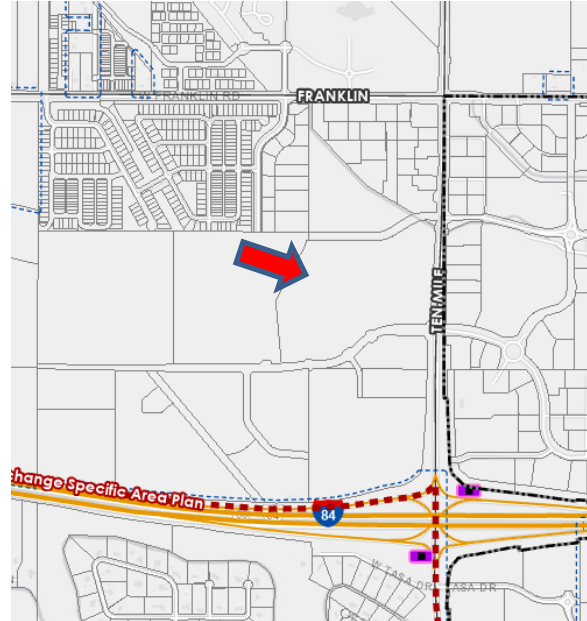


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



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

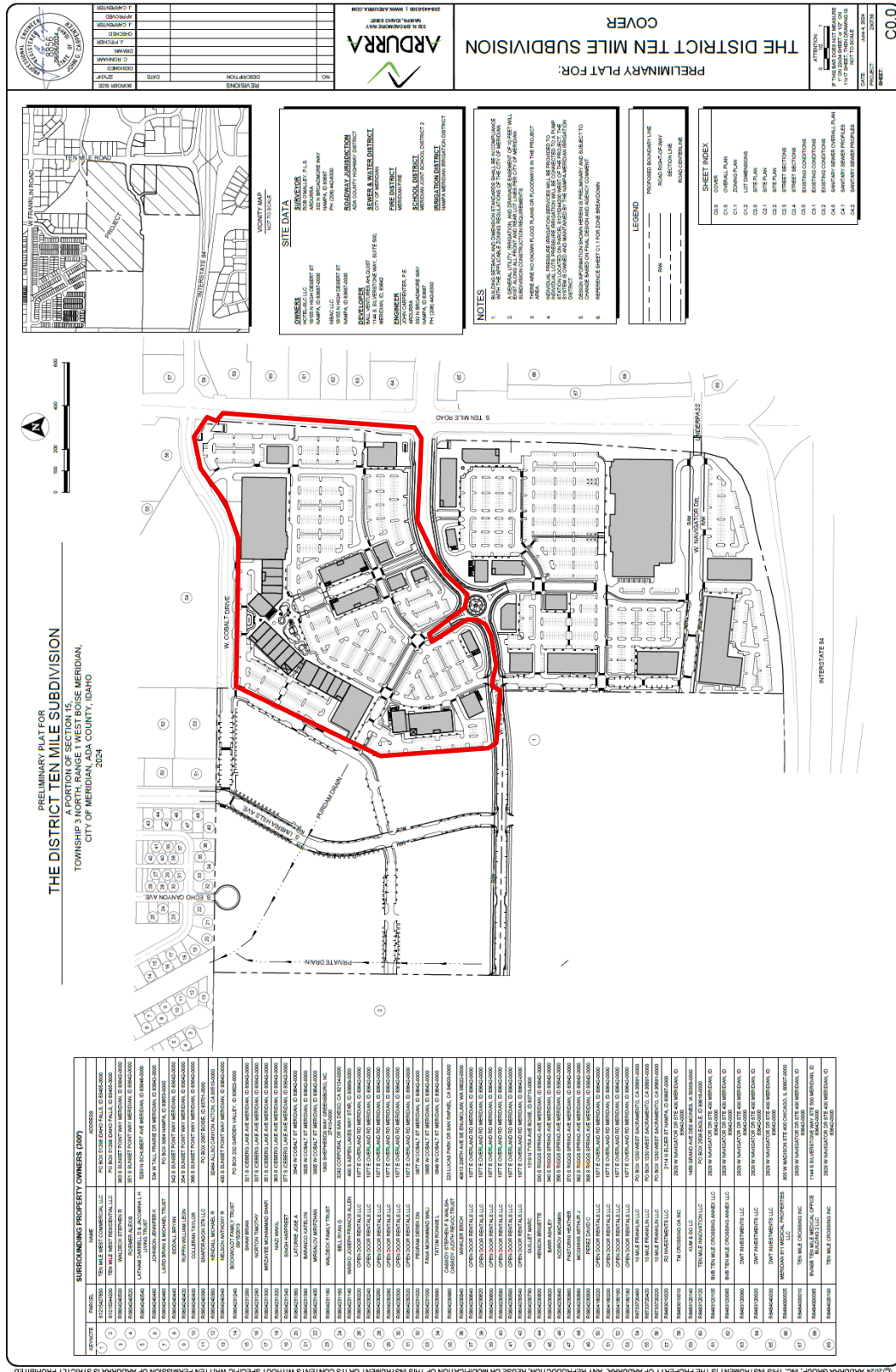
Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2023-0071) as required by UDC 11-6B-3C.2. The configuration of lots within the proposed final plat is different than that depicted on the approved preliminary plat and the proposed final plat depicts one (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. DECISION

