# STAFF REPORT

# COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 10/21/2025

TO: City Council

FROM: Sonya Allen, Associate Planner

208-884-5533

sallen@meridiancity.org

SUBJECT: FP-2025-0009

District Ten Mile Subdivision No. 1

PROPERTY LOCATION:

Generally located at the southwest corner of W. Cobalt Dr. and S. Ten Mile Rd., in the NE 1/4 of Section 15, T.3N., R.1W.



## I. PROJECT DESCRIPTION

Final plat consisting of 17 buildable lots on 34.04 acres of land in the C-G zoning district for the first phase of District Ten Mile Subdivision.

## II. APPLICANT INFORMATION

A. Applicant

Nicolette Womack, Kimley-Horn – 1100 W. Idaho St., Ste. 210, Boise, ID 83702

B. Owner:

Ten Mile District North, LLC – 3240 W. Bavaria St., Eagle, ID 83616

C. Representative:

Same as Applicant

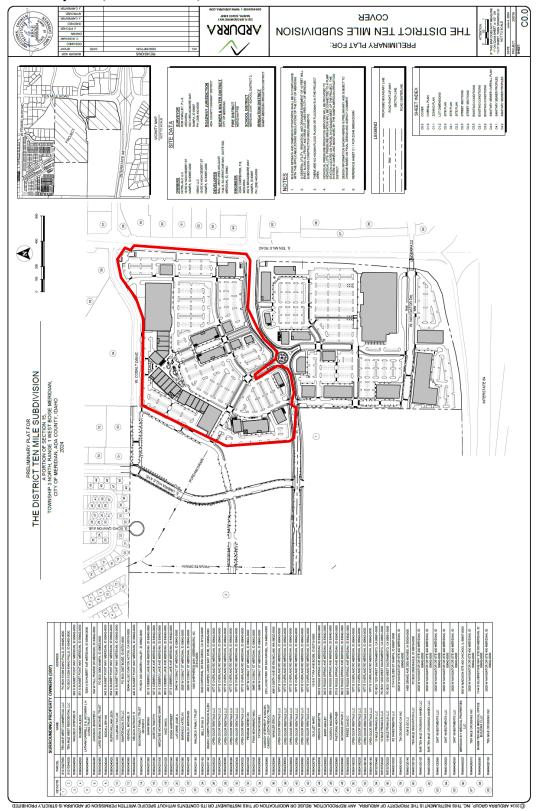
## III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2023-0071) as required by UDC 11-6B-3C.2. The configuration of lots within the proposed final plat is different than that depicted on the approved preliminary plat and the proposed final plat depicts one (1) fewer building lot than shown on the approved preliminary plat for the subject area. Staff finds the changes depicted on the proposed final plat are in substantial compliance with the approved preliminary as required by UDC 11-6B-3C.

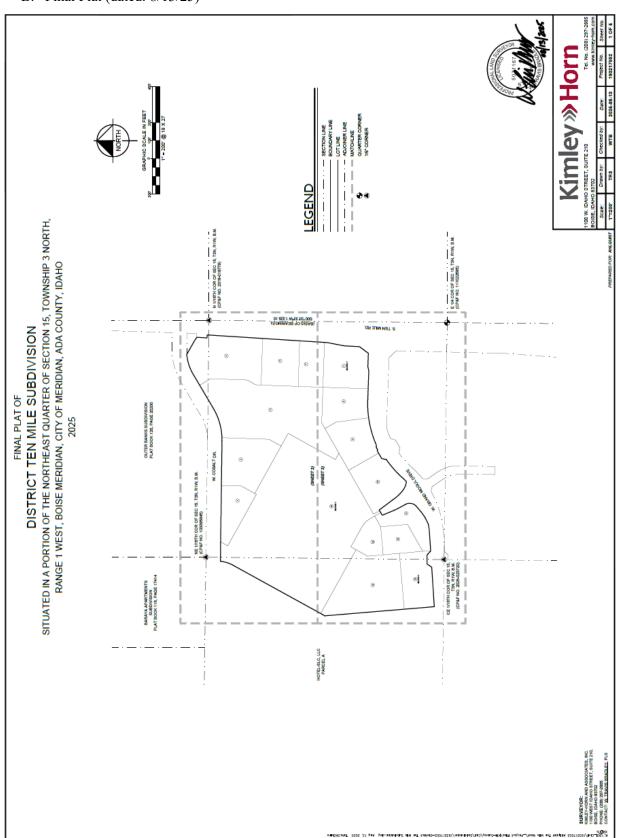
IV.	DI	ECISION
	A.	Staff:
		Staff recommends approval of the proposed final plat with the conditions of approval below in Section VI.

