

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: FEBRUARY 13, 2024
ORDER APPROVAL DATE: FEBRUARY 27, 2024

**IN THE MATTER OF THE
REQUEST FOR FINAL PLAT
CONSISTING OF 12 BUILDING
LOTS AND 4 COMMON LOTS ON
3.395 ACRES OF LAND IN THE R-8
ZONING DISTRICT FOR
SLATESTONE SUBDIVISION NO.
1.**

CASE NO. FP-2023-0028

**ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

**BY: ARDURRA
APPLICANT**

This matter coming before the City Council on February 13, 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 SLATESTONE SUBDIVISION,
LOCATED IN THE NE ¼ OF THE SW 1/4 OF SECTION 24, TOWNSHIP 3N,
RANGE 1W, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2023,
HANDWRITTEN DATE: 08/09/2023, by Rob O’Malley, PLS, SHEET 1 OF 3,”

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (SLATESTONE NO. 1 – FILE FP-2023-0028)

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 February 13, 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 _____, 2024.

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



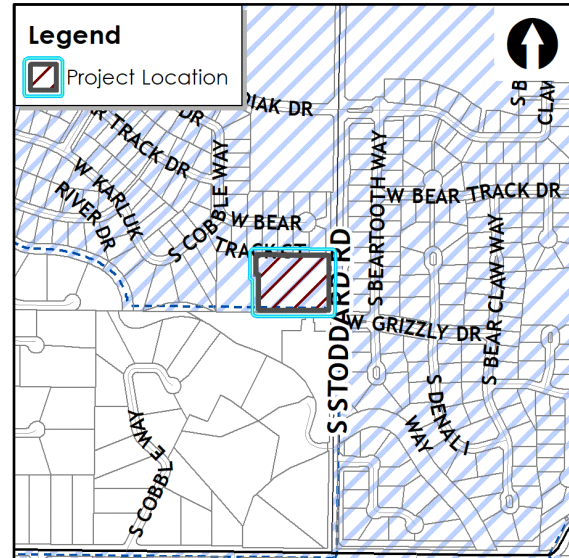
HEARING DATE: February 13, 2024

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.

