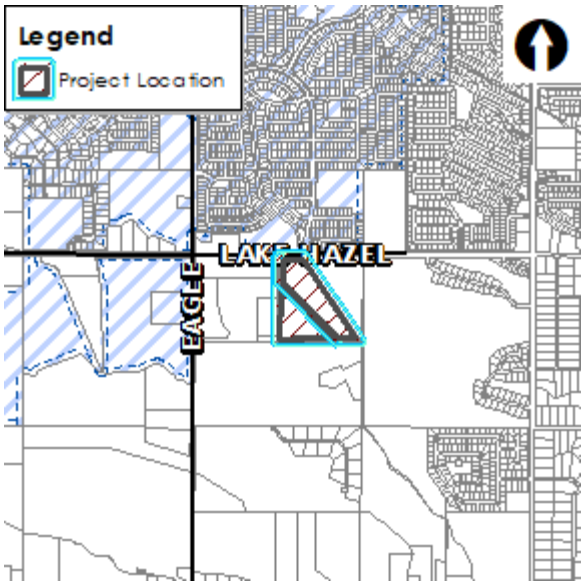
EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE:	January 5, 2021
TO:	Mayor & City Council
FROM:	Sonya Allen, Associate Planner 208-884-5533
SUBJECT:	H-2020-0064 Pura Vida Ridge Ranch
LOCATION:	3727 E. Lake Hazel Rd., in the NW ¼ of Section 4, T.2N., R.1E Parcels: S1404212550 & S1404212750



I. PROJECT DESCRIPTION

The Applicant requests approval of the following applications:

- Annexation of 26.34 acres of land with R-8 (6.64 acres) and R-15 (19.69 acres) zoning districts;
- Preliminary plat consisting of 157 buildable lots and 35 common lots on 26.34 acres of land in the R-8 and R-15 zoning districts; and,
- Planned Unit Development with a request for a deviation from the dimensional standards listed in UDC Table 11-2A-7 to allow reduced building setbacks in the R-15 zoning district.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	26.34	
Existing/Proposed Zoning	RUT (Rural Urban Transition) in Ada County (existing)/R-15 (Medium High-Density Residential) (proposed)	
Future Land Use Designation	MHDR (Medium High Density Residential)	
Existing Land Use(s)	Rural residential/agricultural	
Proposed Land Use(s)	Single-family residential	
Lots (# and type; bldg./common)	157 buildable lots/35 common lots	
Phasing Plan (# of phases)	4 phases	
Number of Residential Units (type of units)	157 single-family units [30 standard detached, 6 attached and 121 townhomes (68 alley-loaded & 53 standard)]	
Density (gross & net)	5.96 units/acre (gross) and 15.77 units/acre (net) with undevelopable areas – 8.23 units/acre (gross) and 16.48	

Description	Details	Page
	units/acre (net) *without* undevelopable areas (i.e. hillside, creek and right-of-way of Lake Hazel Rd.)	
Open Space (acres, total [%]/buffer/qualified)	4.89 acres (or 18.57%) - ½ Lake Hazel Rd. buffer, linear open space (mews), 50' x 100' common open space areas. *(10.87 acres or 41.35% with unqualified open space)*	
Amenities	A minimum of (1) amenity is required. A 16' x 16' shelter with a picnic table on Lot 10, Block 3; an 8' x 12' arbor with 2 benches on Lot 1, Block 10; an arbor with 2 benches on Lot 8, Block 5; a dirt trail and paved 5' wide pathway on the hillside; and a segment of the City's 10' wide multi-use pathway system along the Ten Mile Creek are proposed.	
Physical Features (waterways, hazards, flood plain, hillside)	Ten Mile Creek runs along east boundary; significant slope/hillside on southwest portion of site	
Neighborhood meeting date; # of attendees:	March 11, 2020; 3 attendees (see sign-in sheet included in application)	
History (previous approvals)	None	

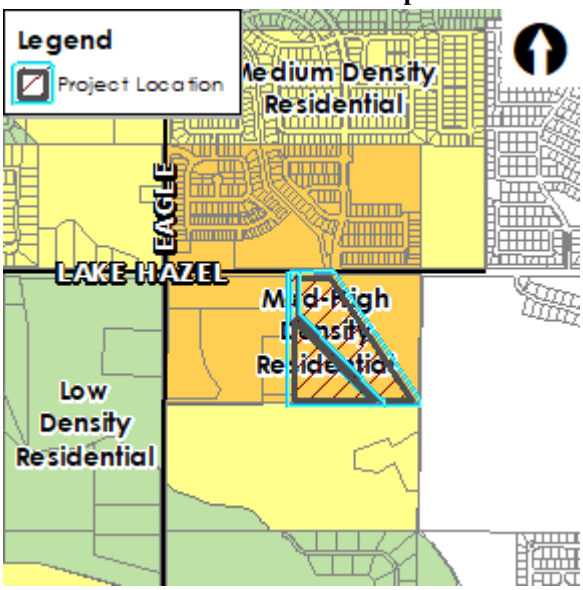
B. Community Metrics

Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	Yes (a Traffic Impact Study was required)	
• Requires ACHD Commission Action (yes/no)	No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	One full access & one emergency only access is proposed via Lake Hazel Rd., an arterial street	
Traffic Level of Service	Lake Hazel & Eagle Roads: Better than "E" (Acceptable level of service for a 2-lane principal arterial is "E")	
Stub Street/Interconnectivity/ Cross Access	Stub streets are proposed to the west and to the south for extension with future development; a stub street is planned to this site from the east which will require construction of a bridge over the Ten Mile Creek on this site.	
Existing Road Network	Lake Hazel Rd.; no internal streets	
Existing Arterial Sidewalks / Buffers	None	
Proposed Road Improvements	• Lake Hazel Road is scheduled in the IFYWP to be widened to 5-lanes from Eagle Road to Cloverdale Road in 2024. • Eagle Road is scheduled in the IFYWP to be widened to 5-lanes from Lake Hazel Road to Amity Road in 2023. • The intersection of Lake Hazel Road and Eagle Road is scheduled in the IFYWP to be widened to 6-lanes on the north leg, 5-lanes on the south, 7-lanes east, and 6-lanes on the west leg, and reconstructed/signalized in 2023. • Lake Hazel Road is listed in the CIP to be widened to 5-lanes from Locust Grove Road to Eagle Road between 2026 and 2030. • The intersection of Lake Hazel Road and Locust Grove Road is listed in the CIP to be widened to 3-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 3-lanes on the west leg, and signalized between 2026 and 2030.	
Fire Service		
• Distance to Fire Station	2.8 miles from Station #4 (will be 1 mile from future Station #8)	
• Fire Response Time	Part of this project (northern 1/3+/-) is within 5 minute response time goal, the rest is not	

Description	Details	Page
• Resource Reliability	78% - does *not* meet the target goal of 80% or greater	
• Risk Identification	2 – current resources would *not* be adequate to supply service to the proposed project (risk factors include an open waterway & steep hillside with the potential for wildfire if not maintained)	
• Accessibility	Meets all required access, road widths & turnarounds	
• Special/resource needs	Aerial device not required	
• Water Supply	1,000 gallons/minute for one hour	
Police Service		
• Distance to Police Station	5.5 miles	
• Police Response Time	3:42 minutes	
• Calls for Service	13 (in RD 'M789/A119') (between 6/1/19 – 5/31/20)	
• % of calls for service split by priority	*Priority 3* (MPD Goal is within 3 to 5 minutes) 3:42 *Priority 2* (MPD Goal is within 8 to 10 minutes) 7:16 *Priority 1* (MPD Goal is within 15 to 20 minutes) 10:42	
• Crimes	1 (in RD 'M789/A119')	
• Crashes	12 (in RD 'M789/A119')	
West Ada School District		
• Distance (elem, ms, hs) • Capacity of Schools • # of Students Enrolled	Enrollment / Capacity / Miles (Dev. to School) **Silver Sage Elementary** 316 425 4.5 miles Victory Middle School 999 1000 5.6 miles Mountain View High School 2519 2175 4.8 miles **Enrollment at Hillsdale Elementary is currently capped. Students in this development will be attending Silver Sage Elementary until a new school is built to eliminate overcrowding at Hillsdale Elementary. **	
Wastewater		
• Distance to Sewer Services	Directly adjacent to site	
• Sewer Shed	South Black Cat trunkshed	
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance	13.96	
• Project Consistent with WW Master Plan/Facility Plan	Yes	
• Impact/Concerns	None	
Water		
• Distance to Water Services	Directly adjacent to site	
• Pressure Zone	5	
• Estimated Project Water ERU's	See application	
• Water Quality	None	
• Project Consistent with Water Master Plan	Yes	
• Impacts/Concerns	None	

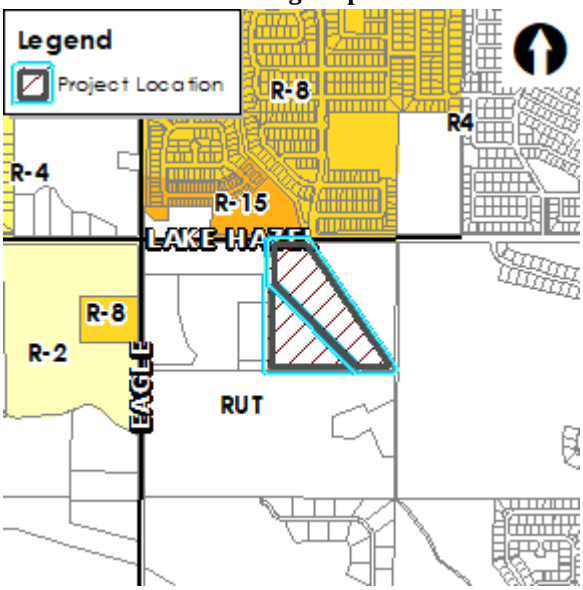
C. Project Area Maps

Future Land Use Map

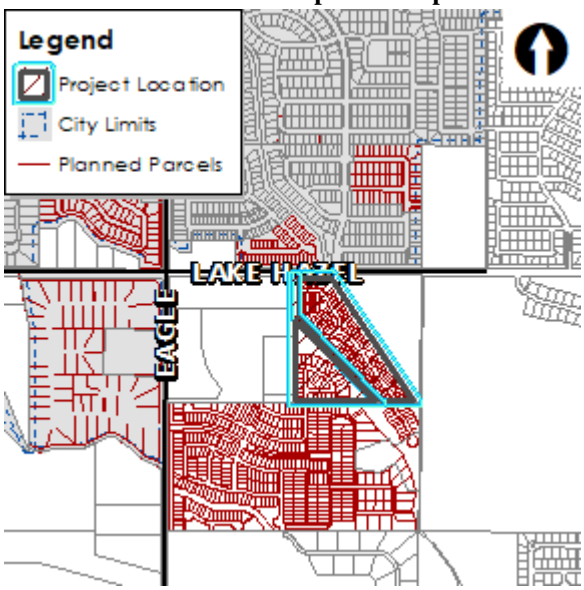


Aerial Map

Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Jay Gibbons, South Beck & Baird – 2002 S. Vista Ave., Boise, ID 83705

B. Owner:

Justin Griffin, Sunrise Rim, LLC – 4450 W. Saddle Ridge Dr., Nampa, ID 83687

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Notification published in newspaper	7/17/2020	11/13/2020
Notification mailed to property owners within 300 feet	7/14/2020	11/10/2020
Applicant posted public hearing notice on site	7/23/2020	11/19/2020
Nextdoor posting	7/14/2020	11/10/2020

V. COMPREHENSIVE PLAN ANALYSIS (*Comprehensive Plan*)

The Future Land Use Map (FLUM) contained in the Comprehensive Plan designates this property as Medium High Density Residential (MHDR).

The MHDR designation allows for a mix of dwelling types including townhouses, condominiums, and apartments. Residential gross densities should range from eight to twelve dwelling units per acre. These areas are relatively compact within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments need to incorporate high quality architectural design and materials and thoughtful site design to ensure quality of place and should also incorporate connectivity with adjacent uses and area pathways, attractive landscaping and a project identity.

The subject property is proposed to develop with a mix of residential housing types consisting of single-family detached (30), single-family attached (6) and townhome (121) units at a gross density of 5.96 units per acre. The density calculation includes land area (approximately 7.26 acres) that is undevelopable due to the slope/hillside on the southwest portion of the development (approximately 4.27 acres), the Ten Mile Creek which lies entirely on this property along the east boundary (approximately 2.61 acres), and the right-of-way to the centerline of Lake Hazel Rd. (0.38 of an acre). Without this undevelopable area, the gross density is estimated to be 8.23+/- units per acre, which is consistent with the MHDR FLUM designation; the net density is 16.48+/- units/acre. For the purposes of determining consistency with the density desired in this area, Staff is of the opinion excluding the undevelopable areas of the site from the density calculation is appropriate and the resulting density meets the intent of the Plan. Further, because this site is not located near mixed use commercial or employment areas, Staff believes the proposed density, at the lower end of the desired range, is appropriate for this property.

All of the proposed structures except for the single-family detached homes are required to comply with the design standards listed in the Architectural Standards Manual to ensure a high quality architectural design and materials for quality of place. Pedestrian connectivity is proposed throughout the development through sidewalks, pathways, micro-pathways and trails and to adjacent properties for future interconnectivity consistent with the MHDR FLUM designation.

Staff finds the following Comprehensive Plan policies to be applicable to this application and applies to the proposed use of this property (staff analysis in *italics*):

- "Provide for a wide diversity of housing types (single-family, modular, mobile homes and multi-family arrangements) and choices between ownership and rental dwelling units for all income groups in a variety of locations suitable for residential development." (3.07.03B)
  The proposed mix of single-family attached and detached homes and townhomes will contribute to the variety of housing types available in the City for ownership and rental choices.

- "Require open space areas within all development." (6.01.01A)
  An open space exhibit is included in Section VIII.D that depicts qualified open space in excess of the minimum UDC standards listed in UDC 11-3G-3. Proposed qualified open space consists of half of the Lake Hazel Rd. street buffer, linear open space (mews) and 50' x 100' common open space areas. Additional open space is proposed consisting of unimproved hillside with walking paths and trails that doesn't count toward qualified open space.

- "Permit new development only where urban services can be reasonably provided at the time of final approval and development is contiguous to the City." (3.01.01F)
  The proposed development is contiguous to the City and can be provided with City water and sewer service. Police and Fire can also provide emergency services to this development.

- "Restrict private curb cuts and access points on collectors and arterial streets." (3.06.02D)
  One (1) public street access (Road 1) and one (1) emergency only access is proposed via E. Lake Hazel Rd.

- "Coordinate with developers, irrigation districts, and drainage entities to implement the proposed pathway network along canals, ditches, creeks, laterals and sloughs." (3.08.02B)
  A 10' wide multi-use pathway is proposed along the Ten Mile Creek which runs along the east boundary of the site.

- "Encourage new development to include buffered sidewalks, a sidewalk separated from the motor vehicle land by a planter strip, especially on collector and arterial roadways." (6.01.01J)
  A 35' wide landscaped street buffer with a detached sidewalk is required along E. Lake Hazel Rd., an entryway corridor, as proposed.

- "With new subdivision plats, require the design and construction of pathway 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)
  The proposed plat provides usable common open space areas and a segment of the City's multi-use pathway along the Ten Mile Creek as an amenity for the site that will provide connectivity to adjacent developments and safe pedestrian access to the Hillsdale elementary school and the YMCA to the north.

- "Annex lands into the corporate boundaries of the City only when the annexation proposal conforms to the City's vision and the necessary extension of public services and infrastructure is provided." (3.03.03)
  The proposed development plan is consistent with the City's vision in terms that a mix of residential housing types at a density consistent with the MHDR designation is proposed. Public services and infrastructure are proposed to be provided.

- "Encourage compatible uses and site design to minimize conflicts and maximize use of land." (3.07.00)
  The proposed residential single-family and townhouse dwellings and site design should be compatible with future development on adjacent properties to the east and west that are also designated for MHDR uses. Medium density residential uses are designated on the FLUM for future development to the south.

- "Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City." (2.01.01G)
  Three (3) different housing types (i.e. single-family attached, detached and townhomes) on various lot sizes are proposed in this development which will contribute to the variety of housing options in this area.

- "Require pedestrian access connectors in all new development to link subdivisions together to promote neighborhood connectivity as part of a community pathway system." (3.03.03B)
  A segment of the City's multi-use pathway system is proposed along the project's east boundary along the Ten Mile Creek which will provide connectivity with adjacent developments. Several micro-path connections are proposed to the multi-use pathway from adjacent mews and several pathways are proposed through internal common areas.

VI. UNIFIED DEVELOPMENT CODE ANALYSIS (*UDC*)

A. ANNEXATION & ZONING (AZ)

Annexation of 26.34 acres of land with R-8 (6.64 acres) and R-15 (19.69 acres) zoning districts is proposed. The area proposed to be zoned R-8 consists of the upper rim area at the southwest corner of the site proposed to develop with single-family detached homes which will provide a transition to future medium density residential development to the south. The area proposed to be zoned R-15 consists of the slope and the lower valley area on the remainder of the site proposed to develop primarily with townhomes with a few single-family attached structures, which should be consistent with future medium high-density residential development to the east and west.

The proposed zoning, uses and density are consistent with the MHDR FLUM designation in the Comprehensive Plan for this property as discussed above in Section V.

A preliminary plat, landscape plan and conceptual building elevations were submitted showing how the property is planned to develop with 157 single-family detached (30), attached (6) and townhome (121) units (see Section VIII).

The proposed annexation area is contiguous to City annexed property to the north across E. Lake Hazel Rd. and is within the Area of City Impact Boundary. A legal description and exhibit map for the annexation area is included in Section VIII.A along with separate legal descriptions and exhibit maps for each zoning district proposed.

The City may require a Development Agreement (DA) in conjunction with an annexation and zoning request 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 IX.**

B. PRELIMINARY PLAT

The proposed preliminary plat consists of a total of 157 buildable lots and 35 common lots on 26.34 acres of land in the R-8 and R-15 zoning districts (see Section VIII.B). The proposed dwelling units consist of 30 standard detached, 6 attached and 121 townhome units (68 alley-loaded & 53 standard).

The minimum lot size proposed is 1,400 square feet (s.f.) with an overall average lot size of 2,763 s.f. The average lot size in the R-8 district is 5,991 s.f. and the average lot size in the R-15 district is 2,000 s.f.

Phasing: A phasing plan was submitted that depicts four (4) phases of development (see Section VIII.B). The first phase is nearest Lake Hazel Rd. with subsequent phases progressing to the south with the last phase at the southwest corner of the site which requires a public street access to be provided from the south. The Fire Dept. is requiring secondary access to be provided from the east or south (or other means as agreeable by the Fire Dept.) prior to development of Phases 2 or 3.

Existing Structures/Site Improvements:
There is an existing home at the southwest corner of the site that is proposed to be removed with development; **this structure should be removed prior to the City Engineer's signature on the final plat for the phase in which it is located (i.e. Phase 4).**

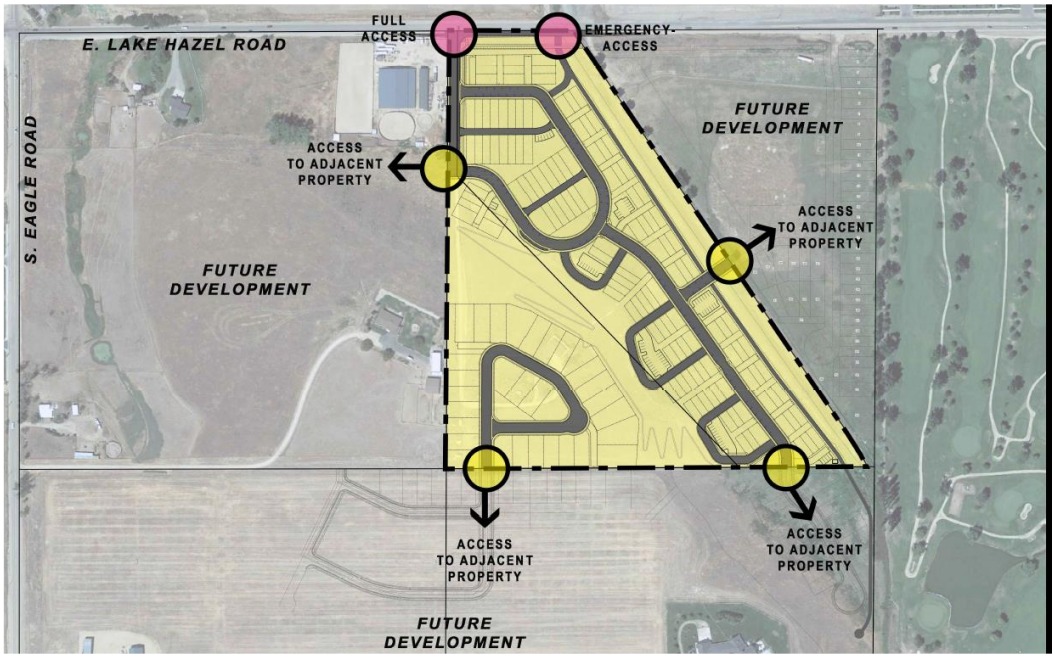
Dimensional Standards (*UDC* *11-2*):
All development should comply with the dimensional standards for the applicable district as follows: UDC Tables 11-2A-6 (R-8 district) and 11-2A-7 (R-15 district).

Design: All subdivisions are required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3 (i.e. streets, alleys, common driveways, block face, etc.).

Traffic calming is proposed on Road 3, which is greater than 700' in length, by narrowing the street down to 24' between Roads 6 and 7 as approved by ACHD. **As additional traffic calming and an alternative design to parking lots for guests, the Applicant should consider providing on-street parking with bulb-outs on 33' wide street sections for more of a traditional neighborhood design.**

The stub street (Road 3) proposed to the south will result in a block face and cul-de-sac length in excess of UDC standards at approximately 1,050' when extended in the future with redevelopment of the property to the south. Due to the topography and significant slope in this area along with the location of the Ten Mile Creek, the design options are limited for this area. Therefore, Staff recommends it's approved with the PUD as an exception to the dimensional standards listed in UDC 11-6C-3 (see PUD analysis section below).

Access (*UDC 11-3A-3*):
Access is proposed on the plat via one public street and one emergency only access via E. Lake Hazel Rd., a residential mobility arterial street; direct access via E. Lake Hazel Rd. is prohibited. One (1) stub street is proposed to the west and two (2) stub streets are proposed to the south for future extension; and one stub street is planned to the east boundary of the site from Poiema Subdivision for interconnectivity as shown below – a bridge is required to be constructed across the Ten Mile Creek to the east on the subject property in this location. Access to the R-8 zoned portion of the site will be from the south via Eagle Rd. when the adjacent property redevelops – access via Eagle Rd. is not available to this site at this time.



Two (2) alleys (i.e. Roads 9 and 10) and (11) common/shared driveways are proposed off internal public streets for access to proposed attached and townhome units. All alleys are required to be constructed in accord with the standards listed in UDC 11-6C-3B and all common/shared driveways are required to be constructed in accord with the standards listed in UDC 11-6C-3D. The alley and common/shared driveway sections depicted on the plat comply with UDC standards.