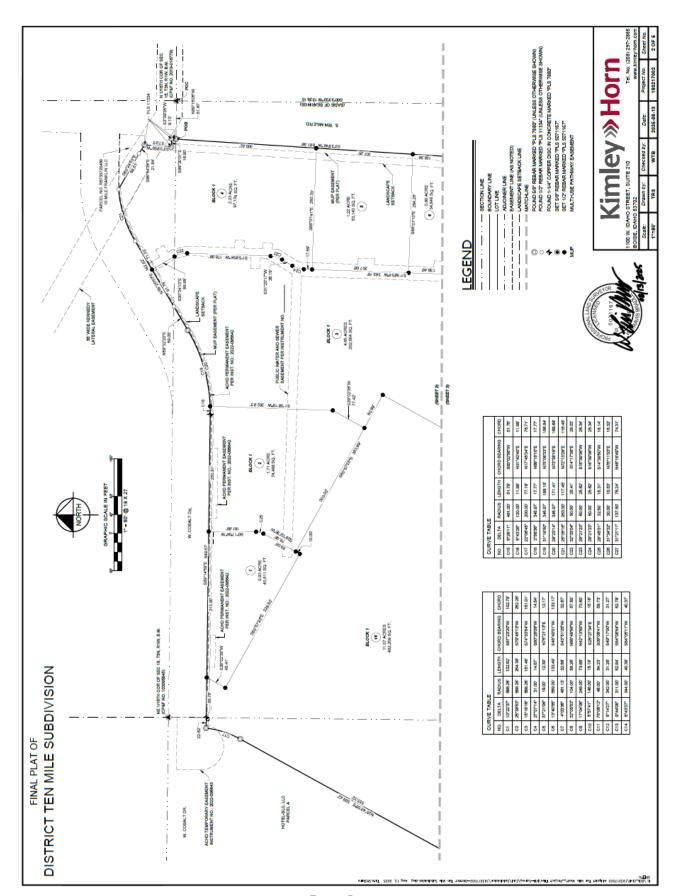
# V. EXHIBITS

# A. Preliminary Plat (dated: 6/4/2024)

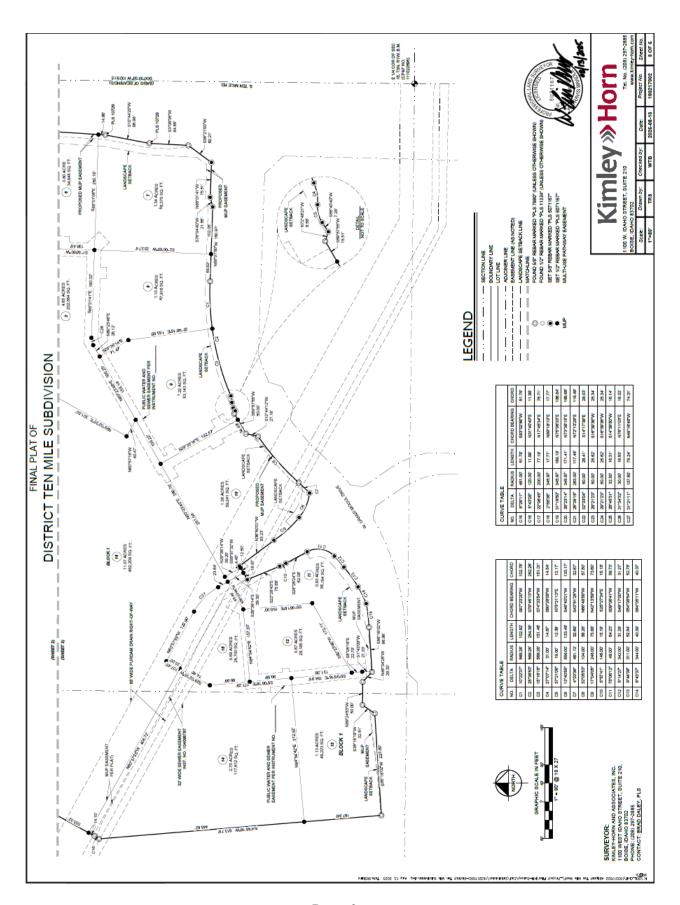


# B. Final Plat (dated: 8/13/25)





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# FINAL PLAT OF

# DISTRICT TEN MILE SUBDIVISION

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- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED SEYOND THE WATER SYSTEM APPROVED IN THE SANTARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
- THIS DEVELOPMENT IS SUBJECT TO ACHD TEMPORARY LICENSE AGREEMENT INSTRUMENT NO.
- THE PRESSURE IRRIGATION SYSTEM WILL BE OWNED AND MAINTAINED BY ORAC FOR SEE INSTRUMENT NO.

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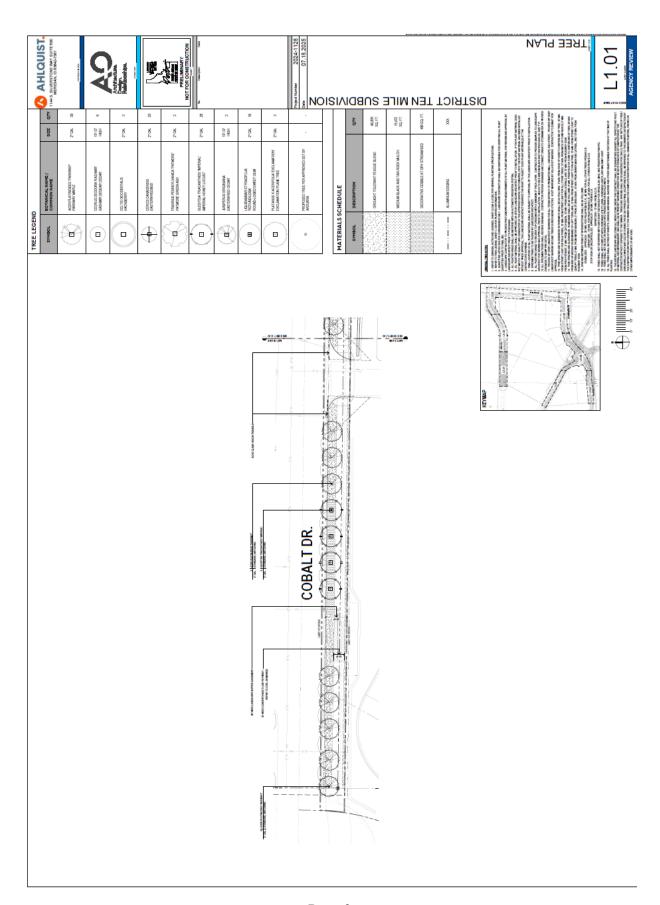
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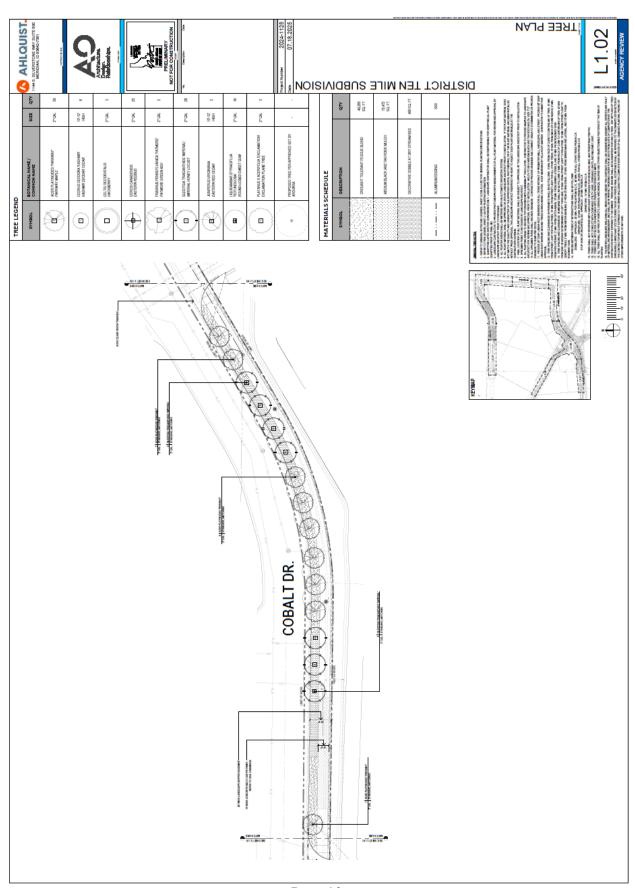
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# C. Landscape Plan (dated: 7/18/25)

