

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: JUNE 25, 2024
ORDER APPROVAL DATE: JULY 9, 2024

**IN THE MATTER OF THE
REQUEST FOR FINAL PLAT
CONSISTING OF 57 BUILDING
LOTS AND 10 COMMON LOTS ON
17.64 ACRES OF LAND IN THE R-8
ZONING DISTRICT FOR
WINDROW SUBDIVISION NO. 1.**

**BY: CONGER GROUP
APPLICANT**

CASE NO. FP-2024-0004

**ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on June 25, 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 WINDROW SUBDIVISION NO. 1, LOCATED IN THE S ½ OF THE SW ¼ OF SECTION 25, TOWNSHIP 3N., RANGE 1W., BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2024, HANDWRITTEN DATE: 04/10/2024, by CIVIL SITE WORKS, PLS,

SHEET 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 June 25, 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.

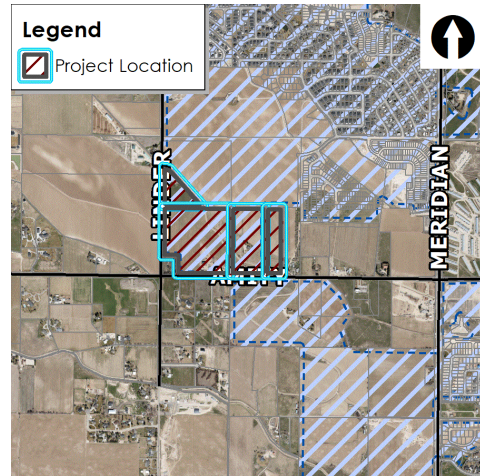
By: _____ Dated: _____

EXHIBIT A

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 6/25/2024
TO: Mayor & City Council
FROM: Stacy Hersh, Associate Planner
208-884-5533
SUBJECT: Windrow No. 1
[FP-2024-0004](#)
LOCATION: Generally located at the NEC of S. Linder Road and W. Amity Road (Parcels #S1225347078, #S1225325700, #S1225336520, #S1225336505., in the SW 1/4 of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final Plat consisting of 57 building lots and ten (10) common lots on 17.64 acres of land in the R-8 zoning district for the first phase of Windrow Neighborhood Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Laren Bailey, Conger Group – 4824 W. Fairview Avenue, Boise, ID 83706

