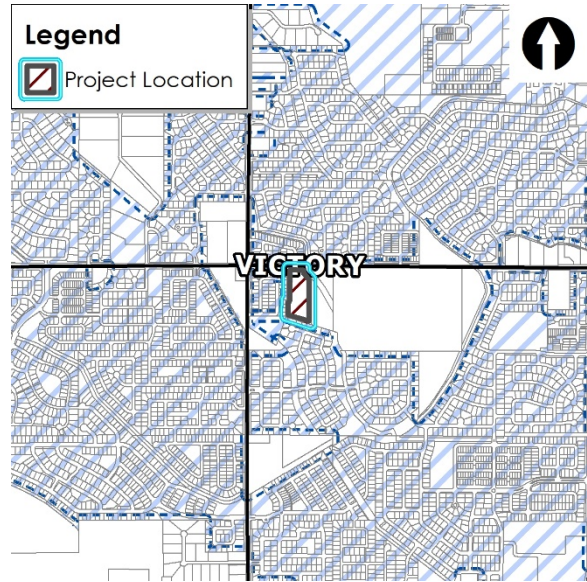


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 11/17/2020  
 TO: Mayor & City Council  
 FROM: Joe Dodson, Associate Planner  
 208-884-5533  
 Bruce Freckleton, Development Services Manager  
 208-887-2211  
 SUBJECT: H-2020-0006  
 Teakwood Place Subdivision  
 LOCATION: The site is located at 1835 E. Victory Road, approximately ¼ mile east of S. Locust Grove Road, in the NW ¼ of the NW ¼ of Section 29, Township 3N., Range 1E.



**I. PROJECT DESCRIPTION**

Annexation & zoning of 7.35 acres of land with an R-8 zoning district and preliminary plat consisting of ~~28~~ 22 building lots and 4 common lots, by Hesscomm Corp.

**II. SUMMARY OF REPORT**

*NOTE: This project was continued by Planning and Zoning Commission on May 7, 2020 to the date of June 4, 2020. Prior to that meeting, the Applicant requested a continuance to a future date to have more time to address issues presented at the Commission meeting and by Staff. Staff has received revised plans which has resulted in strikethrough and underlined changes throughout the staff report.*

*This project was heard by the Planning and Zoning Commission on 7/16/2020 and the Commission recommended denial of the project to the Meridian City Council. Following this recommendation, the Applicant made a request to the City Council to be remanded back to P&Z with a revised plat and open space pursuant to comments made within this staff report and by Commissioners. The City Council agreed with this request and remanded the project back to P&Z. The main changes made by the Applicant following the recommendation of denial are related to the open space configuration and the removal of the Victory Road access for the existing home. Both topics are discussed and analyzed below in subsequent sections.*

A. Project Summary

Description	Details	Page
Acreage	7.35 acres	
Future Land Use Designation	Medium Density Residential	

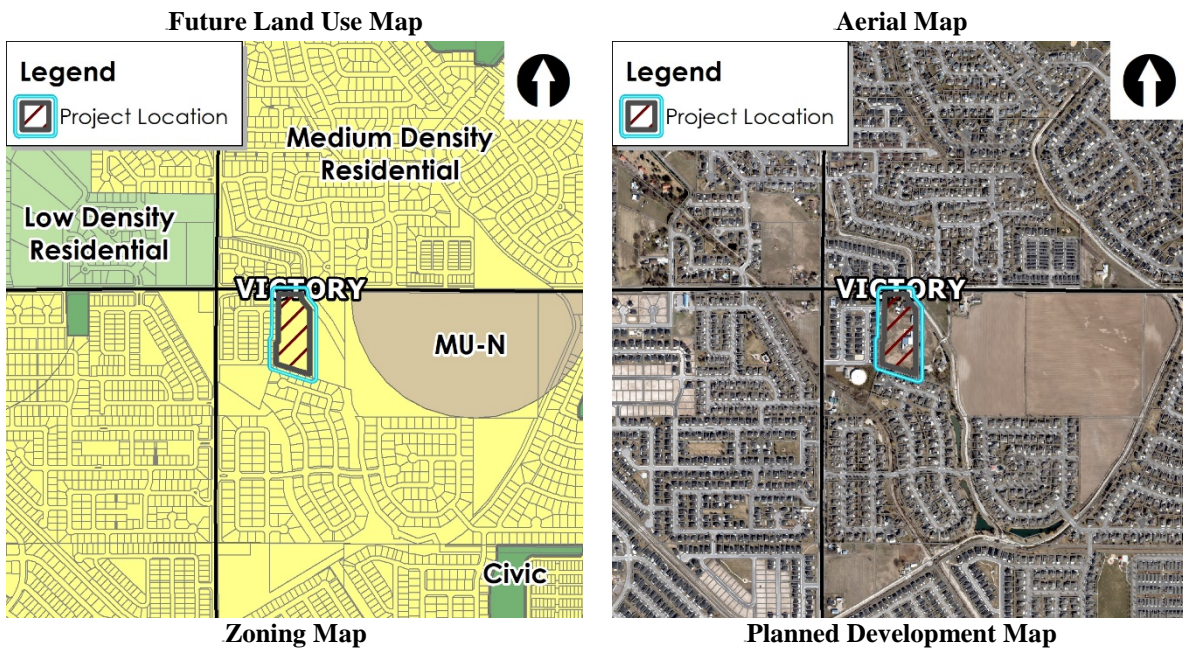
Description	Details	Page
Existing Land Use(s)	Residential and Agricultural.	
Proposed Land Use(s)	Residential	
Lots (# and type; bldg./common)	<del>32</del> <u>26</u> total lots – <del>28</del> <u>22</u> single-family residential; 4 common lots.	
Phasing Plan (# of phases)	Proposed as <del>two (2) phases.</del> <u>one (1) phase.</u>	
Number of Residential Units (type of units)	<del>28</del> <u>22</u> single-family units <u>(including existing home).</u>	
Density (gross & net)	Gross – <del>3.95</del> <u>2.99</u> du/ac.; Net – <del>5.64</del> <u>4.22</u> du/ac.	
Open Space (acres, total [%]/buffer/qualified)	<del>52,737</del> <del>39,888</del> <u>45,560</u> square feet, or <del>1.21</del> <del>0.92</del> <u>1.05</u> acres ( <del>42,034</del> <del>32,295</del> <u>37,842</u> square feet qualified open space; approximately <del>13.13</del> <del>10.09</del> <u>11.82</u> %)	<b>Further analysis pg. 7 &amp; 8.</b>
Amenities	<del>1 amenity proposed – 10' multi-use pathway</del> <u>No amenity is shown on the submitted plans.</u> Water feature with seating area.	
Physical Features (waterways, hazards, flood plain, hillside)	Eightmile Creek runs along the northeast corner of the property.	
Neighborhood meeting date; # of attendees:	Oct. 30, 2019 – 6 attendees.	
History (previous approvals)	N/A	

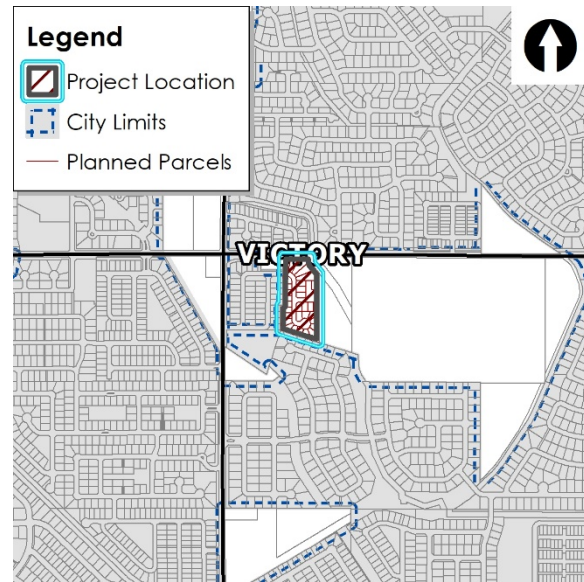
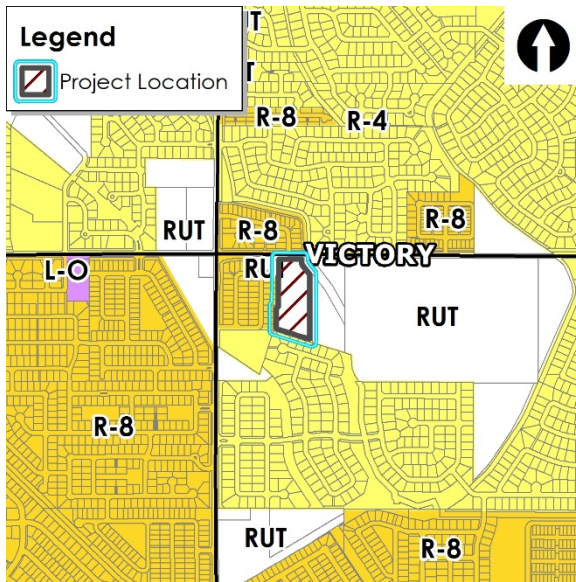
## B. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> <li>Staff report (yes/no)</li> </ul>	Yes	
<ul style="list-style-type: none"> <li>Requires ACHD Commission Action (yes/no)</li> </ul>	No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed via extension of a local street from the west (E. Fathom St.). The existing home is requesting to maintain its access onto E. Victory Road, an arterial. An emergency access is proposed on the western boundary from E. Fathom St. to E. Victory Rd.	
Traffic Level of Service	“F”	
Stub Street/Interconnectivity/Cross Access	This subdivision’s main access is from an existing stub street (E. Fathom St.) and is proposing a new stub street to the east for future development and future connectivity.	
Existing Road Network	No	
Existing Arterial Sidewalks / Buffers	None	
Proposed Road Improvements	None	
Distance to nearest City Park (+ size)	1.6 miles to Renaissance Park (6.5 acres)	
<b>Fire Service</b>		
<ul style="list-style-type: none"> <li>Distance to Fire Station</li> </ul>	1.3 miles from Fire Station #4	
<ul style="list-style-type: none"> <li>Fire Response Time</li> </ul>	3:00 minutes under ideal conditions (this meets Meridian’s Fire response goal time of 5 minutes).	
<ul style="list-style-type: none"> <li>Resource Reliability</li> </ul>	Fire Station #4 reliability is 78%.	
<ul style="list-style-type: none"> <li>Risk Identification</li> </ul>	Risk Factor 2 – residential with hazards (open waterway)	
<ul style="list-style-type: none"> <li>Accessibility</li> </ul>	Proposed project meets all required access, road width, and turnaround requirements.	
<b>Police Service</b>		
	See Agency Comments (Section VIII.D).	