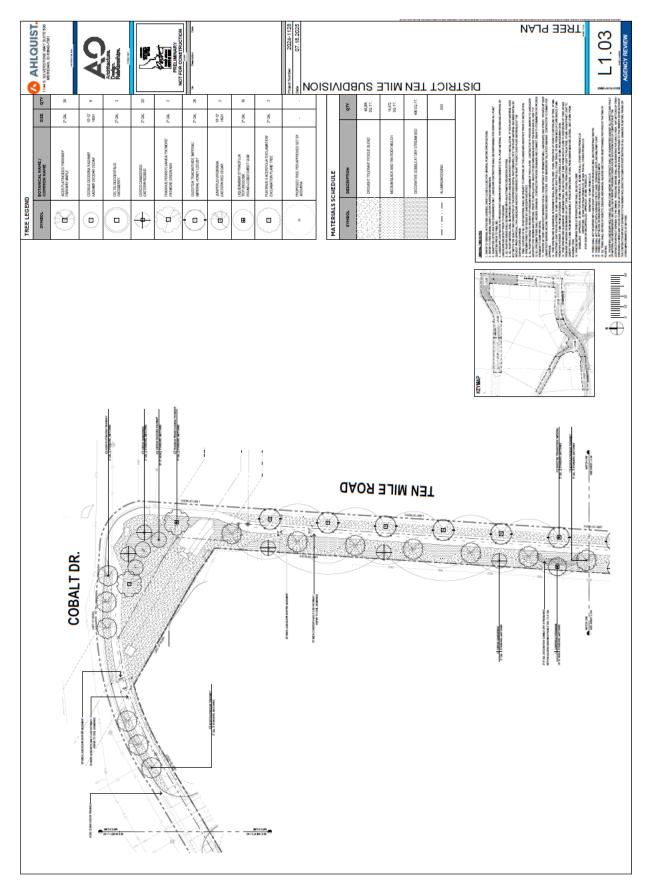
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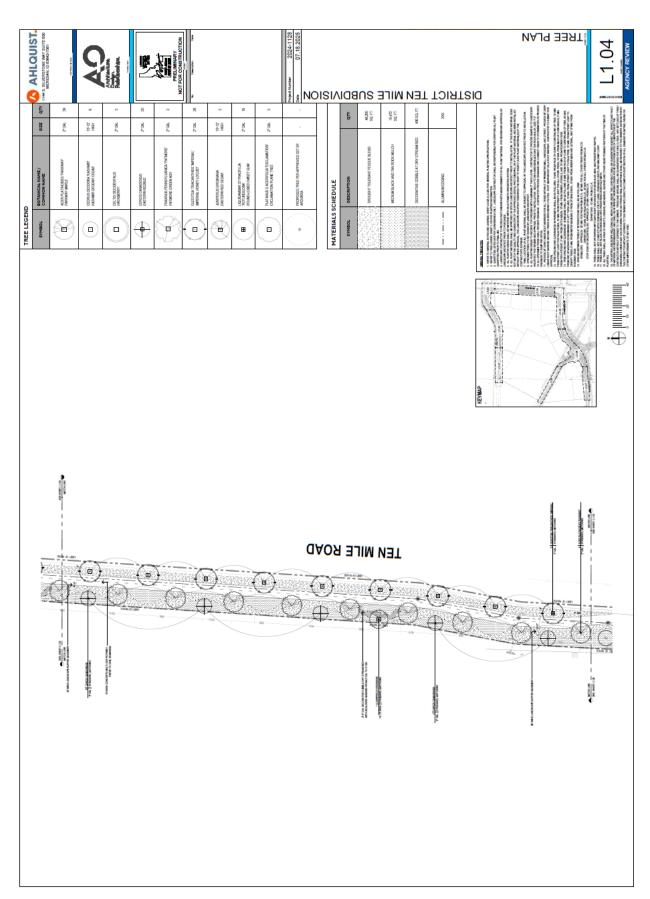
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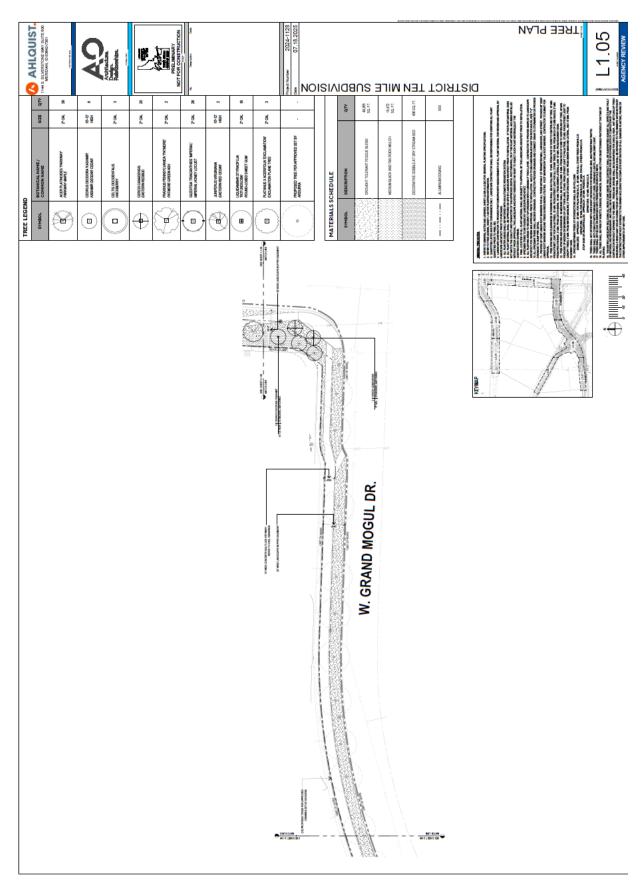
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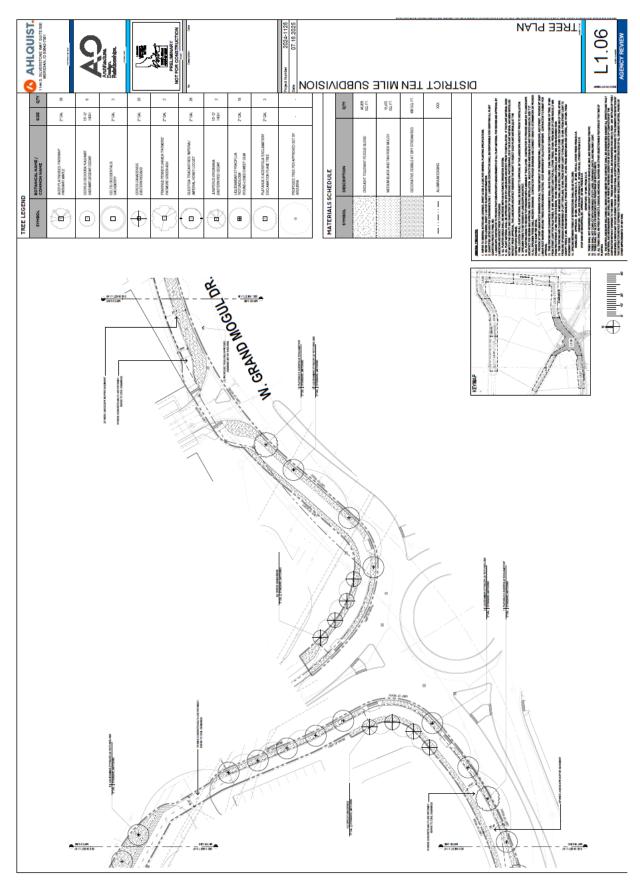
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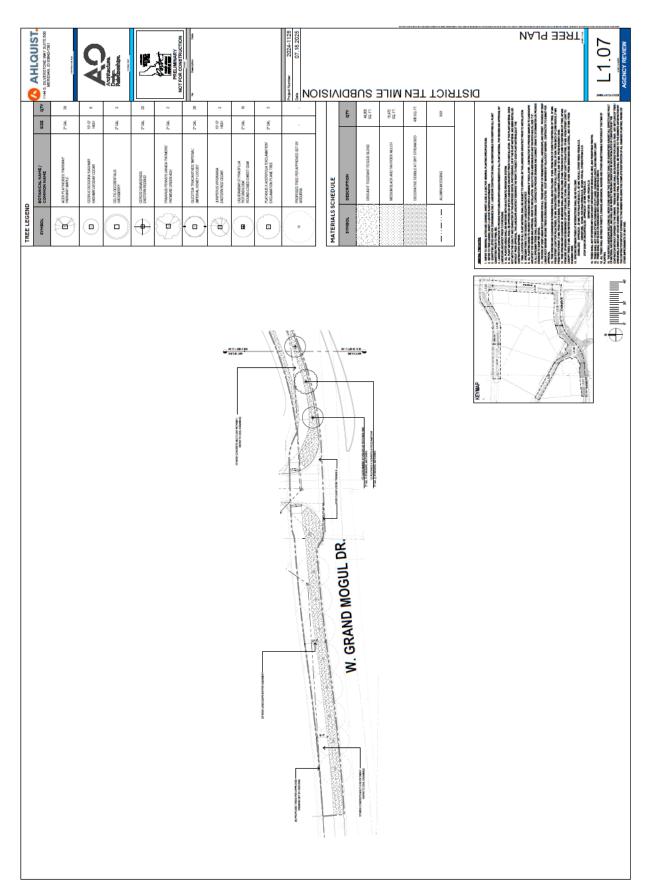
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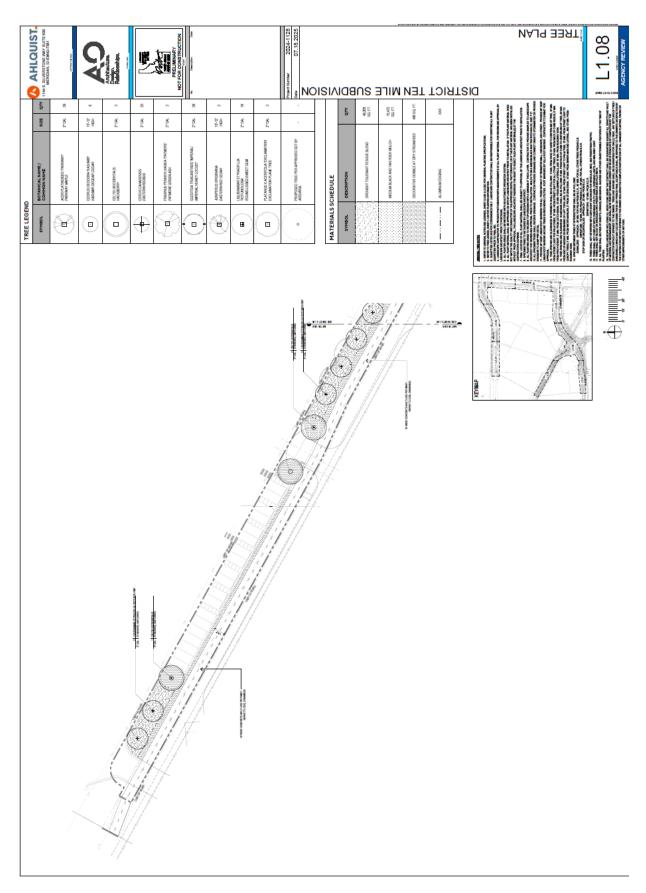
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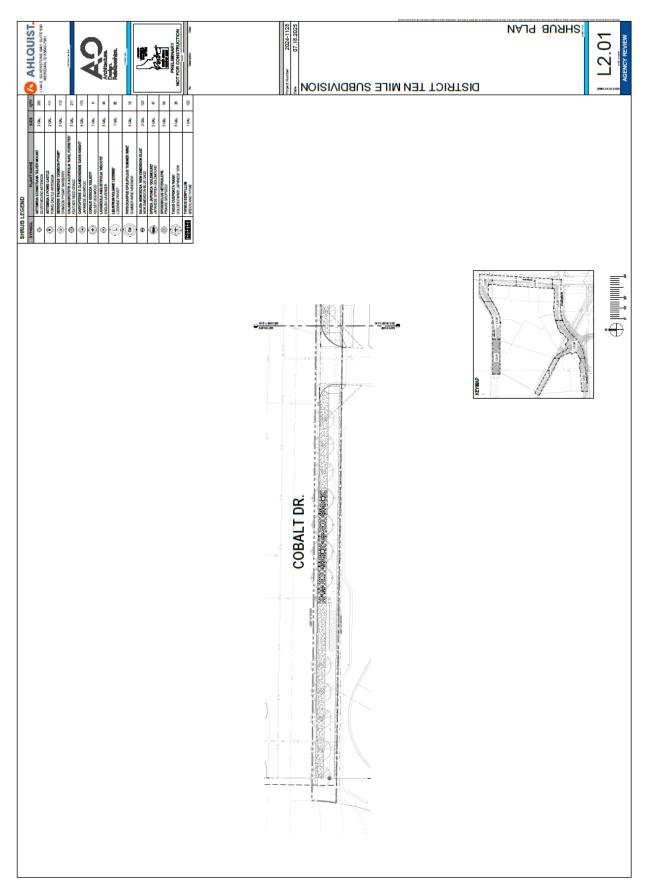
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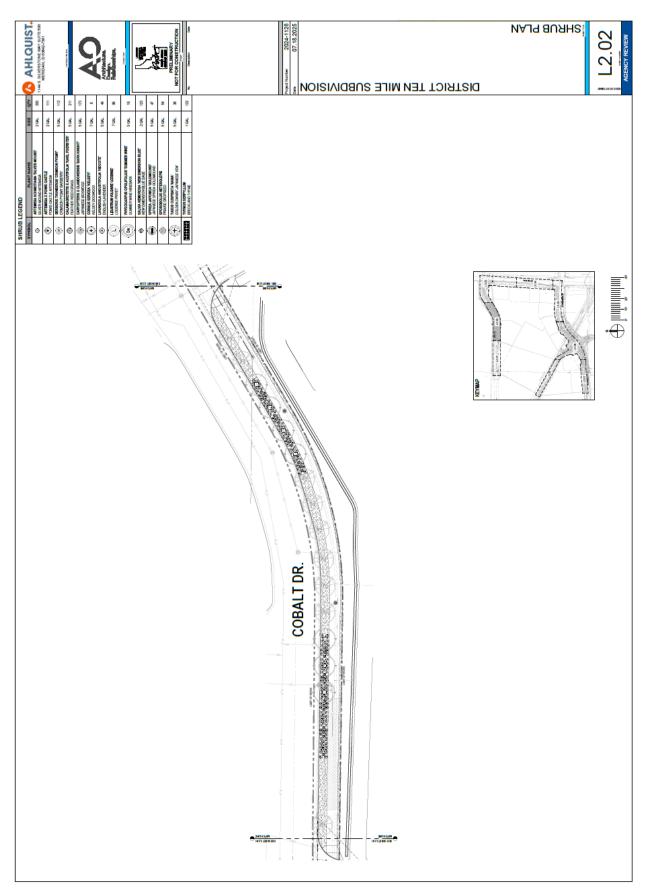
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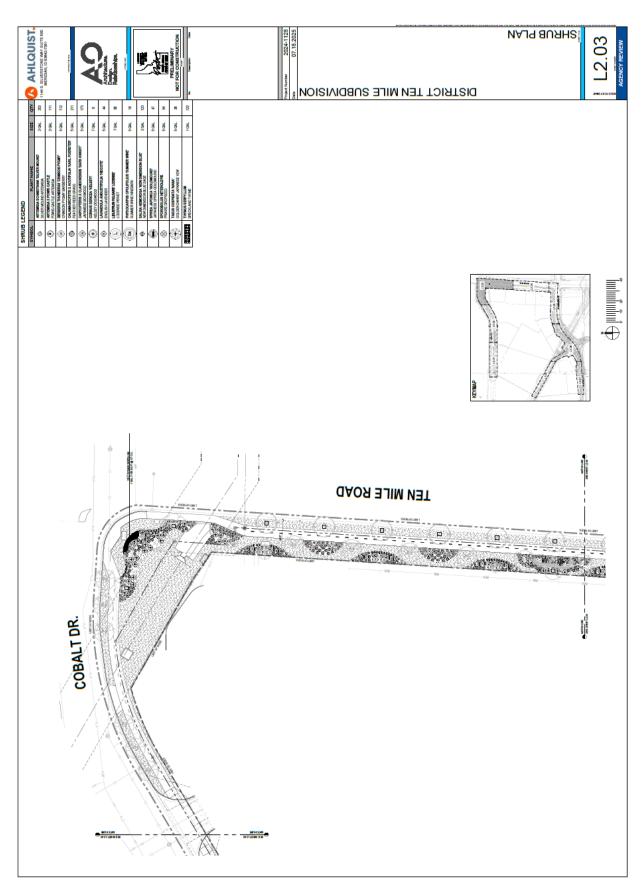
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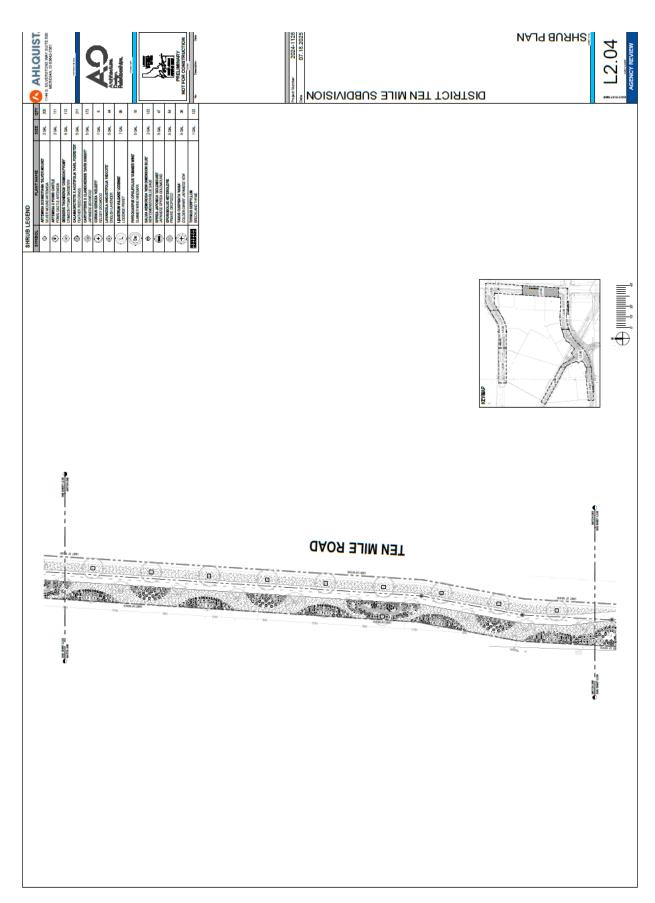
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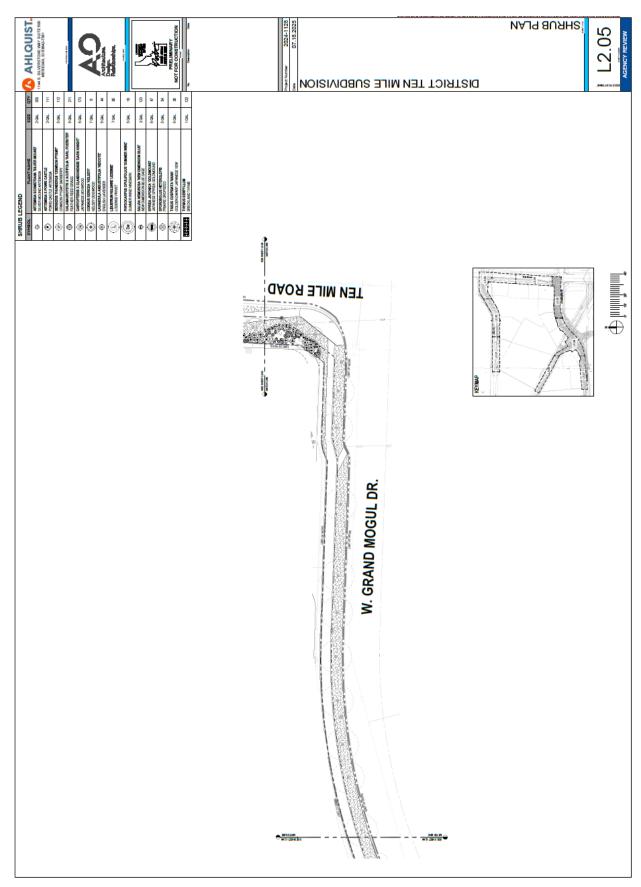


