

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: 09/17/2024
ORDER APPROVAL DATE: 10/01/2024

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 53 BUILDING)
LOTS AND 5 COMMON LOTS ON)
8.26 ACRES OF LAND IN THE R-8)
ZONING DISTRICT FOR)
PRESCOTT RIDGE SUBDIVISION)
NO. 4.)
)
)
BY: CHERYL HEATH)
APPLICANT)
_____)
)

CASE NO. FP-2024-0016

**ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on September 17th, 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 PRESCOTT RIDGE SUBDIVISION NO. 4, LOCATED IN THE NW ¼ OF SECTION 28, TOWNSHIP T.4N, RANGE R.1N, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2024,
HANDWRITTEN DATE: 07/01/2024, by AARON L. BALLARD, PLS, SHEET

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (Prescott Ridge No. 4 – FP-2024-0016)

1 OF 5,” 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 September 17th, 2024, 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 _____, 2024.

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



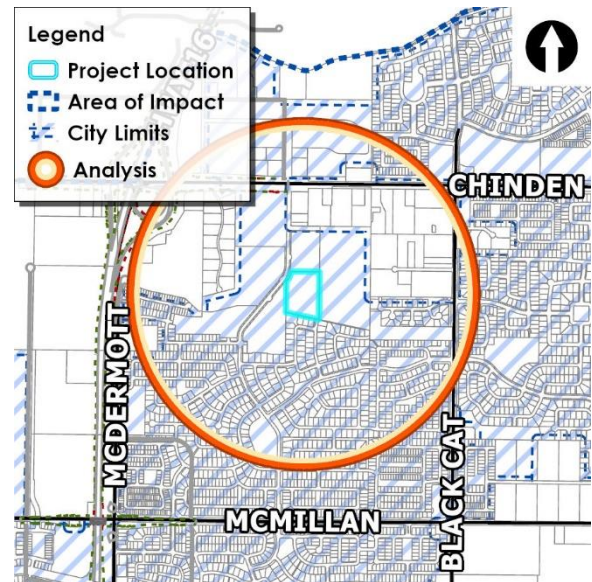
HEARING DATE: 09/17/2024

TO: Mayor & City Council

FROM: Nick Napoli, Associate Planner
208-884-5533

SUBJECT: Prescott Ridge Subdivision No. 4
FP-2024-0016

LOCATION: East side of N. Rustic Oak Way,
approximately ¼ mile south of W.
Chinden Blvd./US 20-26, in the NW ¼
of Section 28, Township 4 North.,
Range 1 West.



I. PROJECT DESCRIPTION

Final Plat consisting of 53 residential building lots and five (5) common lots on approximately 8.26 acres of land in the R-8 zoning district by KM Engineering.

