

**BEFORE THE MERIDIAN CITY COUNCIL**

**HEARING DATE: JUNE 18, 2024**  
**ORDER APPROVAL DATE: JULY 9, 2024**

**IN THE MATTER OF THE )**  
**REQUEST FOR FINAL PLAT )**  
**CONSISTING OF 26 BUILDING )**  
**LOTS AND 4 COMMON LOTS ON )**  
**4.710ACRES OF LAND IN THE R-8 )**  
**ZONING DISTRICT FOR HORSE )**  
**MEADOWS SUBDIVISION. )**  
**BY: KB HOME )**  
**APPLICANT )**  
\_\_\_\_\_)  
)  
)  
)

**CASE NO. FP-2024-0006**  
**ORDER OF CONDITIONAL**  
**APPROVAL OF FINAL PLAT**

This matter coming before the City Council on June 18, 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 HORSW MEADOWS SUBDIVISION, LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 3N., RANGE 1W., BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2024, HANDWRITTEN DATE: 2/29/2024, by Cody M.

McCammon, PLS, SHEET 1 OF 4,” 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 June 18, 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: \_\_\_\_\_

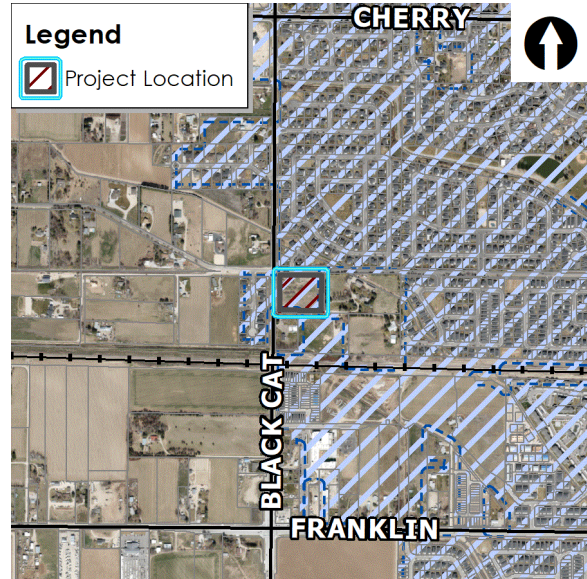
# EXHIBIT A

## 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.

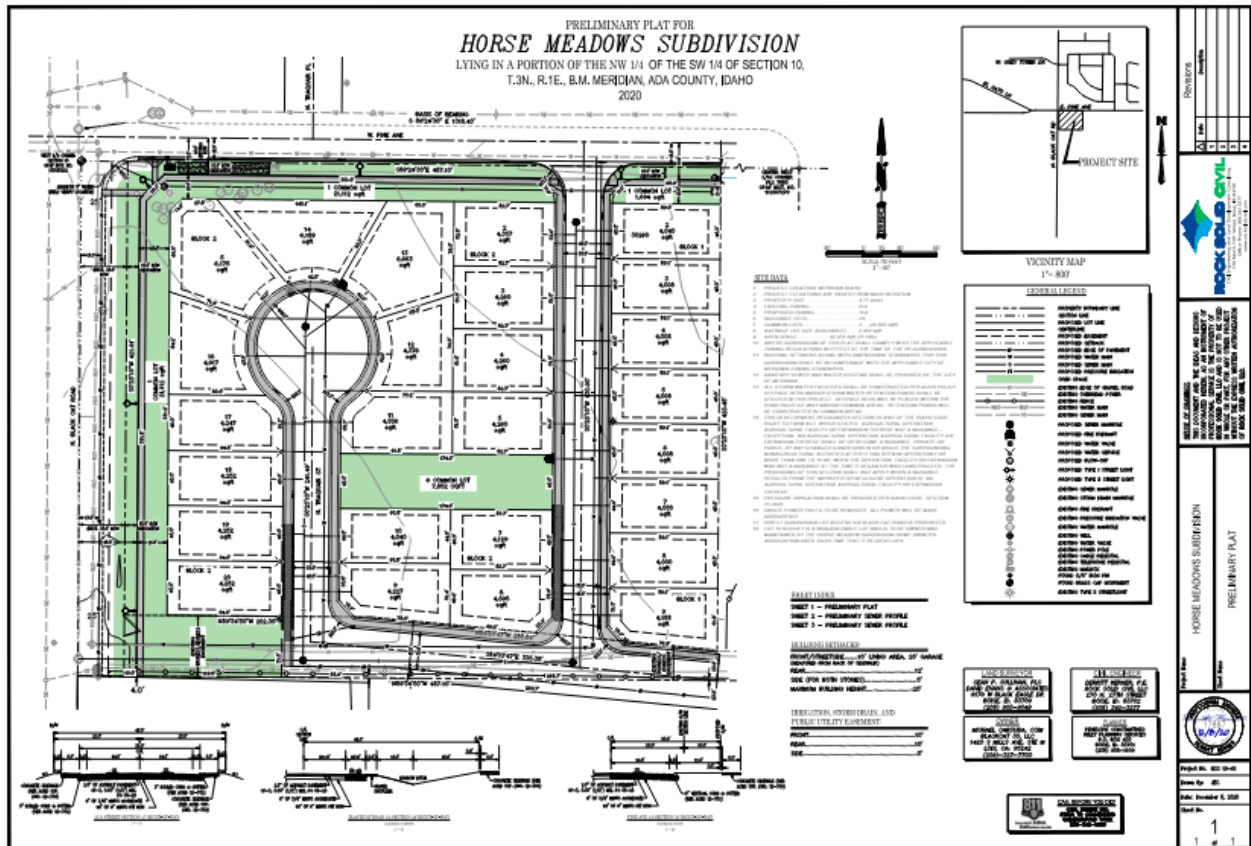
**IV. DECISION**

**A. Staff:**

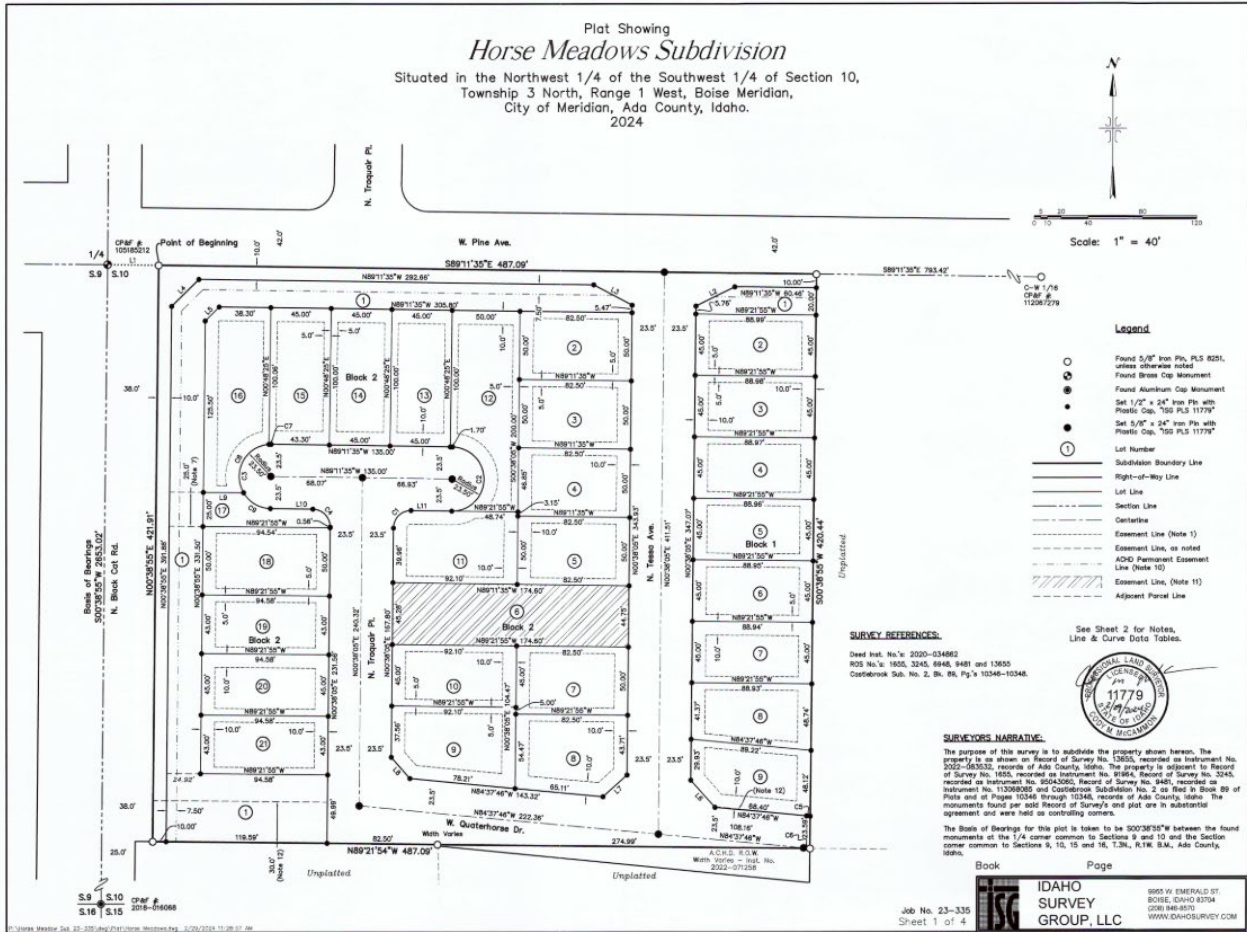
Staff recommends approval of the proposed final plat with the conditions of approval in Section VII of this report.