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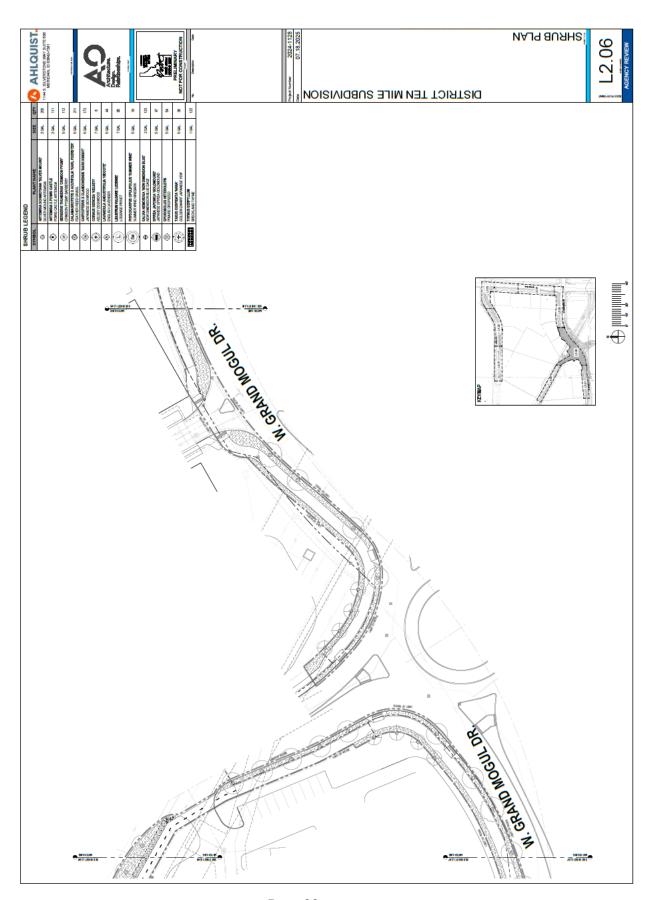