A. Staff:

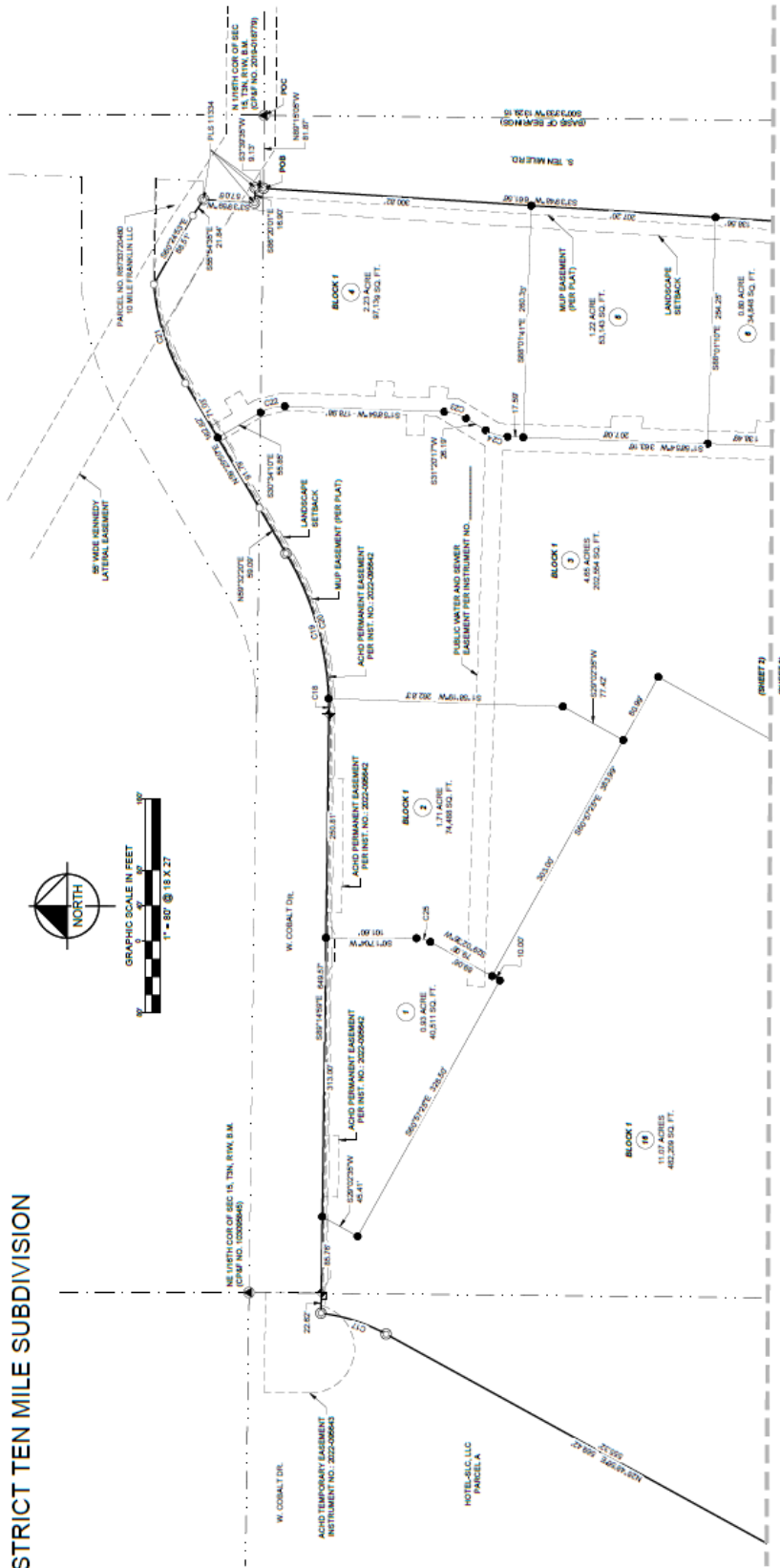
Staff recommends approval of the proposed final plat with the conditions of approval below in Section VI.

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



[illegible]

FINAL PLAT OF DISTRICT TEN MILE SUBDIVISION



LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINE
- EASEMENT LINE (AS NOTED)
- LANDSCAPE SETBACK LINE
- MATCH LINE
- FOUND 8" REBAR MARKED "PLS 7820" (UNLESS OTHERWISE SHOWN)
- FOUND 1/2" REBAR MARKED "PLS 1134" (UNLESS OTHERWISE SHOWN)
- FOUND 1/4" COPPER DISC IN CONCRETE MARKED "PLS 7820"
- SET 5" REBAR MARKED "PLS 507167"
- SET 1/2" COPPER DISC IN CONCRETE MARKED "PLS 507167"
- MSP
- MULTI-PURPOSE PATHWAY EASEMENT

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C15	8°20'11"	481.00'	51.79'	S87°02'30"W
C16	8°42'30"	125.00'	11.89'	N37°40'47"E
C17	2°20'06"	200.00'	77.19'	N17°40'34"E
C18	2°02'30"	345.00'	17.77'	N87°10'10"E
C19	31°19'52"	345.00'	188.18'	N70°30'15"E
C20	28°23'14"	345.00'	171.41'	N70°30'15"E
C21	28°23'14"	345.00'	171.41'	N70°30'15"E
C22	32°33'04"	50.00'	28.41'	S14°17'00"E
C23	28°23'14"	345.00'	28.82'	S14°30'30"W
C24	28°23'14"	345.00'	28.82'	S14°30'30"W
C25	28°23'14"	345.00'	28.82'	S14°30'30"W
C26	31°24'32"	30.00'	16.52'	N87°10'10"E
C27	31°21'11"	137.50'	75.24'	N46°16'40"W

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	10°22'37"	980.30'	103.82'	S87°22'30"W
C2	28°23'14"	345.00'	28.82'	S14°30'30"W
C3	15°18'16"	568.20'	151.48'	S74°32'54"W
C4	27°07'14"	31.00'	14.60'	S80°20'00"W
C5	37°21'05"	18.00'	12.32'	N79°21'12"E
C6	17°42'30"	568.20'	133.47'	S44°42'01"W
C7	4°23'50"	481.13'	33.69'	S44°51'25"W
C8	32°33'04"	50.00'	28.41'	N47°13'30"W
C9	17°34'30"	245.00'	73.80'	N47°13'30"W
C10	9°19'41"	148.00'	15.19'	S29°27'34"E
C11	17°08'12"	48.00'	9.42'	S50°05'41"W
C12	9°14'27"	342.00'	31.28'	S44°17'00"W
C13	9°14'27"	342.00'	31.28'	S44°17'00"W
C14	8°43'37"	344.00'	43.37'	S54°05'11"W



