

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: 9/5/2023
ORDER APPROVAL DATE: 9/19/2023

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 42 BUILDING)
LOTS AND 5 COMMON LOTS ON)
6.87 ACRES OF LAND IN THE R-8)
ZONING DISTRICT FOR)
GRAYCLIFF ESTATES)
SUBDIVISION NO. 4.)
)
BY: KB HOME)
APPLICANT)
_____)
)

CASE NO. FP-2023-0012

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on 9/5/2023 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 GRAYCLIFF ESTATES SUBDIVISION NO. 4, LOCATED IN THE SE ¼ OF SECTION 25, TOWNSHIP 3N., RANGE 1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2023,
HANDWRITTEN DATE: 07/19/2023, by CLINTON W. HANSEN, PLS,

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR GRAYCLIFF ESTATES NO. 4 FP-2023-0012

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 9/5/2023, 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 9/5/2023

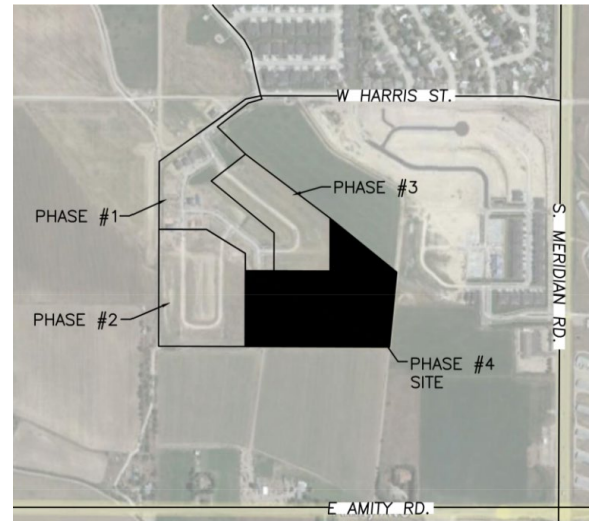
DATE:

TO: Mayor & City Council

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

SUBJECT: FP-2023-0012
Graycliff Estates No. 4

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 42 building lots and five (5) common lots on 6.87 acres of land in the R-8 zoning district for the fourth 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