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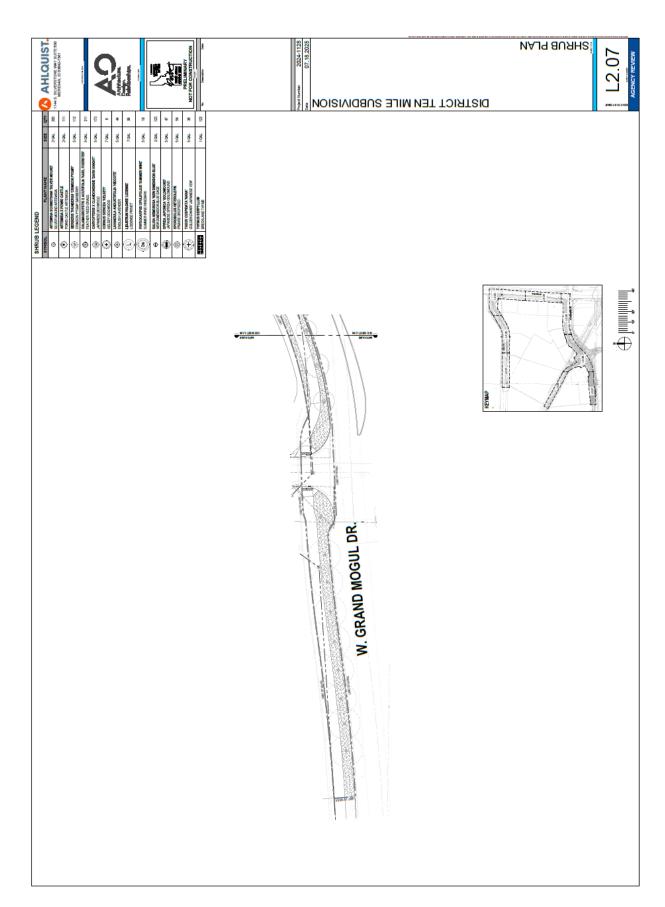