Kimley-Horn

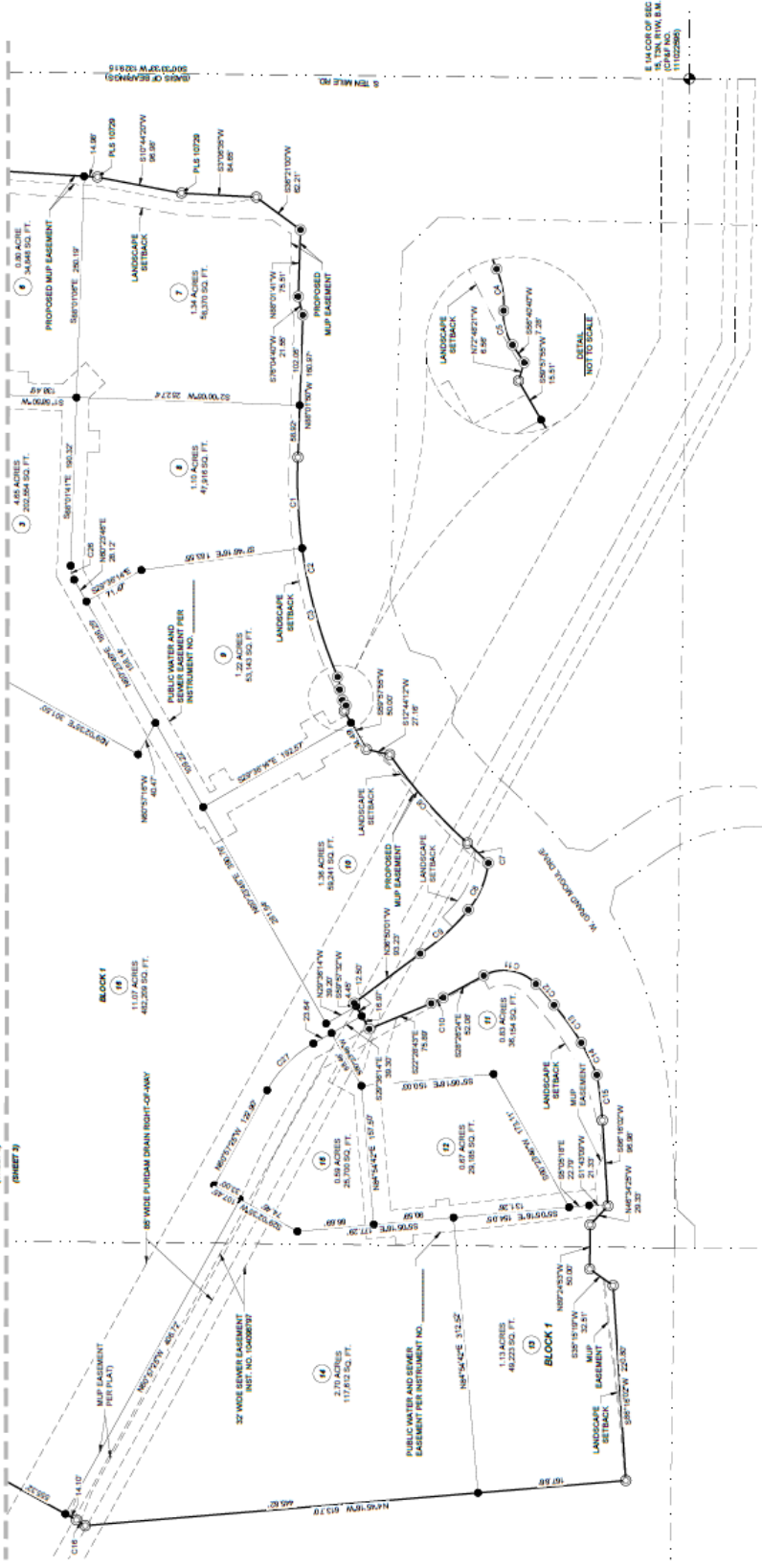
1100 W. IDAHO STREET, SUITE 210
BOISE, IDAHO 83702

Tel. No. (208) 397-3885
www.kimley-horn.com

5/13/2015
PROFESSIONAL ENGINEER
BOISE, IDAHO

Scale: 1"=50' Date: 2025-08-13 Project No. 18227802 Sheet No. 2 OF 6

FINAL PLAT OF DISTRICT TEN MILE SUBDIVISION

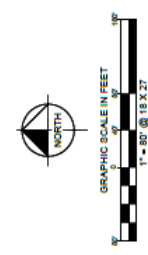


LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINE
- EASEMENT LINE (AS NOTED)
- LANDSCAPE SETBACK LINE
- MATCH LINE
- FOUND LOT REBAR MARKED PLS 11334 (UNLESS OTHERWISE SHOWN)
- FOUND LOT REBAR MARKED PLS 521157 (UNLESS OTHERWISE SHOWN)
- SET 127 REBAR MARKED PLS 521157
- MULTI-USE PATHWAY EASEMENT