II. APPLICANT INFORMATION

A. Applicant

Cheryl Heath, KM Engineering, LLP – 5725 N. Discovery Way, Boise, ID 83713

B. Owner:

Prescott Ridge Properties, LLC – 701 S. Allen St., Ste. 104, Meridian, ID 83642

C. Representative:

Same as Applicant

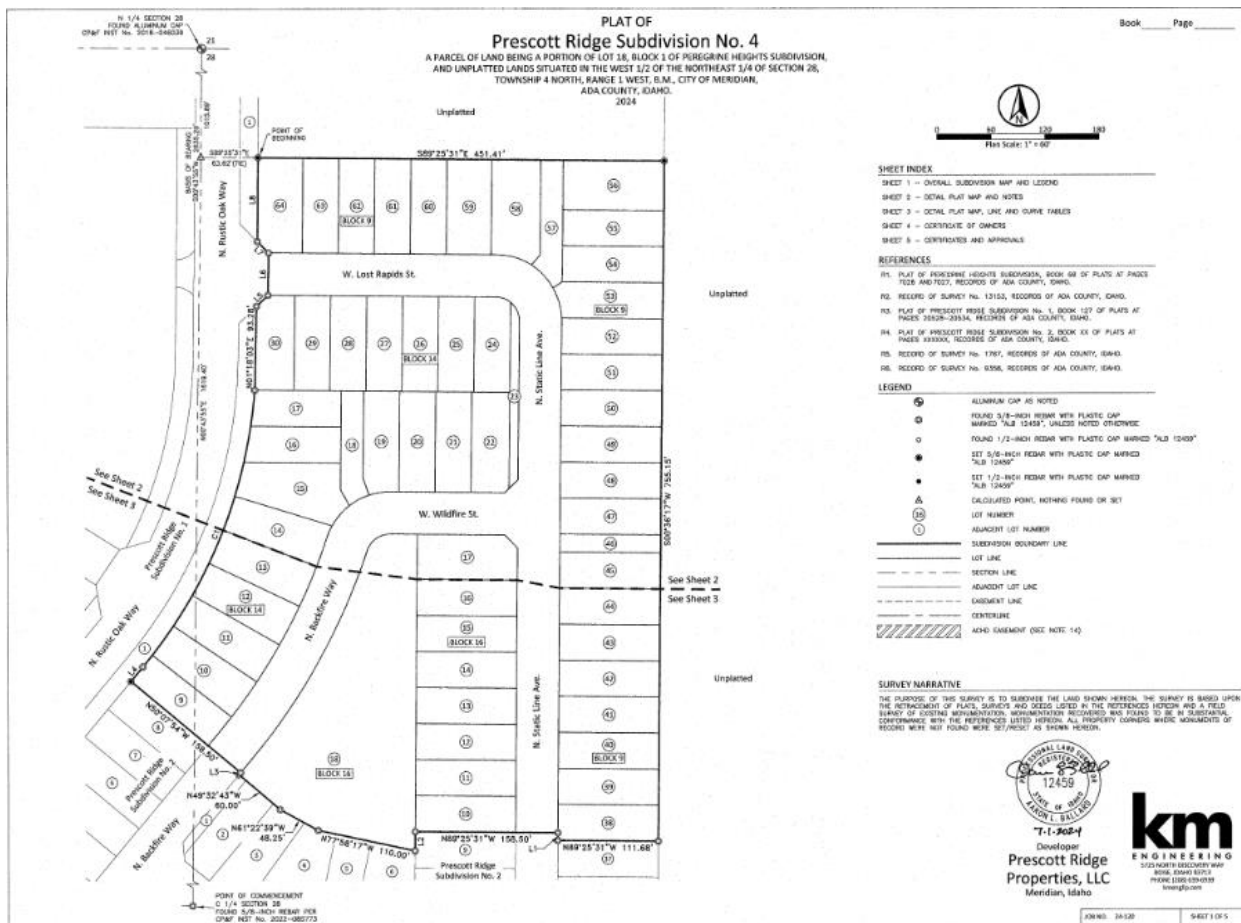
III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2020-0047) in accord with the requirements listed in UDC 11-6B-3C.2.

This phase includes a portion of phase 5 and all of phase 7 as shown on the phasing plan approved with the preliminary plat.

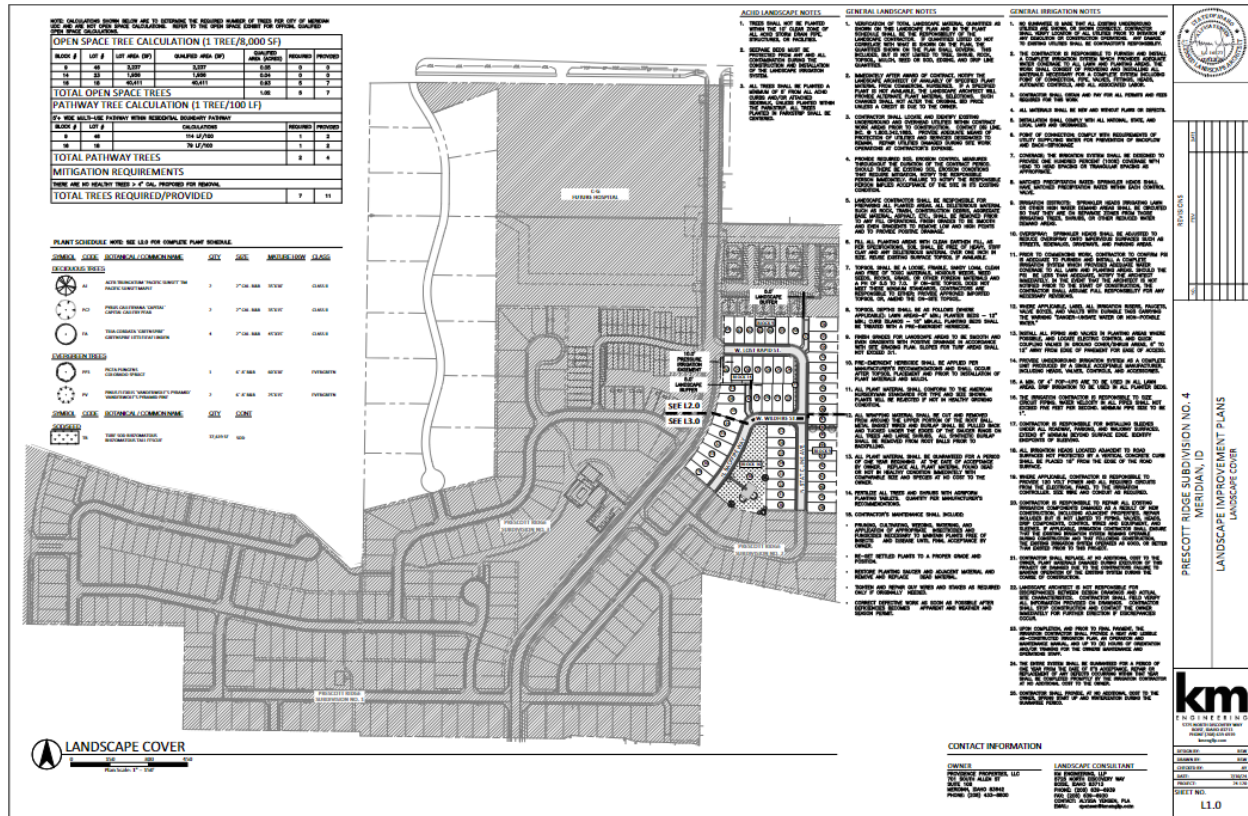
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B. Final Plat (dated: 07/01/24)