Description	Details	Page
<b>West Ada School District</b>		
• Distance (elem, ms, hs)	0.6 miles to Siena Elementary; 3.2 miles to Victory Middle School; 2.3 miles to Mountain View High School.	
• Capacity of Schools	Siena Elementary – 800; Victory Middle – 1000; Mountain View – 2268.	
• # of Students Enrolled	Siena Elementary – 970; Victory Middle – 1085; Mountain View – 2237.	
<b>Wastewater</b>		
• Distance to Sewer Services	Directly adjacent	
• Sewer Shed	South Black Cat Trunkshed	
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance	13.88	
• Project Consistent with WW Master Plan/Facility Plan	YES	
<b>Water</b>		
• Distance to Water Services	Directly Adjacent	
• Pressure Zone	4	
• Estimated Project Water ERU's	See application	
• Water Quality Concerns	None	
• Project Consistent with Water Master Plan	YES	
• Impacts/Concerns	None	
COMPASS (Communities in Motion 2040 2.0)	No comments submitted.	

C. Project Area Maps





**III. APPLICANT INFORMATION**

**A. Applicant:**

Bruce Hessing, Hesscomm Corp. – 6700 Linder Rd., Meridian, ID 83646

**B. Owner:**

Charles & Vickie Richardson – 1835 E. Victory Rd., Meridian, ID 83646

**C. Representative:**

Leavitt & Associates Engineers, Inc. – 1324 1<sup>st</sup> St. South, Nampa ID, 83651

**IV. NOTICING**

	<b>Planning &amp; Zoning Posting Date</b>	<b>City Council Posting Date</b>
Newspaper Notification	<del>4/17/2020</del> <u>9/25/2020</u>	10/30/2020
Radius notification mailed to properties within 300 feet	<del>4/14/2020</del> <u>9/23/2020</u>	10/30/2020
Site Posting	<del>4/17/2020</del> <u>10/1/2020</u>	11/4/2020
Nextdoor posting	<del>4/14/2020</del> <u>9/23/2020</u>	10/30/2020

**V. STAFF ANALYSIS**

**A. Future Land Use Map Designation (<https://www.meridiancity.org/complan>)**

Medium Density Residential – This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

*The annexation area is near existing public services and not on the periphery of corporate city limits; existing City of Meridian zoning and development lay to its west, north, and south. The proposed land use of single-family residential is consistent with the recommended uses in the FLUM designation. The proposed project has a gross density of ~~3.95~~ 2.99 du/ac and a net density*

*of 5.64-4.22 du/ac, meeting the required density range listed above once the allowed rounding occurs. Therefore, Staff finds the proposed preliminary plat and requested R-8 zoning district to be generally consistent with the Future Land Use Map designation of Medium Density Residential.*

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. In order to ensure the site develops as proposed with this application, staff recommends a DA as a provision of annexation with the provisions included in Section VIII.A1. The DA is required to be signed by the property owner(s)/developer and returned to the City within 6 months of the Council granting the annexation for approval by City Council and subsequent recordation.

B. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

(Staff analysis is in italics after the cited policy)

*“With new subdivision plats, require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities” (2.02.01A). This new subdivision and plat offers additional pedestrian connection via attached sidewalks on the proposed local street extensions, and open space, and a new segment of multi-use pathway that will help connect this project to adjacent subdivisions but does not offer any new pathway connections at this time. Instead, the Applicant is now proposing an easement for a future multi-use pathway section. The Applicant is proposing open space that is better connected and usable as now proposed. This open space is also proposed with a water feature and seating which is seen as a quality amenity for this development. With all of the sidewalk connections proposed with this small development, Staff finds that there will be adequate access to schools and parks for those who choose not to drive. The multi-use pathway section previously proposed was is the only qualifying site amenity proposed with this project. (per UDC 11-3G-3 standards, in order for an open space lot to be considered an amenity, it must be at least 20,000 square feet above the required minimum of 10%). Because the section of multi-use pathway used as the qualifying amenity is a small section and the open space is not large enough to qualify as an amenity is no longer being proposed and no other amenity is shown on the revised plans, Staff is recommending an additional a quality amenity be placed on one of the common open space lots to meet UDC requirements and further increase the quality and availability of amenities in the area. Staff is also concerned with the Applicant’s proposed open space proposed on the preliminary plat and is offering further conditions regarding these concerns (see Section VIII.A1). If the conditions of approval of this report are met, Staff finds this project in compliance with the policies established in the new Comprehensive Plan.*

*“Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks” (3.02.01G). All public utilities are readily available to this project site due to the existing subdivision to the west. ACHD notes the excessive traffic that already exists on E. Victory Rd and nearby intersections but has also noted in their staff report (see Section VIII.H) the low number of estimated vehicle trips from this subdivision will not require additional mitigation or road improvements. West Ada School District has offered comments on this project regarding school enrollment—the closest schools to this project are not yet over capacity according to their original letter and West Ada estimates 22 school age children will reside in this development. However, Staff has received letters from West Ada on more recent projects and Sienna Elementary and Victory Middle are now shown as overcapacity. Staff is aware of the overall overcrowding issues facing nearby public schools, however, the low number of school age children expected in this development should be easily absorbed in the district. School enrollment numbers of the closest schools to this development are listed above in*

the Community Metrics section of this staff report- and a table outlining recent historic and macro level data regarding school enrollment is part of the Agency Comments of the public record (see Section VIII.J).

“Encourage infill development” (3.03.01E). *Teakwood Place Subdivision is on the cusp of being an infill development by definition. Staff finds that the already annexed and developed properties residing to the north, west, and south make development of this property a logical and orderly progression of City limits. In addition, all public utilities and services are readily available for this subdivision including planned road improvements at the nearby intersection of E. Victory and S. Locust Grove.*

“Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices” (3.07.01A). *The site design of this project proposes density that ~~matches~~ is lower than the subdivision to the west and is just above the at the minimum density allowed in the underlying FLUM designation of Medium Density Residential. The subdivision to the south is of lower density zoning (R-4) but the Applicant has proposed lots with a majority of lot sizes that are more in line with the R-4 zoning district, but the applicant has proposed larger lot sizes on those lots abutting the subdivision to the south. Overall, Staff finds the site design to meet the intent of this comprehensive plan policy. And Therefore, the revised plat offers a transition from existing developments of higher density to this subdivision and other county zoned parcels. The Applicant has also changed the location of the proposed open space and is now in the southeast corner of the site and abuts the backyards of some of the existing homes in Tuscan Lakes.*

“Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity” (6.01.02B). *Access into this subdivision is through an existing and developed subdivision (Tradewinds Sub.) via an extension of a local street (E. Fathom Street). This will mean one less additional access point ~~on~~ to E. Victory Road, and S. Locust Grove Roads, an arterial streets. However, ~~the current owners of the property are to remain on-site and are requesting to keep their access to Victory Road. As seen in the ACHD staff report, ACHD has amended their policies to allow this; the City does not agree and the Applicant must get a Council Waiver in order to maintain this access. Staff does not support maintaining the access to E. Victory.~~ Therefore, the proposed plat is using existing street networks for interconnectivity and meeting this policy by reducing access points to arterial streets.*

C. Existing Structures/Site Improvements:

There is an existing home on this parcel that is proposed to remain ~~until Phase 2 develops and reside on its own building lot.~~ In addition to the home, a number of accessory structures and two large barns currently exist. The largest barn that resides towards the southern part of the parcel will be removed upon development ~~of Phase 1~~ and the pole barn closest to the existing home will remain ~~until Phase 2 development.~~ All structures can be seen on the submitted plat and landscape plans. ~~As noted below staff does not support the phasing of the proposed development. Any structures that remain on the property must comply with the dimensional standards of the R-8 zone or be removed. The existing access to Victory Road is analyzed below in Section V.F.~~

D. Proposed Use Analysis:

Detached single-family residential homes with local streets within the development and a new stub street to the east are being proposed. Single-family detached dwellings are listed as a principally permitted use in the R-8 zoning district per UDC Table 11-2A-2.

This subdivision is proposed to be developed in ~~two (2) phases~~ one phase. ~~The first proposed phase will provide all public streets and 24 of the 28 proposed building lots. The existing home is proposed to remain until Phase 2 development and then an additional 4 buildings lots will be developed with accesses onto the local street within the development and not onto E. Victory Rd.~~ According to the revised plat, ~~the~~ the minimum property size in this development is approximately ~~4,909 4,784 4,940~~ square feet with an average buildable lot size of approximately ~~7,342~~ 10,318 square feet. In addition, each buildable lot appears to meet the minimum street frontage requirements, including ~~by~~ providing no less than 30 feet of frontage for those lots that front on a curve or cul-de-sac. Therefore, according to the preliminary plat, all lots appear to meet the required UDC dimensional standards for the requested R-8 zoning district.