B. Owner:

C4 Land LLC – 4824 W. Fairview Avenue, Boise, ID 83706

C. Representative:

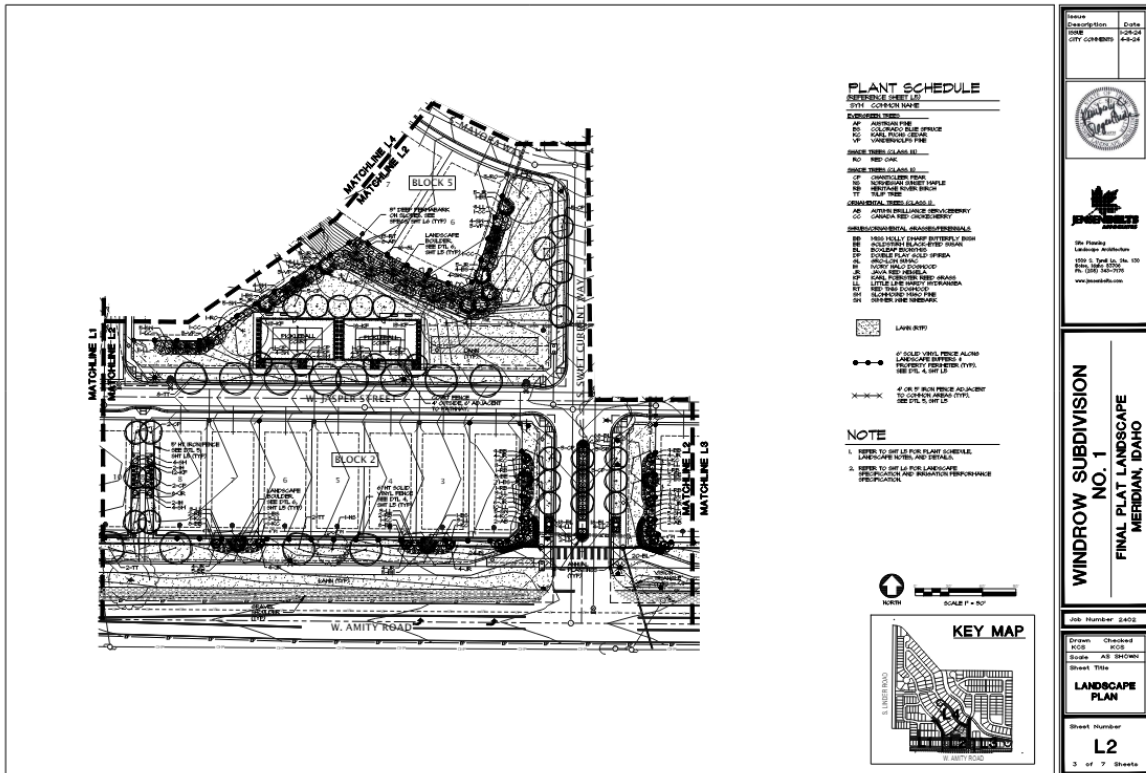
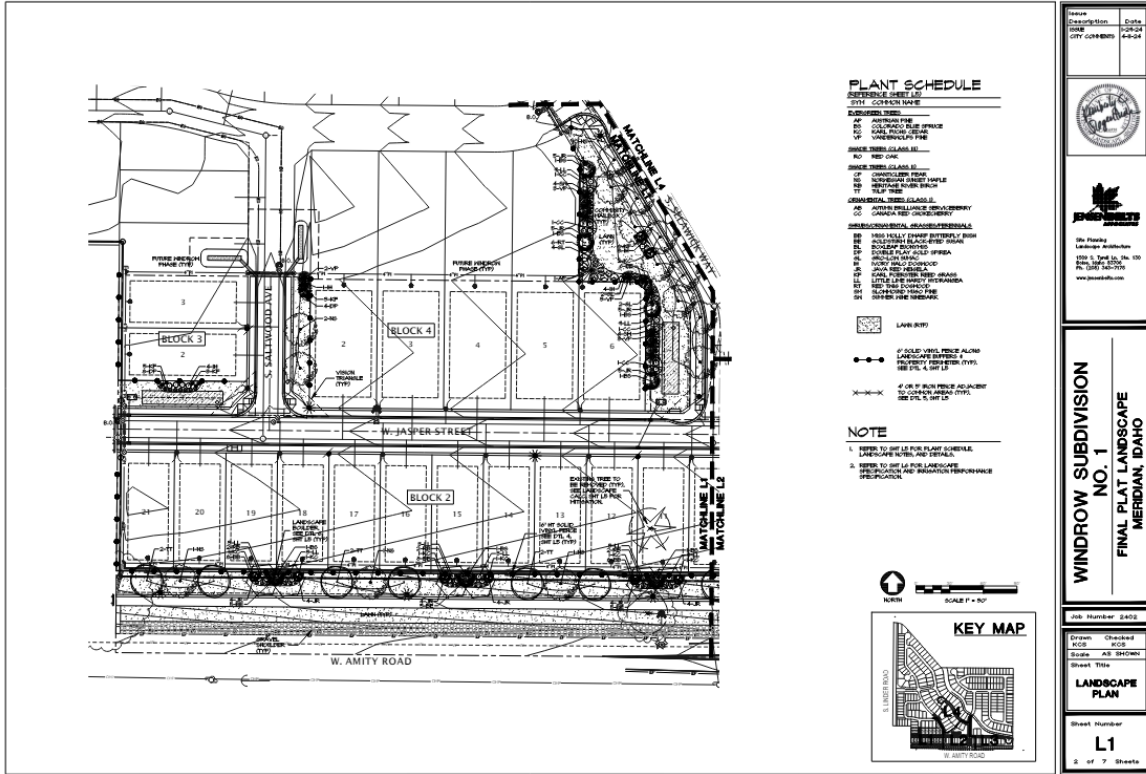
Same as Applicant