Emergency access should be provided in accord with the phasing plan approved by the Fire Dept. included in Section VIII.B. **The Applicant should coordinate with Terri Ricks and Fire Dept. for**

addressing lots accessed by alleys without frontage on a public street. Address signage for wayfinding purposes should be provided in these areas as well as at the public street for homes accessed via common driveways.

Pathways (*UDC 11-3A-8*):
A pedestrian connectivity plan was submitted that depicts sidewalks along streets, pathways through internal common open space areas and micro-pathways through mews providing connections to the multi-use pathway along the creek. A 10' wide multi-use pathway is proposed along the east boundary of the site adjacent to the creek in accord with the Pathways Master Plan, a 5' wide concrete pathway is proposed from Road 4 to Road 8 and at the top of the slope in Lot 40, Block 5, and dirt trails are proposed within the unimproved slope area providing connections between the upper ridge and the lower valley lots (see Section IX.G). These walkways provide pedestrian connections to the shelters with picnic tables and benches proposed as amenities within the development.

The pathway along the creek is required to be located within a 14' wide public use easement; the easement should be submitted to the Planning Division prior to submittal of the final plat for City Engineer signature.

Sidewalks (*UDC 11-3A-17*):
Sidewalks are required to be provided on both sides of all public streets as set forth in UDC 11-3A-17D. A 7-foot wide detached sidewalk is proposed within the street buffer along E. Lake Hazel Rd. **Internal sidewalks are proposed in accord with UDC standards *except* for adjacent to the 24' wide street sections (i.e. Roads 4, 6 and 7) where sidewalks are only proposed in certain areas as shown on the pedestrian connectivity exhibit in Section VIII.G. The Applicant requests an exception to this standard through the PUD to only provide sidewalks in the areas shown and as required by ACHD (see PUD section below).**

Parkways (*UDC 11-3A-17*):
As all internal sidewalks are attached to the curb, no parkways are proposed or required.

Landscaping (*UDC 11-3B*):
A 35-foot wide street buffer is required along E. Lake Hazel Rd., an arterial street and entryway corridor, per UDC Table 11-2A-7, landscaped per the standards listed in UDC 11-3B-7C as proposed. A berm and an additional 10 trees are proposed above the minimum requirement. **Bushes should be added within the buffer in accord with UDC 11-3B-7C.3, which requires a combination of trees and shrubs along with lawn or other vegetative groundcover.**

Qualified/required open space areas should be landscaped in accord with the standards listed in UDC 11-3G-3E as proposed. An *additional* 40 trees are proposed above the minimum requirement.

Landscaping is required along all pathways in accord with the standards listed in UDC 11-3B-12C; landscaping is proposed in excess of UDC standards (an additional 27 trees are proposed) except for along the concrete walkway in the unimproved hillside/slope area. The Applicant requests an exception to this standard with the PUD (see analysis below under PUD section).

There are two (2) existing trees on the site that are less than 4" caliper in size that are proposed to be removed; because they are below 4" caliper, no mitigation is required per UDC 11-3B-10C.5a.

Landscaping is proposed in off-street parking areas within the development.

The Applicant is not proposing to landscape or provide irrigation sprinklers on the hillside and proposes to leave the area natural and unimproved. The Applicant states that low growing vegetation currently exists that doesn't require supplemental moisture and installing an irrigation system would cause unnecessary damage to the hillside and that the Homeowner's Association (HOA) will be responsible for reducing fuels on an annual basis at a minimum.

Staff and the Fire Dept. is *very* concerned about the potential danger of wildfires in this area. Therefore, the Fire Dept. is requiring defensible space to be provided – a minimum of 30' (and possibly more for steep topography) from all structures to the undeveloped, natural open space – plantings within this area should be fire-resistant (see Section IX.C for more information). A wildfire safety plan is required to be approved by the Fire Dept. prior to approval of the first final plat. A copy of the approved plan should be included in the CC&R's for the subdivision.

Qualified Open Space (*UDC 11-3G*):
A minimum of 10% of the land area of the development is required to be provided in qualified open space as set forth in UDC 11-3G-3B. Based on the 26.34 acre site, a minimum of 2.63 acres is required to be provided; a total of 4.9 acres (or 18.57%) is proposed, which *exceeds* the minimum standards. Qualified open space consists of half of the street buffer along E. Lake Hazel Rd., an arterial street; linear open space (i.e. mews); and open grassy areas of at least 50' x 100' in area. *This calculation does not include the hillside where pathways/trails are located as that area is proposed to remain natural and not be landscaped per the standards listed in UDC 11-3G-3E.2. With this area there is approximately 10.87 acres (or 41.35%) open space.*

Qualified Site Amenities (*UDC 11-3G*):
A minimum of one (1) qualified site amenity is required for each 20 acres of development area. Based on the 26.34 acre site, a minimum of one (1) qualified site amenity is required. A 10-foot wide 1,631+/- foot long segment of the City's multi-use pathway system is proposed along the east boundary of the site adjacent to the Ten Mile Creek. Additional amenities, in *excess* of UDC standards, are proposed as follows: a 16' x 16' shelter with a picnic table on Lot 10, Block 3; an 8' x 12' arbor with 2 benches on Lot 1, Block 10; an arbor with 2 benches on Lot 8, Block 5; and a dirt trail and paved 5' wide pathway on the hillside on Lot 8, Block 5.

Parking *(UDC 11-3C-6*)
Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for residential uses, which requires parking pads to be provided in addition to garage parking spaces based on the number of bedrooms per unit (i.e. 1-2 bedroom units require 2 spaces per unit with at least one of those being in an enclosed garage, the other space may be enclosed or a minimum 10' x 20' parking pad; 3-4 bedroom units require 4 spaces per unit with at least two of those being in an enclosed garage, the other spaces may be enclosed or a minimum 10' x 20' parking pad).

A total of (96) 2-bedroom units and a total of (31) 3- to 4-bedroom units are proposed in the single-family attached & townhome portion of the development which requires a total of 316 off-street parking spaces (158 covered spaces & 158 uncovered spaces). A parking exhibit was submitted for the proposed development that depicts a total of 254 garage spaces and 62 driveway parking spaces for a total of 316 spaces in accord with the standards listed in UDC Table 11-3C-6 (see Section IX.F). A total of 71 off-street parking spaces are proposed for guests in mini parking lots dispersed throughout the development; and an additional 88+/- parking spaces can be accommodated on-street for a total of 157+/- extra spaces for guests. *These calculations exclude the single-family detached portion of the site which will provide off-street parking in accord with UDC standards; on-street parking will also be available for guests.*

The Applicant is proposing 20' long x 18' wide parking pads, which are 2' less in width than required. The parking pads should be revised to be 20' x 20' in accord with UDC Table 11-3C-6.

On-street parking is allowed with 33' wide street sections but not with 24' street sections (i.e. Roads 4, 6 and 7); therefore, "No Parking" signs shall be erected along these streets.

Waterways (*UDC 11-3A-6*):
The Ten Mile Creek runs along the east boundary of this site. As a natural waterway, it's required to remain open as a natural amenity and not be piped or covered and should be improved and protected with development of the subdivision.

Per UDC 11-3A-6C, fencing along natural waterways shall not prevent access to the waterway; no fencing is proposed or desired by the Applicant adjacent to the creek. In limited circumstances and in the interest of public safety, larger open water systems may require fencing as determined by the City Council, Director and/or Public Works Director.

The Applicant states water flows year 'round in the creek and is shallow and slow flowing at an approximate depth of 18 to 24 inches. The depth of the waterway in relation to the surrounding land is approximately 6' from the top of bank to the bottom of the channel and the width is approximately 15' to 20'. Fencing the creek would likely impede the irrigation district's ability to maintain the drain. Because this is not a large open water system with deep, fast flowing current, Staff is not *overly* concerned; however, any waterway may present a hazard to young children. For this reason and because Staff has not received a determination from the Director or the Public Work's Director on this matter, Staff recommends fencing is installed along the creek to restrict access, unless otherwise waived by City Council.

All irrigation ditches crossing the site are required to be piped with development unless used as a water amenity or linear open space as defined in UDC 11-1A-1.

Floodplain:
A portion of this site is currently located within the floodplain. The Applicant's narrative states that once the improvements on Lake Hazel Rd. are complete which will include a larger culvert, the projected floodplain will be within the banks of the creek. **A floodplain development permit is required to be obtained for any development within the floodplain prior to construction.**

Fencing (*UDC 11-3A-6, 11-3A-7*):
All fencing is required to comply with the standards listed in UDC 11-3A-7. No fencing is proposed on the landscape plan. **The Developer is required to construct fencing abutting pathways and common open space lots to distinguish common from private areas per the standards listed in UDC 11-3A-7A.7. Fencing in accord with this standard should be depicted on a revised landscape plan.**

As discussed above under "waterways", Staff recommends fencing is installed along the Ten Mile creek in accord with the standards listed in UDC 11-3A-6C, unless otherwise waived by City Council.

Utilities (*UDC 11-3A-21*):
Utilities shall be installed with development in accord with the standards listed in UDC 11-3A-21.

Building Elevations/Perspectives: Conceptual building elevations were submitted for the 2-story single-family detached units and townhome (3+ attached) structures as shown in Section VIII.H; concept elevations were not submitted for the 2-attached units.

Building materials for the single-family detached homes and townhomes consist of a variety of vertical and horizontal siding, stucco, brick/stone veneer accents with wood/timber design elements with gable style shingled roofs with metal accent roofing on some elevations. The 2-attached units will be the two end units of the 3+ unit townhomes put together back to back – the end units have a kick out on the front corner as shown on Elevation 4.

To ensure quality of development within the PUD, Staff recommends design guidelines are submitted for the overall development to be included in the Development Agreement that promote innovative design that creates visually pleasing and cohesive patterns of development in accord with UDC 11-7-1. To ensure compliance with these guidelines and the design standards in the Architectural Standards Manual, Staff recommends all structures, including single-family detached, are subject to design review. A Design Review application is required to be submitted to the Planning Division and approved prior to submittal of building permit applications for these structures.

Perspectives of the built-out development and of the entry of the development are included in Section VIII.H.

C. PLANNED UNIT DEVELOPMENT (PUD)

A PUD is proposed to enable the development of a mix of single-family detached, attached and townhome units on the site at a gross density of 8.23 units/acre (excluding undevelopable areas) while preserving the natural topography of the property and the Ten Mile Creek. This property has significant topography which prevents development of over 25% of the property for buildable lots. The Applicant states there is a 28' height difference between the valley floor and the rim with an average slope of approximately 40%.

Analysis of Compliance with PUD Standards (UDC 11-7-4):

A phasing plan and site amenity plan were submitted as required and are included in Section VIII.B & E.

Concurrent review of the preliminary plat is requested in accord with UDC 11-7-3C.

All of attached and townhome units are subject to the design standards listed in the Architectural Standards Manual (ASM) to ensure quality of design. *Staff also recommends design guidelines are submitted for the overall development to ensure consistency and that promote innovative design that creates visually pleasing and cohesive patterns on development in the PUD in accord with UDC 11-7-1.*

The uses within the PUD area are interconnected through a system of roadways and pathways.

Buildings are clustered to preserve scenic and environmentally sensitive areas in the natural state (i.e. hillside and creek).

Eighty (80) square feet of private, usable open space is proposed to be provided for each unit in the form of a front stoop or porch.

A variety of housing types is proposed consisting of single-family detached and attached, and townhome units.

The proposed gross density is 8.23 units/acre, excluding undevelopable areas (i.e. hillside, creek and ROW of Lake Hazel Rd. to centerline).

Deviations from UDC Standards:

As part of the PUD, the Applicant requests deviations from the following standards:

- UDC Table 11-2A-7 for the R-15 district - certain dimensional standards as follows (see exhibit in Section VIII.I):

R-15 SETBACKS

LOT TYPE	ALL LOTS HAVE 2-CAR GARAGES IN REAR	FRONT	GARAGE	SIDE	STREET SIDE	REAR
	SINGLE FAMILY ATTACHED GARAGE ACCESS ON 24' STREET	2'-0" (MEW)	3'-0"	0'-0" INT 3'-0" END BLDG	10'-0"	3'-0"
	SINGLE FAMILY ATTACHED GARAGE ACCESS ON ALLEY + 20'x20' PAD	10'-0"	20'-0"	0'-0" INT 3'-0" END BLDG	10'-0"	20'-0"
	SINGLE FAMILY ATTACHED GARAGE ACCESS ON SHARED DRIVEWAY	2'-0" (MEW)	5'-0"	0'-0" INT 3'-0" END BLDG	10'-0"	5'-0"
	R-8 LOTS - STANDARD R-8 SETBACKS APPLY					

No deviations to the setbacks are requested or approved to the setbacks along the periphery of the planned development in accord with UDC 11-7-4A.1.

The Applicant's justification for the reduced setbacks is that the front of the homes face a mew and the common lots provide pedestrian access to the front of each residence. The rear setback varies by the type of access to the garage – 33' street, 24' street, 20' alley or 20' common/shared driveway. No reductions are requested to side setback (zero side setbacks are allowed for attached units) or to living area from the street. The reduced rear setback for attached units accessed by 24' wide streets and common/shared driveways provides for a utility easement and precludes parking across the garage access on each residence [parking pads are not required for these units as the two (2) required spaces for each unit will be provided in the garage]. The proposed utility easements effectively become setbacks (see note #7 on the plat). The minimum home size will be in excess of 2,000 s.f., including the 2-car garage. *Staff is amendable to this request.*

Note: All lots in the R-8 district comply with the required dimensional standards as proposed.

- UDC 11-3A-17D - Sidewalks are required to be provided on both sides of all public streets. Sidewalks are only proposed to be provided along the east sides of the 24' wide street sections (i.e. Roads 4, 6 and 7) adjacent to the parking areas as depicted on the Pedestrian Connectivity Plan in Section VIII.G. ACHD is requiring the sidewalks be extended on the east sides of Roads 4 and 6 along the entire common lot/parking area.

  The Applicant's justification for the request is that their housing product type is not a street facing design and the narrow streets are not intended to be pedestrian zones and will create a safety hazard to pedestrians with vehicles backing out of garages. Pathways are provided through mews for pedestrian access to the front doors. *Staff is amendable to this request and believes it preserves public safety.*

- UDC 11-3B-12C - Landscaping is required along both sides of all pathways. Landscaping is not proposed along the concrete pathway in the unimproved hillside/slope area.

  The Applicant's justification for not providing landscaping along the pathway in this area is that the hillside is not proposed to have irrigation due to plant material requirements and erosion concerns. Many trees (27 extra along pathways alone) are proposed in excess of UDC standards in common areas within this development. *Staff is amendable to this request.*

- UDC 11-6C-3B.4 (cul-de-sacs) and 11-6C-3F (block face) – No streets that end in a cul-de-sac or a dead-end shall be longer than 500' unless approved by Council in the case where there is a physical barrier such as a steep slope, railroad tracks or a large waterway that prevents extension; and where a pedestrian connection is provided from the street to an adjacent existing or planned pedestrian facility. The cul-de-sac measured from Road 7 exceeds 500' at approximately 510'.

  In residential districts, no block face shall be more than 750' in length without an intersecting street or alley unless a pedestrian connection is provided in which case it can extend to 1,000'. Council may approve a block face up to 1,200' in length where block design is constrained by site conditions such as an abutting arterial street or highway, a limited access street, railroad tracks, steep slopes in excess of 10%, an abutting urban project with no adjoining alley or street connections, a public or private education facility or park, a large waterway and/or a large irrigation facility. The face of Block 8 on the east side Road 3, when extended in the future with redevelopment of the property to the south will measure approximately 1,050' in length without a pedestrian connection.

  Due to the topography and significant slope in this area along with the location of the Ten Mile Creek, the design options are limited for this area. Therefore, Staff recommends the proposed design is approved with the PUD as an exception to the dimensional standards listed in UDC 11-6C-3.

In approving the planned development, the Council may prescribe appropriate conditions, additional conditions, bonds, and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.
2. Control the sequence and timing of the use.
3. Control the duration of the use.
4. Assure that the use and the property in which the use is located is maintained properly.
5. Designate the exact location and nature of the use and the property development.
6. Require the provision for on site or off site public facilities or services.
7. Require more restrictive standards than those generally required in this title.
8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, which provides services within the city.

VII. DECISION

A. Staff: Staff recommends approval of the proposed Annexation, Preliminary Plat and Planned Unit Development applications with the provisions in Section IX per the Findings in Section X.

B. The Meridian Planning & Zoning Commission heard these items on (continued from August 6th and September 3rd) September 17, and October 22, 2020. At the public hearing on October 22nd, the Commission moved to recommend approval of the project to the City Council. *Revised plans were submitted for the hearing on October 22nd at the request of the Commission from the previous hearing that included a larger more consolidated central common open space area in place of some of the guest parking resulting in an increase of 0.36 of an acre of common area to 19.92%; additional site amenities consisting of a tot lot with children's play equipment & (4) work-out stations in different spots along the perimeter pathway; architectural design guidelines to ensure a consistent design theme and quality of development; landscape solutions for the hillside and a fire prevention plan; and the addition of (2) new product types for the 24' wide lots between the hillside & Road 3 (2-story & 3-story).*

1. Summary of Commission public hearing:
   a. In favor: Jay Gibbons, Applicant's Representative
   b. In opposition: Annette Alonso representing the Southern Rim Coalition
   c. Commenting: None
   d. Written testimony: Jennifer Loveday
   e. Staff presenting application: Sonya Allen, Bill Parsons
   f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
   a. Opinion that existing roadways in this area cannot support additional traffic without improvements & the schools can't support the influx of children this (along with other) developments approved in this area will bring;
   b. Concern pertaining to the density proposed (i.e. too high) and lack of a buffer to adjacent rural property where a horse facility is located;
   c. Preference for more/larger open spaces to be provided (which was addressed with the revised plan);
   d. Connectivity between the upper and lower portions of the development;
   e. Protection of the southern rim area and preservation of the natural hillside.
3. Key issue(s) of discussion by Commission:
   a. The plan for wildfire prevention on the unimproved hillside area;
   b. Timing for development of the R-8 portion at the southwest corner of the site;

c. The desire for fencing to be provided along the creek for public safety;
d. The capacity of existing area schools to handle additional children and the new schools planned in this area;
e, The desire for more/larger usable common open spaces to be provided (as addressed with the revised plan), the upper & lower portions of the development to better integrated, and would like to see a better plan for the hillside.
f. In favor of the 3-story product and usable roof area and location of the units against the hillside;
g. In favor of the fitness loop amenity and trail system between the upper and lower portions of the development;

4. Commission change(s) to Staff recommendation:
   a. In favor of the 3-story product type with the flat roof but wanted the design to tie in better with the other units – updated elevations should be submitted prior to the Council hearing.
5. Outstanding issue(s) for City Council:
   a. The Applicant requests Council approval to *not* construct fencing along the Ten Mile creek as the UDC doesn't typically require fencing along natural waterways and actually states fencing shall not prevent access to the waterway – except in limited circumstances and in the interest of public safety, larger open water systems may require fencing as determined by City Council (if Council doesn't feel fencing is necessary to preserve public safety, condition #3d should be deleted);
   b. The Applicant is submitting revised elevations for the 3-story units prior to the Council hearing and requests approval to submit design guidelines for the overall development after the hearing for inclusion in the DA.

C. The Meridian City Council heard these items on December 1, 2020 and January 5, 2021. At the public hearing on January 5, 2021, the Council moved to approve the subject AZ, PP and PUD requests.
1. Summary of the City Council public hearing:
   a. In favor: Jay Gibbons, Applicant's Representative
   b. In opposition: None
   c. Commenting: Justin Griffin, Jennie Johnson, Audrey D'Orazio, Michael Rodriguez
   d. Written testimony: None
   e. Staff presenting application: Sonya Allen
   f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
   a. Comments on real estate market for townhomes;
   b. Property owners' testimony regarding quality of proposed development and consistency with the Comprehensive Plan;
   c. School enrollment and capacity.
3. Key issue(s) of discussion by City Council:
   a. Concern pertaining to density proposed – if it's too high for this area;
   b. Possibility of requiring a phasing plan (or restricting building permits) that will coincide with the construction of a new fire station to better serve the development and lessen the burden on area schools;
   c. Whether or not fencing is needed to restrict access to the creek to preserve public safety;
   d. Approval of this project will facilitate construction of the bridge providing another access to the Poeima project to the east;

e. Concern pertaining to approval of the project due to it not meeting Fire Dept. resource reliability goals, a portion being outside of fire response time goals and potential for wildfires on the hillside.

4. City Council change(s) to Commission recommendation:
   a. Modification to condition #3d to require fencing at the back/side of the lots that abut the Ten Mile Creek rather than between the pathway and the creek;
   b. Council included a DA provision that no building permits be issued for phases 2 and 3 prior to construction of the bridge (see Section IX.A.1e).