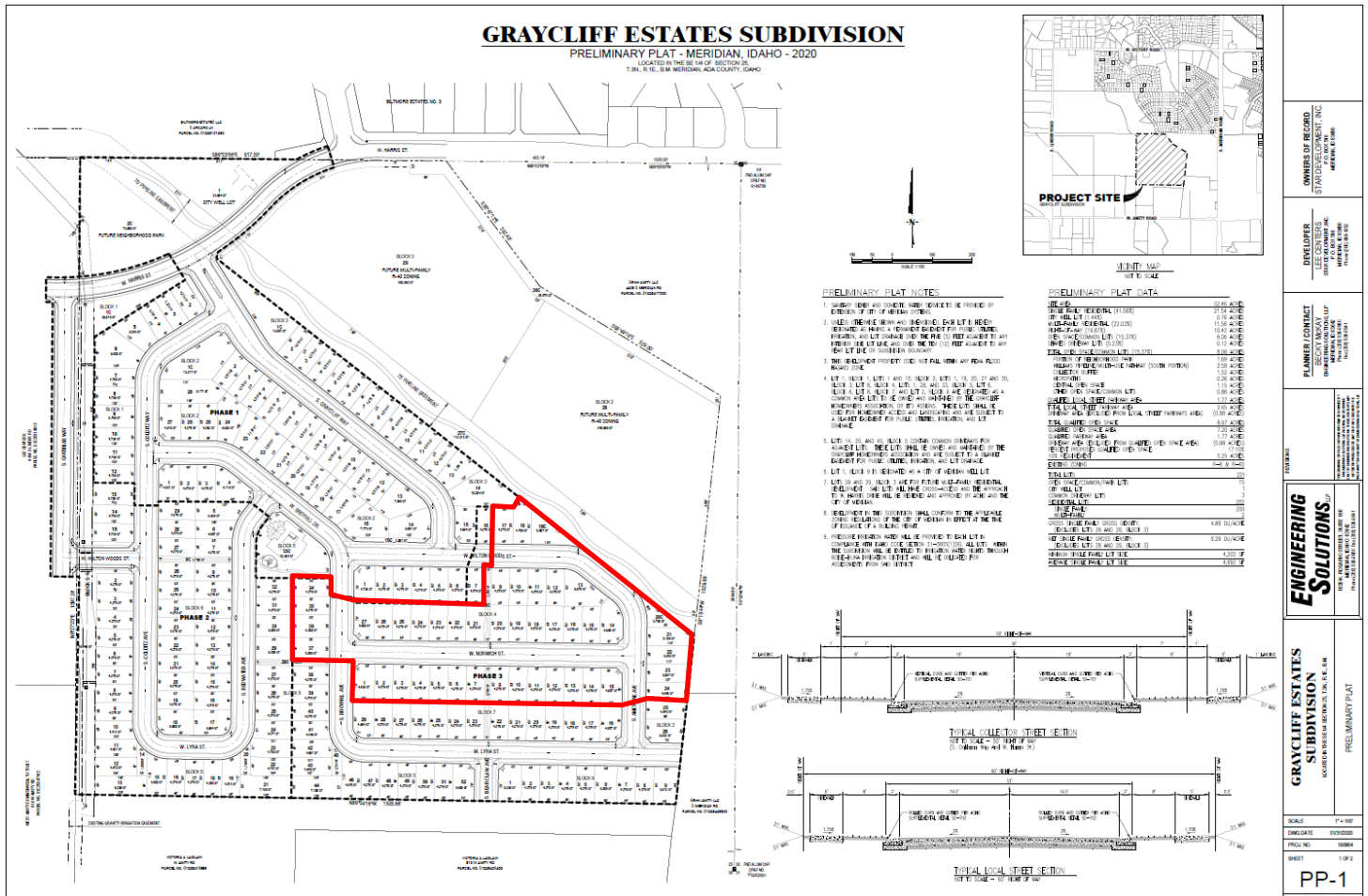
C. Representative:

Same as Applicant

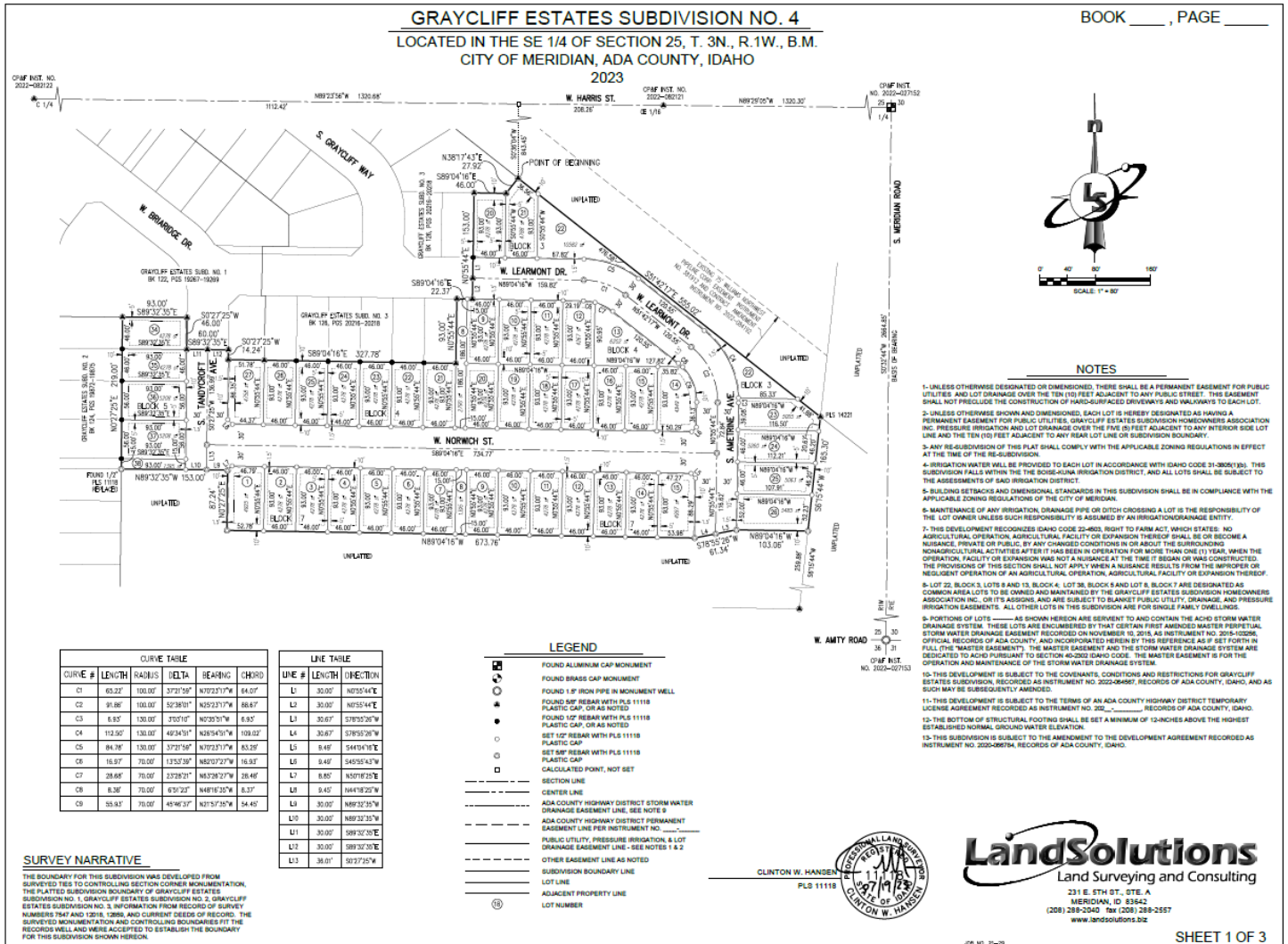
III. STAFF ANALYSIS

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.