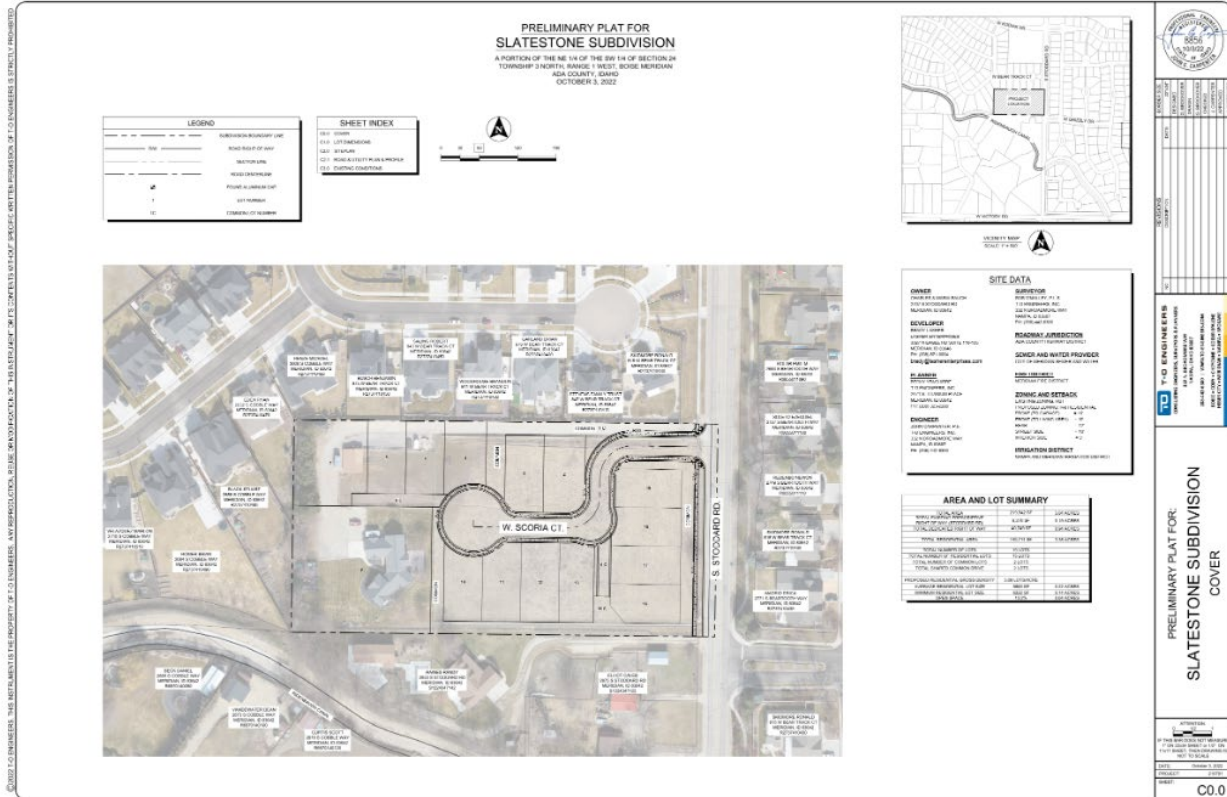
IV. DECISION

A. Staff:

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

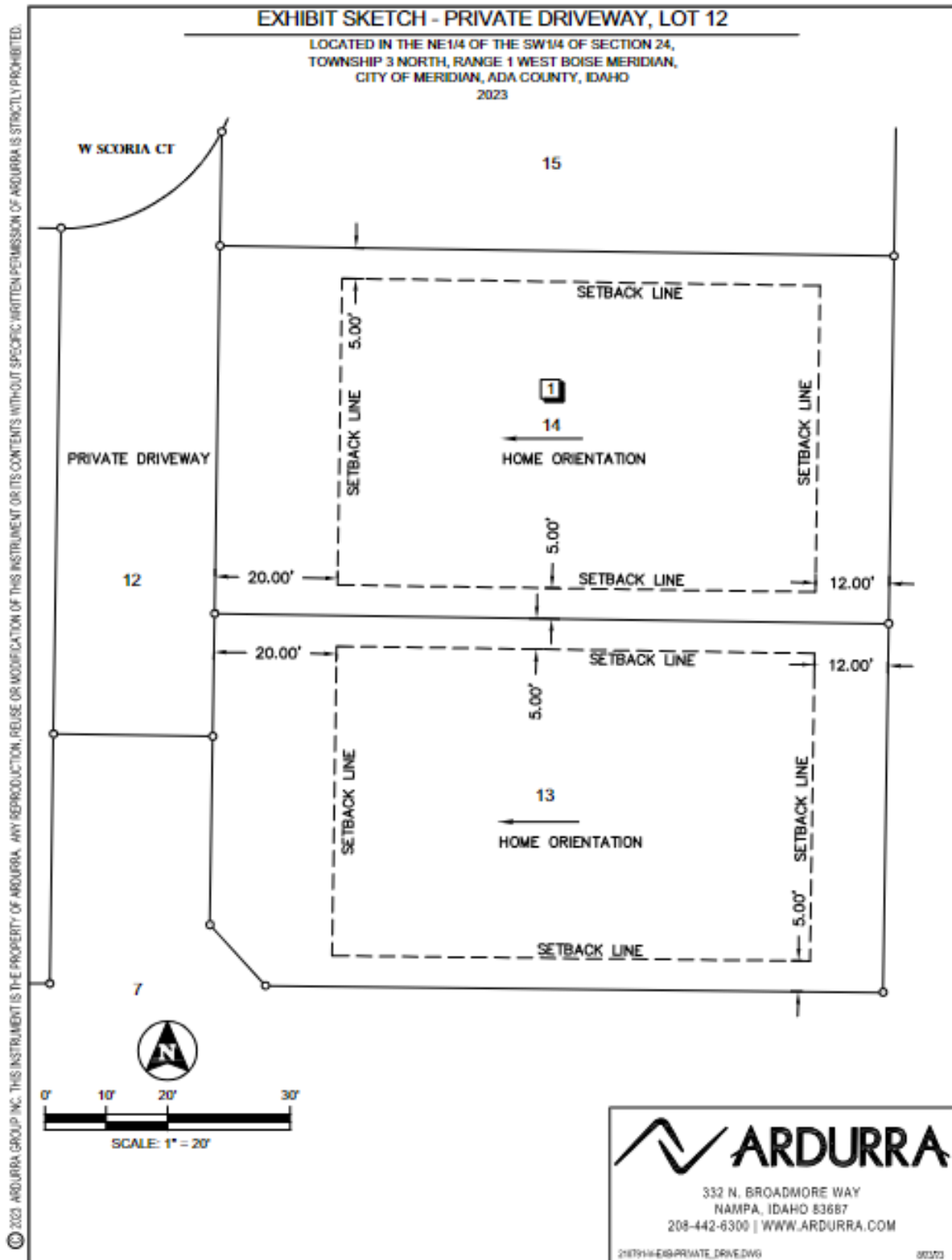
I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK - MERIDIAN, IDAHO