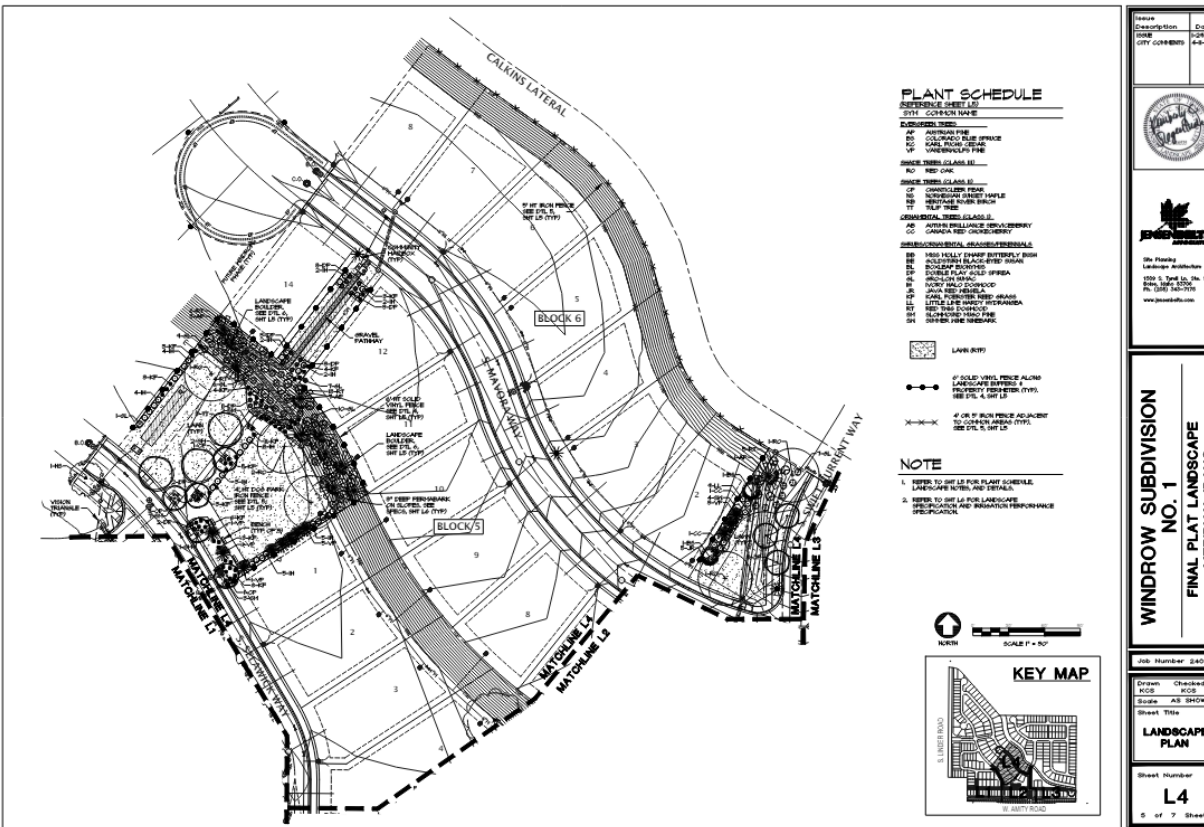