***Staff is not supportive of the phasing plan as proposed. Staff recommends the development be constructed in one phase and the applicant amend the plat to include the existing residence on a lot and block in the subdivision and require the home connect to city utilities with a new access to the proposed extension of E. Fathom Street OR remove all of the existing structures identified in phase 2 and develop the four additional lots as proposed.***

E. Dimensional Standards (UDC 11-2):

All proposed lots and public streets appear to meet ~~all~~ UDC dimensional standards per the submitted preliminary plat ~~for the requested R-8 zoning district~~. This includes property sizes, required street frontages, and road widths. In addition, all subdivision developments are also required to comply with Subdivision Design and Improvement Standards (UDC 11-6C-3)—~~the proposed revised preliminary plat adheres to the standards therein.~~

F. Access (UDC 11-3A-3):

Access is proposed via extension of a local street from the west (E. Fathom St.). The existing home is ~~requesting to maintain its access onto E. Victory Road, an arterial now proposing to take access from this local street.~~ In addition, an emergency access is proposed on the northwestern boundary connecting from E. Victory Rd. south to E. Fathom St.

***The owner is proposing requesting to keep the driveway for the existing home onto E. Victory Rd. which does not comply with ACHD district policy or the City's UDC City code (UDC 11-3A-3). However, in the received staff report from ACHD, they have amended their policy to approve of maintaining this access and site the low number of vehicle trips from one home. Staff does not support keeping an access to Victory Road when a lesser classified street is available for access. Staff believes that if the existing access does not close at the time of this development, it may never be closed.***

***With the original submittal, the current home owners (that are to remain on the property following development) requested to maintain their access to E. Victory Road. This request was not supported by Staff or the Planning & Zoning Commission and was a factor in the Commission's recommendation of denial to the City Council. Following this recommendation, the homeowners agreed to close their access to Victory and instead take access from E. Fathom Street as recommended by Staff. The plat has been revised to show this internal access via a 12-foot wide driveway connection. Staff has had conversations with the Meridian Fire Department and there is a desire for this paved access to be slightly wider to accommodate emergency response vehicles if a need were ever to arise. Therefore, Staff is recommending a condition of approval to amend the plat to show at least a 15-foot wide driveway connection.***

***The Applicant has also proposed an emergency-only access ~~only driveway~~ that connects E. Fathom St. to E. Victory Road. E. Fathom St. is the only access into this development and therefore, Staff is recommending a condition of approval DA provision that the emergency access***

be constructed prior to any issuance of Certificate of Occupancy, ~~or with Phase 1 if there continues to be phasing proposed~~; this is commensurate with the condition of approval from the Meridian Fire Department (see Section VIII.A1).

Access for this subdivision must go through the existing local street stub to its west, E. Fathom Street, because it is a lesser classified street than Victory, an arterial street. This is consistent with both Meridian comprehensive plan policies (as outlined above), UDC 11-3A-3, and with ACHD district policy. An additional factor of note is that Victory Road is already failing as a 3-lane arterial street and any additional direct traffic would exacerbate the problem. The proposed development is projected to generate minimal peak hour vehicle trips which shows that there will be minimal impact to Locust Grove, the arterial that Tradewinds Subdivision connects to and subsequently where Teakwood Place would get to an arterial street. Public input has depicted Locust Grove as a busy street during peak hours do to the roadways failing north and east of the Locust Grove and Victory intersection. This intersection is in the ACHD Integrated Five Year Work Plan to be converted to a roundabout and Locust Grove will be widened to five (5) lanes. These two changes will have a cascading effect and increase traffic flows south of this intersection including the point of ingress/egress for these two subdivisions. All of these factors matter in Staff supporting the access for Teakwood via E. Fathom Street and out to Locust Grove.

Pedestrian access in the development will be via extensions of 5-foot attached sidewalks on all local streets. A micro-pathway that runs next to ~~the~~ emergency access road will also function as a pathway and connects the frontage improvements on E. Victory Rd. with the sidewalks on the proposed extension of E. Fathom St. to E. Victory Road. Staff does not place much value on this connection because Victory Road is not improved with any sidewalks and the Applicant is requesting not to improve the frontage of the property at this time as required by City code is also proposed. Staff recommends If the applicant constructs the required frontage improvements along Victory Rd. and prohibits vehicular access to said roadway in accord with UDC 11-3A-3, this pedestrian connection is a valuable addition to the development. Additionally, a small section of 10-foot multi-use pathway is proposed to be constructed along the Eightmile Creek and will connect with the large open space lot near the center of the development. In addition, because the Applicant is adding five feet of landscaping on each side of the 20-foot wide emergency access, the area of this common lot counts towards qualified open space.

G. Parking (UDC [11-3C](#)):

Off-street parking is required to be provided in accord with the standards listed in [UDC Table 11-3C-6](#) for single-family detached dwellings based on the number of bedrooms per unit. Future development should comply with these standards. No parking plan was submitted with the application.

One of the revisions made by the applicant is changing the type of cul-de-sac proposed in the south end of the development. The new plan shows a larger cul-de-sac that has a 57-foot radius. The larger radius turnaround allows an additional 9-feet of pavement in the cul-de-sac which then allows on street parking. The perimeter of the cul-de-sac that can be parked on (perimeter minus driveway curb cuts) is now approximately 200 feet which can accommodate approximately 8 on street parking spaces. The true amount of cars that could be parked within the cul-de-sac is wholly dependent on the size of the vehicles being parked. Therefore, Staff's estimates are based on general calculations and include the UDC noted parallel parking space dimension of 23-feet long. Some vehicles may take up more or less than this value.

H. Pathways (UDC [11-3A-8](#)):

A 10-foot wide multi-use pathway easement is being proposed along Eightmile Creek at the northeast boundary of the subdivision instead of building the actual pathway at this time. ~~in~~



accord with the Meridian Pathways Master Plan; its development is proposed with Phase 2 after the existing home will be removed in the same phase. The Applicant is proposing this as an easement that is partially located within the irrigation district easement for future development by the City. The logic behind this is two-fold: 1) to minimize the impact to the homeowner who is remaining on the property since the pathway would encroach into their back porch if it were entirely on this subject property and, perhaps more imperative to city code; 2) to not construct a pathway that would lead to nowhere for the foreseeable future since adjacent county property owners have shown little intention on redeveloping in the near future. The applicant is proposing the 10-foot multi-use pathway be located with a 14-foot wide public pedestrian easement within a 20-foot wide common lot in Phase 2. The multi-use pathway has other pedestrian connections via 5-foot attached sidewalks within the development. Staff is supportive of providing an easement that is shared between this property and the irrigation district to be constructed at a later date. Staff has spoken with the irrigation district and they are supportive of the easement so long as they have the space for their 18-foot wide access road. The pathway easement shall extend north into landscape buffer along E. Victory Road to provide for connection from the future Eight Mile Pathway to the sidewalk at Victory Road. Due to context and space limitations, the easement may be a minimum of 10' wide, as offset from the northeast property line(s). (This will provide enough additional width adjacent to the irrigation easement to allow for future construction of pathway, fence, and irrigation access road). The Applicant is showing compliance with this on their revised plat.

To ensure this small pathway section is built in the future, Staff is recommending a DA provision that the multi-use pathway shall be constructed when the lot with the existing home is redeveloped or subdivided in the future.

Again, Staff finds the timeline of developing portions of this project in multiple phases as an issue. The multi-use pathway may not yet have connection with additional miles of pathway but it will actually serve as an amenity if it is built in one phase or in Phase 1 due to its connection of E. Victory and the open space lot within the development.

I. Sidewalks (UDC 11-3A-17):

Five (5) foot attached sidewalks are proposed along all internal local streets, in accord with the standards listed in UDC 11-3A-17. Normally, a five-foot wide detached sidewalk is required to be constructed with the required frontage improvements along Victory Road. However, due to there being no sidewalks abutting the site to the east or west along Victory Road and the frontage is less than 300 linear feet, Staff can allow the sidewalk to be attached along the frontage. The Applicant is proposing to construct 7-foot attached sidewalk along the entire Victory Road street frontage with this revised plat and within ACHD right-of-way. This meets the intent and prescriptive standards of UDC 11-3A-17 and ACHD requirements outlined in their staff report.

J. Landscaping (UDC 11-3B):

A 25-foot wide street buffer is required adjacent to E. Victory Rd., an arterial street, landscaped per the standards listed in UDC 11-3B-7C. A 25-foot wide landscape buffer easement ~~common lot~~ is depicted on the plat, ~~on Lot 2, Block 2 (the lot with the home that is remaining)~~; this common lot also houses the proposed multi-use pathway that will run along Eightmile Creek. The correct number of trees appear to be shown on the submitted landscape plans (see Section VII.F) and is proposed with a removal of eight (8) existing trees and to keep five (5) of the existing trees. UDC requires that landscape buffers for residential developments be placed in a common lot, owned and maintained by a homeowner's association and also offers Applicants the opportunity to provide the buffer within an easement if the existing home will not be subject to the CC&rs of the subdivision through the Alternative Compliance process. Therefore, Staff is recommending

**a condition of approval to place the buffer in a common lot or apply for Alternative Compliance with the Final Plat submittal to place the buffer within an easement.** In addition, UDC requires that trees be spaced at a density of one tree per thirty five (35) linear feet (UDC 11-3B-7C.2). Because the existing trees that are to remain are bunched together on the site, they do not meet this requirement. Compliance with this code section is required and in order to comply, Staff recommends adding two (2) additional trees to the east half of the landscape buffer. These additional trees, spaced correctly, would add to the buffer and help the Applicant meet the landscaping requirements. Furthermore, landscape buffers are also required to be vegetated with shrubs, lawn, or other vegetative ground cover for at least 70% of the area at the time of plant maturity, with mulch used under and around the plants (UDC 11-3B-5N). The landscape plans do not show compliance with this requirement and should be corrected prior to the City Council hearing.