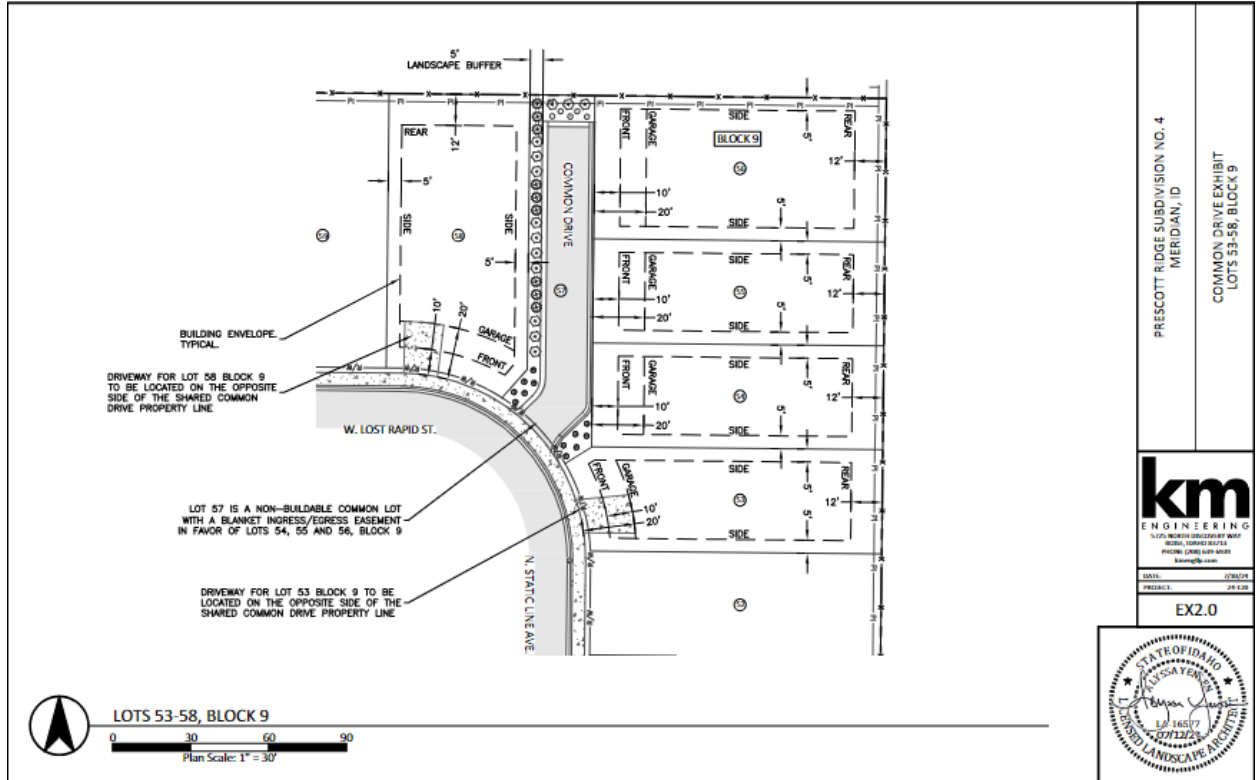


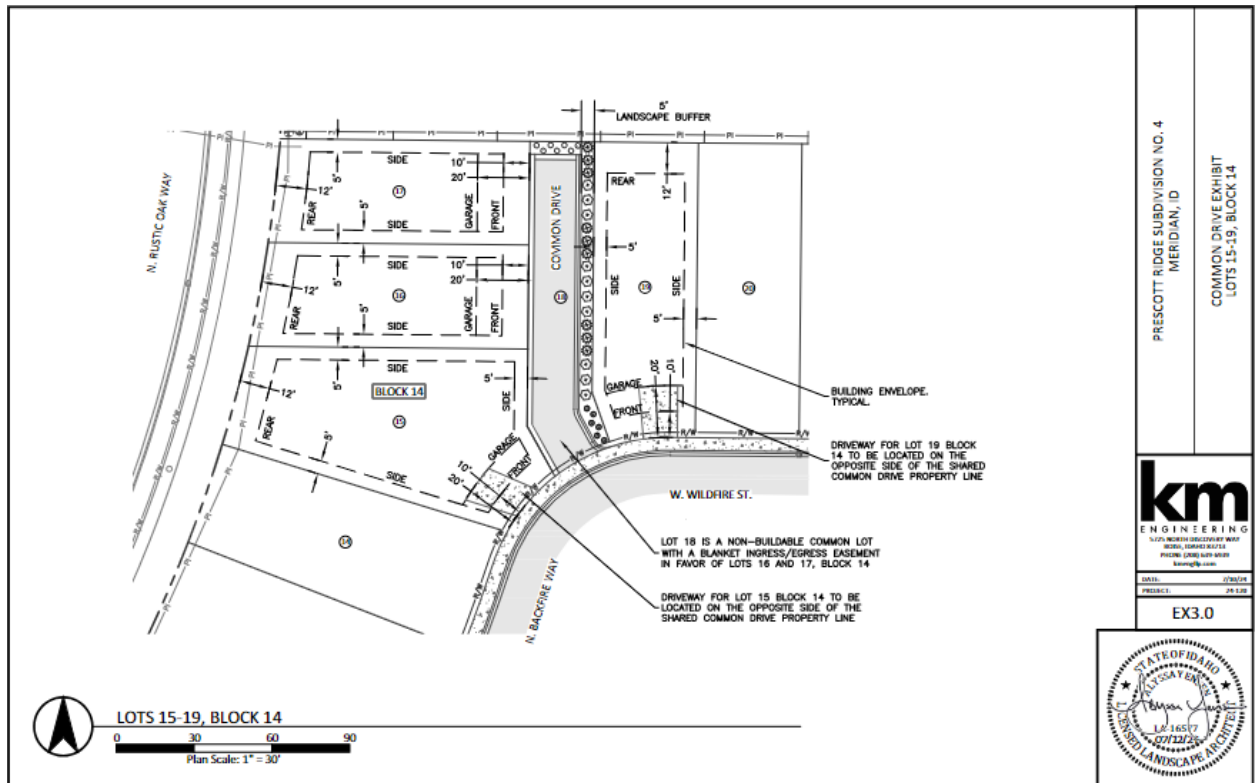
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D. Common Drive Exhibits





VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [H-2020-0047, H-2022-0058, Development Agreement Inst. #2023-025443, Development Agreement Inst. #2021-132713, FP-2022-0033, FP-2022-0029, FP-2021-0053].
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the second phase final plat on August 26th, 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, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by KM Engineering, stamped on 07/01/2024 by Aaron L. Ballard, shall be revised as follows:
 - a. Note #15: Include the recorded instrument number for the ACHD permanent easement.
 - b. Under References, R4 – include the Book and Page numbers of Prescott Ridge Subdivision No. 2.

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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 07/12/24, shall be revised as follows:
Revise the fencing along Lot 46, Block 5 to be 4 feet of closed vision and 2 feet of open vision.
6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
7. All development shall comply with the dimensional standards for the R-8 zoning district listed in UDC *Table 11-2A-6*.
8. Address signage shall be provided at the public street for homes accessed via the common driveway for emergency wayfinding purposes.
9. Common driveways shall be constructed in accord with the standards listed in UDC 11-6C-3D.
10. Structures on Lots 54, 55, and 56, Block 9 and Lots 15, 16, and 17, Block 14 shall comply with the common driveway exhibit in Section V.D above.
11. The rear and/or side of structures on Lots 9-17 and 30, Block 14 and Lot 64, Block 9 along N. Rustic Oak Way 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.*
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 for more information.
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 fo