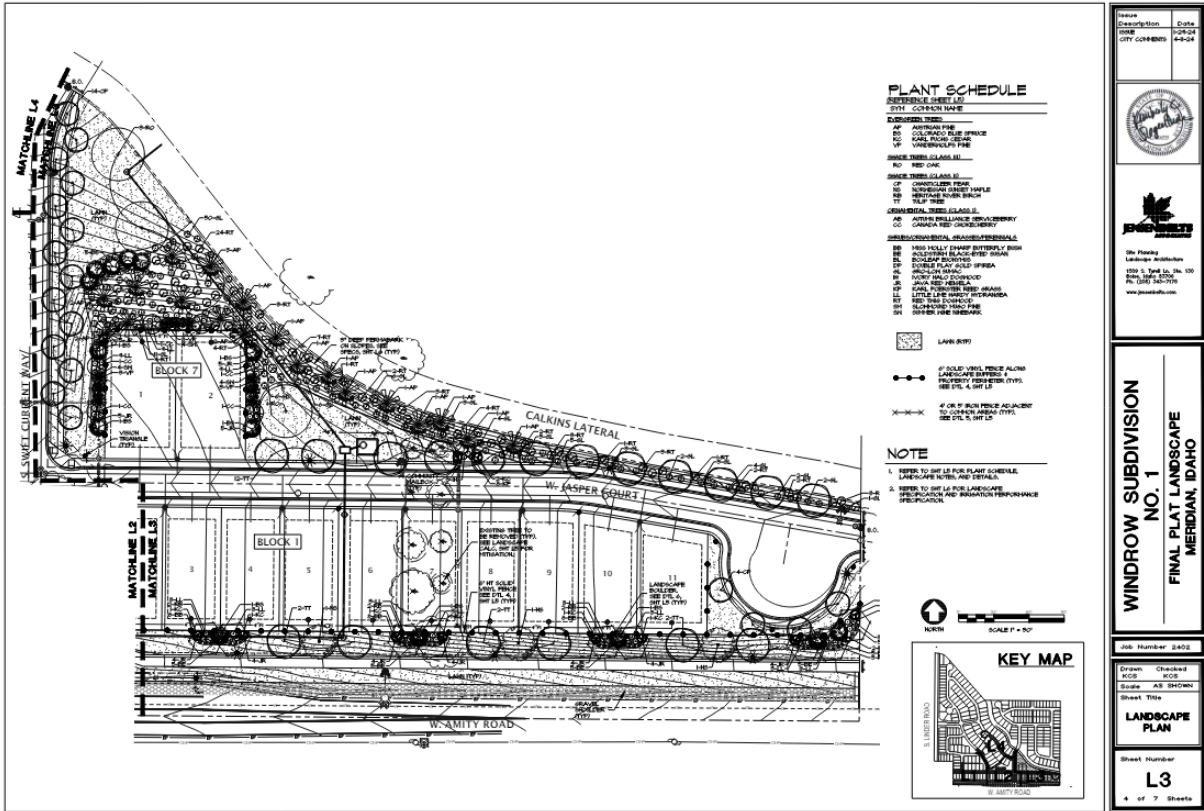
III. STAFF ANALYSIS