VIII. EXHIBITS

A. Legal Description & Exhibit Map for Annexation

COMPASS LAND SURVEYING PLLC

Pure Vida Ranch Subdivision
Date: 04/10/2020
Job No.: 6619

PURE VIDA RANCH SUBDIVISION
ANNEXATION DESCRIPTION

The following Describes a Parcel of Land being a portion of Government Lot 3 of Section 4, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County Idaho, and more particularly described as follows:

COMMENCING at a found Aluminum Cap Marking the Northwest Corner of said Section 4; From which, the North 1/4 Corner of said Section 4 bears, North 89°43'34" East, 2661.67 feet which is being Monumented with a found "Illegible" Aluminum Cap; Thence along the Northerly Boundary Line of the NW 1/4 of said Section 4, North 89°43'34" East, 1325.81 feet to the Northwest Corner of said Government Lot 3, the **POINT OF BEGINNING:**

Thence continuing along said Northerly Boundary Line, North 89°43'34" East, 382.86 feet to a found 1/2" Iron Pine w/"Illegible Cap";

Thence leaving said Northerly Boundary Line, South 34°16'26" East, 1548.37 feet to a found 5/8" Iron Pin "PLS 780";

Thence, South 29°05'10" East, 83.15 feet to a point on the Southerly Boundary Line of said Government Lot 3;

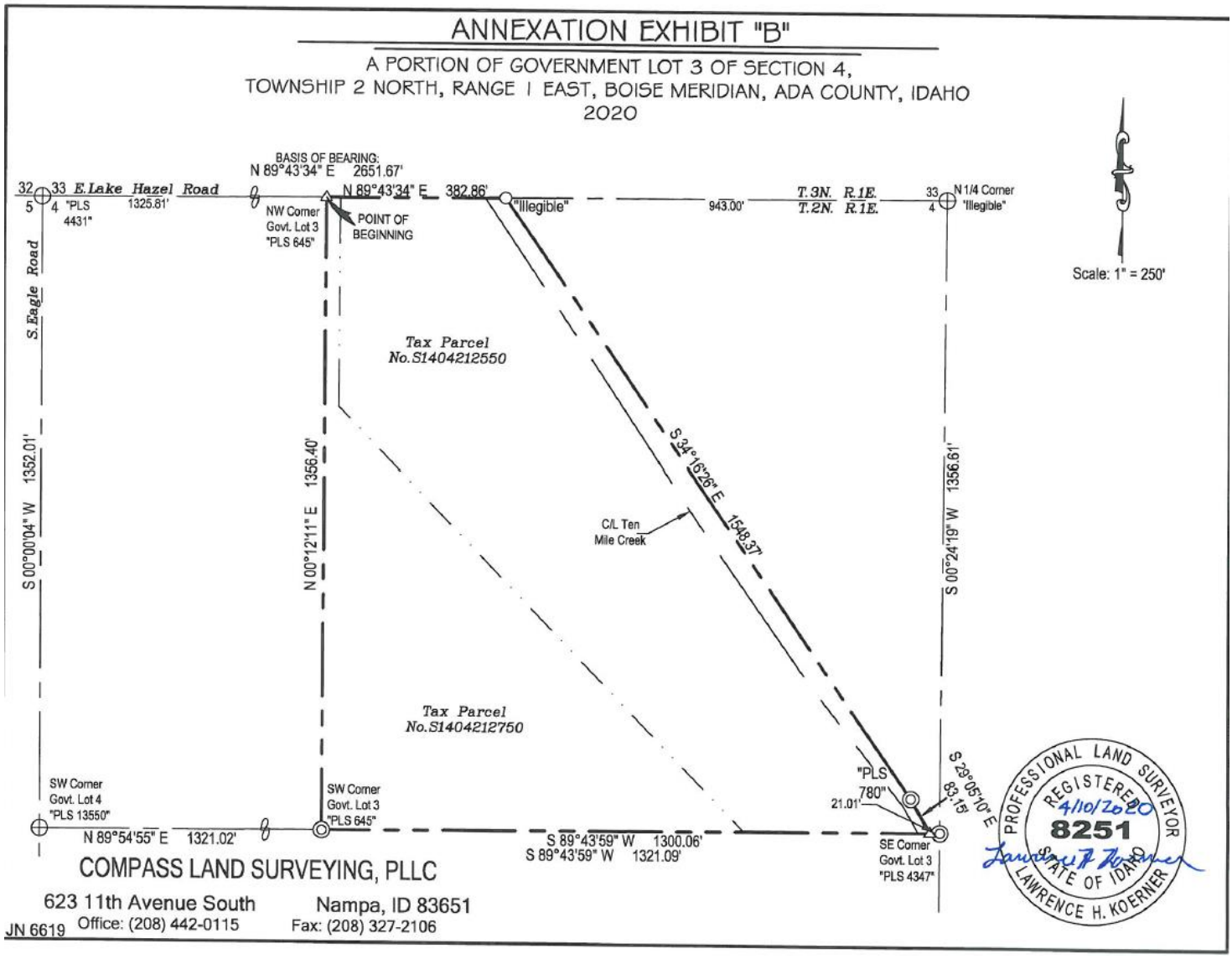
Thence along the Southerly Boundary Line of said Government Lot 3, South 89°43'59" West, 1300.06 feet to the Southwest Corner of said Government Lot 3 which is being Monumented with a found 5/8" Iron Pin "PLS 645" as Shown on Record of Survey No.1485, Records of Ada County, Idaho;

Thence leaving said Southerly Boundary, and along the Westerly Boundary Line of said Government Lot 3, North 00°12'11" East, 1356.40 feet to the **POINT OF BEGINNING:**

The above Described Parcel of Land contains 26.34 Acres, more or less.

PROFESSIONAL LAND SURVEYOR
LICENSED
4/10/2020
8251
STATE OF IDAHO
LAWRENCE H. KORSMEIER

623 11th Ave. South, Nampa, ID 83651 • T. (208) 442-0115 • C. (208) 608-2510 • rgray.cls@gmail.com


ANNEXATION EXHIBIT "B"
A PORTION OF GOVERNMENT LOT 3 OF SECTION 4,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO
2020
BASIS OF BEARING:
N 89°43'34" E 2651.67'
32
33 E. Lake Hazel Road
5
4 "PLS 4431"
1325.81'
NW Corner Govt. Lot 3 "PLS 645"
POINT OF BEGINNING
N 89°43'34" E 382.86'
"Illegible"
943.00'
T.3N. R.1E.
T.2N. R.1E.
33
4
N 1/4 Corner "Illegible"
Scale: 1" = 250'
S. Eagle Road
S 00°00'04" W 1352.01'
N 00°12'11" E 1356.40'
Tax Parcel No.S1404212550
S 34°16'26" E 1548.37'
C/L Ten Mile Creek
S 00°24'19" W 1356.61'
Tax Parcel No.S1404212750
SW Corner Govt. Lot 4 "PLS 13550"
N 89°54'55" E 1321.02'
SW Corner Govt. Lot 3 "PLS 645"
S 89°43'59" W 1300.06'
S 89°43'59" W 1321.09'
"PLS 780"
21.01'
S 29°05'10" E 83.15'
SE Corner Govt. Lot 3 "PLS 4347"
PROFESSIONAL LAND SURVEYOR
REGISTERED
4/10/2020
8251
STATE OF IDAHO
LAWRENCE H. KOERNER
COMPASS LAND SURVEYING, PLLC
623 11th Avenue South
Nampa, ID 83651
Office: (208) 442-0115
Fax: (208) 327-2106
JN 6619

COMPASS LAND SURVEYING PLLC

Pure Vida Ranch Subdivision
Date: 04/10/2020
Job No.: 6619

R-8 ANNEXATION AREA
DESCRIPTION

The following Describes a Parcel of Land being a portion of Government Lot 3 of Section 4, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County Idaho, and being Tax Parcel No. S1404212750, more particularly described as follows:

COMMENCING at a found Aluminum Cap Marking the Northwest Corner of said Section 4; From which, the North 1/4 Corner of said Section 4 bears, North 89°43'34" East, 2661.67 feet which is being Monumented with a found "Illegible" Aluminum Cap; Thence along the Northerly Boundary Line of the NW 1/4 of said Section 4, North 89°43'34" East, 1325.81 feet to the Northwest Corner of said Government Lot 3; Thence leaving said Northerly Boundary Line, and along the Westerly Boundary Line of said Government Lot 3, South 00°12'11" West, 803.83 feet to the **POINT OF BEGINNING:**

Thence leaving said Westerly Boundary Line, North 90°00'00" East, 227.21 feet to a point;

Thence, South 60°35'33" East, 280.04 feet to a point;

Thence, South 32°19'11" East, 299.15 feet to a point;

Thence, South 00°11'50" East, 159.31 feet to a point on the Southerly Boundary Line of said Government Lot 3;

Thence along the Southerly Boundary Line of said Government Lot 3, South 89°43'59" West, 633.61 feet to the Southwest Corner of said Government Lot 3 which is being Monumented with a found 5/8" Iron Pin "PLS 645" as Shown on Record of Survey No.1485, Records of Ada County, Idaho;

Thence leaving said Southerly Boundary Line, and along the Westerly Boundary Line of said Government Lot 3, North 00°12'11" East, 552.57 feet to the **POINT OF BEGINNING:**

The above Described Parcel of Land contains 6.64 Acres, more or less.

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8251
STATE OF IDAHO
LAWRENCE H. ROSCHAUER

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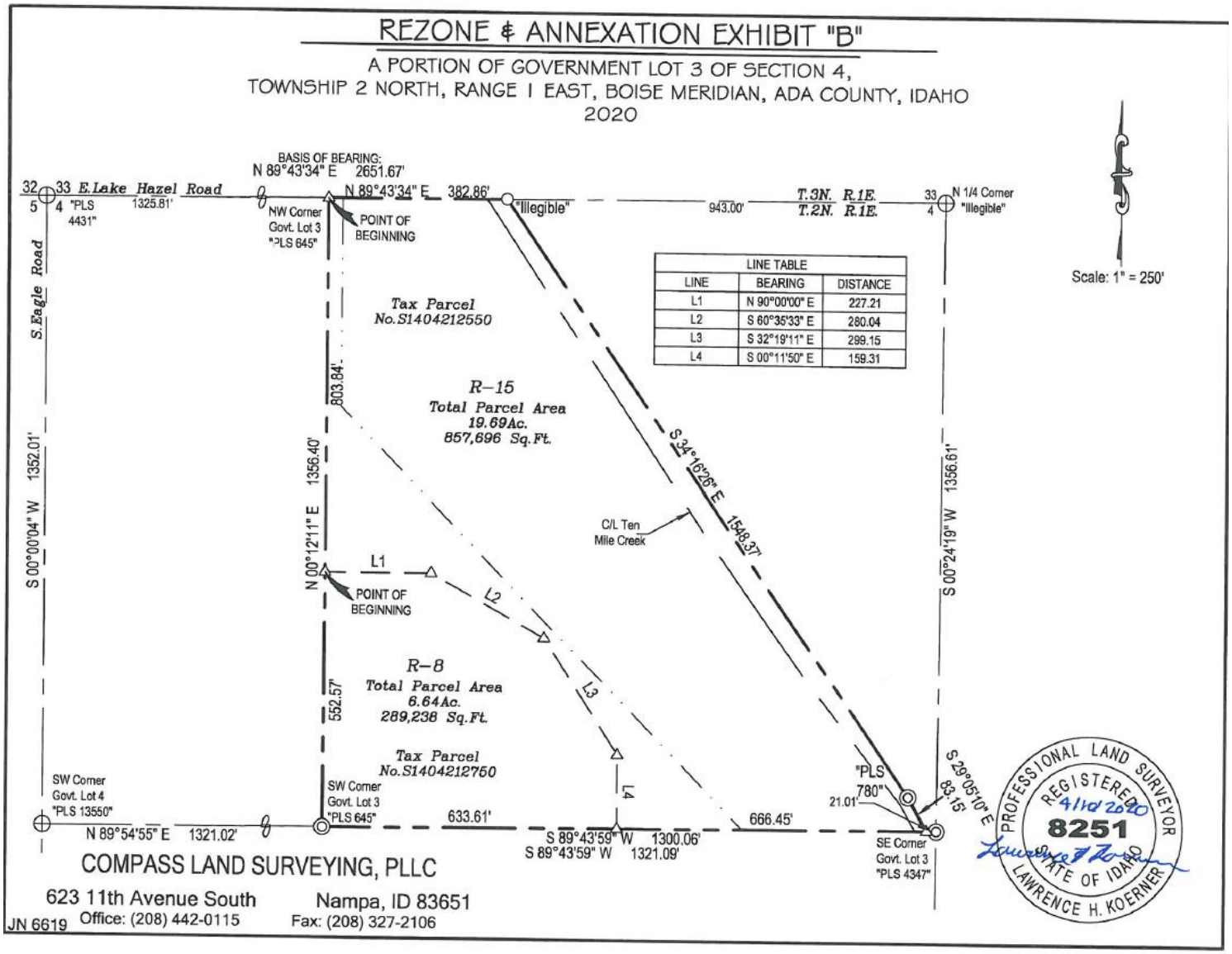
REZONE & ANNEXATION EXHIBIT "B"
A PORTION OF GOVERNMENT LOT 3 OF SECTION 4,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO
2020
BASIS OF BEARING:
N 89°43'34" E 2651.67'
E.Lake Hazel Road
S.Eagle Road
N 89°43'34" E 382.86'
"Illegible"
943.00'
T.3N. R.1E.
T.2N. R.1E.
N 1/4 Corner "Illegible"
"PLS 4431"
1325.81'
NW Corner Govt. Lot 3 "PLS 645"
POINT OF BEGINNING
Scale: 1" = 250'
LINE TABLE
LINE | BEARING | DISTANCE
L1 | N 90°00'00" E | 227.21
L2 | S 60°35'33" E | 280.04
L3 | S 32°19'11" E | 299.15
L4 | S 00°11'50" E | 159.31
Tax Parcel No.S1404212550
R-15
Total Parcel Area
19.69Ac.
857,696 Sq.Ft.
803.84'
1356.40'
N 00°12'11" E
S 00°00'04" W 1352.01'
S 34°16'26" E 1548.37'
C/L Ten Mile Creek
S 00°24'19" W 1356.61'
L1
L2
L3
L4
POINT OF BEGINNING
R-8
Total Parcel Area
6.64Ac.
289,238 Sq.Ft.
552.57'
Tax Parcel No.S1404212750
SW Corner Govt. Lot 4 "PLS 13550"
SW Corner Govt. Lot 3 "PLS 645"
N 89°54'55" E 1321.02'
633.61'
S 89°43'59" W 1300.06'
S 89°43'59" W 1321.09'
666.45'
"PLS 780"
21.01'
S 29°05'10" E 83.15'
SE Corner Govt. Lot 3 "PLS 4347"
PROFESSIONAL LAND SURVEYOR
REGISTERED
4/10/2020
8251
STATE OF IDAHO
LAWRENCE H. KOERNER
COMPASS LAND SURVEYING, PLLC
623 11th Avenue South
Nampa, ID 83651
Office: (208) 442-0115
Fax: (208) 327-2106
JN 6619

COMPASS LAND SURVEYING PLLC

Pure Vida Ranch Subdivision
Date: 04/10/2020
Job No.: 6619

R-15 ANNEXATION AREA DESCRIPTION

The following Describes a Parcel of Land being a portion of Government Lot 3 of Section 4, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County Idaho, and being Tax Parcel No. S1404212550, and a portion of Tax Parcel No. S1404212750, more particularly described as follows:

COMMENCING at a found Aluminum Cap Marking the Northwest Corner of said Section 4; From which, the North 1/4 Corner of said Section 4 bears, North 89°43'34" East, 2661.67 feet which is being Monumented with a found "Illegible" Aluminum Cap; Thence along the Northerly Boundary Line of the NW 1/4 of said Section 4, North 89°43'34" East, 1325.81 feet to the Northwest Corner of said Government Lot 3, the **POINT OF BEGINNING:**

Thence continuing along said Northerly Boundary Line, North 89°43'34" East, 382.86 feet to a found 1/2" Iron Pine w/"Illegible Cap";

Thence leaving said Northerly Boundary Line, South 34°16'26" East, 1548.37 feet to a found 5/8" Iron Pin "PLS 780";

Thence, South 29°05'10" East, 83.15 feet to a point on the Southerly Boundary Line of said Government Lot 3;

Thence along the Southerly Boundary Line of said Government Lot 3, South 89°43'59" West, 666.45 feet to the Southwest Corner of said Government Lot 3 which is being Monumented with a found 5/8" Iron Pin "PLS 645" as Shown on Record of Survey No.1485, Records of Ada County, Idaho;

Thence leaving said Southerly Boundary, North 00°11'50" West, 159.32 feet to a point;

Thence, North 32°19'11" West, 299.15 feet to a point;

Thence, North 60°35'33" West, 280.04 feet to a point;

Thence, South 90°00'00" West, 227.21 feet to a point on the Westerly Boundary Line of said Government Lot 3;

Thence along the Westerly Boundary Line of said Government Lot 3, North 00°12'11" East, 803.83 feet to the **POINT OF BEGINNING:**

The above Described Parcel of Land contains 19.69 Acres, more or less.

PROFESSIONAL LAND SURVEYOR
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4/10/2020
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STATE OF IDAHO
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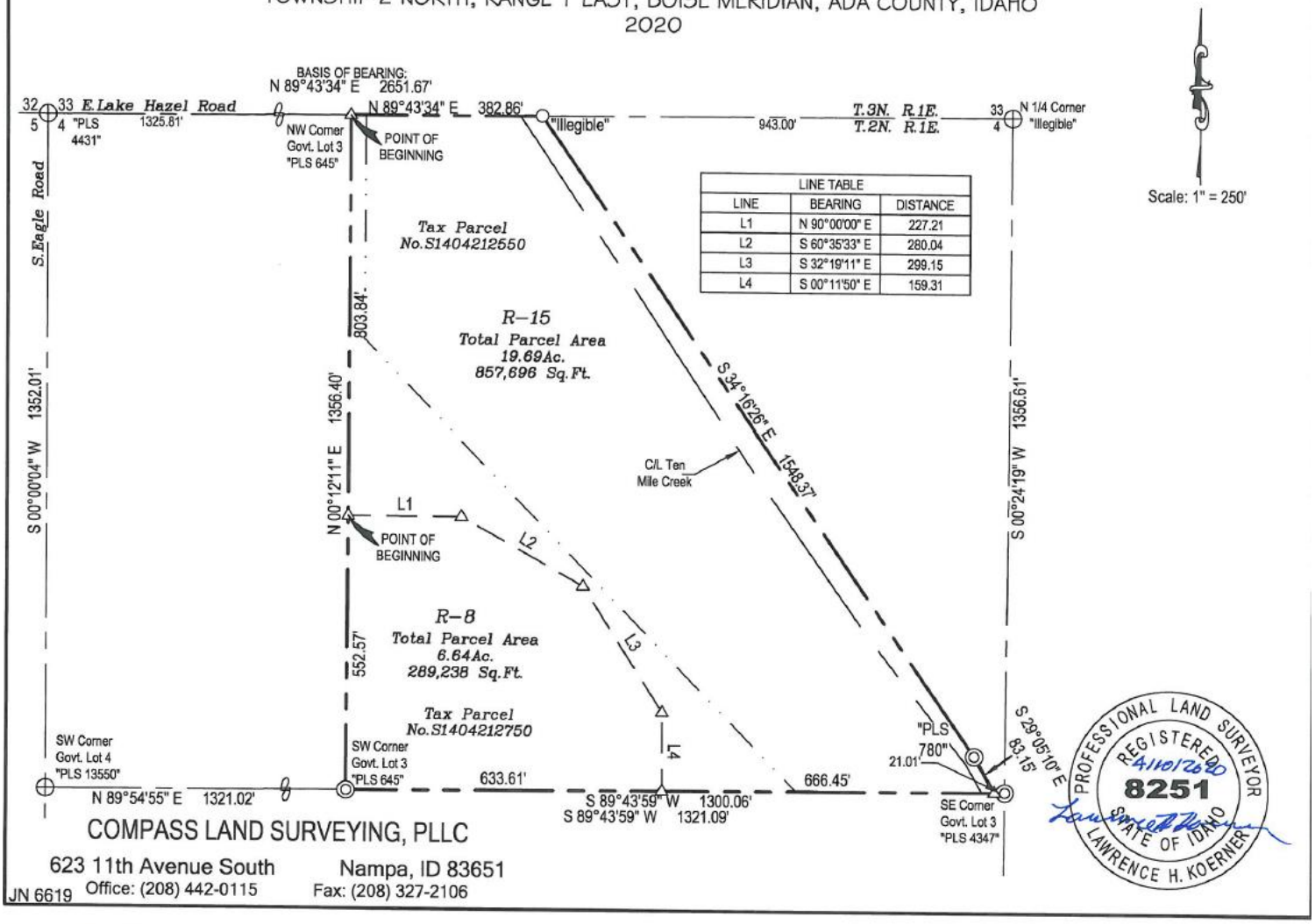
REZONE & ANNEXATION EXHIBIT "B"

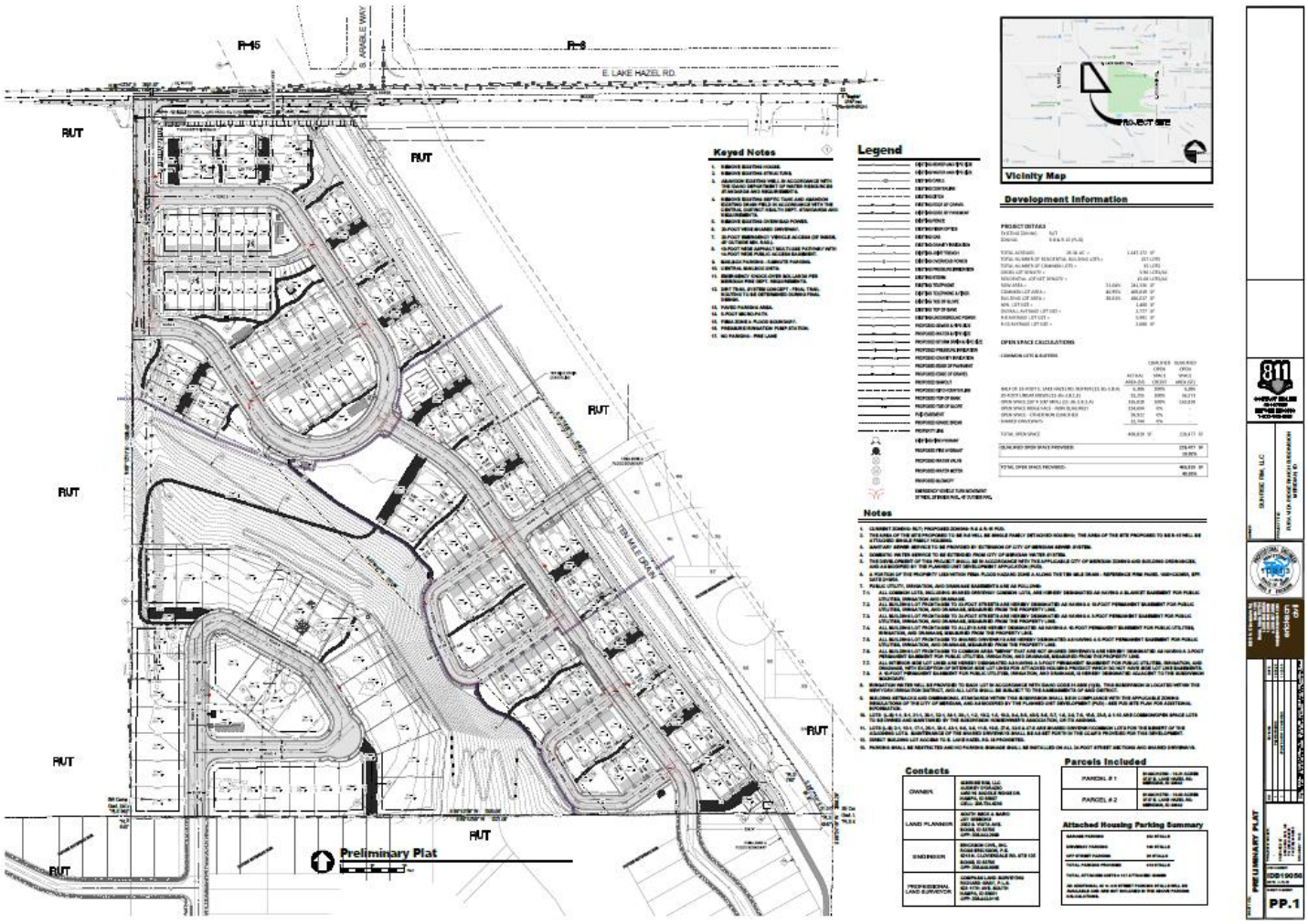
A PORTION OF GOVERNMENT LOT 3 OF SECTION 4,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO
2020