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C15 <td>5°28'11"</td> <td>481.00</td> <td>51.79</td> <td>S89°02'36"W</td> <td>51.79</td>	5°28'11"	481.00	51.79	S89°02'36"W	51.79	
C16 <td>5°42'57"</td> <td>133.00</td> <td>11.99</td> <td>N31°42'47"E</td> <td>11.99</td>	5°42'57"	133.00	11.99	N31°42'47"E	11.99	
C17 <td>27°05'45"</td> <td>250.00</td> <td>77.18</td> <td>N17°42'34"E</td> <td>78.11</td>	27°05'45"	250.00	77.18	N17°42'34"E	78.11	
C18 <td>2°49'50"</td> <td>348.97</td> <td>17.77</td> <td>N89°18'10"E</td> <td>17.77</td>	2°49'50"	348.97	17.77	N89°18'10"E	17.77	
C19 <td>31°18'50"</td> <td>348.97</td> <td>188.18</td> <td>N79°38'33"E</td> <td>188.84</td>	31°18'50"	348.97	188.18	N79°38'33"E	188.84	
C20 <td>27°23'45"</td> <td>348.97</td> <td>171.41</td> <td>N79°38'33"E</td> <td>188.84</td>	27°23'45"	348.97	171.41	N79°38'33"E	188.84	
C21 <td>28°28'18"</td> <td>243.00</td> <td>117.45</td> <td>N72°12'28"E</td> <td>116.48</td>	28°28'18"	243.00	117.45	N72°12'28"E	116.48	
C22 <td>30°23'04"</td> <td>90.00</td> <td>28.41</td> <td>S14°17'38"E</td> <td>28.02</td>	30°23'04"	90.00	28.41	S14°17'38"E	28.02	
C23 <td>30°23'04"</td> <td>90.00</td> <td>28.41</td> <td>S14°30'36"W</td> <td>28.34</td>	30°23'04"	90.00	28.41	S14°30'36"W	28.34	
C24 <td>28°21'22"</td> <td>90.00</td> <td>25.62</td> <td>S14°30'36"W</td> <td>25.34</td>	28°21'22"	90.00	25.62	S14°30'36"W	25.34	
C25 <td>28°45'51"</td> <td>32.50</td> <td>18.31</td> <td>S14°30'36"W</td> <td>18.14</td>	28°45'51"	32.50	18.31	S14°30'36"W	18.14	
C26 <td>31°34'02"</td> <td>30.00</td> <td>18.53</td> <td>N70°11'02"E</td> <td>18.32</td>	31°34'02"	30.00	18.53	N70°11'02"E	18.32	
C27 <td>31°21'11"</td> <td>137.50</td> <td>75.24</td> <td>N40°16'49"W</td> <td>74.31</td>	31°21'11"	137.50	75.24	N40°16'49"W	74.31	

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C1	10°22'37"	588.20	102.82	S87°22'20"W	102.78	
C2	20°38'52"	588.20	254.38	S79°45'13"W	252.26	
C3	15°18'18"	588.20	151.48	S74°23'34"W	151.01	
C4	27°07'14"	31.00	14.67	S80°20'09"W	14.54	
C5	37°21'06"	93.00	12.36	N92°21'13"E	12.17	
C6	17°40'58"	489.00	133.48	S49°40'17"W	133.17	
C7	4°03'38"	481.13	32.88	S49°37'28"W	32.87	
C8	17°34'05"	348.00	73.88	N40°23'59"W	73.80	
C9	17°34'05"	348.00	73.88	N40°23'59"W	73.80	
C10	5°15'41"	148.00	15.19	S20°13'00"W	15.18	
C11	70°08'12"	48.00	64.23	S89°26'14"W	58.72	
C12	9°14'27"	342.00	31.28	S49°17'00"W	31.27	
C13	9°44'08"	311.00	52.84	S49°18'54"W	52.79	
C14	5°42'37"	344.00	43.38	S49°20'11"W	43.37	



Kimley»Horn

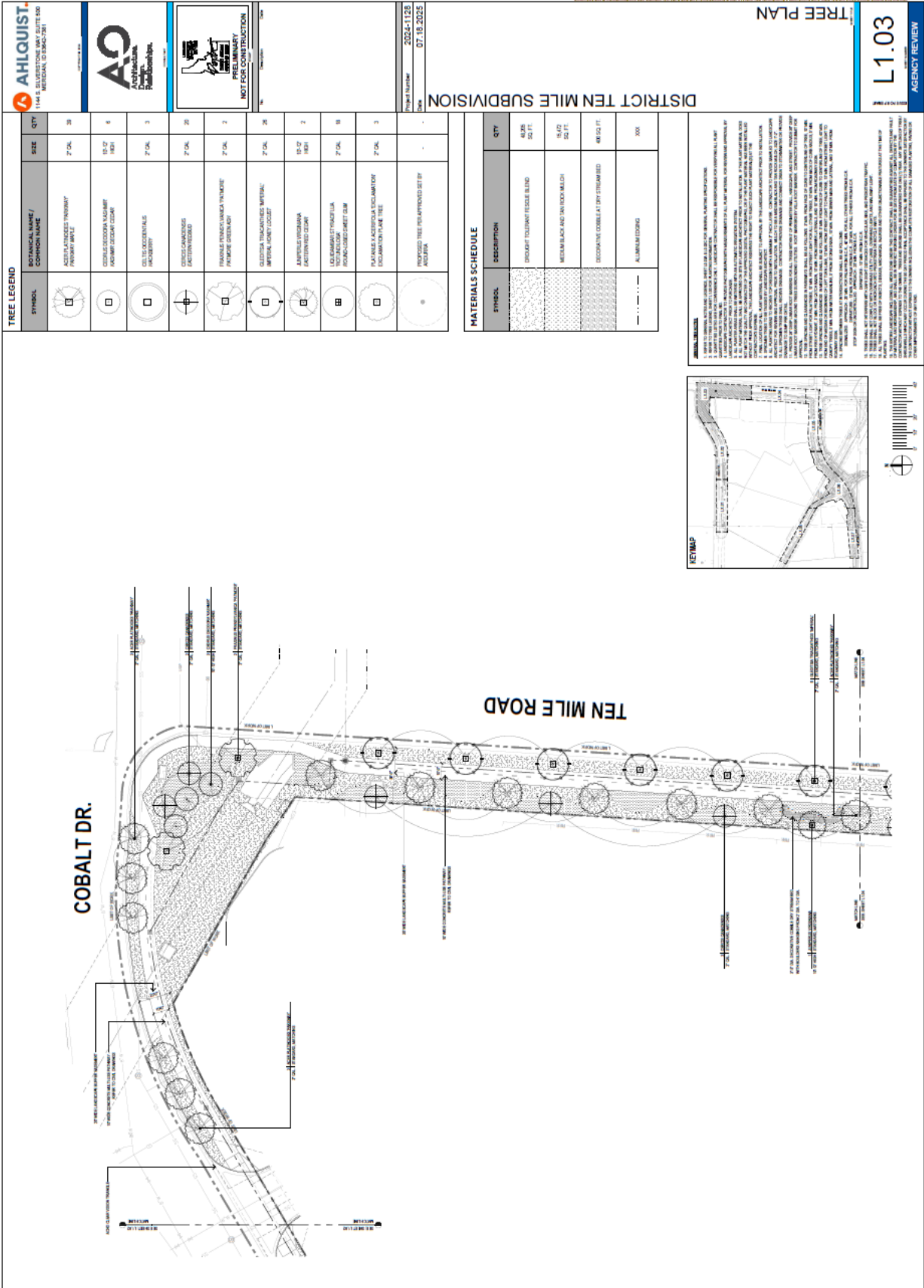
1100 W. IDAHO STREET, SUITE 210
BOISE, IDAHO 83702
Tel. No. (208) 297-2885
www.kimley-horn.com