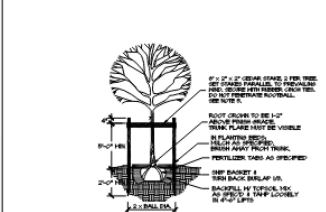
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2023-0031](#)) in accord with the requirements listed in UDC 11-6B-3C.2.

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. However, the road alignment and open space have changed slightly from the preliminary plat. Since 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.

C. Landscape Plan ((dated: 4/11/2024))

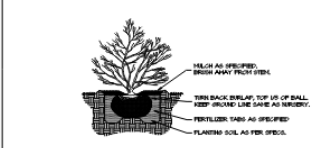




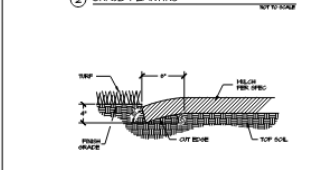


1. REMOVE ALL TREE SCIPS OR BRANCHES FROM ALL STAMPS.
2. REMOVE BRACE AND BRUSH BARK FROM THE TOP OF ALL ROOT BALLS AFTER PLANTING. IF CONTAINING FERTILIZER, IT IS TO BE COMPLETELY REMOVED.
3. APPROX. 4 INCHES OF SOIL SHOULD BE REMOVED FROM THE ROOT BALLS TO BE REPLACED TO MAINTAIN THE SAME PLANTING DEPTH AS THE ORIGINAL STAKE. FOR A PER. 1 YEAR, ALL STAMPS SHALL BE REMOVED AT THE END OF THE 1 YEAR PERMANENT PERIOD.
4. TREES PLANTED IN TOP AREAS, REMOVE TOP 2\"/>

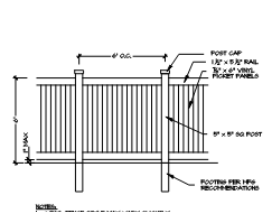
1 TREE PLANTING/STAKING NOT TO SCALE



2 SHRUB PLANTING NOT TO SCALE

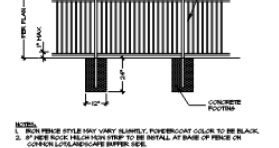


3 PLANTER CUT BED EDGE NOT TO SCALE



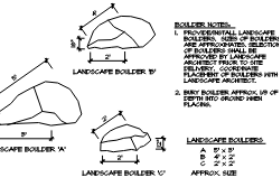
1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
2. POSTS TO BE SET FROM 10\"/>

4 VINYL PRIVACY FENCE NOT TO SCALE



1. IRON FENCE STYLE MAY VARY SLIGHTLY. POWDERCOAT COLOR TO BE BLACK.
2. IF IRON RODS HELD FROM VIEW TO BE INSTALLED AT BASE OF FENCE OR CONFORM TO LANDSCAPE BUFFER SEE.

5 IRON FENCE NOT TO SCALE



6 LANDSCAPE BOULDERS NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
01	ADONIS FERN	FERNS VARIA	10\"/>
02	ADONIS FERN	FERNS VARIA	10\"/>
03	CAREX PLEASANT SPRUCE	PLA. VIVIPARA	10\"/>
04	CAREX PLEASANT SPRUCE	CAREX ELICHOVA VARI. PLEASANT	10\"/>
05	UNDERCORY FERN	FERNS PLEASANT VIVIPARITY	10\"/>
SHRUB TREES CLASS III			
06	FERNS VARIA	OSORON FERNA	2\"/>
SHRUB TREES CLASS II			
07	FERNS CALIFORNIA VILIBS PONT	FERNS CALIFORNIA VILIBS PONT	2\"/>
08	ALICE VILIBS PONT A. FLORACEDS VILIBS PONT	ALICE VILIBS PONT A. FLORACEDS VILIBS PONT	2\"/>
09	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
10	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
11	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
ORNAMENTAL TREES CLASS I			
12	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
13	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
14	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
15	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
16	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
17	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
18	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
19	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
20	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
21	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
22	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
23	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
24	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
25	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
26	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
27	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
28	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
29	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>
30	ALICE VILIBS PONT	ALICE VILIBS PONT	2\"/>