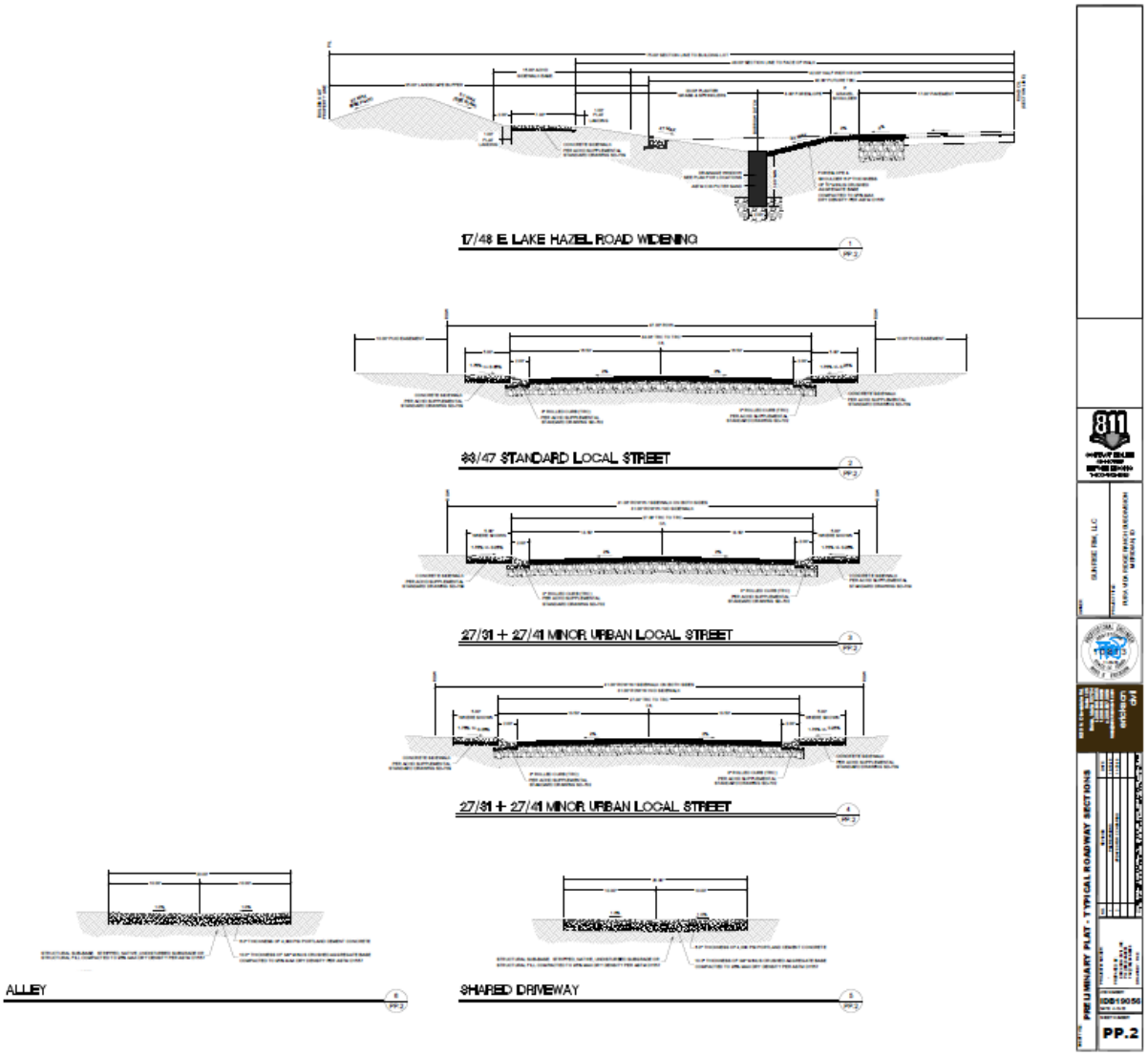


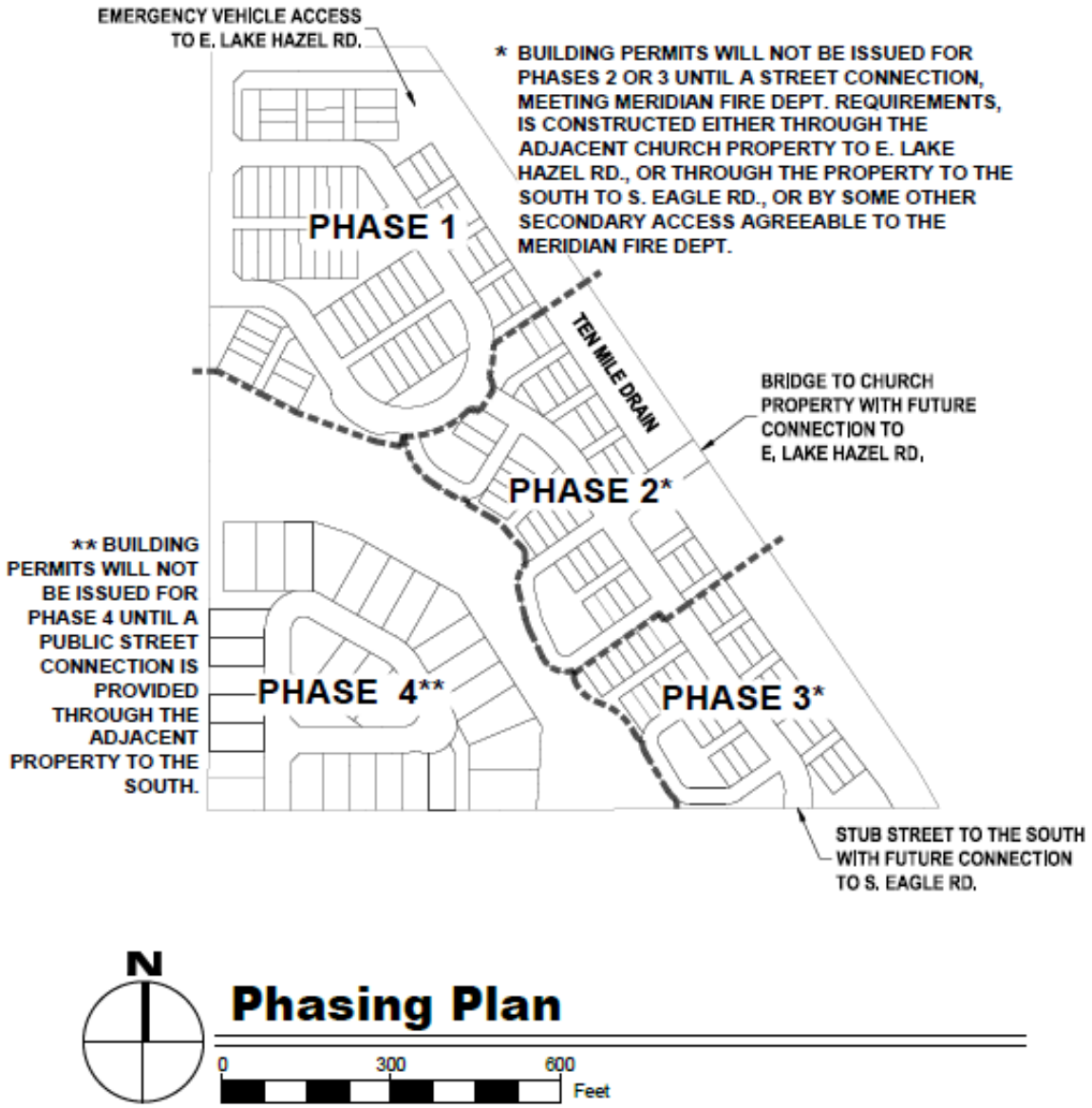
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 90°00'00" E	227.21
L2	S 60°35'33" E	280.04
L3	S 32°19'11" E	299.15
L4	S 00°11'50" E	159.31

COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
JN 6619 Office: (208) 442-0115 Fax: (208) 327-2106

B. Preliminary Plat (date: ~~8/24/2020~~ 11/23/20) & Phasing Plan

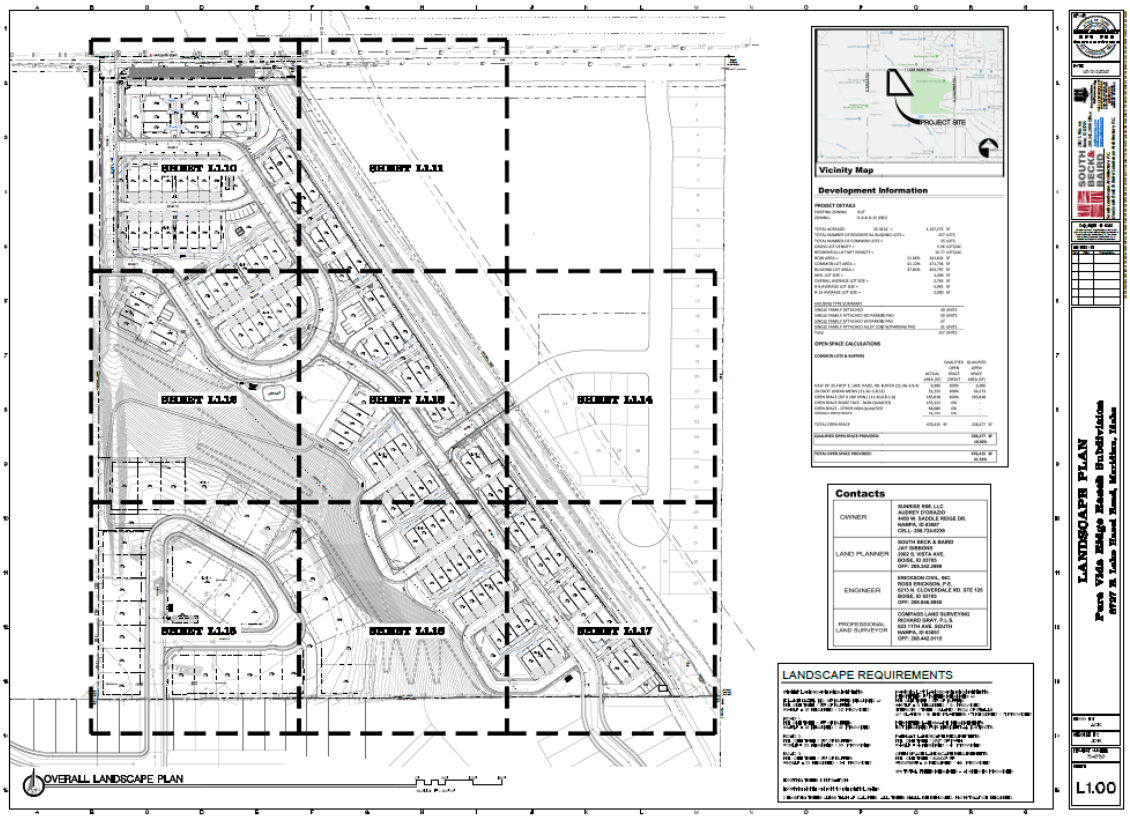


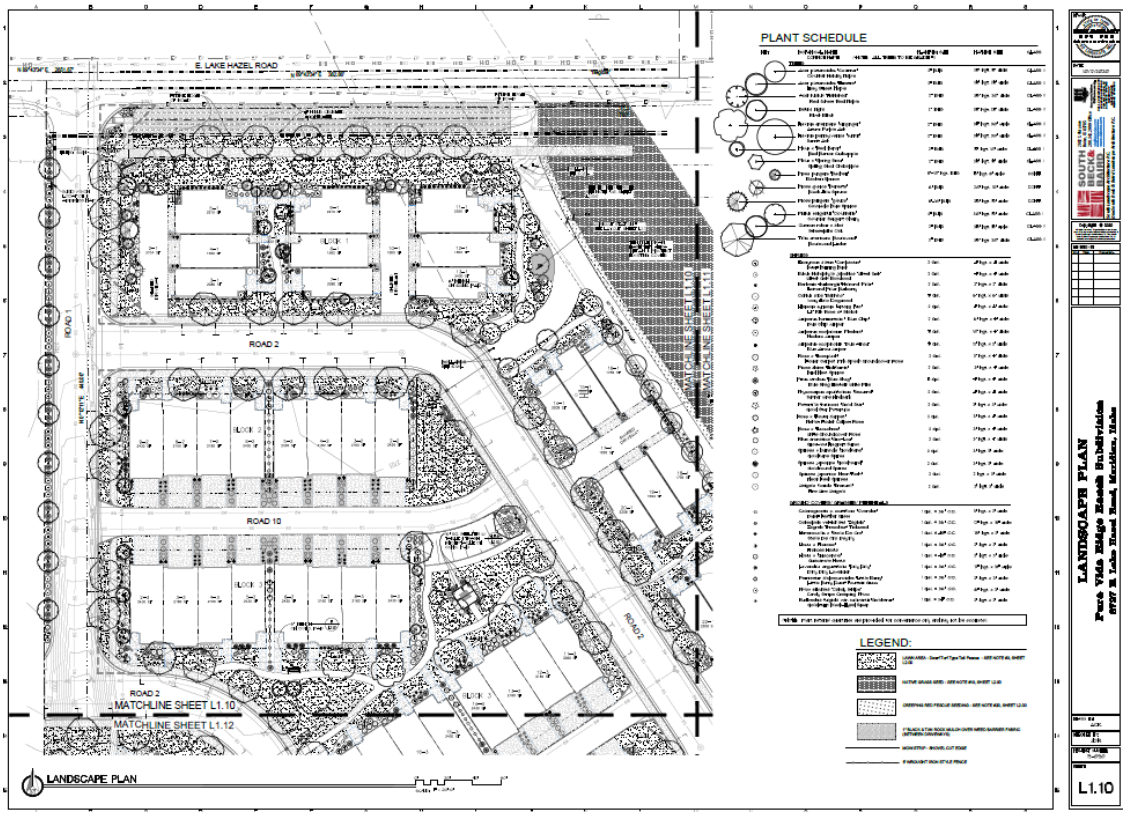

17/48 E LAKE HAZEL ROAD WIDENING
33/47 STANDARD LOCAL STREET
27/31 + 27/41 MINOR URBAN LOCAL STREET
27/31 + 27/41 MINOR URBAN LOCAL STREET
ALLEY
SHARED DRIVEWAY
PRELIMINARY PLAT - TYPICAL ROADWAY SECTIONS
PP.2

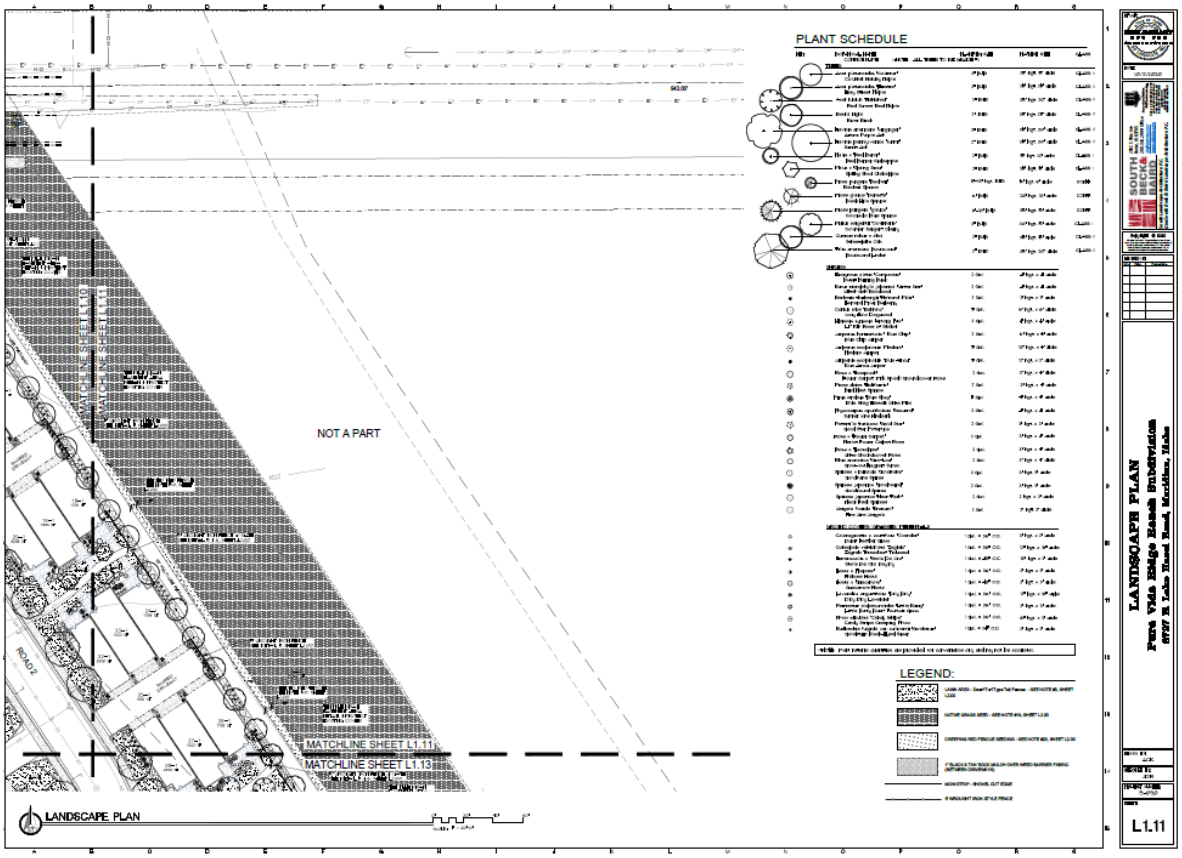

EMERGENCY VEHICLE ACCESS TO E. LAKE HAZEL RD.
* BUILDING PERMITS WILL NOT BE ISSUED FOR PHASES 2 OR 3 UNTIL A STREET CONNECTION, MEETING MERIDIAN FIRE DEPT. REQUIREMENTS, IS CONSTRUCTED EITHER THROUGH THE ADJACENT CHURCH PROPERTY TO E. LAKE HAZEL RD., OR THROUGH THE PROPERTY TO THE SOUTH TO S. EAGLE RD., OR BY SOME OTHER SECONDARY ACCESS AGREEABLE TO THE MERIDIAN FIRE DEPT.
PHASE 1
TEN MILE DRAIN
BRIDGE TO CHURCH PROPERTY WITH FUTURE CONNECTION TO E, LAKE HAZEL RD,
PHASE 2*
** BUILDING PERMITS WILL NOT BE ISSUED FOR PHASE 4 UNTIL A PUBLIC STREET CONNECTION IS PROVIDED THROUGH THE ADJACENT PROPERTY TO THE SOUTH.
PHASE 4**
PHASE 3*
STUB STREET TO THE SOUTH WITH FUTURE CONNECTION TO S. EAGLE RD.

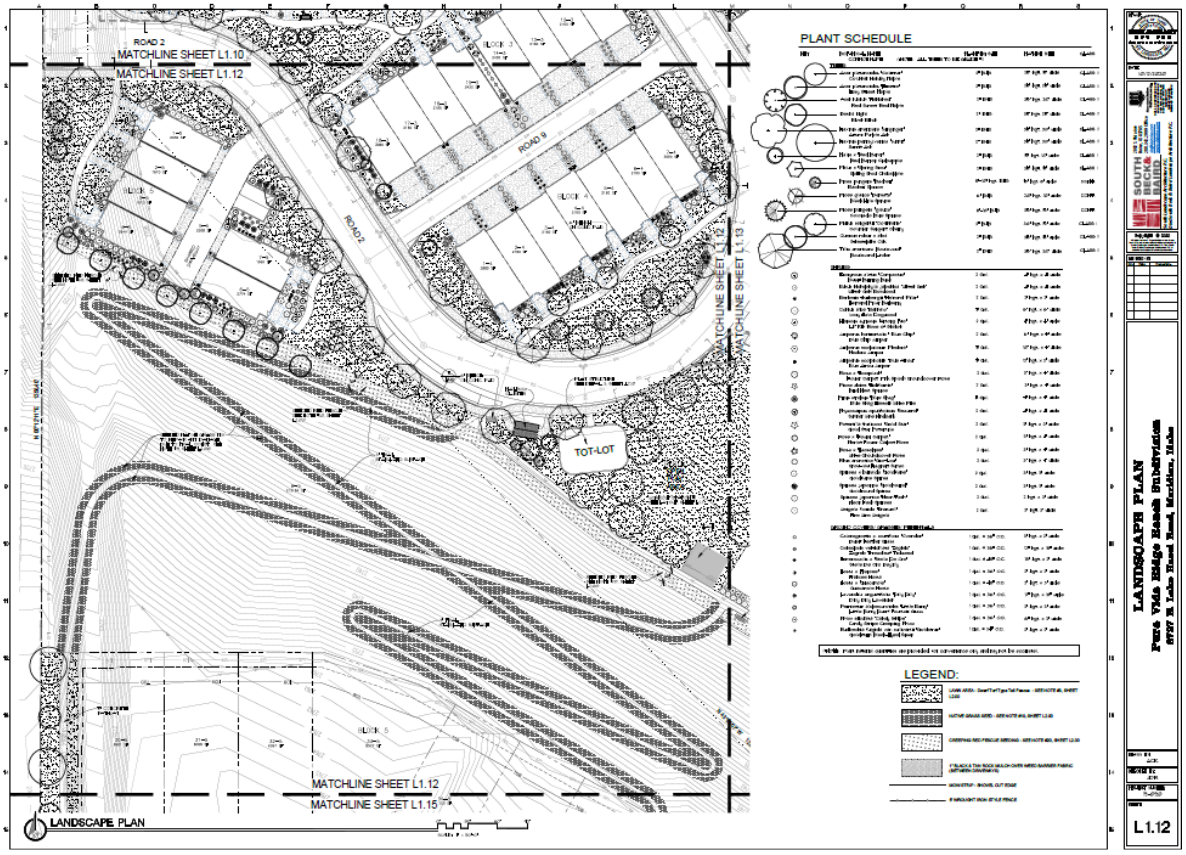
N
Phasing Plan
0
300
600
Feet

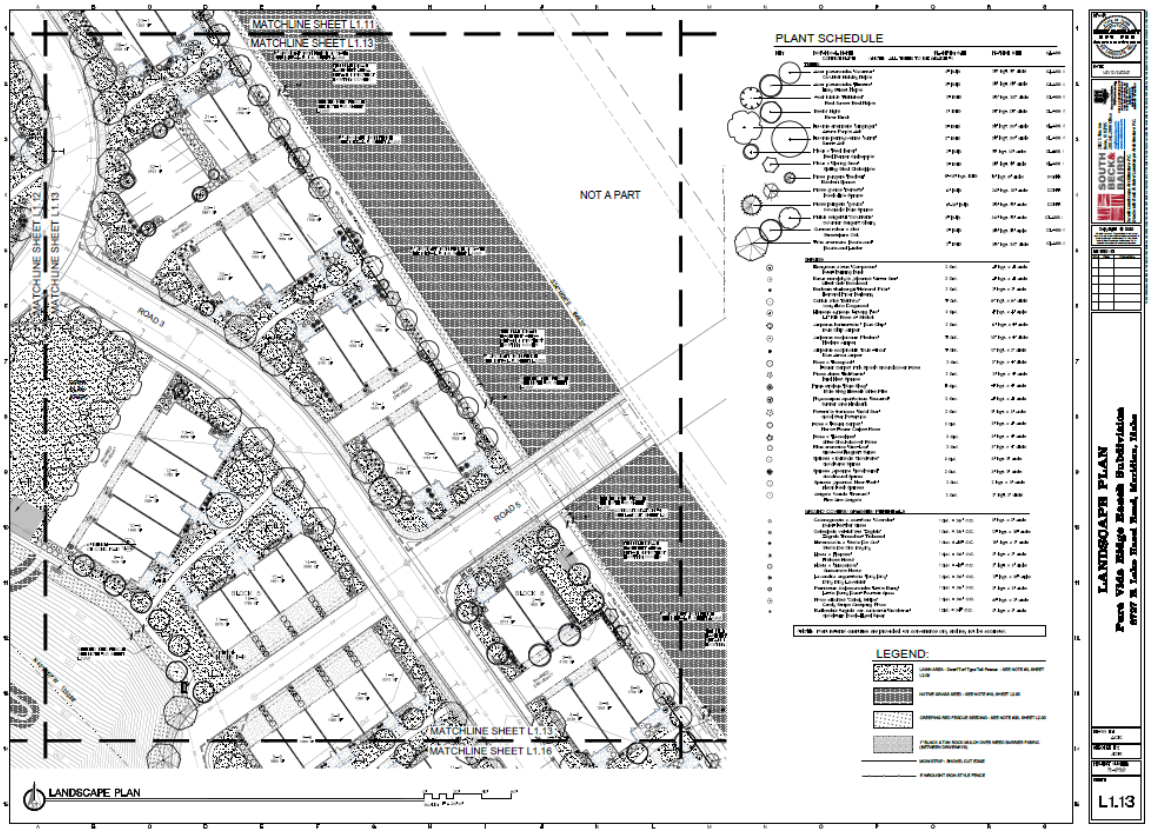
C. Landscape Plan for Subdivision (date: ~~4/30/2020~~ <u>10/12/20</u>)