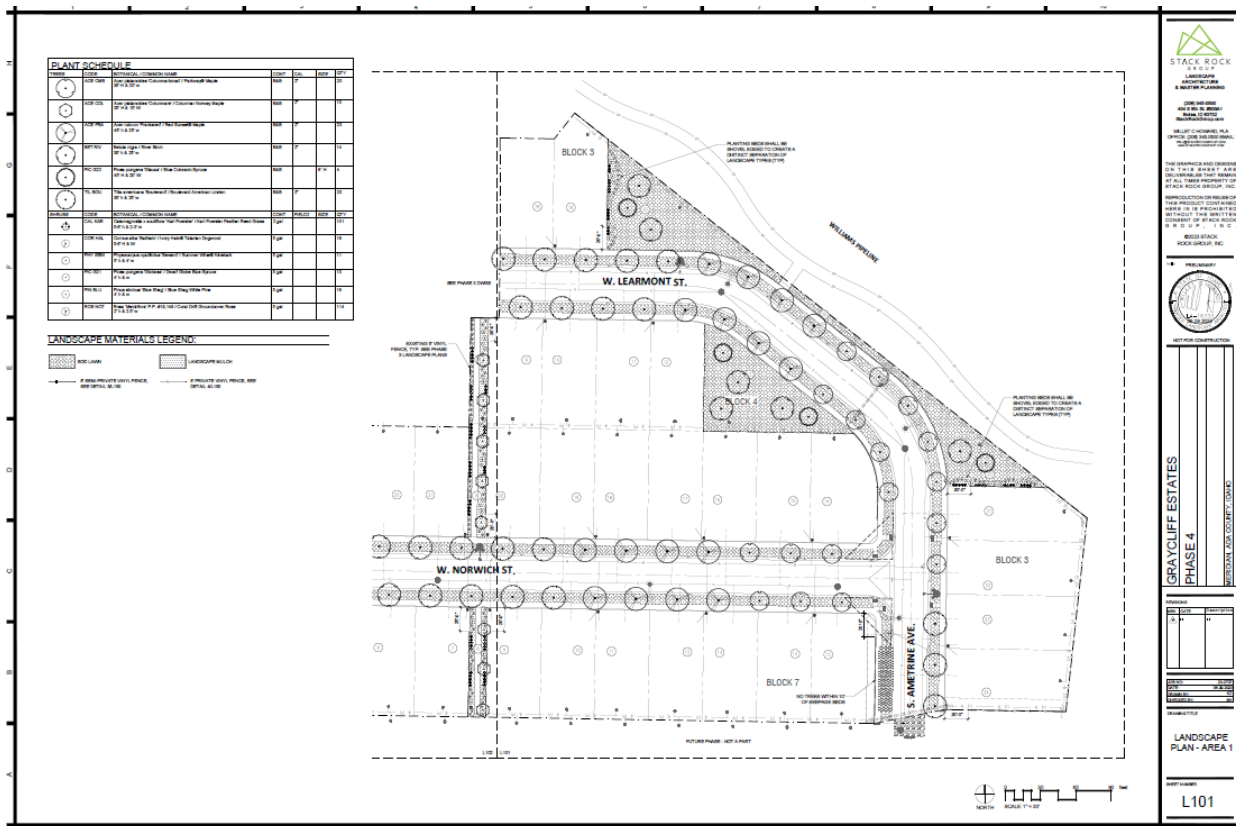
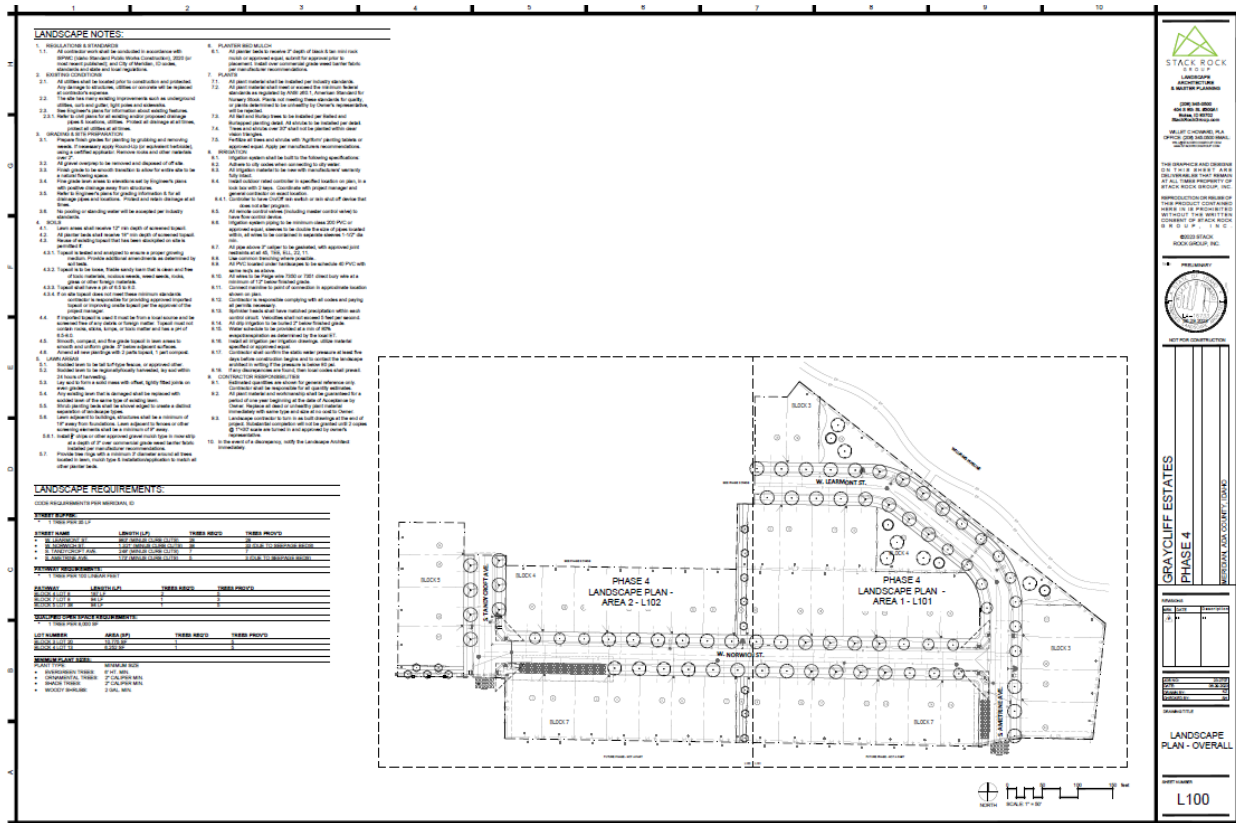
In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. There is no change to the number of buildable lots and the amount of common open space has increased, therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.