~~no new improvements. The applicant states that the existing and mature Spruce trees along Victory Road would have to be removed in order to construct the frontage improvements with a detached sidewalk. Staff finds that the existing trees do offer a quality landscape buffer between Victory and the proposed subdivision. In addition, if this area along Victory were to be improved with detached sidewalk, the sidewalk would lead to nowhere as there are no sidewalks on the south side of Victory Road on any adjacent parcels. Therefore, the Applicant is requesting that City Council require the frontage improvements at a later date when this lot redevelops or subdivides in the future.~~

~~Landscaping is required along all pathways (including micro pathways) in accord with the standards listed in [UDC 11 3B 12C](#). **The total lineal feet of pathways with the required and proposed number of trees should be included in the Landscape Calculations table.** Staff is recommending a condition of approval to correct this on the landscape plan and provide a revised copy to staff at least 10 days prior to the City Council hearing.~~

Common open space is required to be landscaped in accord with the standards listed in [UDC 11-3G-3E](#). **The total square footage of common open space should be corrected in the Landscape Calculations/Requirements table along with and the required number of trees to demonstrate compliance with UDC standards is shown in the Landscape Calculations table.**

~~The landscape plan should to be revised to reflect the revised phasing plan and preliminary plat provided to staff. A condition of approval regarding this comment is in Section VIII.3.~~

K. Qualified Open Space ([UDC 11-3G](#)):

A minimum of 10% *qualified* open space meeting the standards listed in UDC 11-3G-3B is required. Based on the proposed plat of 7.35 acres, a minimum of 0.74 acres of common open space should be provided.

According to the Applicant's provided open space exhibit (Exhibit VII.D), the Applicant is proposing approximately ~~52,737 39,888~~ 45,560 square feet (or ~~1.21 0.92~~ acres) of open space (or ~~16.47 12.45~~%) with 37,842 square feet (or 11.82% overall) of this area shown as qualified open space. The qualified open space consists ~~ing~~ of a 10-foot multi-use pathway, common lots with open space, and half of the arterial street buffer to E. Victory Rd. The Applicant's open space exhibit labels 42,034 ~~32,295~~ square feet (approximately 0.74 acres) of the open space as qualifying (13.13 ~~10.09~~%). The open space is primarily proposed as two common open lots with one residing in the very southeast corner of the site and one more centralized but smaller lot that contains the required amenity. The open space is to be available at the time of development as the project is no longer being phased. ~~across both phases with most provided in Phase 1. However, Staff notes that the open space calculation appears to duplicate area—it appears to include the paved emergency access and does not remove the paved area from the temporary cul-de-sac that~~

does not count towards any open space, qualifying or not. The qualified open space is comprised of three (3) common lots (Lot 1 Block 2, Lot 7 Block 2, and Lot 11 Block 1) that are 4,410, 7,705, 14,012 (including the temporary turnaround), and 20,555 square feet in size, respectively. All lots appear to meet UDC requirements to count towards qualified open space. The proposed open space meets the minimum UDC requirements by less than 200 square feet.

Following the Commission meeting and the issues that were presented, the Applicant revised the open space to address Staff comments regarding the temporary turnaround lot and the lack of continuity of the open space. The Applicant has now reconfigured the building lots to allow for common open space to connect from the cul-de-sac in the south of the property to the new east-west stub street while also incorporating a micro-pathway connection on this lot. Staff finds that this open space configuration better connects the two main open space lots within the development.

The revised plat also shows some of the non-qualifying open space on Lot 19, Block 1 which is the lot with the temporary turnaround located on it. The Applicant has deemed this lot as non-buildable until the stub street is extended and the temporary turnaround is removed with a plat note. Staff agrees with this designation but making it non-buildable and including it in the overall open space depicts a potential issue in the future. Will this lot be a future common open space lot or will it be a future buildable lot? Staff wants to ensure all of the open space numbers and the number of buildings lots are confirmed prior to this application being developed. In addition, if Lot 19, Block 1 is intended to be a common open space lot in the future, an additional small pocket of open space is not ideal. If this is the intended purpose of this lot, Staff recommends that the Applicant revise the plat to have the proposed open space more contiguous to each other. This can be accomplished by moving the open space on Lot 7, Block 2 to Lot 18, Block 1 and then converting the adjacent Lot 15, Block 1 into a common open space lot. That would create a central greenway from the south of the property to the east-west stub street in the center of the development and connect to the future open space lot that holds the temporary turnaround. This option would also offer more common open space than the minimum. If this is not the intended use for Lot 19, Block 1, the Applicant should revise the open space exhibit to remove the area of this lot from all open space calculations.

Staff finds that the proposed open space meets the minimum requirements. but is not premier.

After removing redundant open space and the paved areas on the common open space lots, Staff calculates approximately 29,634 square feet (or .68 acres, 9.25%) of qualified open space which is below the minimum required 10%. Staff removed the area for the temporary cul-de-sac proposed on one of the common open space lots and the 30 foot wide emergency access easement area from the open space calculation.

The emergency access easement is not shown to be landscaped per UDC requirements and therefore Staff does not find it appropriate to include this area as qualified open space. If the Applicant were to pave 20 feet of the easement (as required for emergency access) and then landscape the five feet on either side of it per UDC standards, this area could be added back into the qualified open space calculations.

In addition, if the required temporary turnaround is flipped and placed on one of the adjacent buildable lots to the south of the large common lot (i.e. lots 21 or 22), more open space would be available to the residents in this subdivision. Staff recommends this change because there is little guarantee to the City that the property to the east will ever develop and therefore little guarantee the temporary cul-de-sac will not become permanent. Approximately 4,800 more square feet of qualified open space would be added to this project with this recommendation. By following this recommendation and the landscape recommendation regarding the emergency access, approximately 9,200 more square feet of qualified open space would be added, making a total of

~~38,834 square feet, exceeding the 10% minimum required by code by approximately 6,000 square feet. Therefore, Staff is recommending conditions of approval to correct the open space calculations to reflect the usable open space and then provide Staff with a revised open space exhibit and revised preliminary plat showing the new location of the temporary cul-de-sac at least 10 days prior to the City Council hearing (see Section VIII.4).~~

L. Qualified Site Amenities (UDC [11-3G](#)):

Based on the area of the proposed plat (7.35 acres), a minimum of one (1) qualified site amenity is required to be provided per the standards listed in [UDC 11-3G-3C](#). ~~The applicant has not proposed one (1) qualified amenity, a 10-foot multi-use pathway. This amenity meets does not meet the minimum UDC standards. The Applicant has proposed one (1) qualifying site amenity within the central open space lot, a water feature with benches around it. The Applicant is also proposing a micro-path through this open space lot to increase pedestrian connectivity between the open space lots despite it not counting as a qualified amenity. Staff appreciates this added connection so that everyone in the development has easy sidewalk access to the water feature and seating area.~~

~~Although the proposed multi-use pathway is a qualified site amenity, staff is concerned about its usage because it is a relatively short segment and does not directly connect with other portions of existing pathways. Because of this, Staff is recommending a condition of approval to include an additional at least one amenity from one of the categories in UDC 11-3G-3C on one of the common open space lots Lot 4, Block 2 and provide a revised landscape plan prior to the Commission hearing.~~

M. Waterways (UDC [11-3A-6](#)):

The Eightmile Creek is a protected waterway and runs along the northeast corner boundary of this development **but is not on the subject parcel**. The applicant is proposing to add a 10-foot multi-use pathway easement both outside of its easement and partially within it as an amenity to this project site a future extension of the multi-use pathway system. Because Eightmile Creek is not on this site, there can be no requirement to tile the waterway. In addition, Eightmile Creek is a protected waterway, it and must remain open regardless. with development of this site. No additional requirements exist due to the creek being off-site.

N. Fencing (UDC [11-3A-6](#), [11-3A-7](#)):

All fencing is required to comply with the standards listed in UDC 11-3A-7. Fencing is proposed as shown on the landscape plan and appears to meet UDC requirements. shall be corrected per the conditions listed in this staff report (see Section VIII.3) for the lots abutting the micro-use pathway. In addition, open vision fencing along the proposed pathway facing Eightmile Creek and any common open space is required.

O. Building Elevations (UDC [11-3A-19](#) | [Architectural Standards Manual](#)):

The Applicant has submitted sample elevations of the single-family homes for this project (see Section VII.E).

The single-family homes are depicted as mostly single-story structures with a variety of finish materials with stone, stucco, and lap-siding combinations. Some homes depict extra-large spaces for at-home RV storage. All single-family homes appear to meet design and architectural standards.

## VI. DECISION

### A. Staff:

Staff recommends approval of the requested annexation and zoning with the requirement of a Development Agreement and approval of the requested preliminary plat with the conditions noted in Section VIII.A per the findings in Section IX of this staff report.

### B. The Meridian Planning & Zoning Commission heard these items on October 15, 2020. At the public hearing, the Commission moved to recommend approval of the subject Annexation and Zoning and Preliminary Plat requests.

#### 1. Summary of Commission public hearing:

- a. In favor: Dan Lardie, Project Engineer
- b. In opposition: Sandy Blaser, neighbor.
- c. Commenting: Dan Lardie; Sandy Blaser
- d. Written testimony: All written testimony was meant for older hearing dates but highlighted the similar issues of the proposed access point through Tradewinds, height of homes abutting Tradewinds, and site drainage concerns.
- e. Staff presenting application: Joseph Dodson
- f. Other Staff commenting on application: None

#### 2. Key issue(s) of public testimony:

- a. Concerns over increased traffic through the singular access through Tradewinds subdivision;
- b. Height of homes adjacent to Tradewinds; and
- c. Site drainage issues due to high groundwater.