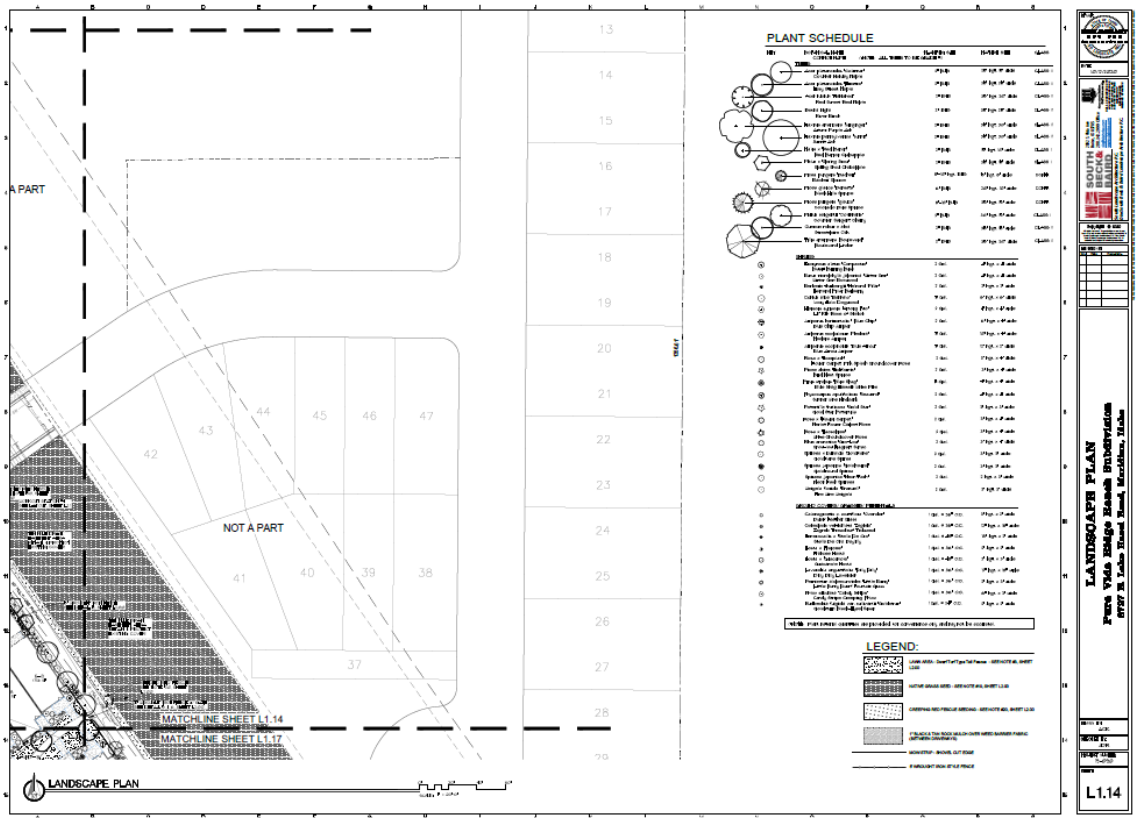

SHEET L1.10
SHEET L1.11
SHEET L1.12
SHEET L1.13
SHEET L1.14
SHEET L1.15
SHEET L1.16
SHEET L1.17
OVERALL LANDSCAPE PLAN
Vicinity Map
PROJECT SITE
Development Information
Contacts
LANDSCAPE REQUIREMENTS
LANDSCAPE PLAN
L1.00

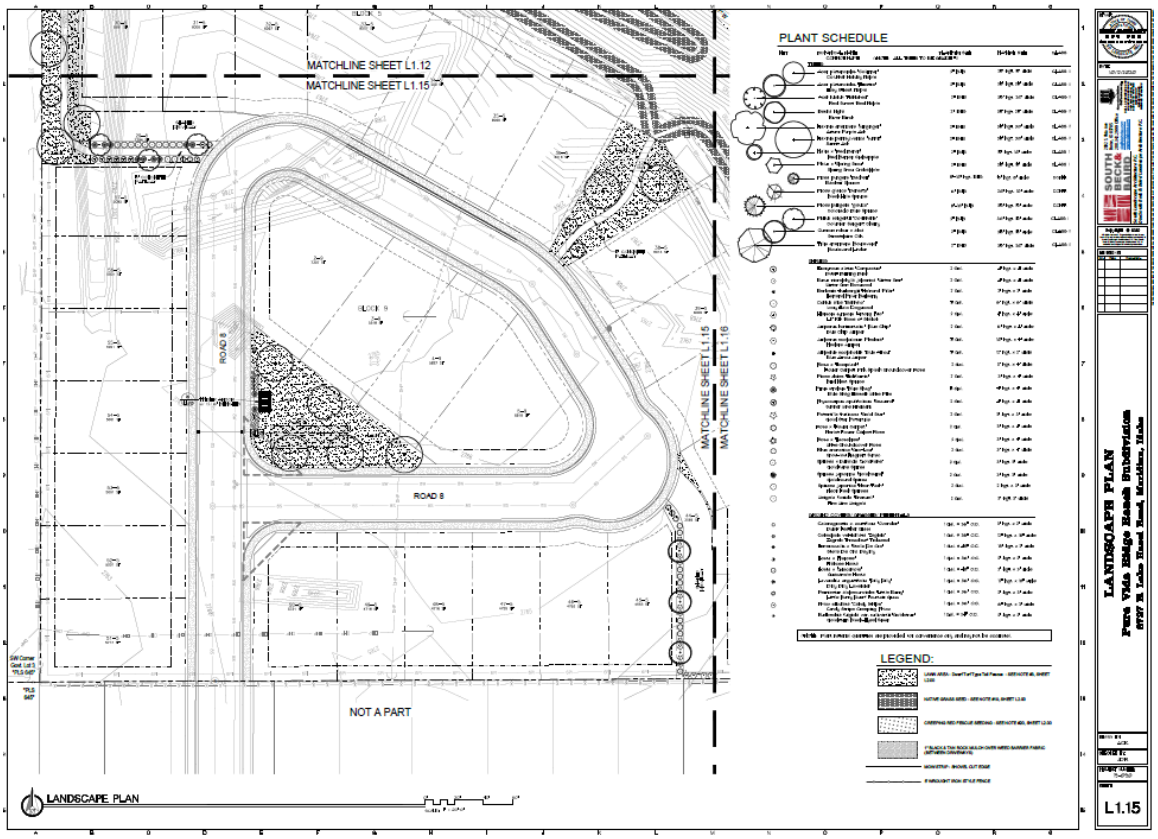

E LAKE HAZEL ROAD
ROAD 1
ROAD 2
ROAD 10
ROAD 3
MATCHLINE SHEET L1.10
MATCHLINE SHEET L1.12
PLANT SCHEDULE
LEGEND:
LANDSCAPE PLAN
L1.10

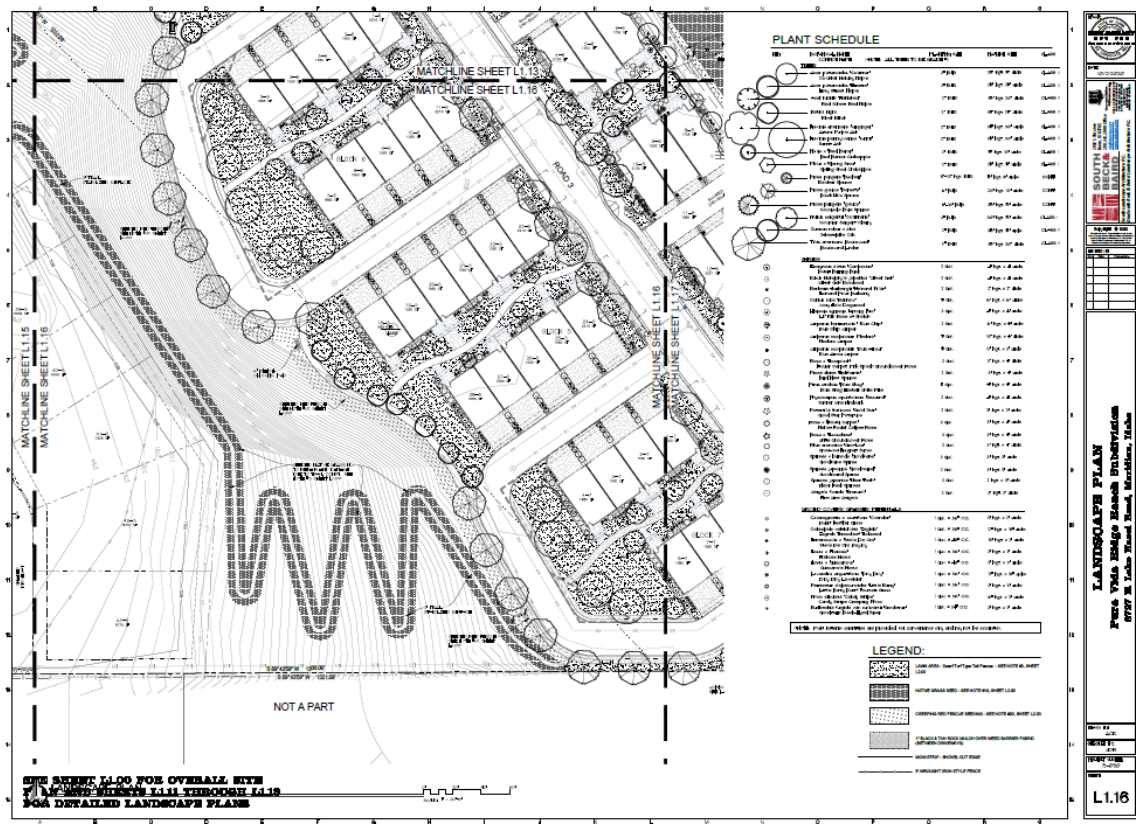

PLANT SCHEDULE
NOT A PART
MATCHLINE SHEET L1.11
MATCHLINE SHEET L1.13
LANDSCAPE PLAN
LEGEND:
LANDSCAPE PLAN
L1.11

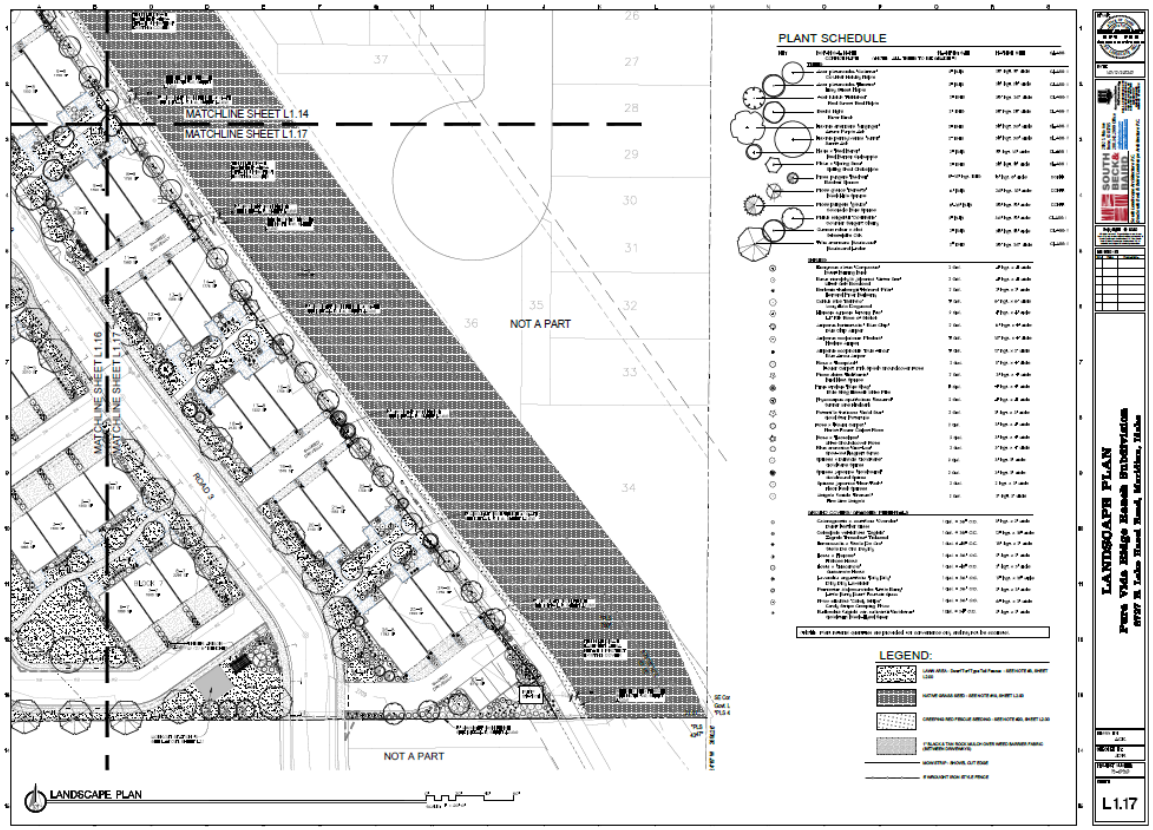

ROAD 2
MATCHLINE SHEET L1.10
MATCHLINE SHEET L1.12
ROAD B
ROAD 2
TOT-LOT
MATCHLINE SHEET L1.12
MATCHLINE SHEET L1.15
LANDSCAPE PLAN
PLANT SCHEDULE
LEGEND:
LANDSCAPE PLAN
L1.12

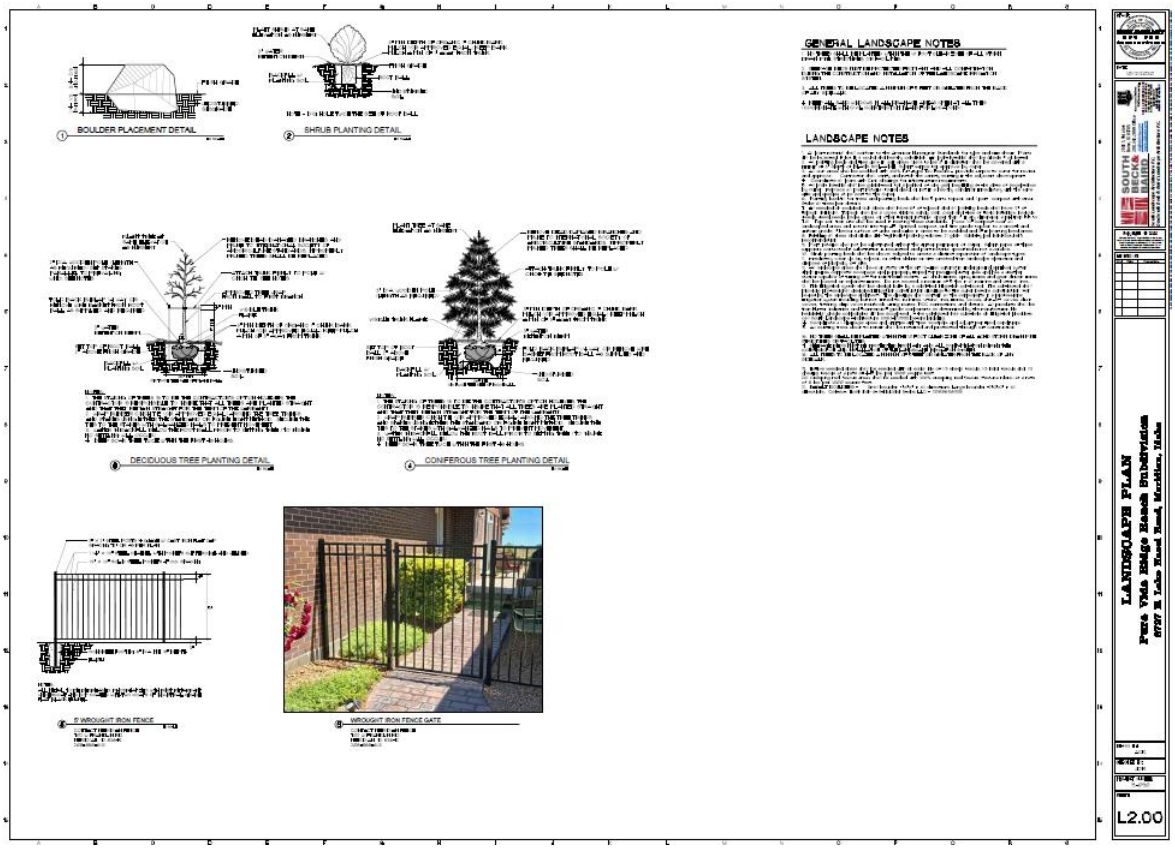

MATCHLINE SHEET L1.11
MATCHLINE SHEET L1.13
MATCHLINE SHEET L1.12
MATCHLINE SHEET L1.13
NOT A PART
ROAD 3
ROAD 5
MATCHLINE SHEET L1.13
MATCHLINE SHEET L1.16
LANDSCAPE PLAN
PLANT SCHEDULE
LEGEND:
LANDSCAPE PLAN
Pure Vida Village Ranch Subdivision
L1.13

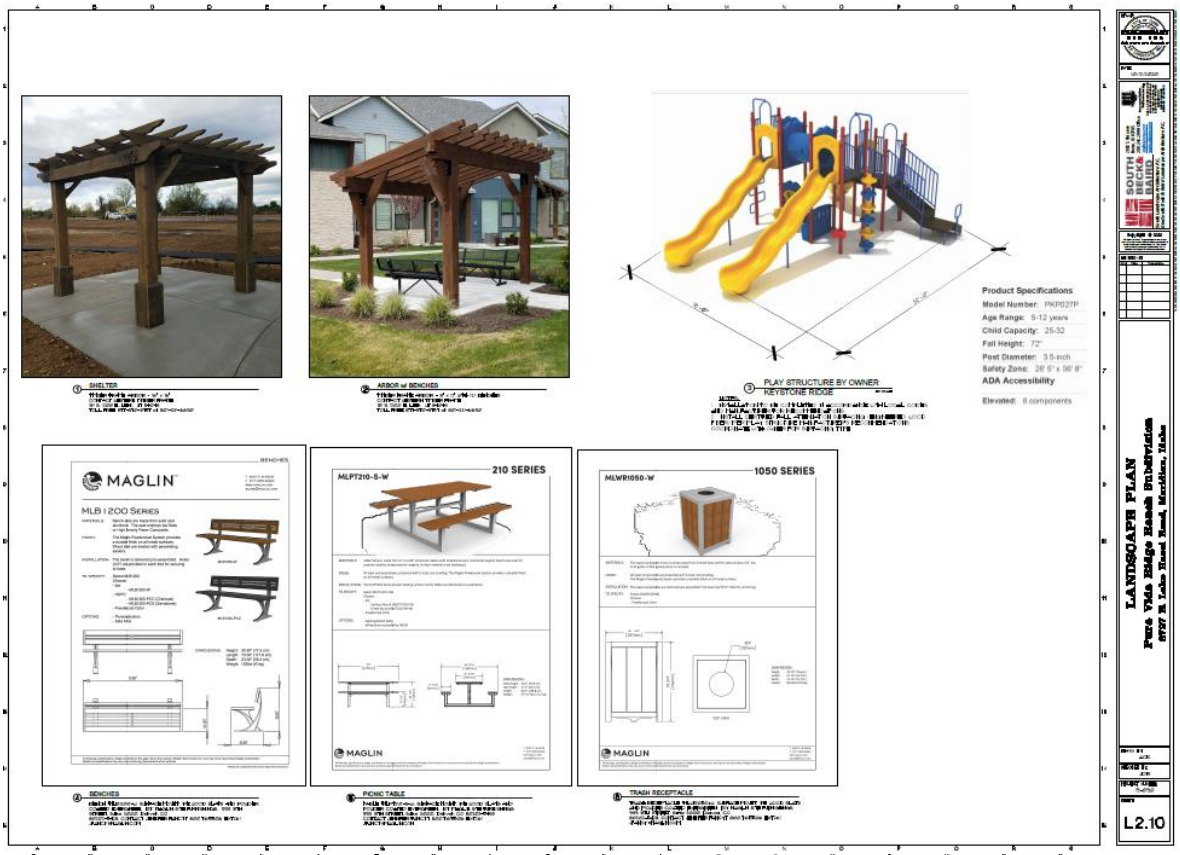

A PART
NOT A PART
MATCHLINE SHEET L1.14
MATCHLINE SHEET L1.17
LANDSCAPE PLAN
PLANT SCHEDULE
LEGEND:
LANDSCAPE PLAN
Pure Vida Village Ranch Subdivision
L1.14