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



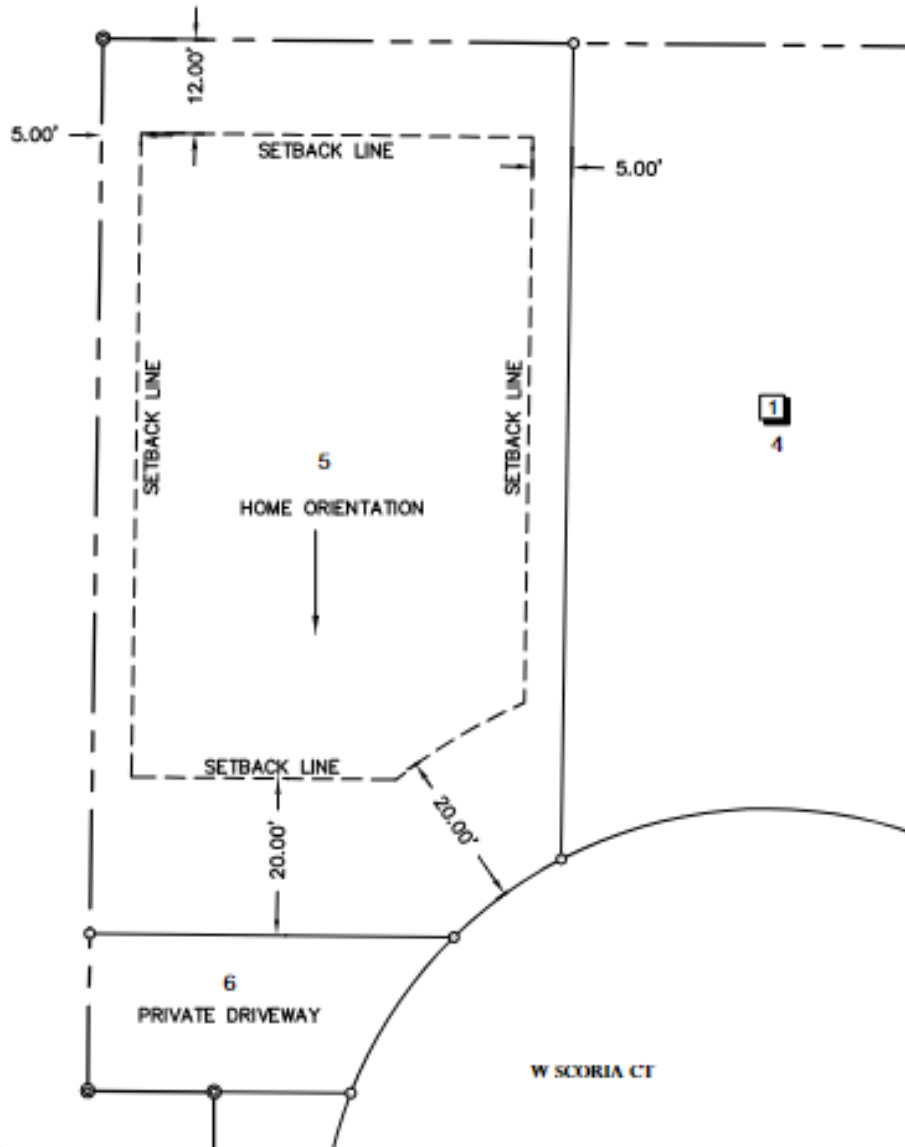
D. Common Drive Exhibit



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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