B. Final Plat (dated: 7/19/23)



C. Landscape Plan (dated: 06/29/2023)





STACK ROCK GROUP
LANDSCAPE ARCHITECTS & PLANNERS

10000 PARKWAY DRIVE
SUITE 100
DALLAS, TEXAS 75244
TEL: 214.343.8800
WWW.STACKROCK.COM

THIS DOCUMENT IS THE PROPERTY OF STACK ROCK GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF STACK ROCK GROUP.



SEAL OF THE STATE OF TEXAS
REGISTERED LANDSCAPE ARCHITECT
NO. 12345
JANUARY 1, 2010 - DECEMBER 31, 2011

GRAYCLIFF ESTATES

PHASE 4

REFUGIO AND COAST (DUMP)

REVISIONS	
NO.	DESCRIPTION

PREPARED BY: JD CHECKED BY: JD DATE: 01/01/2010	PROJECT NO.: 12345 SHEET NO.: 102 TOTAL SHEETS: 105
--	--

LANDSCAPE PLAN - AREA 2

L102



STACK & ROCK
LANDSCAPES
A LANDSCAPE ARCHITECTURE FIRM

10000 15TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1100 FAX: 303.733.1101
WWW.STACKANDROCK.COM

THE GRAYCLIFF AND COASTAL DRIVE LANDSCAPE ARCHITECTURE PROJECT IS THE PROPERTY OF STACK & ROCK LANDSCAPES. NO PART OF THIS PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM STACK & ROCK LANDSCAPES. THIS PROJECT IS THE PROPERTY OF STACK & ROCK LANDSCAPES. NO PART OF THIS PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM STACK & ROCK LANDSCAPES.

PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)



PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)

NO.	REVISION	DATE

PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)



PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)

NO.	REVISION	DATE

PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)



PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)

NO.	REVISION	DATE

PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)



PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)

NO.	REVISION	DATE

PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)



PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)

NO.	REVISION	DATE

PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)



PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)

NO.	REVISION	DATE

PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)



PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)

NO.	REVISION	DATE

PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)



PROJECT LOCATION: 15TH AVENUE, DENVER, CO

PROJECT NO: 15000

DATE: 10/15/2010

PROJECT NAME: GRAYCLIFF ESTATES

PHASE 4

REVISION AND COMMENT (DATE)

NO.	REVISION	DATE

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

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 (i.e. by November 3, 2024); *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: 7/19/2022, included in Section V.B shall be revised as follows:
 - a. Note #9: Include lot numbers subject to the ACHD stormwater drainage system.
 - b. Note #11: Include the recorded instrument number for the ACHD temporary license agreement.
 - c. Note #13: Also include the recorded instrument numbers of the previous development agreements (i.e. 2015-112095 and 2019-086664).
 - d. 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 Kimley Horn, dated 06/29/2023, included in Section V.C, shall be approved as submitted.
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. Future homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #[2020-066784](#)).
8. 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, Sue Prescott, at 208-887-1620 or Susan.L.Prescott@usps.gov for more information.
9. All fencing shall comply with the standards of UDC 11-3A-7C.
10. 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/Browse.aspx?id=304325&dbid=0&repo=MeridianCity>

C. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=304416&dbid=0&repo=MeridianCity>

D. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=304632&dbid=0&repo=MeridianCity>