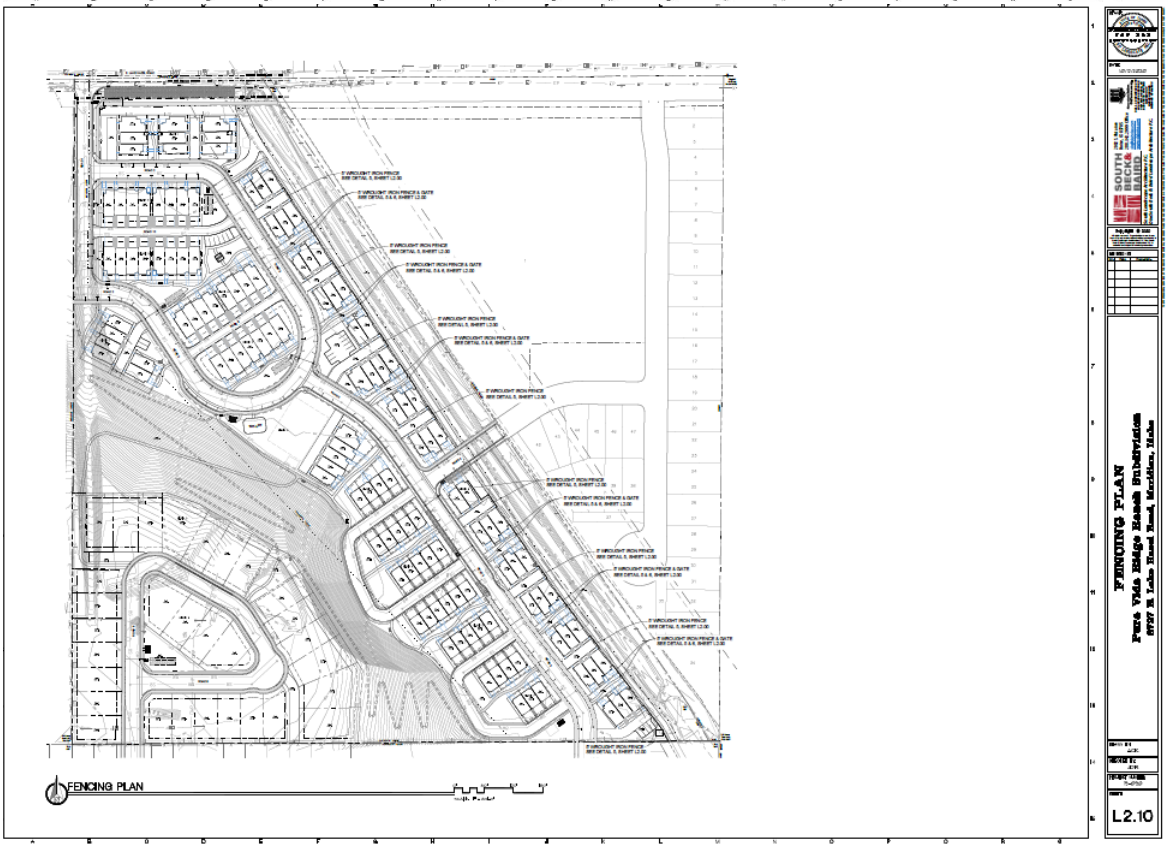

MATCHLINE SHEET L1.12
MATCHLINE SHEET L1.15
PLANT SCHEDULE
MATCHLINE SHEET L1.15
MATCHLINE SHEET L1.16
ROAD 8
NOT A PART
LEGEND:
LANDSCAPE PLAN
LANDSCAPE PLAN
L1.15


MATCHLINE SHEET L1.13
MATCHLINE SHEET L1.16
PLANT SCHEDULE
MATCHLINE SHEET L1.15
MATCHLINE SHEET L1.16
MATCHLINE SHEET L1.16
MATCHLINE SHEET L1.17
ROAD 1
NOT A PART
LEGEND:
LANDSCAPE PLAN
L1.16

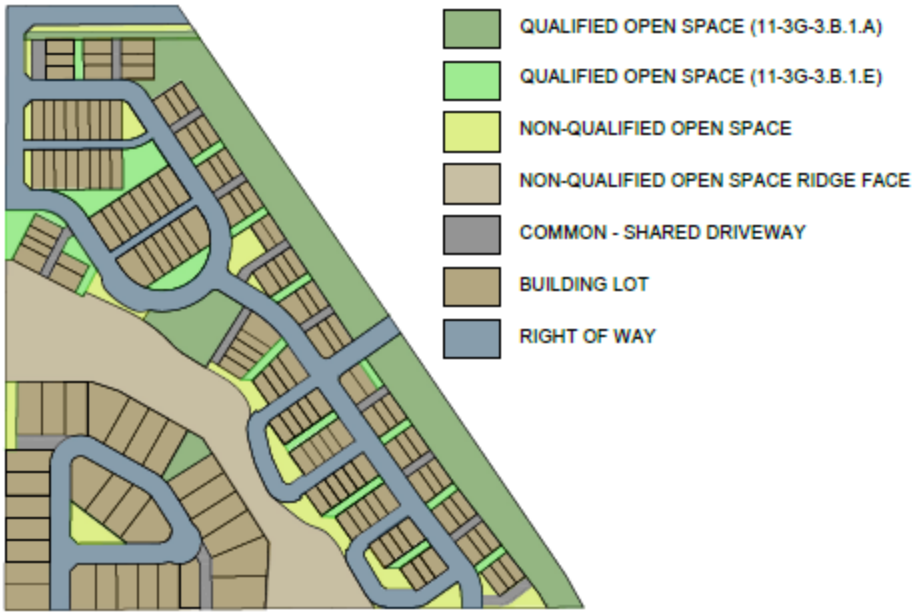

PLANT SCHEDULE
MATCHLINE SHEET L1.14
MATCHLINE SHEET L1.17
NOT A PART
LEGEND:
LANDSCAPE PLAN
L1.17


BOULDER PLACEMENT DETAIL
SHRUB PLANTING DETAIL
GENERAL LANDSCAPE NOTES
LANDSCAPE NOTES
DECIDUOUS TREE PLANTING DETAIL
CONIFEROUS TREE PLANTING DETAIL
WROUGHT IRON FENCE
WROUGHT IRON FENCE GATE
L2.00


SHELTER
ARBOR w/ BENCHES
PLAY STRUCTURE BY OWNER
KEYSTONE RIDGE
Product Specifications
Model Number: PKP027P
Age Range: 5-12 years
Child Capacity: 25-32
Fall Height: 72"
Post Diameter: 3.5 inch
Safety Zone: 28' 5" x 38' 8"
ADA Accessibility
Elevated: 8 components
MAGLIN
MLB1200 SERIES
BENCHES
210 SERIES
MLPT210-S-W
PICNIC TABLE
1050 SERIES
MLWR1050-W
TRASH RECEPTACLE
LANDSCAPE PLAN
L2.10


FENCING PLAN
FENCING PLAN
L2.10

D. Qualified Open Space Exhibit <u>(REVISED)</u>



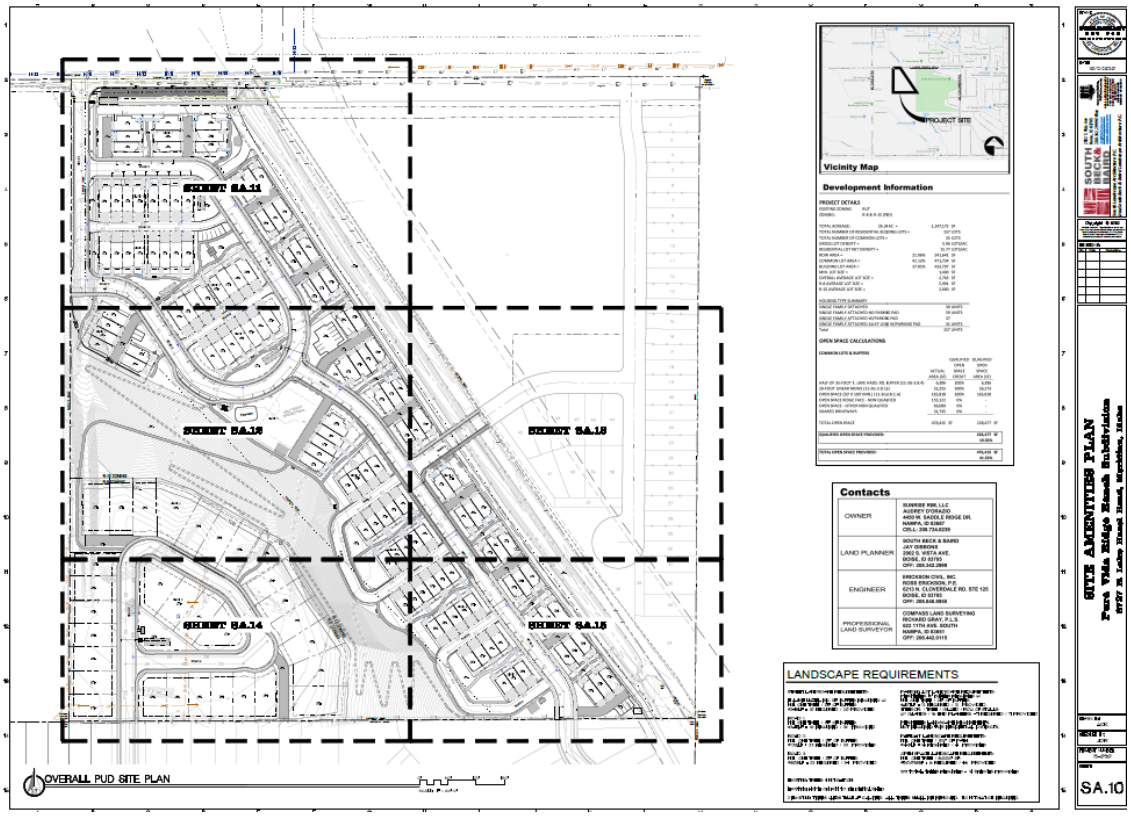
OPEN SPACE CALCULATIONS

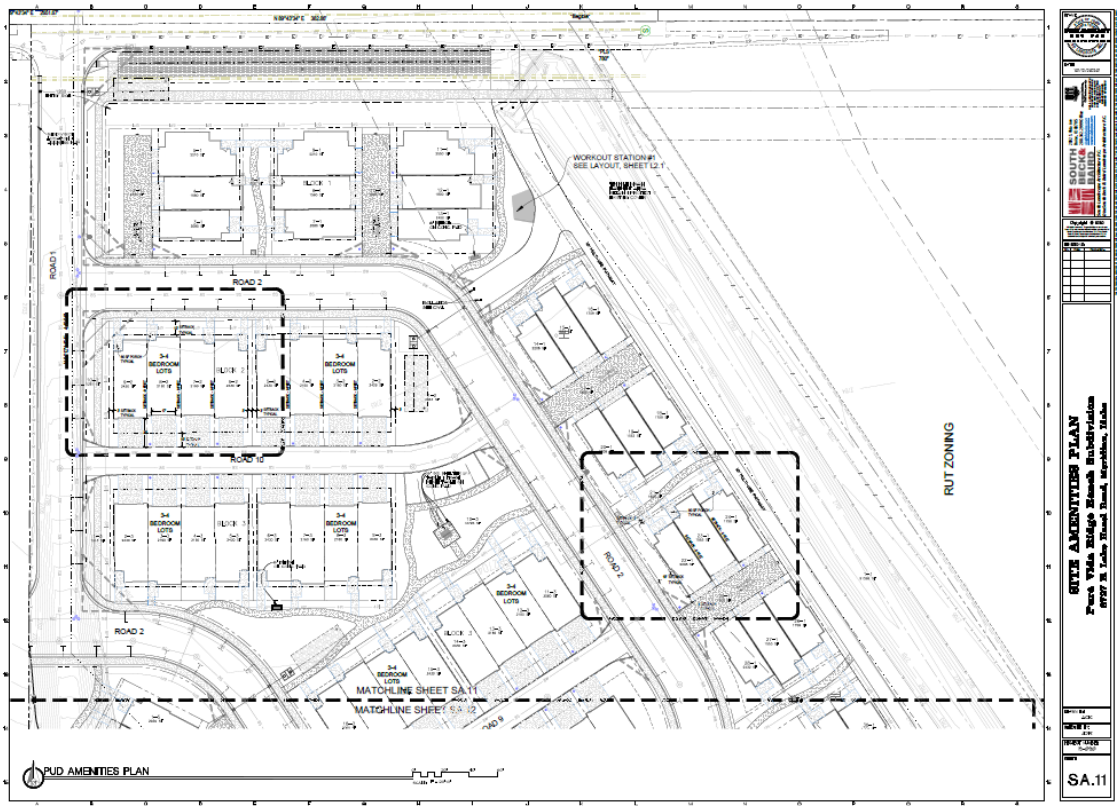
COMMON LOTS & BUFFERS

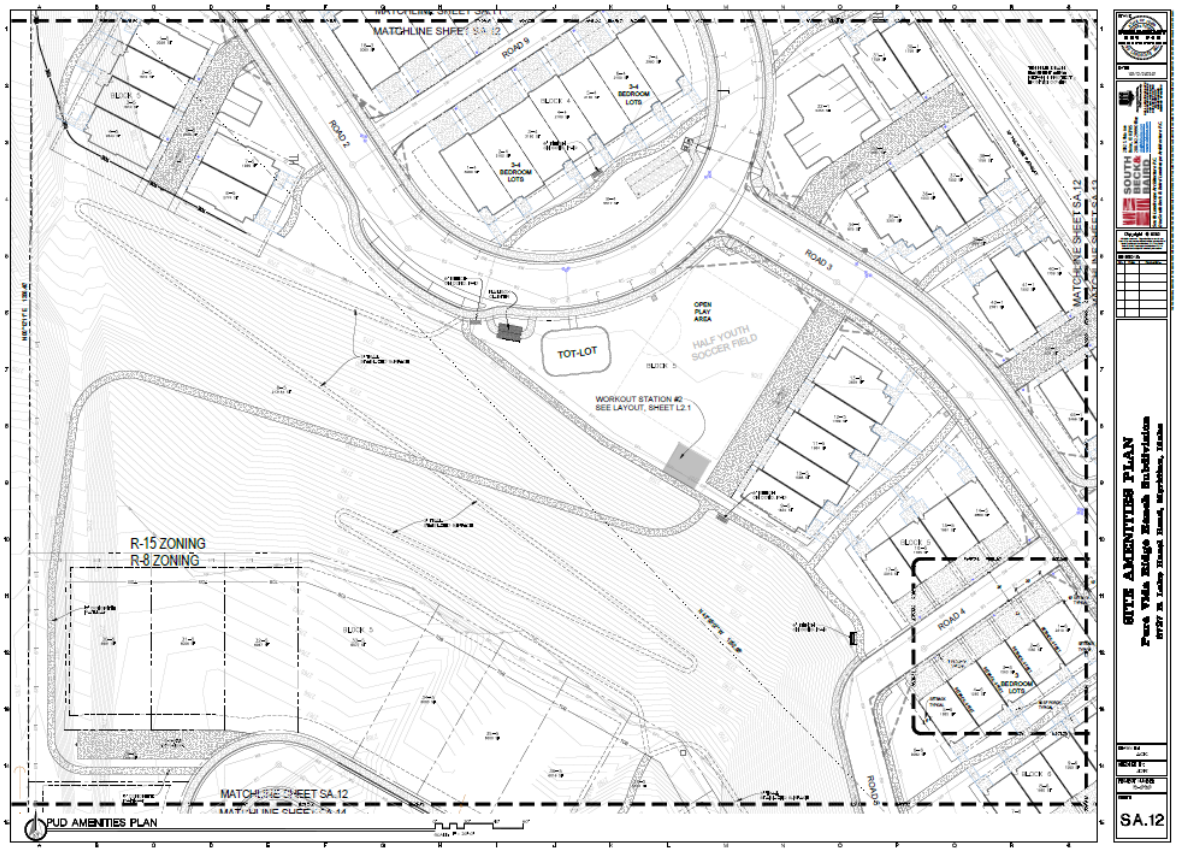
	ACTUAL AREA (SF)	QUALIFIED OPEN SPACE CREDIT	QUALIFIED OPEN SPACE AREA (SF)
HALF OF 35-FOOT E. LAKE HAZEL RD. BUFFER (11-3G-3.B.4)	6,386	100%	6,386
20-FOOT LINEAR MEWS (11-3G-3.B.1.E)	51,255	100%	56,273
OPEN SPACE (50' X 100' MIN.) (11-3G-3.B.1.A)	165,818	100%	165,818
OPEN SPACE RIDGE FACE - NON QUALIFIED	154,694	0%	-
OPEN SPACE - OTHER NON QUALIFIED	59,922	0%	-
SHARED DRIVEWAYS	31,744	0%	-
TOTAL OPEN SPACE	469,819 SF		228,477 SF

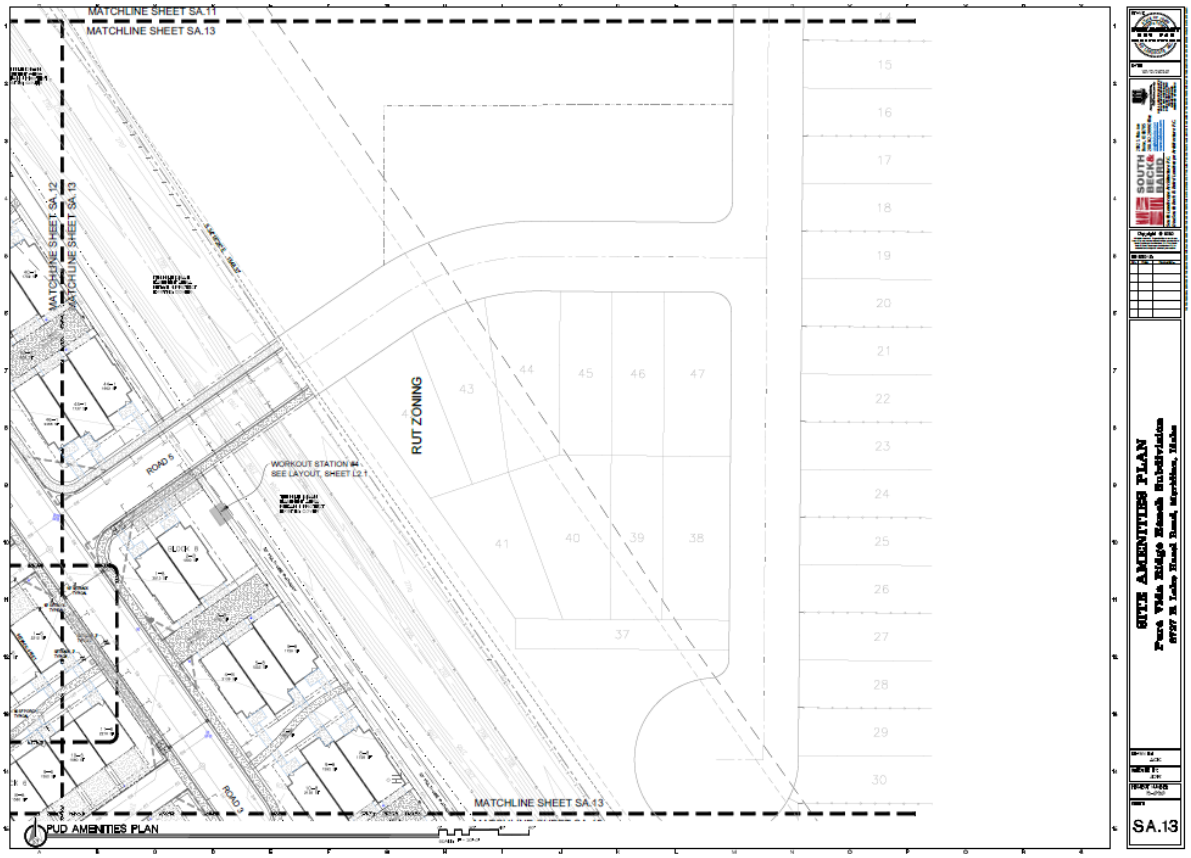
QUALIFIED OPEN SPACE PROVIDED:	**228,477 SF** **19.92%**
TOTAL OPEN SPACE PROVIDED:	**469,819 SF** **40.95%**

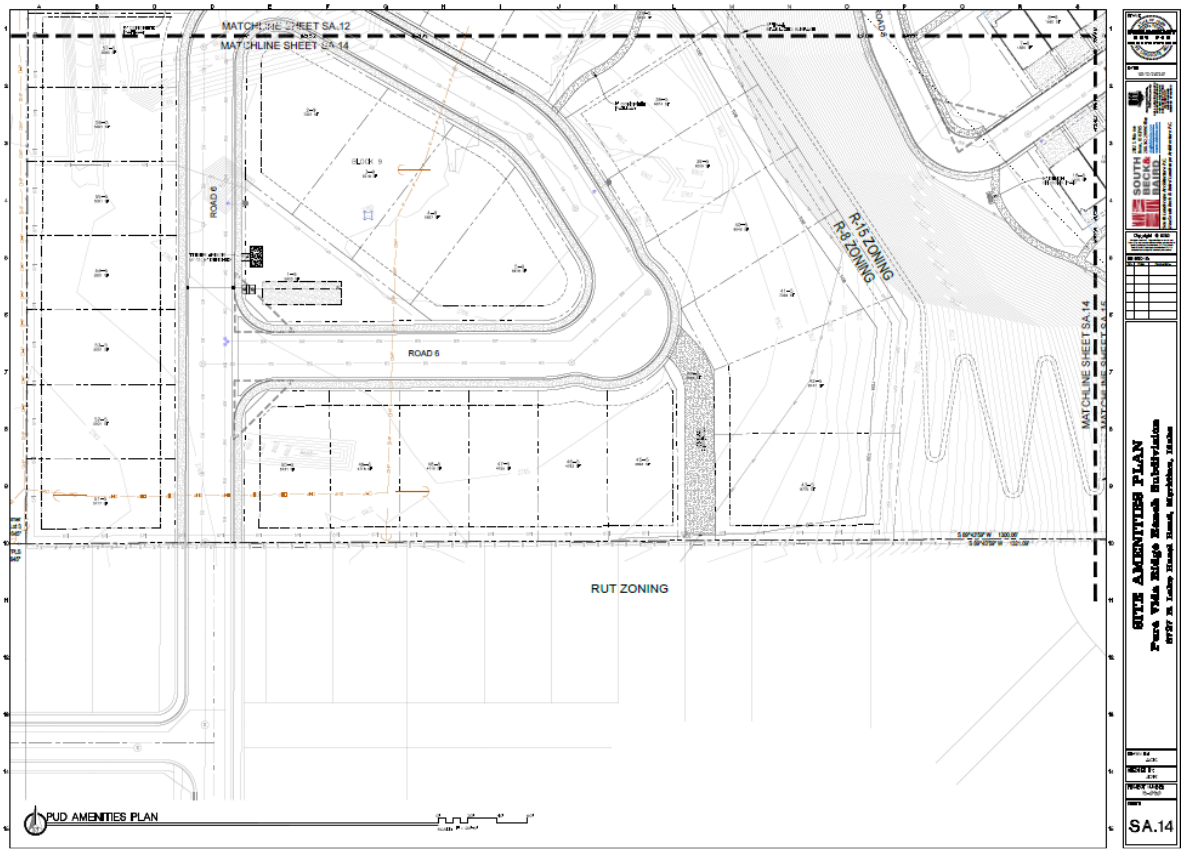
E. Planned Unit Development Site Amenities Plan (date: ~~4/30/2020~~ 10/12/20)