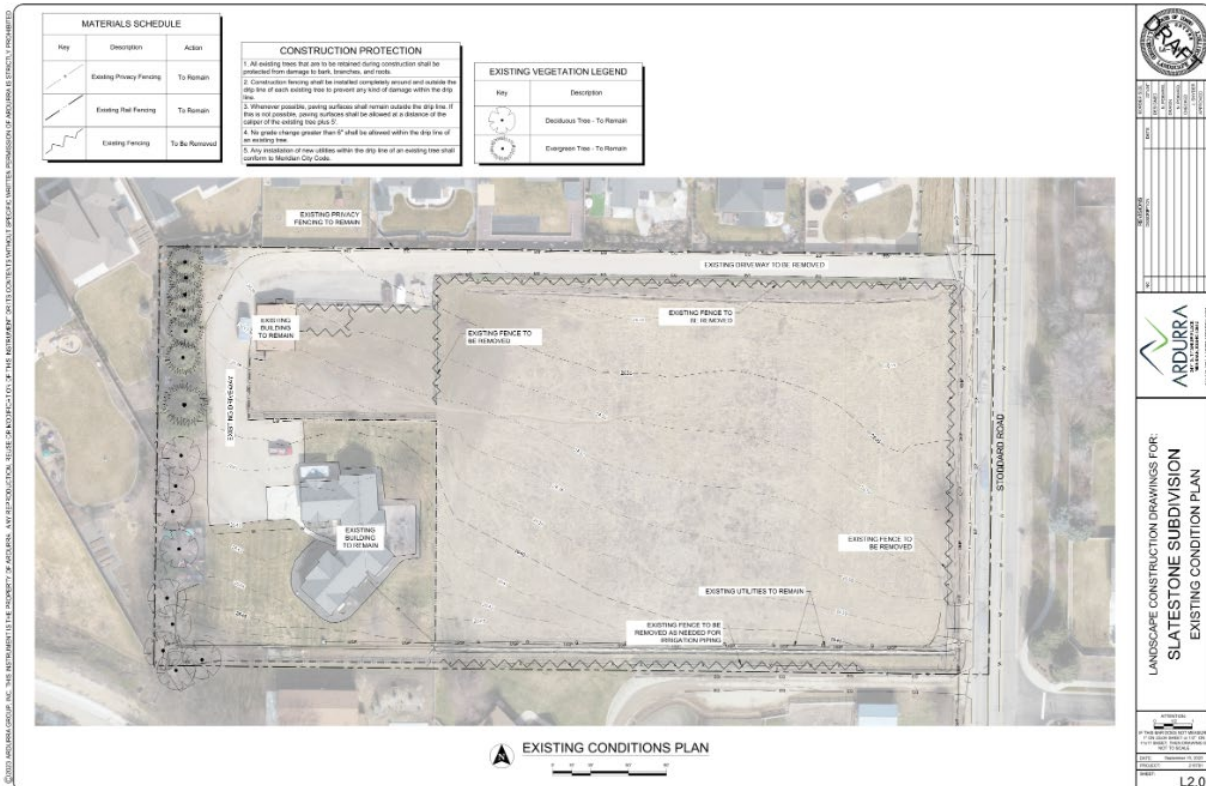
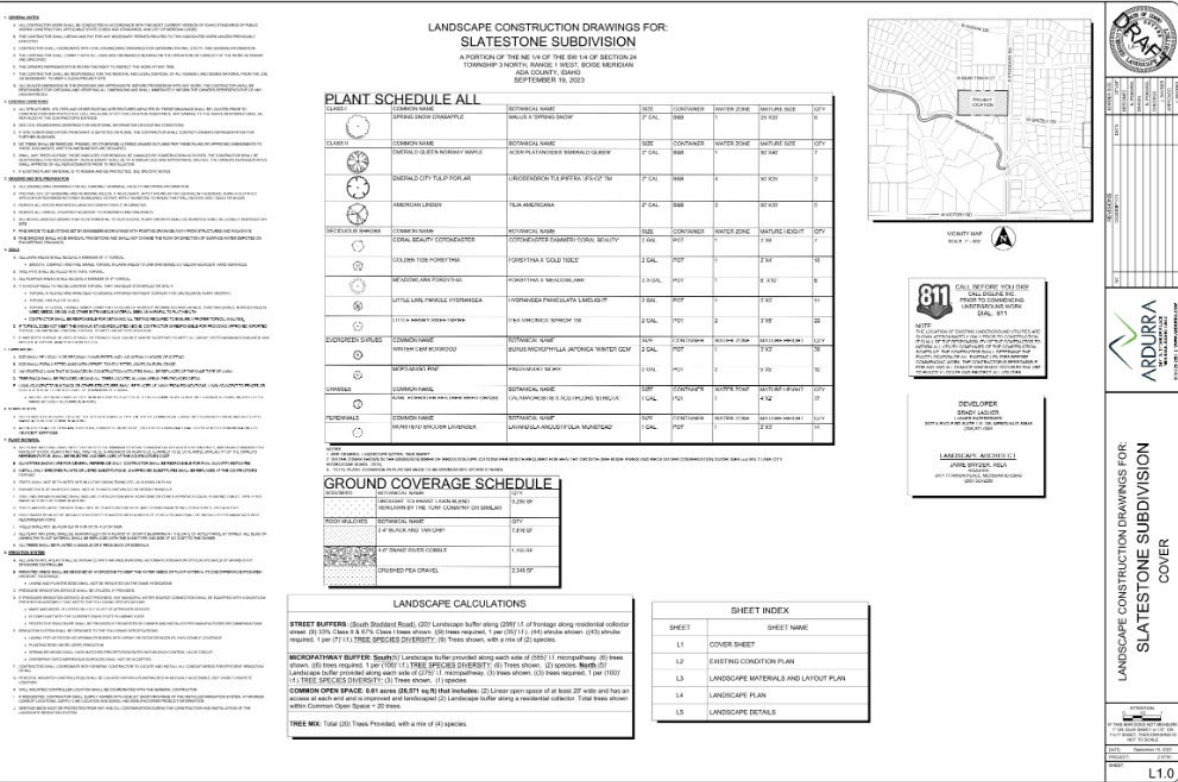