#### 3. Key issue(s) of discussion by Commission:

- a. The changes since the previous hearing are appreciated in that they show a commitment to listening to the required changes and concerns of both Staff and Commission;
- b. How will the elevations shown fit onto the proposed lots – concern over if they will be what actually gets built;
- c. Commission is concerned with the viability of the groundwater numbers and hope new numbers can be obtained – Staff received new data from the Applicant that has resulted in the Land Development team updating their conditions of approval to accommodate higher groundwater (see condition VIII.B.1.2;

#### 4. Commission change(s) to Staff recommendation:

- a. None

#### 5. Outstanding issue(s) for City Council:

- a. Applicant has not provided updated elevations per the request of the Commission.

### C. City Council:

The Meridian City Council heard these items on November 17, 2020. At the public hearing, the Council moved to approve the subject Annexation and Zoning and Preliminary Plat requests.

#### 1. Summary of the City Council public hearing:

- a. In favor: Nathan Porter, Project Engineer
- b. In opposition: None
- c. Commenting: Nathan Porter
- d. Written testimony: Two pieces of written testimony were submitted discussing the same issues presented during the Planning and Zoning Commission meeting noted above.
- e. Staff presenting application: Joseph Dodson, Associate Planner
- f. Other Staff commenting on application: Bruce Freckleton; Bill Nary;

#### 2. Key issue(s) of public testimony:

- a. None
- 3. Key issue(s) of discussion by City Council:
  - a. The groundwater concerns raised by the Planning & Zoning Commission as well as the neighboring subdivision residents; how does the updated groundwater numbers affect the subject application and future construction of the homes;
  - b. The more technical aspects of the new type of stormwater retention basin in comparison to the previously proposed subterranean type of retention pond.
  - c. The proposed location of the required sidewalk along Victory Road (attached versus detached) and the context of Staff's allowance for the sidewalk to be attached – ACHD plans to construct the sidewalk as part of the scheduled roundabout improvements at the intersection of Locust Grove and Victory; this section of sidewalk will be constructed with that project and not by the Applicant.
  - d. Whether the submitted elevations will be what is generally constructed and why were no new elevations submitted per the request by the Commission – The Applicant stated te submitted elevations are accurate and may need to have one of the garage bays removed but are generally the materials and style of homes that will be constructed.
  - e. Will any irrigation that runs through the site or across the site be disturbed – Applicant states no existing irrigation will be disturbed.
- 4. City Council change(s) to Commission recommendation:
  - a. Add a DA provision that all future homes of this subdivision be constructed with slab on grade foundations;
  - b. Add a DA provision that all stormwater detention facilities be designed to completely drain within a 12-hour period;
  - c. Add a condition of approval that the Applicant and Staff, at the time of Final Plat submittal, work together to determine the best course of action for the required sidewalk along the Victory Road frontage improvements;

**VII. EXHIBITS**

**A. Annexation Legal Description and Exhibit Map**

**EXHIBIT \_\_**

**DESCRIPTION FOR  
TEAKWOOD PLACE SUBDIVISION ANNEXATION**

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 29, T.3N., R.1E., B.M., Ada County, Idaho more particularly described as follows:

Commencing at the NW corner of said Section 29 from which the N1/4 corner of said Section 29 bears North 89°59'41" East, 2,680.68 feet;

thence along the North boundary line of said Section 29 North 89°59'41" East, 620.22 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said North boundary line North 89°59'41" East, 328.84 feet to a point on the approximate centerline of Eight Mile Lateral;

thence along the approximate centerline of Eight Mile Lateral the following 2 courses and distances:

thence leaving said North boundary line South 04°36'20" East, 80.22 feet;

thence South 39°10'20" East, 71.96 feet;

thence leaving said centerline South 00°11'29" East, 781.92 feet to a point on the northeasterly boundary line of Tuscan Lakes Subdivision No. 2 as filed in Book 94 of Plats at Pages 11,351 through 11,354, records of Ada County, Idaho;

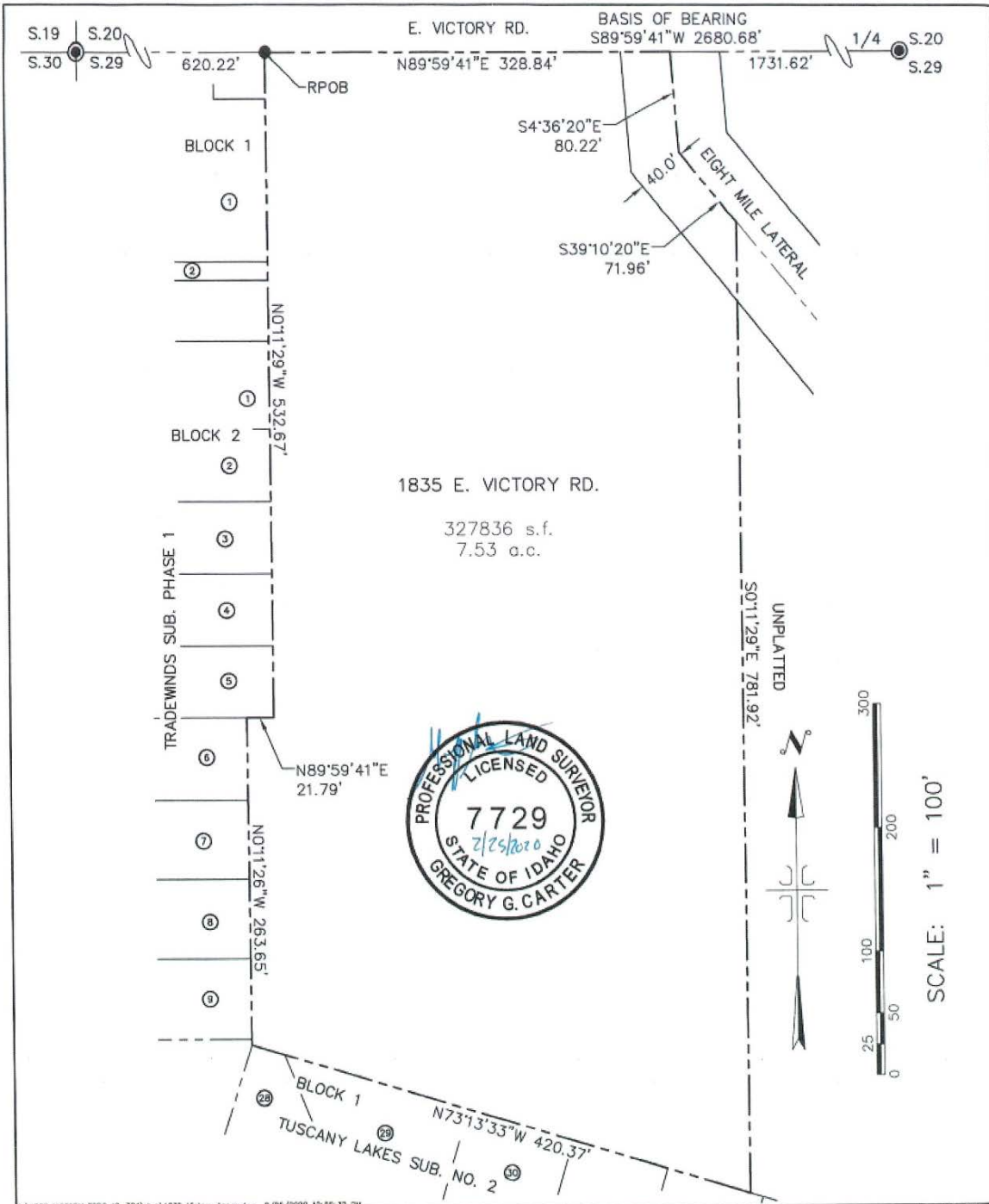
thence along said northeasterly boundary line North 73°13'33" West, 420.37 feet to the northerly most corner of said Tuscan Lakes Subdivision No. 2;

thence along the East boundary line of Tradewinds Subdivision No. 1 as filed in Book 106 of Plats at Pages 14,594 through 14,596, records of Ada County, Idaho and the southerly extension thereof North 00°11'26" West, 263.65 feet to the NE corner of Lot 6, Block 2 of said Tradewinds Subdivision No. 1, said point also being on the South boundary line of Lot 5, Block 2 of said Tradewinds Subdivision No. 1;

thence along said South boundary line North 89°59'41" East, 21.79 feet;

thence along the East boundary line of said Tradewinds Subdivision No. 1 and the northerly extension thereof North 00°11'29" West, 532.67 feet to the **REAL POINT OF BEGINNING**. Containing 327,836 square feet or 7.53 acres, more or less.