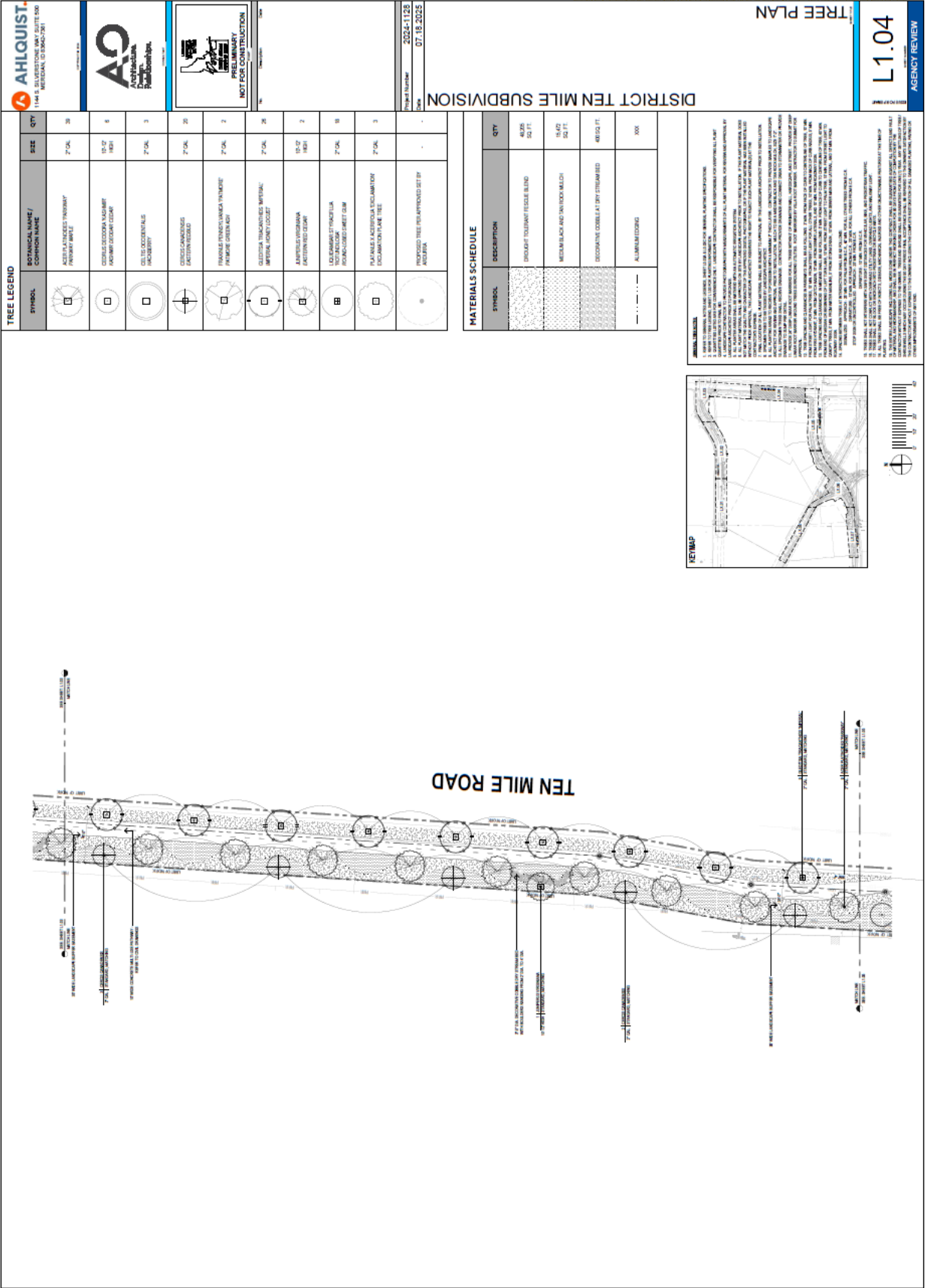
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Project No. 188217002
Sheet No. 8 OF 8