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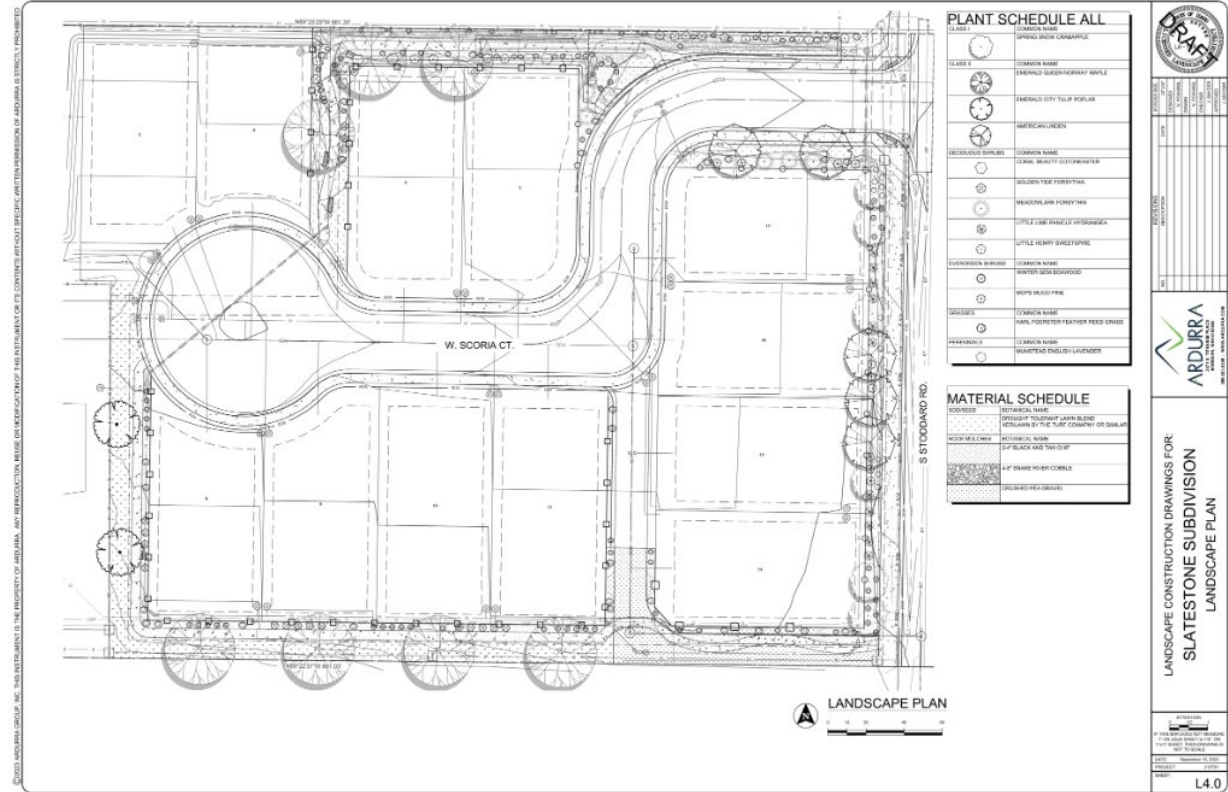
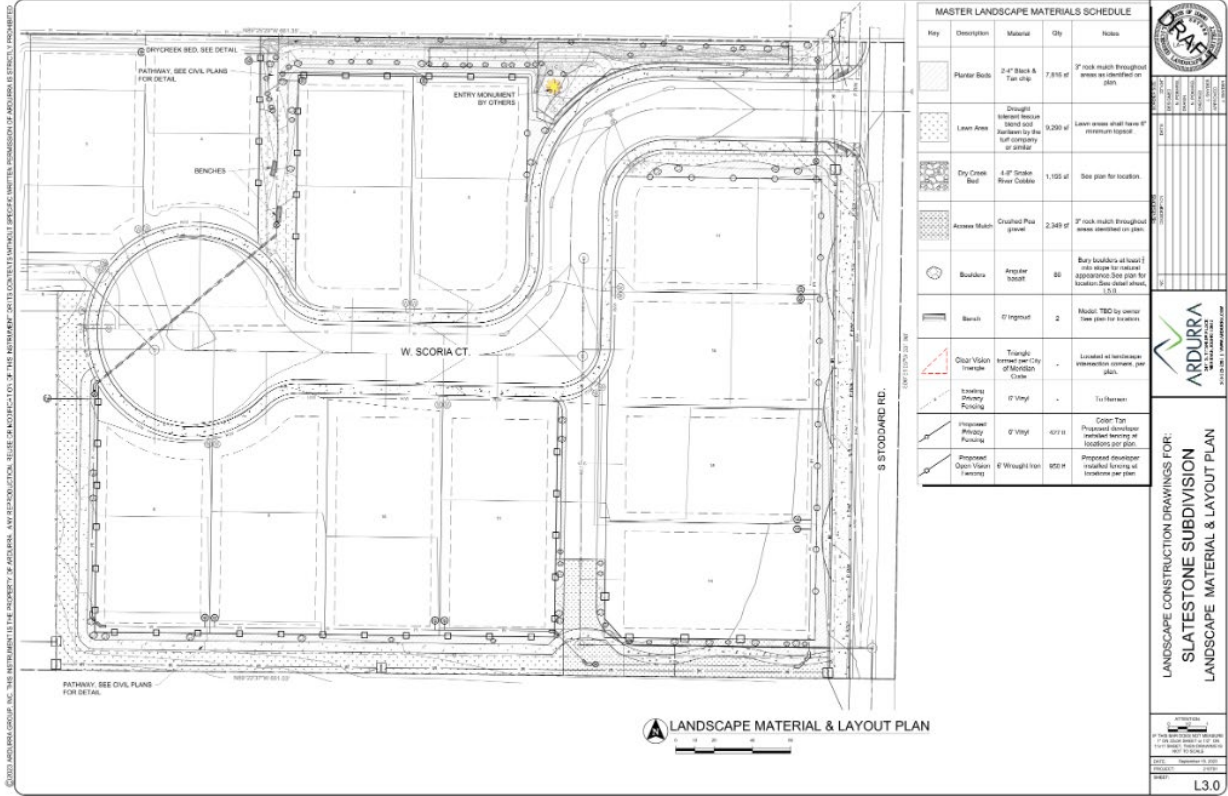