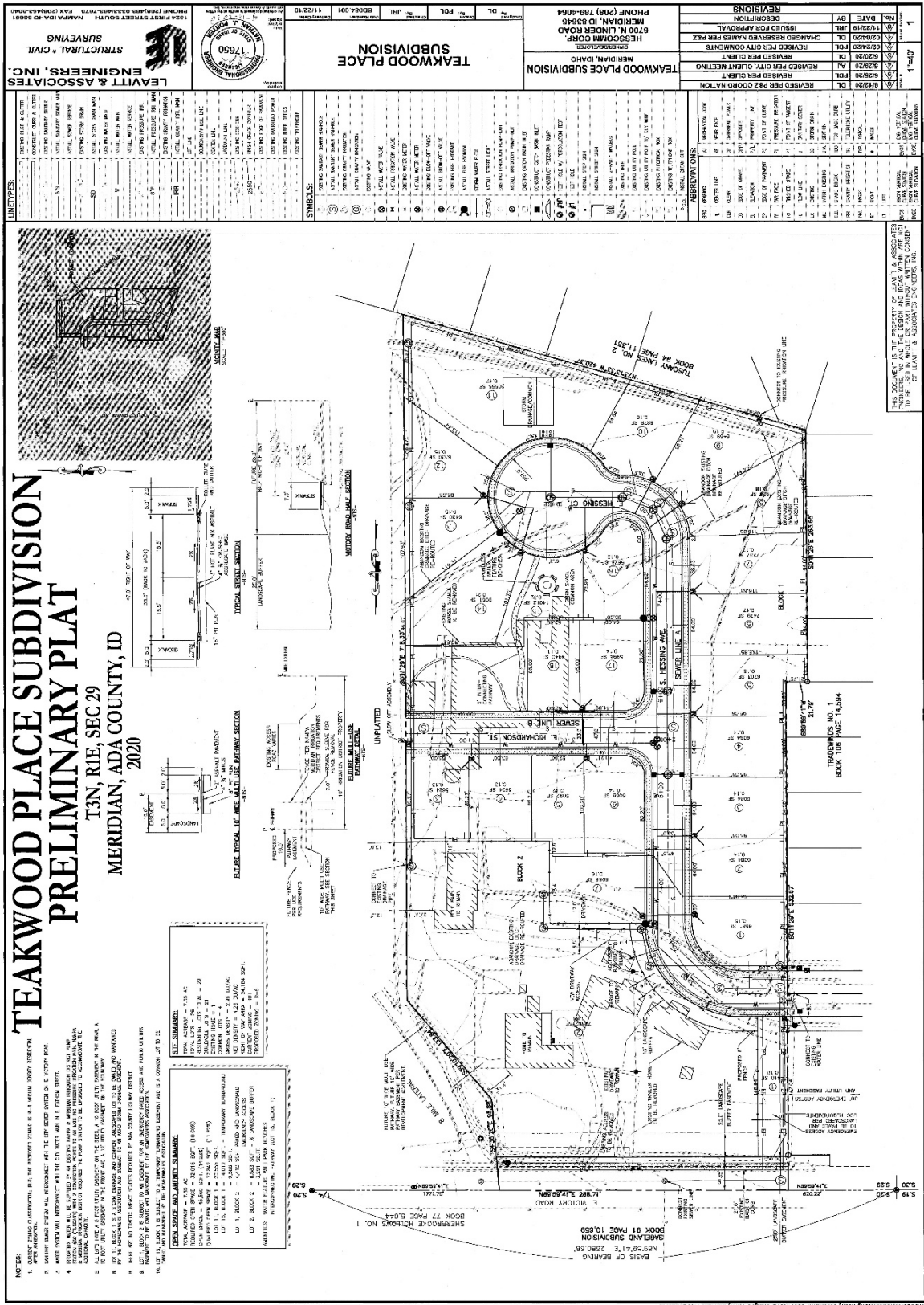
IDAHO SURVEY GROUP, LLC  
 9955 W EMERALD ST  
 BOISE, IDAHO 83704  
 (208) 846-8570

EXHIBIT \_\_\_ DRAWING FOR  
 TEAKWOOD PLACE SUBDIVISION ANNEXATION  
 LOCATED IN THE NW ¼ OF THE NW ¼ OF SECTION 29, T.3N., R.1E., B.M.,  
 ADA COUNTY, IDAHO

JOB NO. 19-324
SHEET NO. 1
DWG. DATE 2/25/2020



B. Preliminary Plat (date: 3/25/2020/24/2020 8/12/2020)



# TEAKWOOD PLACE SUBDIVISION PRELIMINARY PLAT

T3N, R1E, SEC 29  
MERIDIAN, ADA COUNTY, ID  
2020

**NOTES:**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. THE SURVEY WAS CONDUCTED BY MEASUREMENTS MADE ON THE GROUND BY THE SURVEYOR.
3. THE SURVEY WAS CONDUCTED ON THE DATE NOTED ABOVE AND THE SURVEYOR IS NOT RESPONSIBLE FOR ANY CHANGES TO THE SURVEY DATA SINCE THE DATE OF SURVEY.
4. THE SURVEYOR HAS REVIEWED THE PLAT AND FOUND IT TO BE ACCURATE AND COMPLETE.
5. THE SURVEYOR HAS REVIEWED THE PLAT AND FOUND IT TO BE ACCURATE AND COMPLETE.
6. THE SURVEYOR HAS REVIEWED THE PLAT AND FOUND IT TO BE ACCURATE AND COMPLETE.
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9. THE SURVEYOR HAS REVIEWED THE PLAT AND FOUND IT TO BE ACCURATE AND COMPLETE.
10. THE SURVEYOR HAS REVIEWED THE PLAT AND FOUND IT TO BE ACCURATE AND COMPLETE.

**DEVELOPER AND ADJACENT LANDOWNERS:**

TO THE EAST	TO THE WEST
TO THE NORTH	TO THE SOUTH

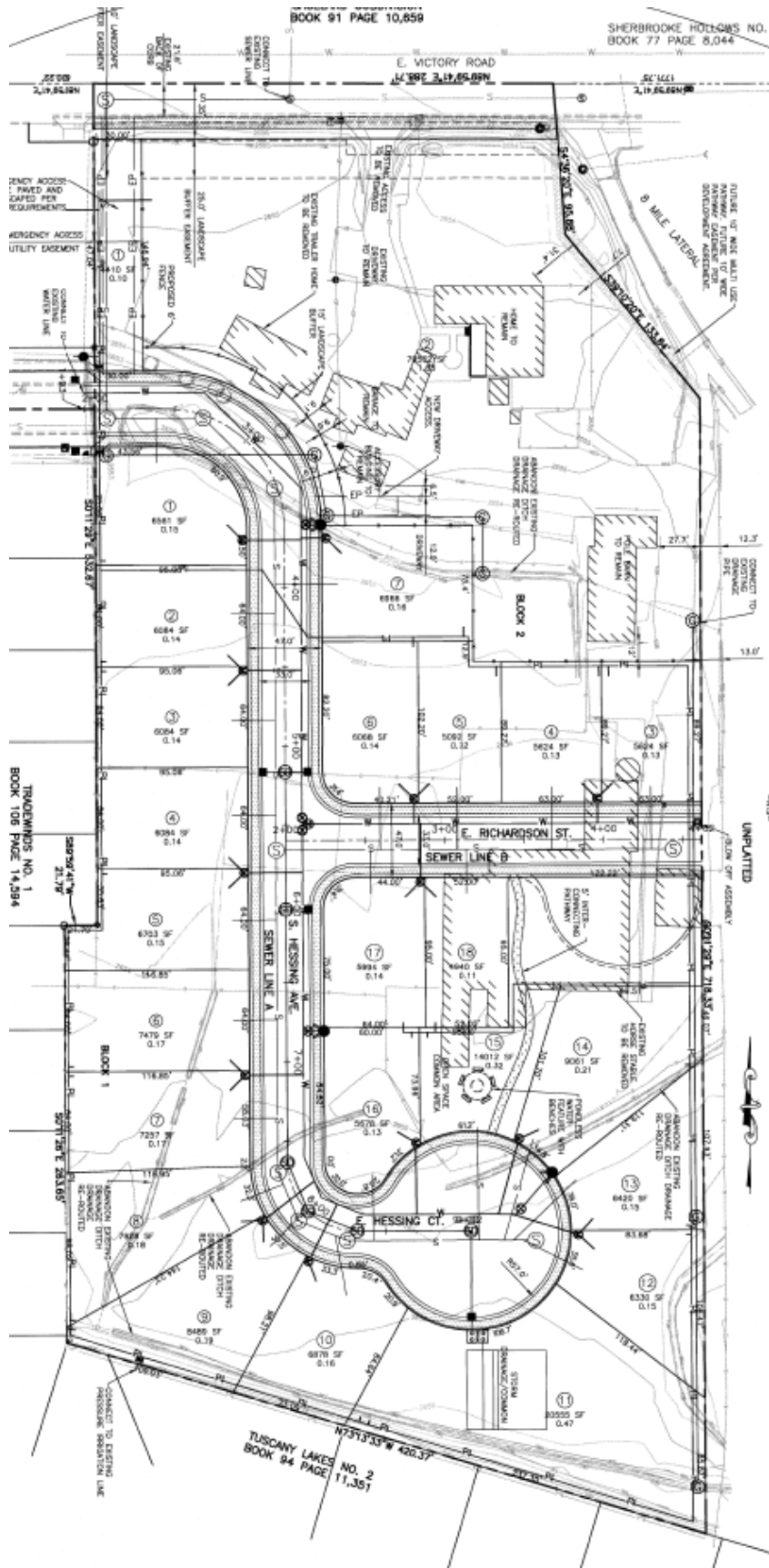
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NO.	DATE	BY	DESCRIPTION
1	08/12/2020	JPL	ISSUED FOR APPROVAL
2	08/12/2020	JPL	CHANGED RESERVED NAMES PER PLAT
3	08/12/2020	JPL	REVISED PER CITY COMMENTS
4	08/12/2020	JPL	REVISED PER CITY CLIENT MEETING
5	08/12/2020	JPL	REVISED PER PERI COORDINATION