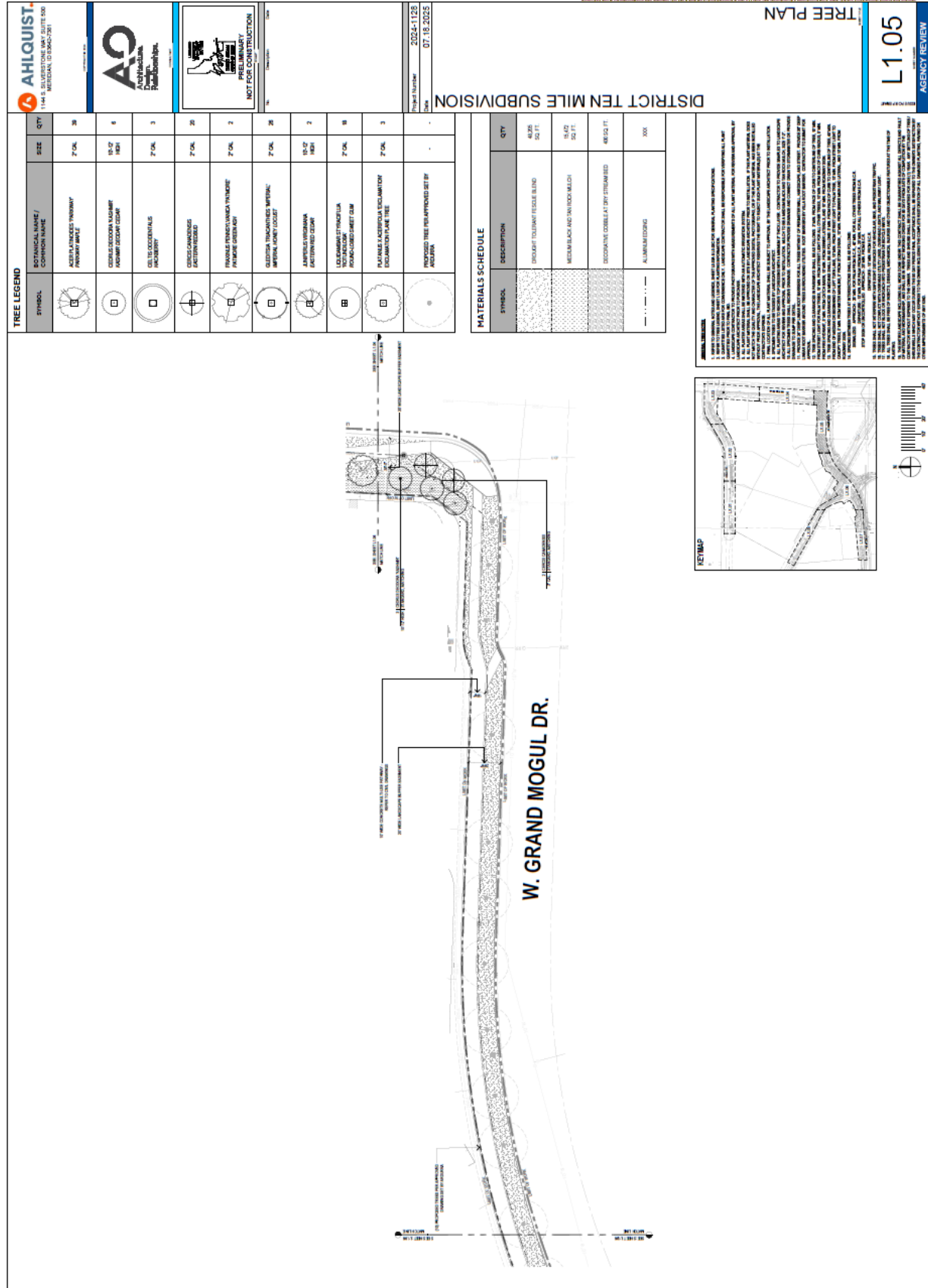
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
1100 WEST IDAHO STREET, SUITE 210,
BOISE, IDAHO 83702
PHONE: (208) 297-2885
CONTACT: BOB DALEY, PLS