332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

218791-W-E69-PRIVATE_DRIVE.DWG

003/23





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1 DECIDUOUS TREE PLANTING
NOTES

1. REMOVE ALL TWIG PLANTINGS AND OTHER NON-BENEFICIAL MATERIALS FROM THE ROOT BALL.
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. ADD SOIL TO THE ROOT BALL TO BRING IT TO THE SAME LEVEL AS THE SURROUNDING GROUND.
4. PLACE THE TREE IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
5. FIRM THE SOIL AROUND THE ROOT BALL TO REMOVE AIR POCKETS.
6. WATER THE TREE THOROUGHLY AFTER PLANTING.
7. MULCH THE PLANTING AREA WITH A 2-3 INCH LAYER OF MULCH, LEAVING A 1-2 INCH GAP AROUND THE TRUNK.

2 SHRUB PLANTING
NOTES

1. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. ADD SOIL TO THE ROOT BALL TO BRING IT TO THE SAME LEVEL AS THE SURROUNDING GROUND.
2. PLACE THE SHRUB IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
3. FIRM THE SOIL AROUND THE ROOT BALL TO REMOVE AIR POCKETS.
4. WATER THE SHRUB THOROUGHLY AFTER PLANTING.
5. MULCH THE PLANTING AREA WITH A 2-3 INCH LAYER OF MULCH, LEAVING A 1-2 INCH GAP AROUND THE TRUNK.

3 BOULDER DETAIL WITH PLANTINGS
NOTES

1. CHOOSE PLANTS THAT ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS.
2. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. ADD SOIL TO THE ROOT BALL TO BRING IT TO THE SAME LEVEL AS THE SURROUNDING GROUND.
3. PLACE THE PLANTS IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
4. FIRM THE SOIL AROUND THE ROOT BALL TO REMOVE AIR POCKETS.
5. WATER THE PLANTS THOROUGHLY AFTER PLANTING.
6. MULCH THE PLANTING AREA WITH A 2-3 INCH LAYER OF MULCH, LEAVING A 1-2 INCH GAP AROUND THE TRUNK.

4 DRY CREEK BED
NOTES

1. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. ADD SOIL TO THE ROOT BALL TO BRING IT TO THE SAME LEVEL AS THE SURROUNDING GROUND.
2. PLACE THE PLANTS IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
3. FIRM THE SOIL AROUND THE ROOT BALL TO REMOVE AIR POCKETS.
4. WATER THE PLANTS THOROUGHLY AFTER PLANTING.
5. MULCH THE PLANTING AREA WITH A 2-3 INCH LAYER OF MULCH, LEAVING A 1-2 INCH GAP AROUND THE TRUNK.