**TEAKWOOD PLACE SUBDIVISION**  
8700 N. LEADER ROAD  
MERIDIAN, ID 83848  
HESSCOMM CORP.  
PHONE (208) 798-0864

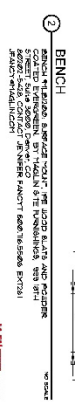
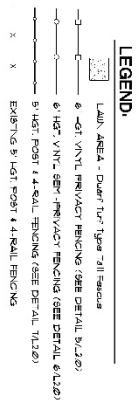
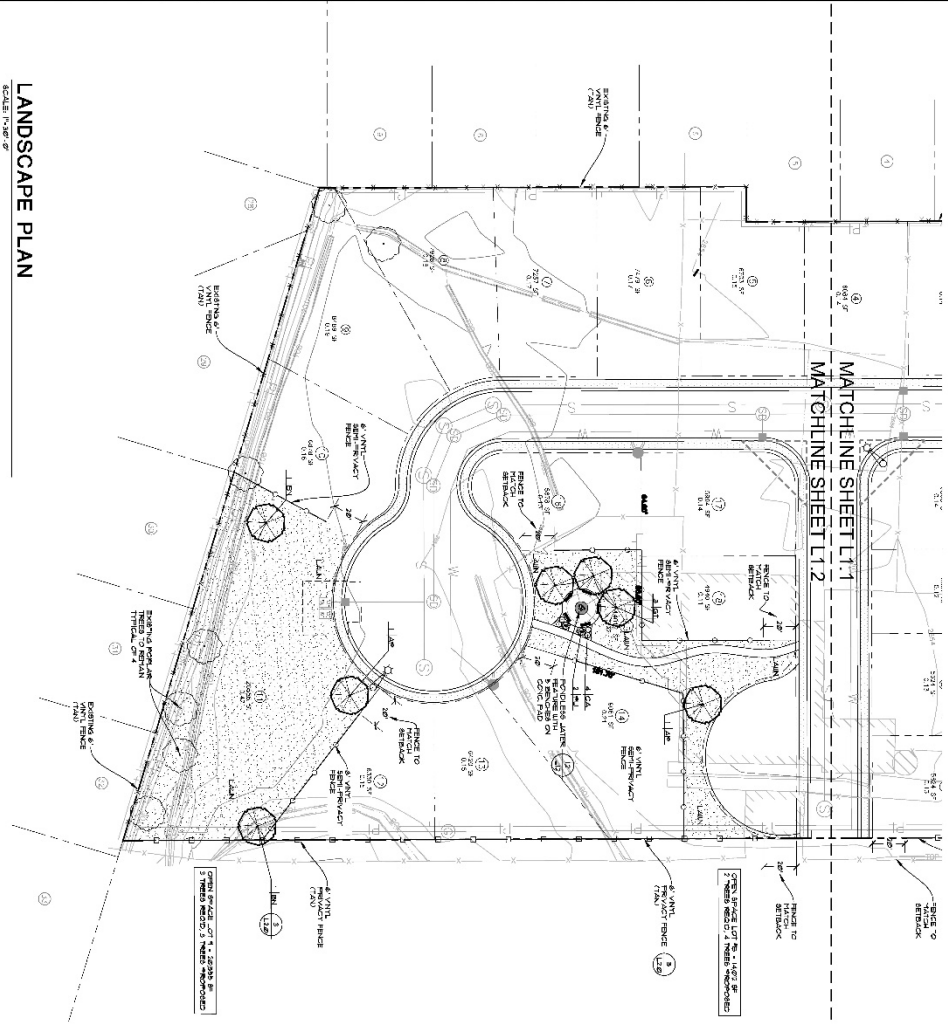
**LEAYTT & ASSOCIATES**  
STRUCTURAL CIVIL SURVEYING  
ENGINEERS, INC.





LANDSCAPE PLAN  
SCALE: 1/8"=1'-0"

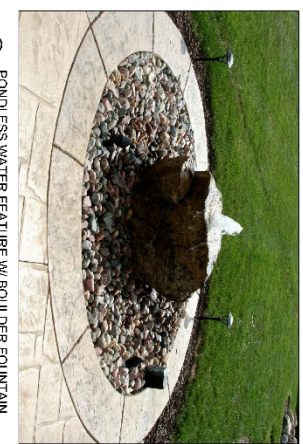
SEE SHEET L1.0 FOR OVERALL SITE PLAN,  
SHEETS L1.1 & L1.2 FOR LANDSCAPE PLANS  
AND SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS



**MAGLIN**

**MLE1200 SERIES**

Design made for modern living and great for outdoors. The Maglin™ MLE1200 Series is made of 100% Recycled Steel and features a powder coat finish for long-lasting protection. The bench is designed for maximum strength and durability. It is available in two colors: Black and Bronze. The bench is made of 100% Recycled Steel and features a powder coat finish for long-lasting protection. The bench is designed for maximum strength and durability. It is available in two colors: Black and Bronze.



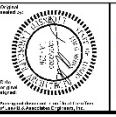
**SOUTH BECK & BAIRD**  
South Landscaping Architecture P.C.  
1801 S. 1000 E.  
TAMPA, FL 33620  
TEL: 813.887.1111  
WWW.SOUTHBECKANDBAIRD.COM

NO.	DATE	DESCRIPTION	REVISIONS
L1.2			

**TEAKWOOD PLACE SUBDIVISION**  
MERIDIAN, IDAHO

**HESSCOMM CORP.**  
6700 N. LINDER ROAD  
MERIDIAN, ID 83646  
PHONE: (208) 789-0864

DATE	BY	CHKD BY	APP'D BY	SCALE	PROJECT	DATE
JAN 2024	JAG	JAG	JAG	1/8"=1'-0"	TEAKWOOD PLACE SUBDIVISION	1/22/2024



**LEAVITT & ASSOCIATES ENGINEERS, INC.**

**STRUCTURAL • CIVIL SURVEYING**

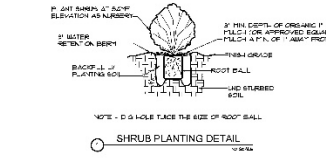
1324 FIRST STREET SOUTH • TAMPA, IDAHO 83651  
PHONE: (208) 833-3676 FAX: (208) 833-3676

**PLANT SCHEDULE**

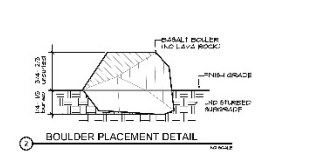
KEY	SYMBOLOGY	COMMON NAME	QUANTITY	SIZE	CLASS
<b>TREES (NOTE: ALL TREES TO BE GRADE 1)</b>					
45	[Symbol]	Any appropriate "Native" Plant	2	40" Hg. 2" DB	CLASS II
46	[Symbol]	Redbud	2	40" Hg. 2" DB	CLASS II
47	[Symbol]	Black Gum	2	40" Hg. 2" DB	CLASS II
48	[Symbol]	Eastern White Pine	2	40" Hg. 2" DB	CLASS II
49	[Symbol]	Eastern White Pine	2	40" Hg. 2" DB	CLASS II
50	[Symbol]	Redbud	2	40" Hg. 2" DB	CLASS II
51	[Symbol]	Black Gum	2	40" Hg. 2" DB	CLASS II
52	[Symbol]	Eastern White Pine	2	40" Hg. 2" DB	CLASS II
53	[Symbol]	Eastern White Pine	2	40" Hg. 2" DB	CLASS II
54	[Symbol]	Any appropriate "Native" Plant	2	40" Hg. 2" DB	CLASS II

**LANDSCAPE NOTES**

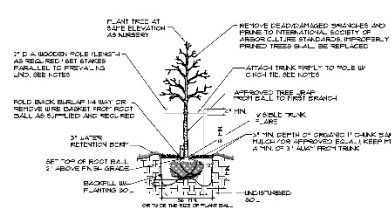
1. All trees shown are subject to the contractor's judgement. Contractor to sign and take responsibility for the accuracy of all quantities and planting locations. All trees to be planted in the ground.
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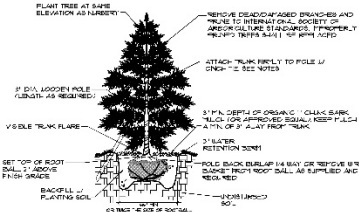
① SHRUB PLANTING DETAIL



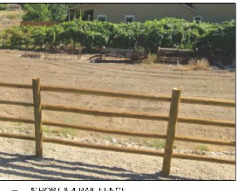
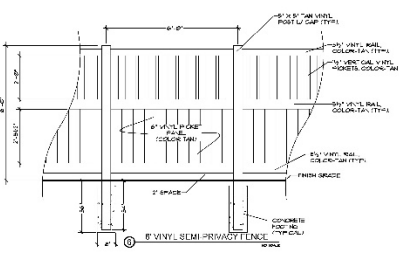
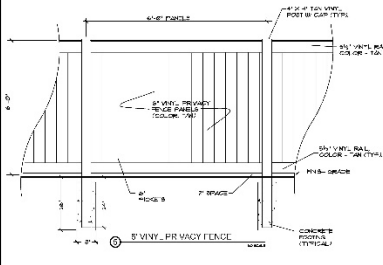
② BOULDER PLACEMENT DETAIL



③ DECIDUOUS TREE PLANTING DETAIL



④ CONIFEROUS TREE PLANTING DETAIL



⑤ 5\"/>



**LEAVITT & ASSOCIATES ENGINEERS, INC.**  
STRUCTURAL - CIVIL SURVEYING

**TEAKWOOD PLACE DEVELOPMENT EXHIBIT**

**TEAKWOOD PLACE SUBDIVISION DEVELOPMENT EXHIBIT**

RESUBMITTAL CORRECTED MEMORANDUM TO RECORD

DATE: 08/11/2014

SCALE: AS SHOWN

SHEET NO. 11 OF 30

L2.0

D. Open Space Exhibit (date: ~~2/24/2020~~ 6/18/2020 August 2020)



E. Conceptual Building Elevations





## VIII. CITY/AGENCY COMMENTS & CONDITIONS

### A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, open space exhibit, and conceptual building elevations included in Section VII and the provisions contained herein.
- ~~b. This subdivision shall be constructed in one (1) phase and the applicant shall amend the plat to include the existing residences on a lot and block in the subdivision with a new access to the proposed extension of E. Fathom Street OR remove all of the existing structures identified in phase 2 and develop the four additional lots as proposed.~~
- c. If the existing home is to remain, the home shall connect to city services upon development. ~~with the first phase of development and access shall be provided from a local street, E. Fathom Street.~~
- d. The existing home shall close its driveway access to E. Victory Rd. and take access from E. Fathom Street with development of the subdivision.
- e. The future 10-foot multi-use pathway shall be constructed at such time that Lot 2, Block 2 is either redeveloped or subdivided in the future, with the first phase of development in accord with UDC 11-3A-8 and UDC 11-3B-12. The Applicant shall submit a public access easement for the future multi-use



pathway partially located on Lot 2, Block 2. Submit easements to the Planning Division for Council approval and subsequent recordation. The easement may be a minimum of ten (10) feet wide, as offset from the northeast property line(s). Use standard City template for public access easement. Easement checklist must accompany all easement submittals. Coordinate with Kim Warren from the City of Meridian Parks Department.