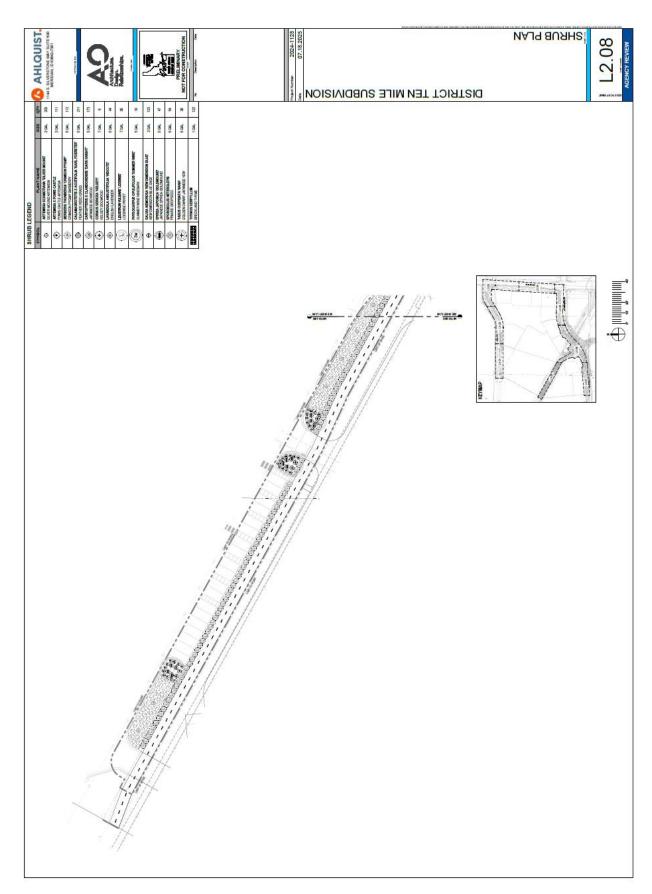
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# D. Public Art Examples and Site Plan