5 POP-UP SPRAY
NOTES

1. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. ADD SOIL TO THE ROOT BALL TO BRING IT TO THE SAME LEVEL AS THE SURROUNDING GROUND.
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5. MULCH THE PLANTING AREA WITH A 2-3 INCH LAYER OF MULCH, LEAVING A 1-2 INCH GAP AROUND THE TRUNK.

6 DRIP CONTROL ZONE KIT
NOTES

1. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. ADD SOIL TO THE ROOT BALL TO BRING IT TO THE SAME LEVEL AS THE SURROUNDING GROUND.
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5. MULCH THE PLANTING AREA WITH A 2-3 INCH LAYER OF MULCH, LEAVING A 1-2 INCH GAP AROUND THE TRUNK.

7 REMOTE CONTROL VALVE
NOTES

1. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. ADD SOIL TO THE ROOT BALL TO BRING IT TO THE SAME LEVEL AS THE SURROUNDING GROUND.
2. PLACE THE PLANTS IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
3. FIRM THE SOIL AROUND THE ROOT BALL TO REMOVE AIR POCKETS.
4. WATER THE PLANTS THOROUGHLY AFTER PLANTING.
5. MULCH THE PLANTING AREA WITH A 2-3 INCH LAYER OF MULCH, LEAVING A 1-2 INCH GAP AROUND THE TRUNK.

8 CONTROLLER - PEDESTAL MOUNT
NOTES

1. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. ADD SOIL TO THE ROOT BALL TO BRING IT TO THE SAME LEVEL AS THE SURROUNDING GROUND.
2. PLACE THE PLANTS IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
3. FIRM THE SOIL AROUND THE ROOT BALL TO REMOVE AIR POCKETS.
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5. MULCH THE PLANTING AREA WITH A 2-3 INCH LAYER OF MULCH, LEAVING A 1-2 INCH GAP AROUND THE TRUNK.

9 PRESSURIZED IRRIGATION CONNECTION
NOTES

1. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. ADD SOIL TO THE ROOT BALL TO BRING IT TO THE SAME LEVEL AS THE SURROUNDING GROUND.
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3. FIRM THE SOIL AROUND THE ROOT BALL TO REMOVE AIR POCKETS.
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5. MULCH THE PLANTING AREA WITH A 2-3 INCH LAYER OF MULCH, LEAVING A 1-2 INCH GAP AROUND THE TRUNK.

10 LANDSCAPE EDGING
NOTES

1. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. ADD SOIL TO THE ROOT BALL TO BRING IT TO THE SAME LEVEL AS THE SURROUNDING GROUND.
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5. MULCH THE PLANTING AREA WITH A 2-3 INCH LAYER OF MULCH, LEAVING A 1-2 INCH GAP AROUND THE TRUNK.

11 6" VINYL FENCE
NOTES

1. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. ADD SOIL TO THE ROOT BALL TO BRING IT TO THE SAME LEVEL AS THE SURROUNDING GROUND.
2. PLACE THE PLANTS IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
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4. WATER THE PLANTS THOROUGHLY AFTER PLANTING.
5. MULCH THE PLANTING AREA WITH A 2-3 INCH LAYER OF MULCH, LEAVING A 1-2 INCH GAP AROUND THE TRUNK.

12 OPEN VISION FENCE - 6"
NOTES

1. PREPARE THE PLANTING AREA BY REMOVING ALL WEEDS AND DEBRIS. ADD SOIL TO THE ROOT BALL TO BRING IT TO THE SAME LEVEL AS THE SURROUNDING GROUND.
2. PLACE THE PLANTS IN THE PLANTING AREA, MAKING SURE THE TRUNK IS PLUMB AND THE ROOT BALL IS FULLY COVERED BY SOIL.
3. FIRM THE SOIL AROUND THE ROOT BALL TO REMOVE AIR POCKETS.
4. WATER THE PLANTS THOROUGHLY AFTER PLANTING.
5. MULCH THE PLANTING AREA WITH A 2-3 INCH LAYER OF MULCH, LEAVING A 1-2 INCH GAP AROUND THE TRUNK.

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
PROJECT: SLATESTONE SUBDIVISION

SCALE: 1/4" = 1'-0"

15.0

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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>