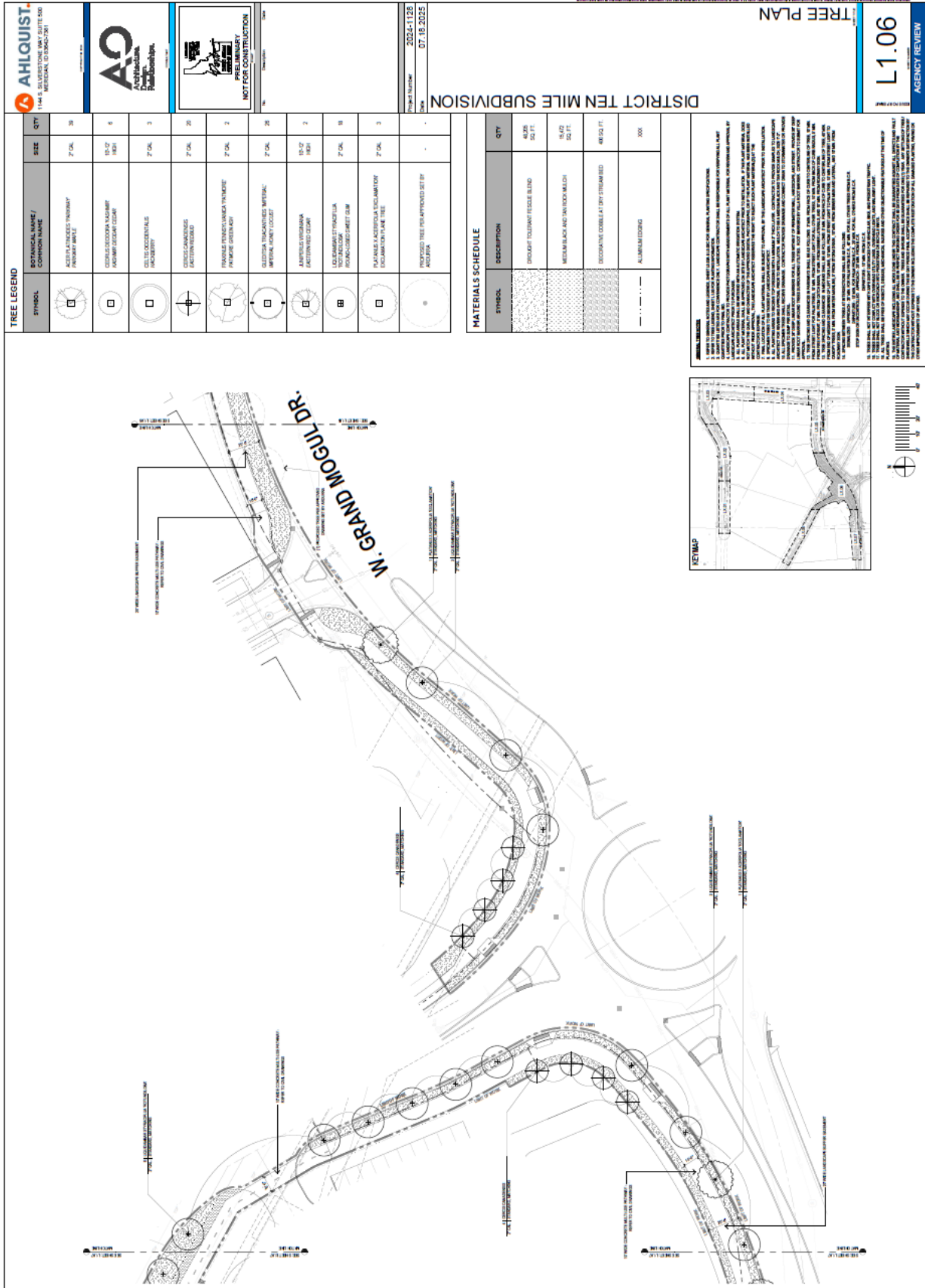
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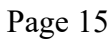
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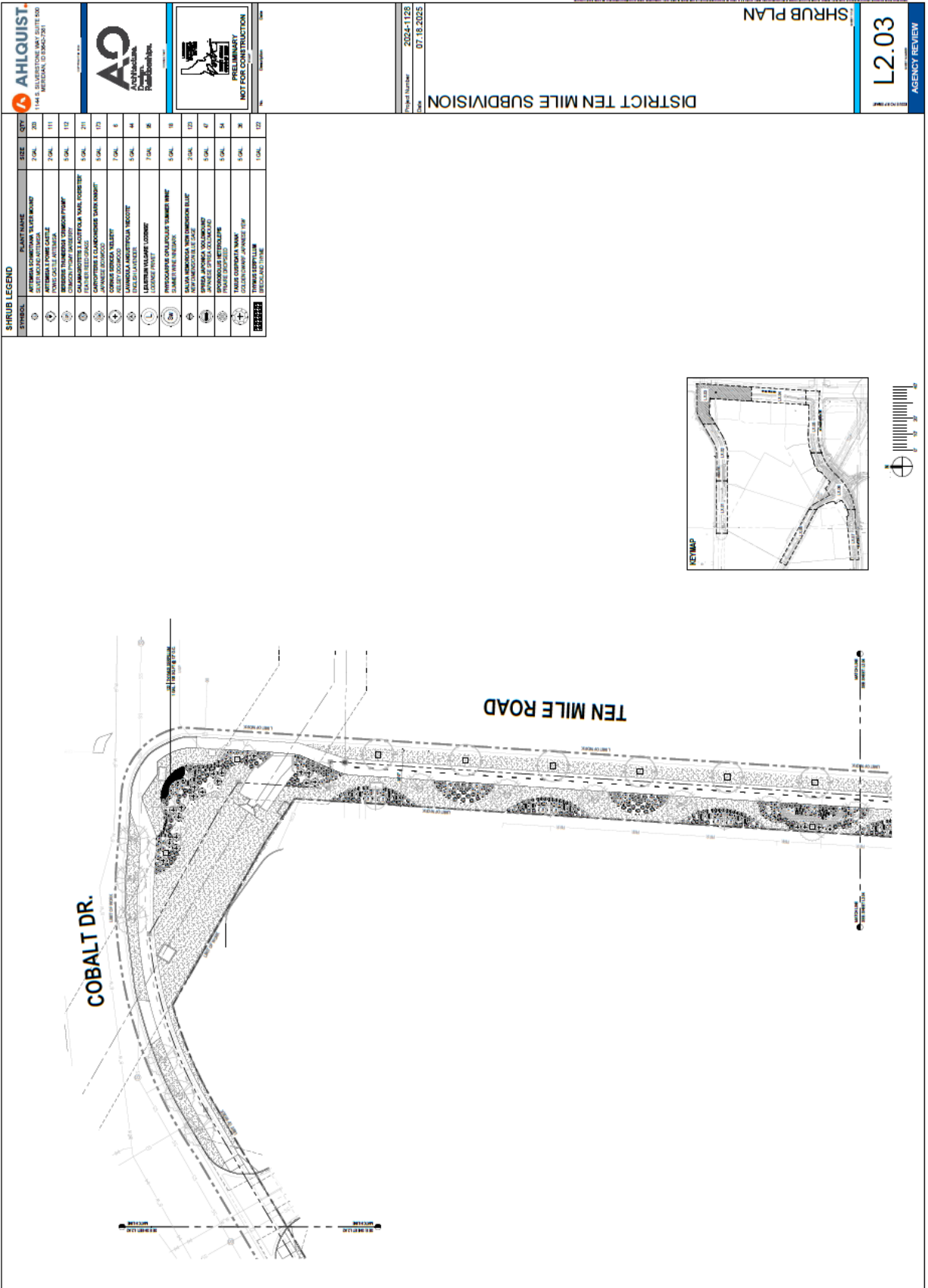