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## 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 (preliminary plat H-2023-0071 and Development Agreement Inst. #2023-022884). Future development of the property shall be generally consistent
- 2. The applicant shall obtain the City Engineer's signature on the subject final plat within two (2) years of the preliminary plat approval (i.e. by October 8, 2026); *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 Kimley-Horn, stamped on 8/13/25 by W. Travis Bradley, included in Exhibit B shall be revised as follows:
  - a. Under Notes section on Sheet 4:
    - i. Note #3: Delete note in favor of note #5.
    - ii. Note #4: Include the recorded instrument of the CC&R's.
    - iii. Note #5: Include the recorded instrument number of the development agreement (i.e. #2023-022884).
    - iv. Note #7: Complete missing information.
    - v. Note #11: Include the ACHD temporary license agreement instrument number.
    - vi. Note #12: Complete the missing information.
    - vii. Note #13: Complete the missing information.
  - viii. Note #14: Complete the missing information.
    - ix. Note #15: Complete the missing information.
    - x. Include a note stating who the responsible party is for maintenance of the street buffer landscaping along N. Ten Mile Rd., W. Cobalt Dr. and W. Grand Mogul Dr. (i.e. the property owner or business owner's association) in accord with UDC 11-3B-7C.2a.
  - b. Include the phase number (i.e. No. 1) in the subdivision name.
  - c. Under the Surveyor's Narrative on Sheet 5, include the missing information in Note #2.
  - d. Include the recorded instrument number of the public water and sewer easement graphically depicted on Sheets 2 and 3.
  - e. Depict 10-foot-wide detached sidewalks/pathways on the construction plans in the street buffers along N. Ten Mile Rd. and W. Grand Mogul in the areas where 6-foot-wide walkways are currently depicted near the intersections of Grand Mogul/Ten Mile and Cobalt/Ten Mile unless a physical barrier exists that prevents compliance. Submit a copy of the updated construction plans with the application for final plat signature.