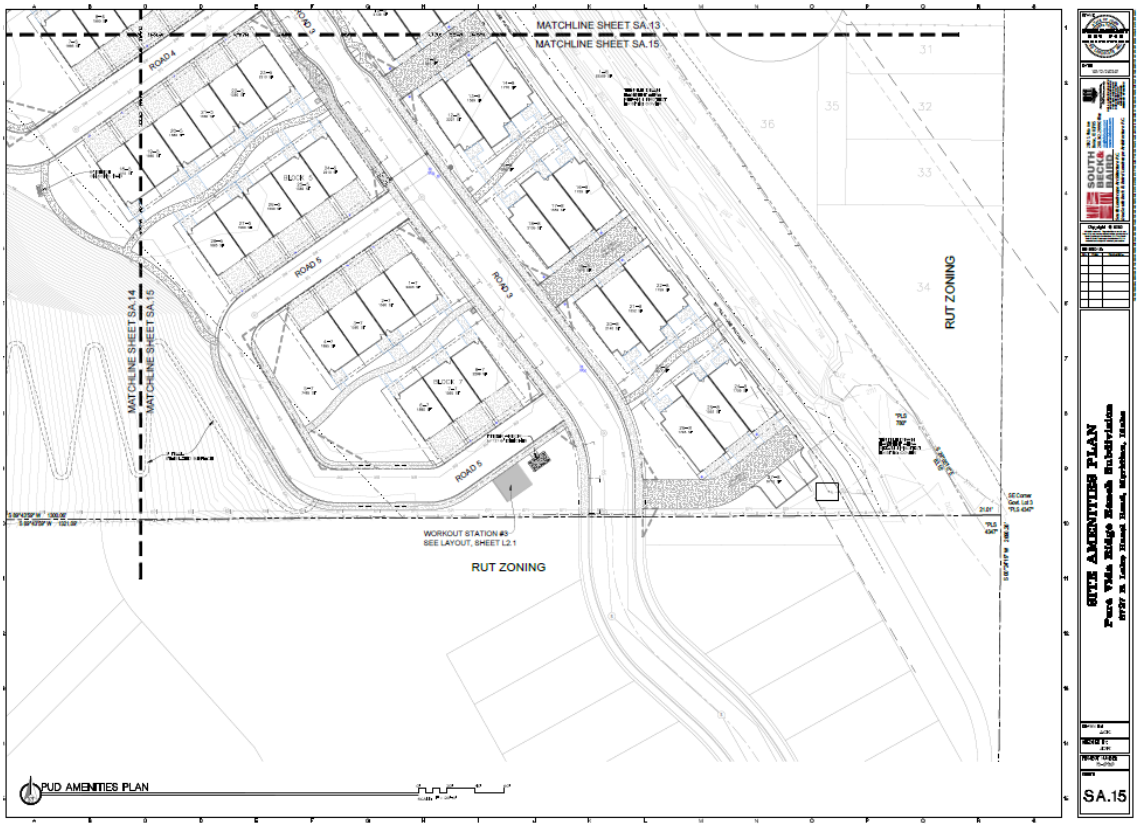




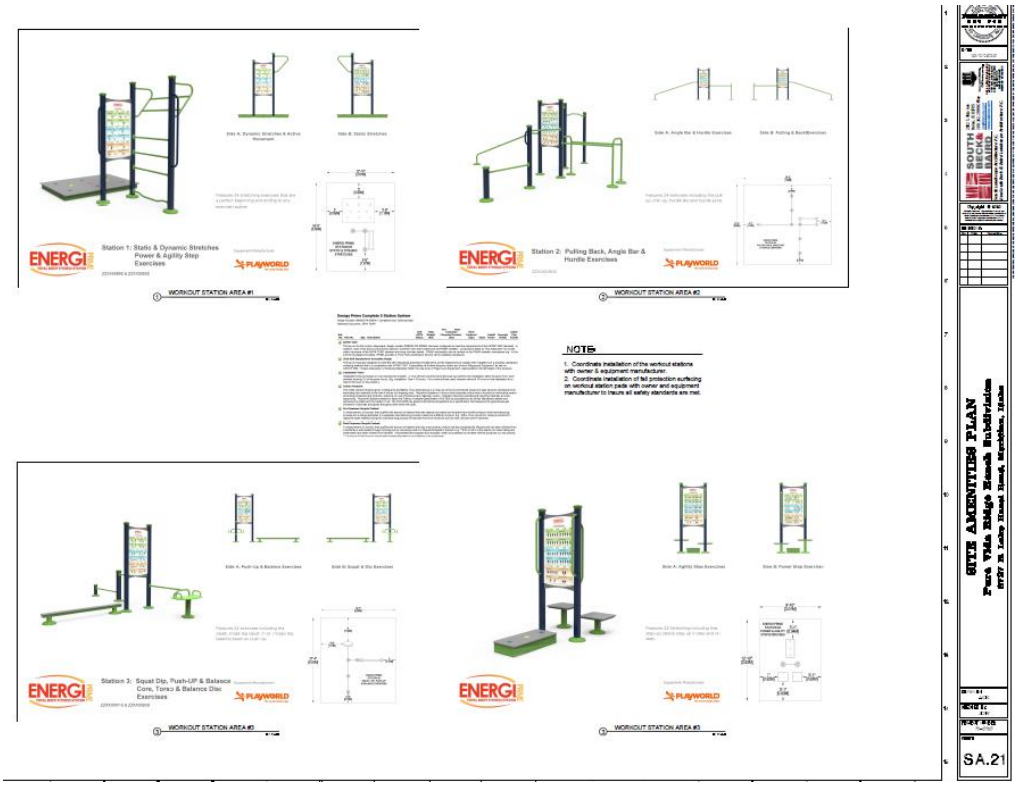

MATCHLINE SHEET SA.12
ROAD 9
ROAD 2
ROAD 3
ROAD 4
ROAD 5
3-4 BEDROOM LOTS
TOT-LOT
OPEN PLAY AREA
HALF YOUTH SOCCER FIELD
WORKOUT STATION #2
SEE LAYOUT, SHEET L2.1
R-15 ZONING
R-8 ZONING
BEDROOM LOTS
PUD AMENITIES PLAN
SITE AMENITIES PLAN
SA.12


MATCHLINE SHEET SA.11
MATCHLINE SHEET SA.13
MATCHLINE SHEET SA.12
ROAD 5
ROAD 7
WORKOUT STATION #4
SEE LAYOUT, SHEET L2.1
RUT ZONING
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
43
44
45
46
47
41
40
39
38
37
PUD AMENITIES PLAN
SITE AMENITIES PLAN
SA.13

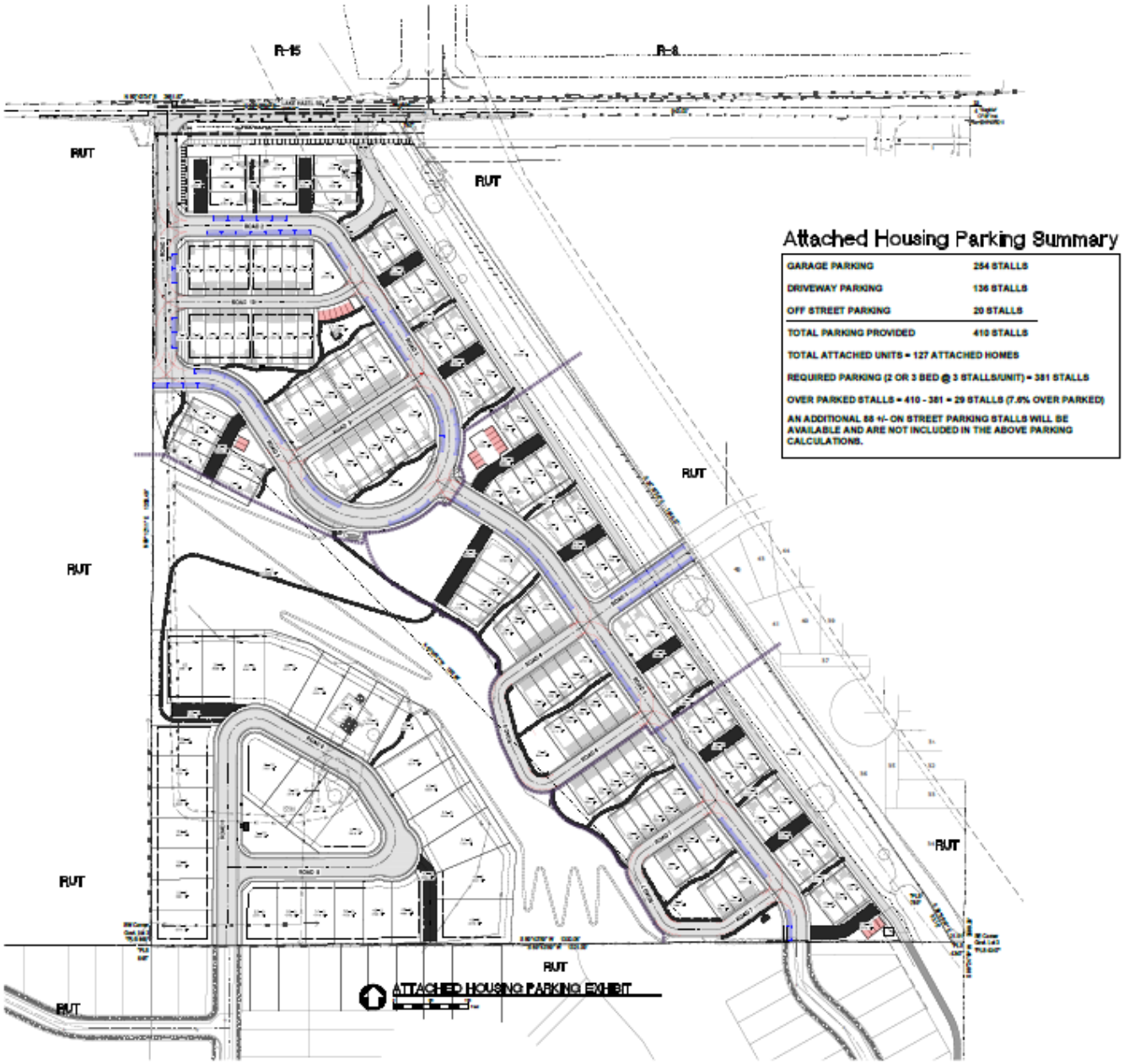

MATCHLINE SHEET SA.12
MATCHLINE SHEET SA.14
ROAD 6
ROAD 6
R-15 ZONING
R-8 ZONING
MATCHLINE SHEET SA.14
RUT ZONING
PUD AMENITIES PLAN
SITE AMENITIES PLAN
SA.14

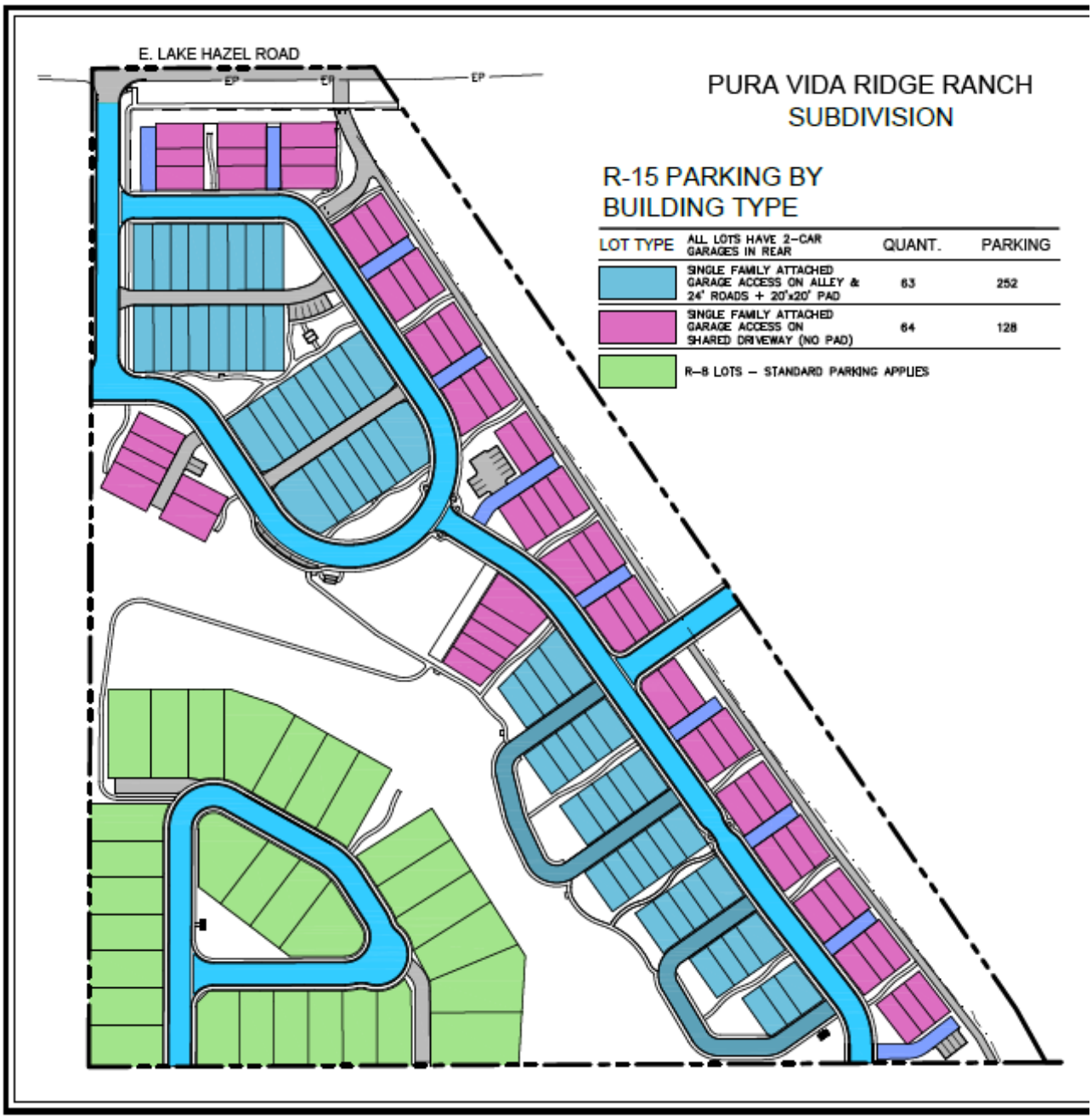

MATCHLINE SHEET SA.13
MATCHLINE SHEET SA.15
ROAD 4
ROAD 3
ROAD 5
ROAD 5
ROAD 3
MATCHLINE SHEET SA.14
MATCHLINE SHEET SA.15
RUT ZONING
WORKOUT STATION #3
SEE LAYOUT, SHEET L2.1
RUT ZONING
PUD AMENITIES PLAN
SITE AMENITIES PLAN
SA.15

3-4 BEDROOM LOTS
BLOCK 2
ROAD 10
ROAD 2
ROAD 4
3 BEDROOM LOTS
10' SETBACK TYPICAL
3' SETBACK TYPICAL
80 SF PORCH TYPICAL
ENLARGEMENT - 33 FOOT ROADS/ALLEYS - 4 BRM PRODUCT
ENLARGEMENT - SHARED DRIVEWAYS - 2 BDR PRODUCT
ENLARGEMENT - 24 FOOT ROADS - 3-STORY PRODUCT
ARBOR w/ BENCHES
SHELTER
SITE AMENITIES PLAN
SA.20

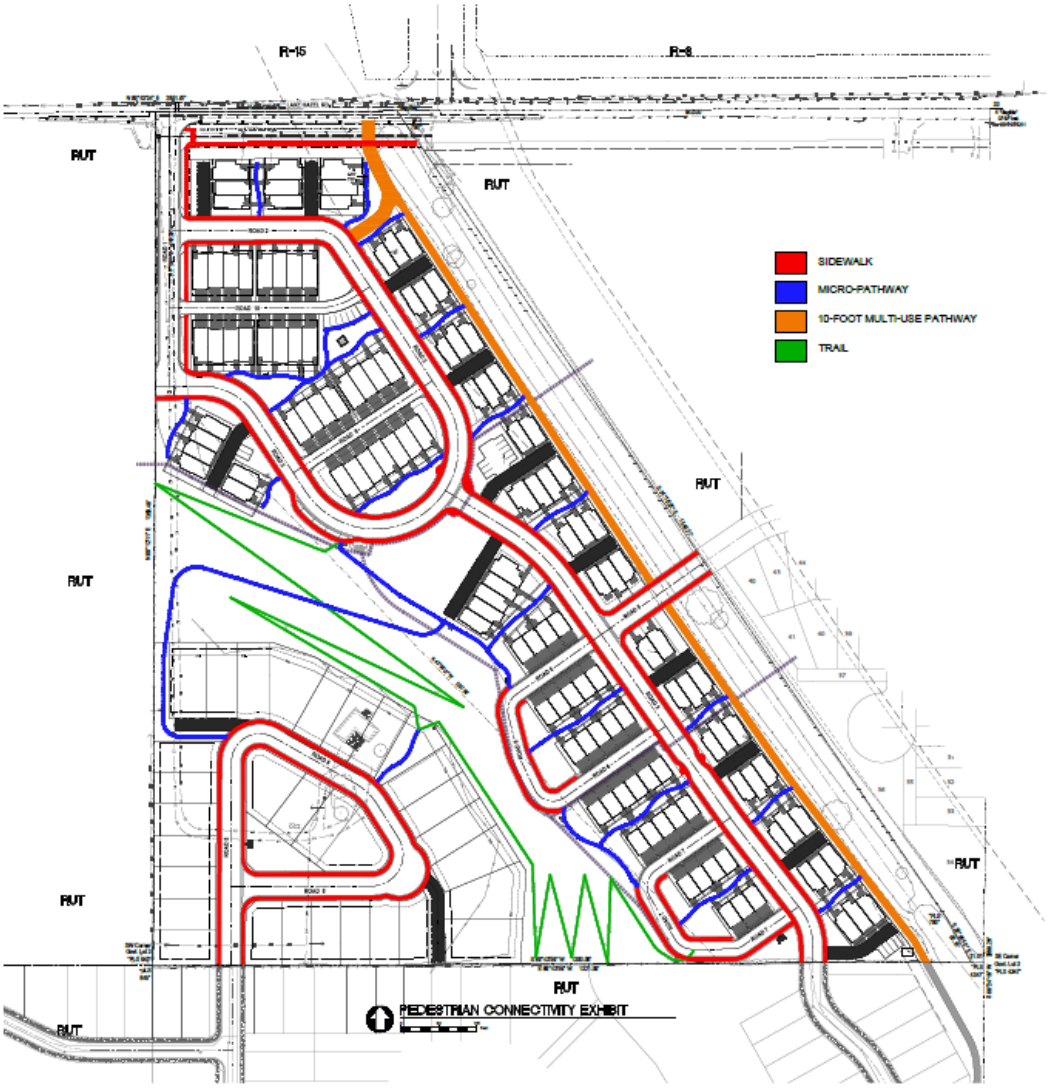

Station 1: Static & Dynamic Stretches Power & Agility Step Exercises
Station 2: Pulling Back, Angle Bar & Hurdle Exercises
Station 3: Squat Dip, Push-UP & Balance Core, Torso & Balance Disc Exercises
WORKOUT STATION AREA #1
WORKOUT STATION AREA #2
WORKOUT STATION AREA #3
WORKOUT STATION AREA #3
NOTE:
1. Coordinate installation of the workout stations with owner & equipment manufacturer.
2. Coordinate installation of fall protection surfacing on workout station pads with owner and equipment manufacturer to insure all safety standards are met.
SITE AMENITIES PLAN
SA.21

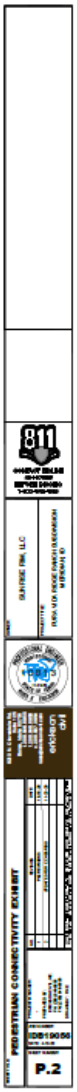
F. Parking Exhibit <u>(REVISED)</u>




E. LAKE HAZEL ROAD
EP
EP
EP
PURA VIDA RIDGE RANCH
SUBDIVISION
R-15 PARKING BY
BUILDING TYPE
LOT TYPE
ALL LOTS HAVE 2-CAR GARAGES IN REAR
QUANT.
PARKING
SINGLE FAMILY ATTACHED GARAGE ACCESS ON ALLEY & 24' ROADS + 20'x20' PAD
63
252
SINGLE FAMILY ATTACHED GARAGE ACCESS ON SHARED DRIVEWAY (NO PAD)
64
128
R-8 LOTS – STANDARD PARKING APPLIES

G. Pedestrian Connectivity Plan <u>(dated: 11/23/20) - REVISED</u>





H. Building Elevations (date: 4/30/2020) & Perspective Views

Perspective view of development:

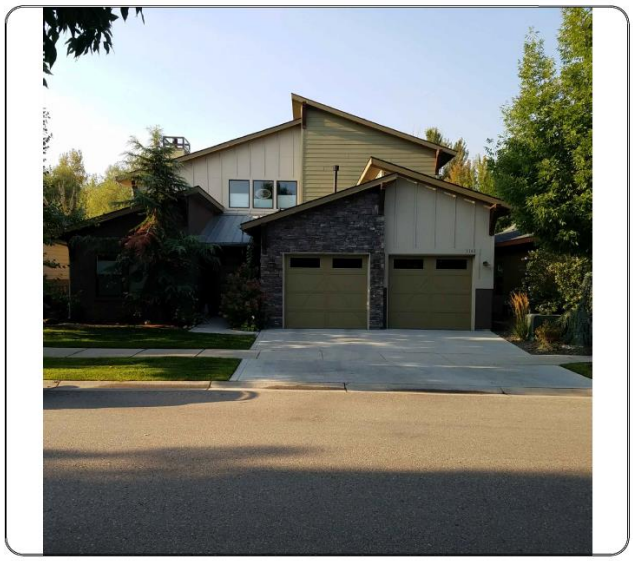
Perspective View of Entrance:

Single-family detached units:

DETAIL:
SOUTH BECK& BAIRD
2003 S Vista Ave
Boise, ID 83705
208-342-2999 Office
info@sbdesign.com
www.sbdesign.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISION:
PROJECT: Pura Vida Ridge Ranch Sub
R-8 ELEVATIONS
-
-

DATE: 9-10-2020
SCALE: NTS
SHEET: EL.13



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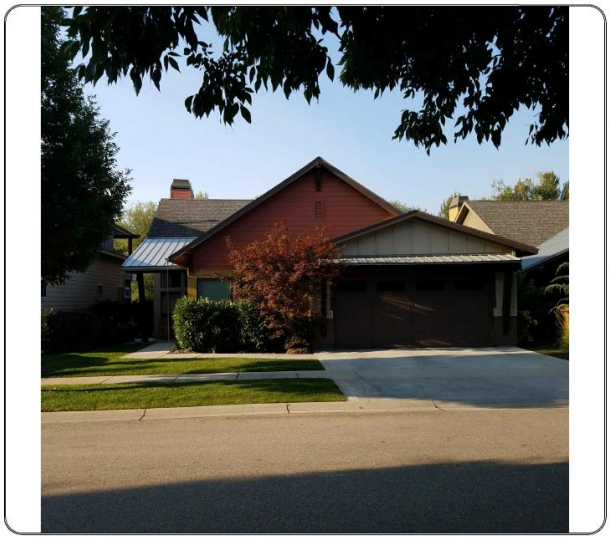
REVISION:
PROJECT: Pura Vida Ridge Ranch Sub
R-8 ELEVATIONS
-
-

DATE: 9-10-2020
SCALE: NTS
SHEET: EL.14



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www.sbdesign.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISION:
PROJECT: Pura Vida Ridge Ranch Sub
R-8 ELEVATIONS
-
-

DATE: 9-10-2020
SCALE: NTS
SHEET: EL.15

DETAIL:
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208-342-2999 Office
info@sbdesign.com
www.sbdesign.com
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Dba South Beck & Baird Landscape Architecture P.C.