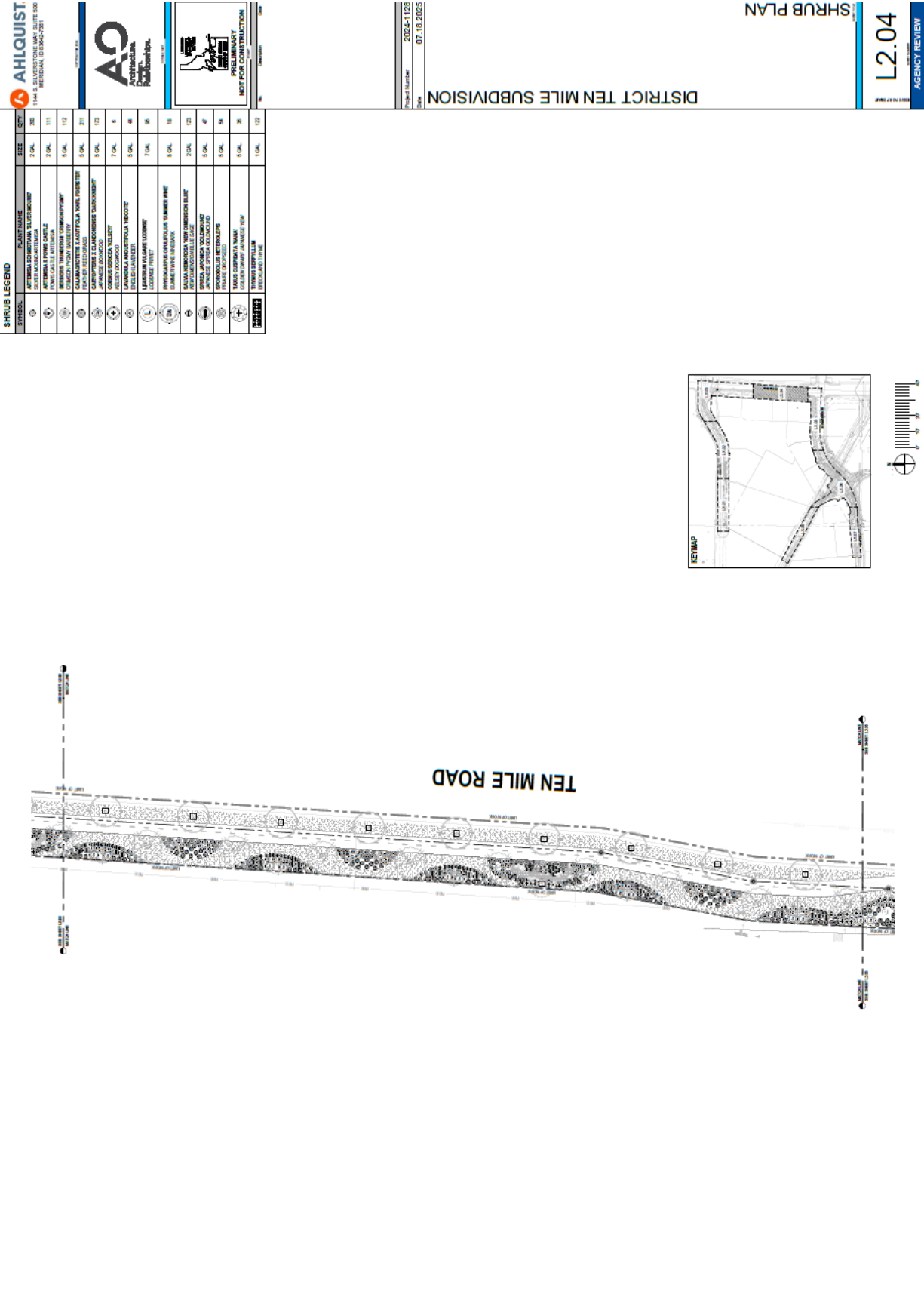


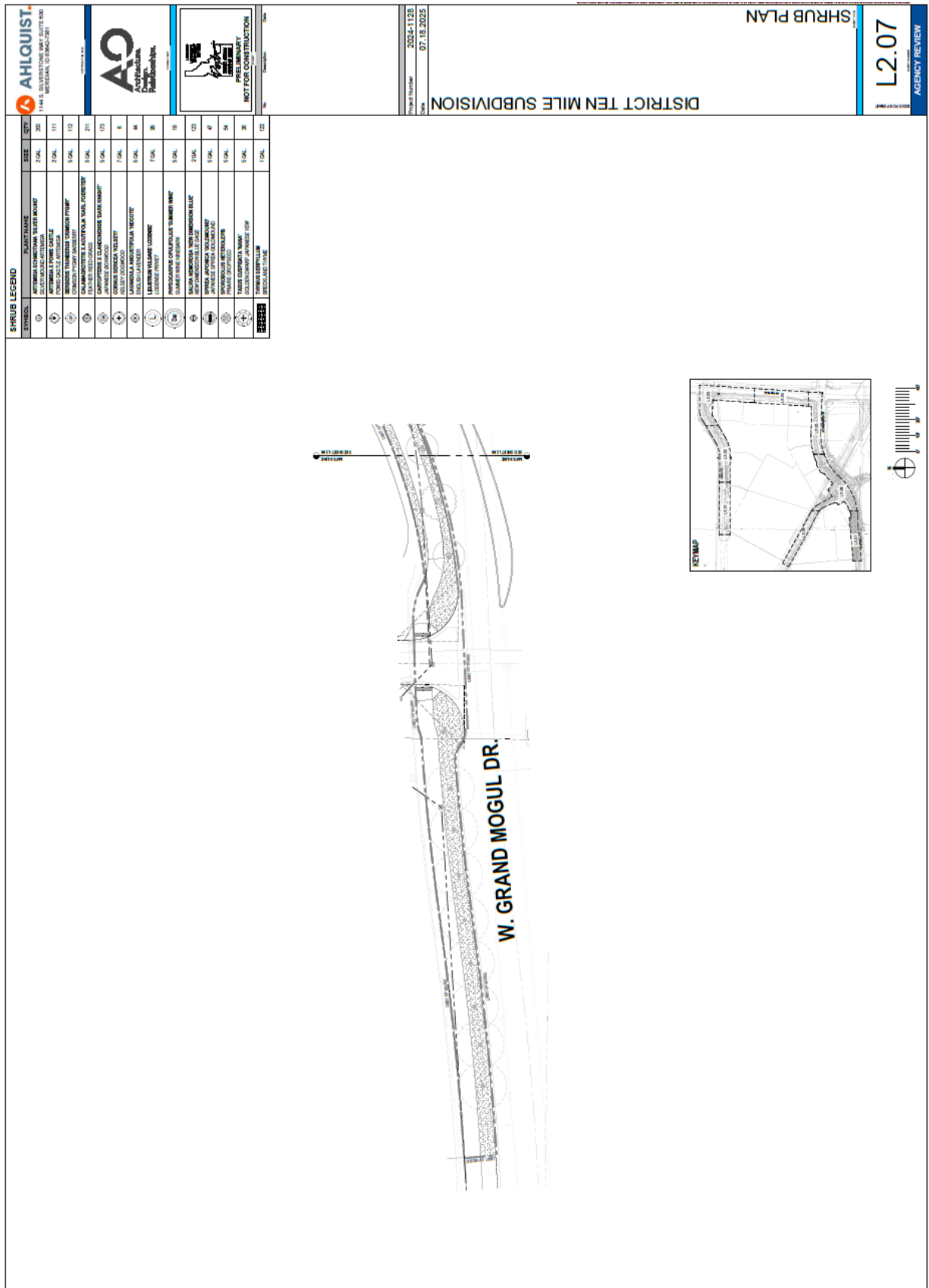












D. Public Art Examples and Site Plan



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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=417255&dbid=0&repo=MeridianCity>

See the following link for any additional Agency comments:

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=417248&dbid=0&repo=MeridianCity>