- f. All street frontage improvements and landscaping along E. Victory Rd. shall be constructed with Phase 1 of the development.
  - ~~g. An additional qualifying amenity (per UDC 11-3G-3C) shall be added to the plat and landscape plan and placed on one of the common open space lots (either Lot 11, Block 1 or Lot 7, Block 2). Lot 4, Block 2 with Phase 1 of the development.~~
  - h. This development shall provide no less than 37,842 square feet, or 11.82%, of qualified open space.
  - ~~i. For those lots abutting E. Victory Road, a residential arterial roadway, any building façade facing the street shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, and 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.*~~
  - j. The emergency access on Lot 1, Block 2 shall be constructed prior to any issuance of Certificate of Occupancy.
  - k. All homes constructed in this subdivision shall be constructed with slab-on-grade foundations instead of with crawl spaces.
  - l. All stormwater detention facilities shall be designed to completely drain within a 12-hour period.
2. The preliminary plat included in Section VII.B, and dated ~~03/25/2020~~06/24/2020 ~~8/12/2020~~, prepared by Leavitt Associates Engineers, Inc., shall be revised as follows prior to submittal of the final plat application.
- ~~a. Revise the plat to show the temporary cul-de-sac on the south side of the proposed E. Richardson St., on Lot 21 or 22, Block 1 and add a note stating that said lot is non-buildable until such time as E. Richardson St. is extended.~~
  - b. Add a note prohibiting direct lot access via E. Victory Road. Lot 2, Block 2 shall take access from E. Fathom St in accord with UDC 11-3A-3.
  - ~~c. The emergency access on Lot 5, Block 2 shall be constructed prior to any issuance of Certificate of Occupancy.~~
  - d. The driveway access for the existing home located on Lot 2, Block 2 shall construct said driveway access with a width of at least 15-feet in width.
  - e. Add an additional common lot along Victory Road to contain the required 25-foot wide landscape street buffer or apply for Alternative Compliance with final plat submittal to request the buffer to be within an easement.
3. The landscape plan included in Section VII.C, and dated ~~11/20/2019~~6/25/2020 ~~8/13/2020~~, shall be revised as follows at least 10 days prior to the City Council hearing:

- a. ~~The Landscape Calculations/Requirements table shall include the following: 1) the total linear feet of pathways and the required number of trees per UDC 11-3B-12); and 2) the total square footage of common open space and required number of trees per UDC 11-3G-3E.~~
- b. ~~The Landscape Plan shall be corrected to reflect open vision fencing along all pathways and common open space areas, as listed in the standards in UDC 11-3A-7.~~
- c. ~~The Landscape plan shall be revised to reflect a single phase per the conditions in this report.~~
- d. ~~Revise the Landscape Plan to show landscaping along the emergency access road—common lot 5, Block 2. Said lot shall be developed with a 20-foot wide paved surface and five feet of landscaping on each side in accord with UDC 11-3B-12.~~
- e. ~~Revise the landscape plan to match the newly revised preliminary plat and show the proposed cul-de-sac with a radius of 57 feet and with no parking in the center.~~
- f. ~~Revise the landscape plan to show the required frontage improvements along E. Victory Road and within its own common lot Lot 2, Block 2. This should include at least two (2) more trees on the eastern half of the buffer and the required vegetative ground cover as required in UDC 11-3B-5N and 11-3B-7.~~

***Submit a revised plan (electronic copy) to the Planning Division at least 10 days prior to the City Council hearing.***

4. ~~The Open Space Exhibit included in Section VII.D is subject to the following corrections shall be revised as follows:~~ is approved as submitted.
  - a. ~~Show the temporary cul-de-sac on Lots 21 or 22, Block 1 rather than on the common open space lot.~~
  - b. ~~Correct open space calculations to reflect conditions of approval contained herein regarding qualified open space. remove the area of Lot 19, Block 1 from any open space calculation.~~

***Submit a revised plan (electronic copy) to the Planning Division at least 10 days prior to the City Council hearing.***

- ~~5. Prior to the Planning and Zoning Commission hearing, revise the open space exhibit and landscape plan to show a qualifying site amenity on one of the proposed common open space lots.~~
6. Future development shall be consistent with the minimum dimensional standards listed in [UDC Table 11-2A-6](#) for ~~all~~ the proposed R-8 zoning districts.
7. Off-street parking is required to be provided in accord with the standards listed in [UDC Table 11-3C-6](#) for single-family detached dwellings based on the number of bedrooms per unit.
8. Any structures that remain on the property must comply with the dimensional standards of the R-8 zone or they must be removed.
9. The Applicant shall work with staff to determine the best path forward for the required sidewalk along E. Victory Road.

## **B. PUBLIC WORKS**

### **1. Site Specific Conditions of Approval**

- 1.1 The street naming and addressing of any structures proposed to remain, will change to the new naming and addressing with this subdivision.
- 1.2 The geotechnical investigative report prepared by SITE Consulting, LLC, dated December 19, 2019, and supplemental update dated October 31, 2020, indicates some very specific construction considerations due to soil conditions that result in perched groundwater. The applicant shall be responsible for the adherence of these recommendations to help ensure that groundwater does not become a problem within crawlspaces of homes. Although the Geotech report indicates that either traditional crawl spaces or slab on grade foundations are acceptable, it is highly recommended that slab on grade foundations be installed within this development to avoid any groundwater intrusion. This is the best way to eliminate the possibility of water accumulation in crawlspaces.

### **2. General Conditions of Approval**

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
- 2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
- 2.6 All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed

per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

- 2.7 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Engineering Department at (208)898-5500 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources Contact Robert B. Whitney at (208)334-2190.
- 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
- 2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
- 2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
- 2.11 All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
- 2.12 Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
- 2.13 It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.
- 2.17 Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
- 2.18 The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
- 2.19 The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
- 2.20 At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.

- 2.21 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at [http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272).
- 2.22 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
- 2.23 The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

**C. FIRE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=183649&dbid=0&repo=MeridianCity>

**D. POLICE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=184717&dbid=0&repo=MeridianCity>

**E. PARK'S DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191519&dbid=0&repo=MeridianCity>

**F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=184507&dbid=0&repo=MeridianCity>

**G. CENTRAL DISTRICT HEALTH DEPARTMENT (CDH)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=184494&dbid=0&repo=MeridianCity>

**H. ADA COUNTY HIGHWAY DISTRICT (ACHD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=185262&dbid=0&repo=MeridianCity&cr=1>

**I. WEST ADA SCHOOL DISTRICT (WASD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=183904&dbid=0&repo=MeridianCity>

**J. COMMUNITY DEVELOPMENT SCHOOL IMPACT REVIEW**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=203757&dbid=0&repo=MeridianCity>

**IX. FINDINGS**

**A. Annexation and/or Rezone (UDC 11-5B-3E)**

Required Findings: Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

*Council finds the proposed zoning map amendment to R-8 and subsequent development is consistent with the Comprehensive Plan.*

2. The map amendment complies with the regulations outlined for the proposed districts, specifically the purpose statement;

*Council finds the proposed zoning map amendment will allow for the development of single-family detached homes, which will contribute to the range of housing opportunities available within the City consistent with the Comprehensive Plan and the purpose statement of the residential districts.*

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;

*Council finds the proposed zoning map amendment should not be detrimental to the public health, safety and welfare.*

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and

*Council finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.*

5. The annexation (as applicable) is in the best interest of city.

*Council finds the proposed annexation meets the minimum requirements but is in the best interest of the City per the Analysis in Section V and with the conditions of approval contained in Section VIII.*

**B. Preliminary Plat Findings:**

**In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:**

- 1. The plat is in conformance with the Comprehensive Plan;**

*Council finds that the proposed plat, with Staff's recommendations, is in compliance with the adopted Comprehensive Plan in regard to land use, density, transportation, and pedestrian*

*connectivity. (Please see Comprehensive Plan Policies in Section V of this report for more information.)*

- 2. Public services are available or can be made available and are adequate to accommodate the proposed development;**

*Council finds that public services will be provided to the subject property with development. (See Section VIII of the Staff Report for more details from public service providers.)*

- 3. The plat is in conformance with scheduled public improvements in accord with the City's capital improvement program;**

*Because City water and sewer and any other utilities will be provided by the development at their own cost, Council finds that the subdivision will not require the expenditure of capital improvement funds.*

- 4. There is public financial capability of supporting services for the proposed development;**

*Council finds there is public financial capability of supporting services for the proposed development based upon comments from the public service providers (i.e., Police, Fire, ACHD, etc.). (See Section VII for more information.)*

- 5. The development will not be detrimental to the public health, safety or general welfare; and,**

*Council is not aware of any health, safety, or environmental problems associated with the platting of this property. ACHD considers road safety issues in their analysis and approves of the overall project.*

- 6. The development preserves significant natural, scenic or historic features.**

*Council is unaware of any significant natural, scenic or historic features that exist on this site that require preserving.*