- f. Widen the 5' wide parkways depicted west of first driveway off Grand Mogul to 8' consistent with Street Sections B & C in the TMISAP on the construction drawings.
- g. Include the recorded instrument number(s) for the multi-use pathway public use easement.
- 5. The landscape plan prepared by AO Architects, dated 7/18/25 included in Exhibit C, shall be revised as follows:
  - a. Depict 10-foot-wide detached sidewalks/pathways in the street buffers along N. Ten Mile Rd. and W. Grand Mogul in the areas where 6-foot-wide walkways are currently depicted near the intersections of Grand Mogul/Ten Mile and Cobalt/Ten Mile unless a physical barrier exists that prevents compliance.
  - b. Depict landscaping within the street buffer along W. Grand Mogul Dr. in accord with the standards listed in UDC 11-3B-7C.3 (i.e. depict a variety of shrubs and vegetative groundcover along with the 37 trees that elicit design principles including rhythm, repetition, balance and focal elements). Also revise the Project Calculations table on Sheet L1.00 to reflect a total of 37 street trees are proposed in the buffer.
  - c. Depict landscaping along the multi-use pathway adjacent to the Purdam Drain in accord with the standards listed in UDC 11-3B- 12C (i.e. 5-foot-wide landscape strips are required along each side of the pathway planted with a mix of trees, shrubs, lawn, and/or other vegetative groundcover a minimum of one tree per 100 linear feet of pathway is required include calculations in the Project Calculations table that demonstrate compliance).
  - d. Widen the 5' wide parkways depicted west of first driveway off Grand Mogul to 8' consistent with Street Sections B & C in the TMISAP.
- 6. A Certificate of Zoning Compliance application shall be submitted and approved for all development on the site prior to submitting any associated building permit applications.
- 7. Future development shall be consistent with the Project Design Standards submitted by the Applicant, included in the Development Agreement, which supersede the design standards in the Architectural Standards Manual and the design guidelines in the TMISAP.
- 8. The subject property shall be subdivided prior to issuance of any Certificates of Occupancies within the development per requirement of the development agreement.
- 9. Prior to submittal of the final plat for City Engineer signature, a 14-foot wide public pedestrian easement shall be submitted to the Planning Division, approved by City Council and recorded for the multi-use pathway along the Purdam Drain (or drain alignment) and any other pathways required by the Park's Department in accord with the Pathways Master Plan that are outside of public right-of-way.
- 10. All waterways, except natural waterways, are required to be piped unless used as a water amenity or linear open space, in which case they may be left open as set forth in UDC 11-3A-6.
- 11. Staff's failure to cite specific Unified Development Code requirements, conditions from the preliminary plat and/or provisions in the development agreement does not relieve the Applicant of responsibility for compliance.

# **B.** Public Works

 $\underline{\text{https://weblink.meridiancity.org/WebLink/DocView.aspx?id=417255\&dbid=0\&repo=MeridianCity}}$ 

See the following link for any additional Agency comments: <a href="https://weblink.meridiancity.org/WebLink/browse.aspx?id=417248&dbid=0&repo=MeridianCityy">https://weblink.meridiancity.org/WebLink/browse.aspx?id=417248&dbid=0&repo=MeridianCityy</a>