUGHLY AFTER PLANTING.
6. MULCH THE PLANTING AREA WITH A 2-4 INCH LAYER OF MULCH, LEAVING A 2 INCH GAP AROUND THE TRUNK.
7. STAKE THE PRESSURIZED IRRIGATION CONNECTION IF NECESSARY TO PREVENT SWAYING.
8. WATER THE PRESSURIZED IRRIGATION CONNECTION REGULARLY DURING THE FIRST SEVERAL MONTHS.

10 LANDSCAPE EDGING
NOTES

1. EXAMINE THE LANDSCAPE EDGING FOR DAMAGE TO THE TRUNK, BRANCHES AND ROOTS. REMOVE ANY DAMAGED AREAS.
2. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. FILL WITH TOP SOIL TO THE DESIRED DEPTH.
3. POSITION THE LANDSCAPE EDGING IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
4. BACKFILL THE PLANTING AREA WITH TOP SOIL, COMPACTING THE SOIL AROUND THE ROOT BALL.
5. WATER THE LANDSCAPE EDGING THOROUGHLY AFTER PLANTING.
6. MULCH THE PLANTING AREA WITH A 2-4 INCH LAYER OF MULCH, LEAVING A 2 INCH GAP AROUND THE TRUNK.
7. STAKE THE LANDSCAPE EDGING IF NECESSARY TO PREVENT SWAYING.
8. WATER THE LANDSCAPE EDGING REGULARLY DURING THE FIRST SEVERAL MONTHS.

11 6" VINYL FENCE
NOTES

1. EXAMINE THE 6" VINYL FENCE FOR DAMAGE TO THE TRUNK, BRANCHES AND ROOTS. REMOVE ANY DAMAGED AREAS.
2. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. FILL WITH TOP SOIL TO THE DESIRED DEPTH.
3. POSITION THE 6" VINYL FENCE IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
4. BACKFILL THE PLANTING AREA WITH TOP SOIL, COMPACTING THE SOIL AROUND THE ROOT BALL.
5. WATER THE 6" VINYL FENCE THOROUGHLY AFTER PLANTING.
6. MULCH THE PLANTING AREA WITH A 2-4 INCH LAYER OF MULCH, LEAVING A 2 INCH GAP AROUND THE TRUNK.
7. STAKE THE 6" VINYL FENCE IF NECESSARY TO PREVENT SWAYING.
8. WATER THE 6" VINYL FENCE REGULARLY DURING THE FIRST SEVERAL MONTHS.

12 OPEN VISION FENCE - 6"
NOTES

1. EXAMINE THE OPEN VISION FENCE FOR DAMAGE TO THE TRUNK, BRANCHES AND ROOTS. REMOVE ANY DAMAGED AREAS.
2. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. FILL WITH TOP SOIL TO THE DESIRED DEPTH.
3. POSITION THE OPEN VISION FENCE IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
4. BACKFILL THE PLANTING AREA WITH TOP SOIL, COMPACTING THE SOIL AROUND THE ROOT BALL.
5. WATER THE OPEN VISION FENCE THOROUGHLY AFTER PLANTING.
6. MULCH THE PLANTING AREA WITH A 2-4 INCH LAYER OF MULCH, LEAVING A 2 INCH GAP AROUND THE TRUNK.
7. STAKE THE OPEN VISION FENCE IF NECESSARY TO PREVENT SWAYING.
8. WATER THE OPEN VISION FENCE REGULARLY DURING THE FIRST SEVERAL MONTHS.

ARDURRA
LANDSCAPE CONSTRUCTION

LANDSCAPE CONSTRUCTION DRAWINGS FOR:
SLATESTONE SUBDIVISION
LANDSCAPE DETAIL

DATE: 10/15/2015
DRAWN BY: J. D. DAVIS
CHECKED BY: J. D. DAVIS
APPROVED BY: J. D. DAVIS

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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-2022-0039 (AZ, PP); DA Inst. #2023-001840.
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of approval of the preliminary plat (by November 15, 2024); 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.C. prepared by Ardurra, stamped on 8/9/23 by Rob O'Malley, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #9: Shall be revised to read "Lots shall not be reduced in size without the prior approval from the Health Department and the City of Meridian".
 - b. Note #11: Include the recorded instrument number of the Development Agreement.
 - c. Note #12: Include the recorded instrument number of the temporary License Agreement with ACHD for landscaping.
 - d. Add Note to state: "Direct lot access to S. Stoddard Road is prohibited in accordance with UDC 11-3A-3".
 - e. Extend the common drive on Lot 12 to be six (6) feet further to the south to ensure at least 20 feet of frontage for Lot 13.
5. The landscape plan shown in Section V.E, dated 9/12/23 prepared by Ardurra, is approved as submitted.
 - a. Revise the plans to include landscaping in front of the 10-foot wide sidewalk adjacent to Stoddard Road in accordance with UDC 11-3B-7.
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. The Applicant shall comply with all ACHD conditions of approval.
8. The existing home shall connect to City water and sewer services with the first phase of development.
9. The existing home will get a new address upon development of the first phase of this project consistent with the development of the new local street access.
10. Prior to the City Engineer's signature on the final plat for Phase 1, a 14-foot wide public pedestrian easement shall be submitted to the Planning Division and recorded for the multi-use pathway as required by the Park's Department, unless ACHD requires one.
11. 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.
12. The rear and/or sides of homes visible from S. Stoddard Road (Lots 16-19) 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.*

13. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
14. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
15. 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=330516&dbid=0&repo=MeridianCity>