REVISION:
PROJECT: Pura Vida Ridge Ranch Sub
R-8 ELEVATIONS
-
-

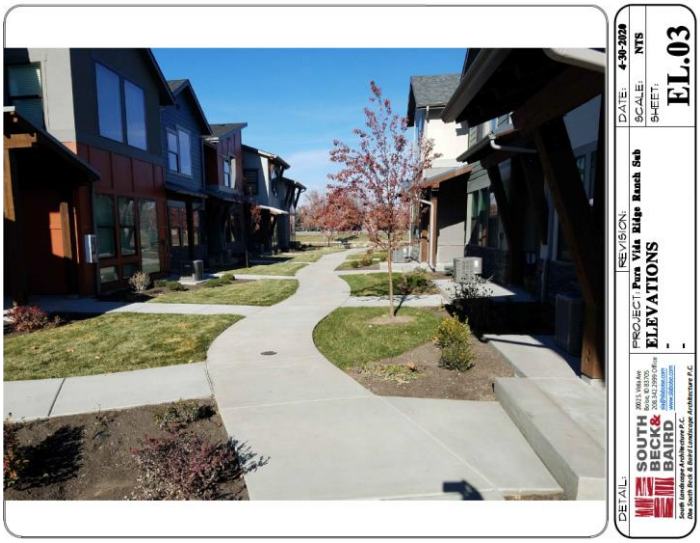
DATE: 9-10-2020
SCALE: NTS
SHEET: EL.11

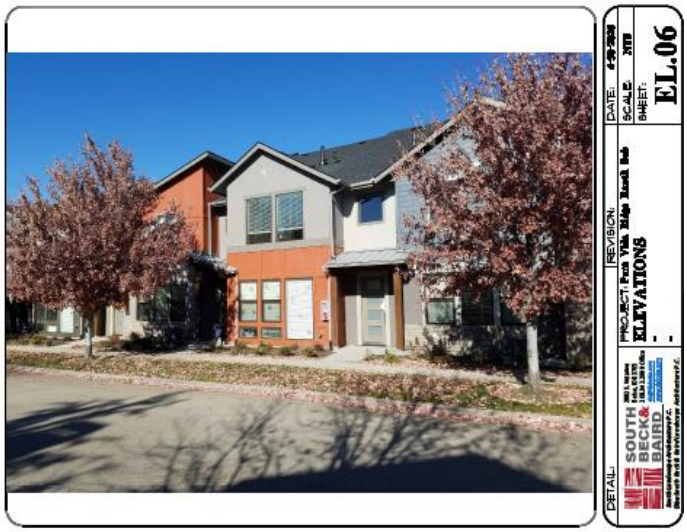
DETAIL:
SOUTH BECK& BAIRD
2003 S Vista Ave
Boise, ID 83705
208-342-2999 Office
info@sbdesign.com
www.sbdesign.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

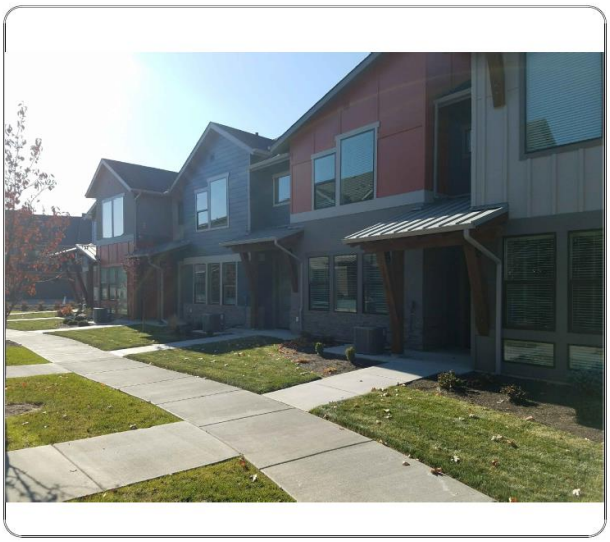
REVISION:
PROJECT: Pura Vida Ridge Ranch Sub
R-8 ELEVATIONS
-
-

DATE: 9-10-2020
SCALE: NTS
SHEET: EL.12

Townhome units:







DETAIL: SOUTH BECK & BAIRD 2001 S. Vista Ave Boise, ID 83705 208.342.2399 Office sbb@sbdesign.com www.sbdesign.com South Landscape Architecture P.C. Dba South Beck & Baird Landscape Architecture P.C.
REVISION:
PROJECT: Pura Vida Ridge Ranch Sub
ELEVATIONS
DATE: 4-30-2020
SCALE: NTS
SHEET: EL.07

DETAIL: SOUTH BECK & BAIRD 2001 S. Vista Ave Boise, ID 83705 208.342.2399 Office sbb@sbdesign.com www.sbdesign.com South Landscape Architecture P.C. Dba South Beck & Baird Landscape Architecture P.C.
REVISION:
PROJECT: Pura Vida Ridge Ranch Sub
ELEVATIONS
DATE: 4-30-2020
SCALE: NTS
SHEET: EL.08

DETAIL: SOUTH BECK & BAIRD 2001 S. Vista Ave Boise, ID 83705 208.342.2399 Office sbb@sbdesign.com www.sbdesign.com South Landscape Architecture P.C. Dba South Beck & Baird Landscape Architecture P.C.
REVISION:
PROJECT: Pura Vida Ridge Ranch Sub
ELEVATIONS
DATE: 4-30-2020
SCALE: NTS
SHEET: EL.09

DETAIL: SOUTH BECK & BAIRD 2001 S. Vista Ave Boise, ID 83705 208.342.2399 Office sbb@sbdesign.com www.sbdesign.com South Landscape Architecture P.C. Dba South Beck & Baird Landscape Architecture P.C.
REVISION:
PROJECT: Pura Vida Ridge Ranch Sub
ELEVATIONS
DATE: 4-30-2020
SCALE: NTS
SHEET: EL.010

Note: No elevations were submitted for the single-family 2-attached units – the Applicant states they will look like two end units of the 3+ unit attached buildings put together back to back. The end units have a kick out on the front corner as shown on townhome elevation #4.

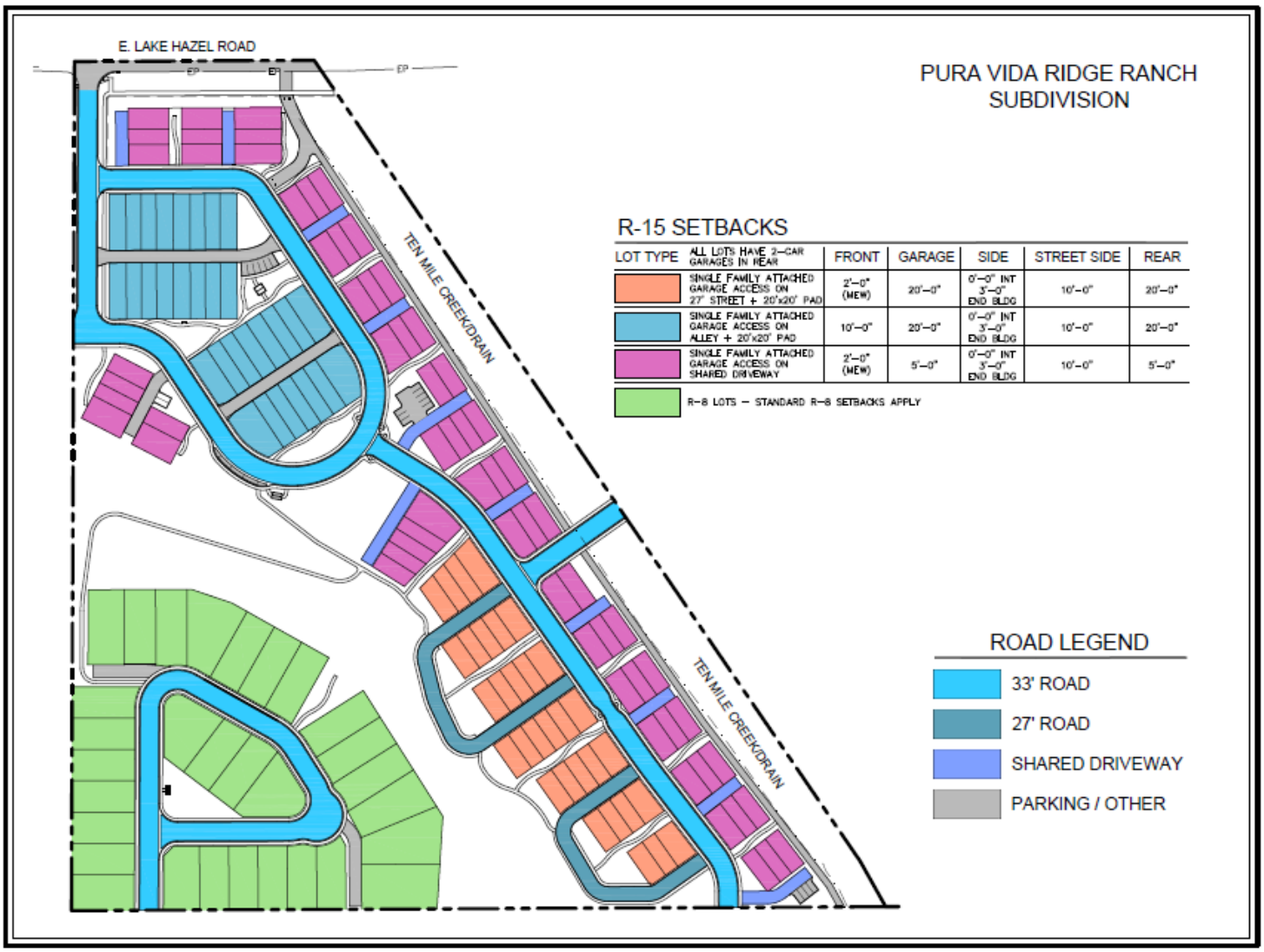
NEW HOME PRODUCT

-24'X40' WITH 2 CAR GARAGE

-20'X20' PAD

-DO NOT NEED EXTRA PARKING LOTS

I. Reductions to Dimensional Standards in UDC Table 11-2A-7 for the R-15 District



J. <u>Wildland-Urban Interface Fire Safety Plan</u>

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=218752&dbid=0&repo=MeridianCity

K. <u>Architectural Design Guidelines</u>

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=218753&dbid=0&repo=MeridianCity

IX. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

~~**To ensure quality of development within the PUD, Staff recommends design guidelines are submitted for the overall development to be included in the Development Agreement that promote innovative design that creates visually pleasing and cohesive patterns on development in accord with UDC 11-7-1; these guidelines shall be submitted at least 10 days *prior* to the City Council hearing.**~~

Annexation & Zoning:

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, site plan, qualified open space exhibit, site amenity exhibit and conceptual building elevations included in Section VIII and the provisions contained herein.

   b. The design of all structures in the subdivision shall comply with the *design guidelines* submitted by the Developer for the overall development included in Section VIII.K and the design standards listed in the Architectural Standards Manual (ASM). An application for Design Review shall be submitted and approved prior to submittal of building permit applications.

   c. The Ten Mile Creek shall remain open as a natural amenity and shall be improved and protected with development of the subdivision in accord with UDC 11-3A-6.

   d. ~~A wildfire safety plan shall be submitted and approved by the Fire Department prior to approval of the first final plat for the subdivision.~~ Future development shall comply with the *Wildland-Urban Interface Fire Safety Plan* approved for this subdivision included in Section VIII.J. A copy of the ~~approved~~ plan shall be included in the Covenants, Conditions and Restrictions for the subdivision.

   e. No building permits shall be issued in Phases 2 or 3 prior to construction of the bridge to the east.

Preliminary Plat:

2. The preliminary plat included in Section VIII.B, dated ~~August 24~~ November 23, 2020, is approved as submitted.

3. The landscape plan included in Section VIII.C, dated ~~April 30~~ October 12, 2020, shall be revised as follows:

   a. Depict bushes within the buffer along E. Lake Hazel Rd. in accord with UDC 11-3B-7C.3.

   b. Depict fencing abutting pathways and common open space lots to distinguish common from private areas per the standards listed in UDC 11-3A-7A.7; include a detail of the proposed fence.

   c. Depict a minimum 30-foot wide (may be increased to account for steep topography) defensible space extending out from any part of adjacent structures to the hillside in accord with Fire Dept. comments in Section IX.C. Hazardous and fire-prone vegetation shall be prohibited in this area and only fire resistant plants should be utilized for landscaping in this area.

d. Depict fencing along the side/back of lots adjacent to the Ten Mile creek so as *not* to prevent access to the creek ~~and preserve public safety~~ in accord with the standards listed in UDC 11-3A-6C~~, unless otherwise waived by City Council~~. *Council did not feel it was necessary to require fencing to restrict access to the creek to preserve public safety.*

4. The existing home shall be removed prior to the City Engineer's signature on the final plat for the phase in which it is located (i.e. Phase 4).

5. Submit a 14-foot wide public pedestrian easement for the multi-use pathway along the east boundary of the site adjacent to the Ten Mile Creek to the Planning Division prior to submittal of the final plat for City Engineer signature as required by the Park's Department.

6. For lots accessed via common/shared driveways, an exhibit shall be submitted with the final plat application that depicts the setbacks, fencing, building envelope and orientation of the lots and structures. Driveways for abutting properties that aren't taking access from the common driveway(s) shall be depicted on the opposite side of the shared property line away from the common driveway. Solid fencing adjacent to common driveways is prohibited unless separated by a minimum 5-foot wide landscaped buffer.

7. A perpetual ingress/egress easement for the common driveway(s) is required to be filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. A copy of the easement shall be submitted to the Planning Division prior to signature on the final plat. *This easement(s) may be depicted on the final plat with a note rather than as a separate recorded easement.*

8. All common driveways shall comply with the standards listed in UDC 11-6C-3D.

9. All alleys shall comply with the standards listed in UDC 11-6C-3B.5.

10. The Applicant shall coordinate with Terri Ricks, Land Development, and Joe Bongiorno, Fire Dept., for addressing lots accessed by alleys and common driveways without frontage on a public street. Address signage for wayfinding purposes shall be provided at the public street for homes accessed by alleys and common driveways.

11. A floodplain development permit shall be obtained prior to construction for any development within the floodplain.

12. "No Parking" signs shall be erected on both sides of the ~~24~~ 27-foot wide street sections (i.e. Roads 4, 6 and 7) and at the alley/street intersections (i.e. Roads 9 and 10).

~~13. A recorded copy of the Covenants, Conditions and Restrictions that includes a copy of the wildfire safety plan approved by the Fire Dept. shall be submitted with the first final plat application; a note referencing such shall be included on each final plat.~~

Planned Unit Development (PUD):

14. The dimensional standards in the R-15 zoned portion of the development shall be consistent with the exhibit in Section VIII.I.

15. A minimum of 80 square feet of private, usable open space shall be provided for each dwelling unit; this requirement can be satisfied through porches, patios, decks and enclosed yards as set forth in UDC 11-7-4B.

16. The parking pads for individual lots shall be revised to be 20' x 20' in accord with UDC Table 11-3C-6.

17. An exception was approved to UDC 11-3A-17D, which requires sidewalks to be constructed on both sides of all public streets, to only require sidewalks along the east sides of the ~~24~~ 27' wide street

sections (i.e. Roads 4, 6 and 7) adjacent to the parking areas as depicted on the Pedestrian Connectivity Plan in Section VIII.G *and* as required by ACHD (i.e. extend the sidewalks on the east sides of Roads 4 and 6 along the entire common lot/parking area).

18. An exception was approved to UDC 11-3B-12C, which requires landscaping to be provided along both sides of all pathways, to *not* require landscaping along the concrete pathway in the unimproved hillside/slope area on Lot 8, Block 5.

19. An exception was approved to UDC 11-6C-3B.4 (cul-de-sacs) and 11-6C-3F (block face), to allow the face of Block 8 and the cul-de-sac (Road 3) to exceed the maximum length standards as proposed.

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

1.1 Sanitary sewer and water mainlines are not allowed in the common driveways serving three or fewer lots. In these cases, service lines shall be extended from the mainlines in the adjacent public roadway. If the common driveway serves four or more lots, a sewer mainline will be allowed in the driveway, however it shall be private and will be the responsibility of the HOA to maintain. A manhole will be required at the common drive property boundary with the word "Private" on the lid.

1.2 Remove services located along "Road 7" and add sewer main.

1.3 Do not extend the sewer main to the west property boundary, as parcel S1404223251 is in a different sewer service area.

1.4 The water mainline at the southwest corner must be connected at the bottom of the hill to the rest of the subdivision.

1.5 The secondary water connection must be completed in phase two, either through the adjacent church property to E. Lake Hazel Rd, OR through the property to the south to S Eagle Rd. This condition reflects MFD's requirement stated on the phasing plan submitted with this record

1.6 Manholes cannot be located in landscaped areas unless they are located within an access road per City standards are provided.

1.7 A Floodplain Development Permit is required to be in place for this development. A flood study has previously been completed. Culvert at Lake Hazel must be replaced as designed before building on lots in floodplain. Structures will require floodplain permits until LOMR is effective.

1.8 A street light plan will need to be included in the final plat application. Street light plan requirements are listed in section 6-7 of the City's Design Standards.

1.9 The geotechnical investigative report prepared by MTI (Materials Testing & Inspection) dated July 16, 2019, and updated April 1, 2020, indicates some fairly shallow groundwater and soils concerns, and specific construction considerations and recommendations. Groundwater monitoring of the Northeastern (lower) portion of the site indicates that the groundwater levels fluctuate due to influence of Ten Mile Creek. For these reasons, homes constructed in the northeastern (lower) portion of the site shall be slab on grade construction. <u>The applicant shall be responsible for the strict adherence of the MTI considerations and recommendations to help ensure that homes are constructed upon suitable bearing soils, and that groundwater does not become a problem for the new homes.</u>

1.10 Due to the elevation differentials in this development, the applicant shall be required to submit an engineered master grading and drainage plan for approval by the Community Development Department prior to development plan approval. This plan shall establish, at a minimum; the

finish floor elevation for each building lot, the finish grade elevations of the rear lot corners, the drainage patterns away from each building pad, the drainage patterns of the overall blocks, and any special swales or subsurface drainage features necessary to control and maintain storm water drainage. Applicant's engineer shall consult the 2012 International Residential Code when establishing the finish floor elevations and drainage patterns away from the building pads.

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 81/2" 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 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.

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=194384&dbid=0&repo=MeridianCity

D. POLICE DEPARTMENT

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191277&dbid=0&repo=MeridianCity

E. **PARK'S DEPARTMENT**

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=194261&dbid=0&repo=MeridianCity

F. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=192101&dbid=0&repo=MeridianCity

G. NAMPA & MERIDIAN IRRIGATION DISTRICT

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=192042&dbid=0&repo=MeridianCity

H. BOISE PROJECT BOARD OF CONTROL

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191332&dbid=0&repo=MeridianCity

I. NEW YORK IRRIGATION DISTRICT

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=190971&dbid=0&repo=MeridianCity

J. CENTRAL DISTRICT HEALTH DEPARTMENT

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191387&dbid=0&repo=MeridianCity

K. **DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191392&dbid=0&repo=MeridianCity

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

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=194214&dbid=0&repo=MeridianCity

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

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=194048&dbid=0&repo=MeridianCity

X. FINDINGS

A. Annexation & Zoning (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;

   The City Council finds the proposed annexation with R-8 and R-15 zoning and proposed development is generally consistent with the MHDR FLUM designation in the Comprehensive Plan. (See section V above for more information.)

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

   The City Council finds the proposed map amendment and development complies with the purpose statement of the residential districts in that it will contribute toward the range of housing opportunities available within the City consistent with the Comprehensive Plan.

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

   The City Council finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed medium density residential uses should be compatible with adjacent existing rural residential and future medium and medium-high density residential uses.

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

   The City Council finds City services are available to be provided to this development. The school district submitted comments stating that the enrollment capacity at the middle and high schools is currently at and over capacity respectively; elementary school students can be accommodated at Silver Sage until a new school is built to eliminate overcrowding at Hillsdale.

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

   The City Council finds the proposed annexation is in the best interest of the City.

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;

   The City Council finds that the proposed plat with the Commission's recommendations is in substantial 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;

   The City Council finds that public services will be provided to the subject property upon development. (See Exhibit B 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, the City 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;

   The City 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 IX for more information.)

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

   The City 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.

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

   The City Council finds the proposed development preserves the natural topography (i.e. hillside) and Ten Mile Creek on this property.

C. PLANNED UNIT DEVELOPMENT (UDC 11-7-5):

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 a planned development request, the Council shall make the following findings:

1. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.

   The City Council finds the proposed PUD demonstrates a high quality of design through cohesive design elements and design guidelines for the development and the many pathways and roadways link the development together.

2. The planned unit development preserves the significant natural, scenic and/or historic features.

   The City Council finds the proposed PUD preserves the natural topography (i.e. hillside) and the Ten Mile Creek on this property.

3. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.

   The City Council finds the proposed use and development of this property will not cause damage, hazard or nuisance to persons or property in the vicinity.

4. The internal street, bike and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area.

   The City Council finds the internal local streets should provide for safe internal access to homes within the development and proposed pathway network will provide a safe bicycle and pedestrian route to adjacent residential developments and the Hillsdale elementary school and YMCA to the north.

5. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.

   The City Council finds the proposed common areas and multi-use pathway amenity along the creek are functionally related to the site design and accessible to all residents through the many pathways and sidewalks provided within the development.

6. The proposal complies with the density and use standards requirements in accord with chapter 2, "District Regulations", of this title.

   The City Council finds the proposed residential uses and density complies with the guidelines for PUD's and the MHDR FLUM designation for this site.

7. The amenities provided are appropriate in number and scale to the proposed development.

   The City Council finds the proposed pedestrian amenities as well as the shade structures, tables and benches are appropriate for this development and will facilitate an active lifestyle for area residents.

8. The planned unit development is in conformance with the comprehensive plan.

   The City Council finds the proposed PUD is in general conformance with the Comprehensive Plan.