**V. EXHIBITS**

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



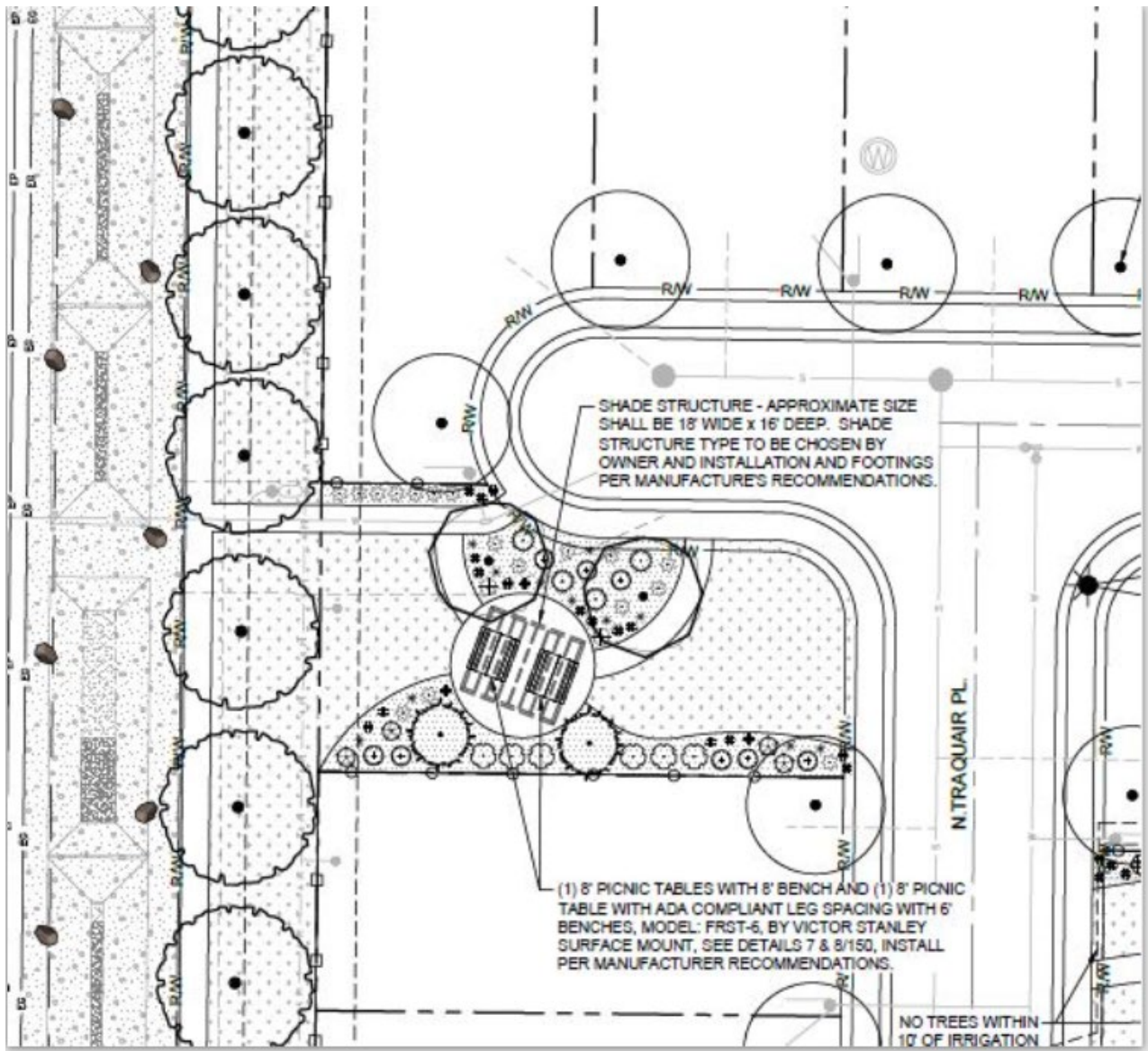
B. Final Plat











## 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>