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MERIDIAN CODES. REFER TO SHEET L4 - SPEC. SECTION 24 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM REFER TO SHEET L4 - SPEC. SECTION 24 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES EXAMIN CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE UNPAVED CLEAR ZONE OF ALL ADOPTED STORM DRAIN PIPE STRUCTURES OR FACILITIES. IN PARALLEL, BARRIERS SHALL BE INSTALLED WITHIN THE UNPAVED CLEAR ZONE OF ALL STRUCTURES. EXCEPT FOR CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE DRAINAGE SYSTEM, ALL TREES PLANTED OVER OR ADJACENT TO STRUCTURES SHALL BE PLANTED WITHIN THE UNPAVED CLEAR ZONE OF THE STRUCTURE. TREES PLANTED OVER OR ADJACENT TO STRUCTURES SHALL BE PLANTED WITHIN THE UNPAVED CLEAR ZONE OF THE STRUCTURE. TREES PLANTED OVER OR ADJACENT TO STRUCTURES SHALL BE PLANTED WITHIN THE UNPAVED CLEAR ZONE OF THE STRUCTURE.
5. NO TREES SHALL BE PLANTED WITHIN THE 4\"/>

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
PLANTY NO.	20'	100' / 50' = 2	40 TREES	74 TREES
LOWEN AREA	10\"/>			
TOTAL NUMBER OF TREES			74 TREES	148 TREES

REMARKS:
ALL EXISTING TREES TO BE REMOVED. 20\"/>

* ADDITIONAL TREES PROVIDED FOR IRRIGATION AREAS THOSE REMOVED ARE TO BE REPLACED.
20\"/>

ENGINEER	DEVELOPER
CAL. SEE WINKLE, LLC CORBIN SPINNA 400 2ND ST. S. MERIDIAN, ID 83642 Phone (208) 882-8474	100 LLC PO BOX 200 MERIDIAN, ID 83642 Phone (208) 226-0355

Issue	Creation	Date
0001	0001	03-24
CITY COMMENTS		04-24

David L. Winkler
Professional Engineer
License No. 16672
State of Idaho

WINDROW SUBDIVISION
NO. 1
FINAL PLANT LANDSCAPE
MERIDIAN, IDAHO

Job Number: 2403

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

LANDSCAPE DETAILS

Sheet Number
L5
8 of 7 Sheets

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation ([H-2023-0031](#) AZ, PP, Development Agreement - Inst. #[2024-019824](#)) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the preliminary plat (i.e. by October 17, 2025), in accord with 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 prepared by Civil Site Works, dated: 11/2/2023, included in Section V.B shall be revised as follows:
 - a. Note #6: Include the recorded instrument number for the ACHD license agreement.
 - b. Note #9: Include the recorded instrument number of the Development Agreement.
 - c. Note #13: Include the recorded instrument number of the ACHD sidewalk easement.
 - d. Note #14: Include the recorded instrument number of the City of Meridian Sanitary Sewer Easement.
 - e. Note #15: Include the recorded instrument number of the City of Meridian Water Easement.
 - f. Add a plat note stating that direct lot access to W. Amity Road is prohibited.
 - g. Replace the street name for "S. Lutana Way" with "S. Selawick Way in accordance with the Ada County Street Name Review.

A copy of the revised plat shall be submitted with the final plat for City Engineer signature.

5. The landscape plan prepared by Jensen Belts, dated 4/11/2024, included in Section V.C, shall be revised as follows:
 - a. A detail for each of the amenities shall be depicted on the plan or submitted separately in compliance with the standards set forth in UDC 11-3G-4C.
 - b. The micropath located on Lot 13, Block shall be paved in accordance with UDC 11-3A-5; gravel is not an approved material.
6. 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.
8. Homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #[2024-019824](#)).
9. The existing home and outbuildings shall be removed with the first phase of development per the recorded development agreement.
10. The existing home on Lot 1, Block 10 shall be required to connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC [9-1-4](#) and [9-4-8](#).
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. The rear and/or sides of homes visible from S. Linder Road and W. Amity road (Lots 12-19, Block 3; Lots 5-6, Block 7; Lots 8-18, Block 7; Lots 2-22, Block 2; Lots 2-10, Block 1) 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.*
14. 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=348699&dbid=0&repo=MeridianCity>

C. Boise Project Board of Control

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=349324&dbid=0&repo=MeridianCity>