

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



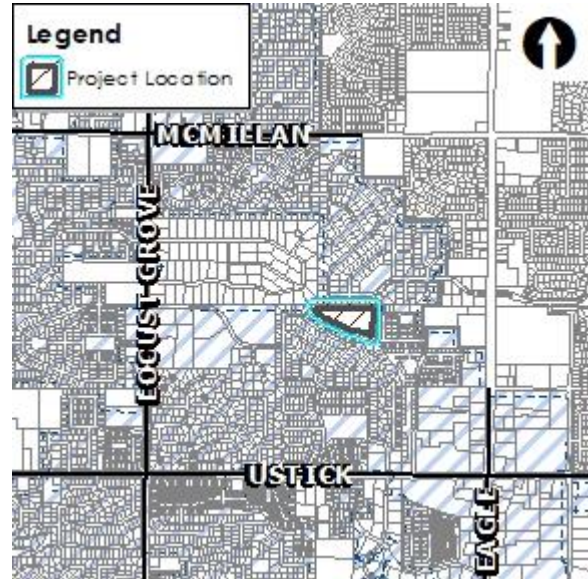
HEARING DATE: September 1, 2022
(Continued from: August 18, 2022)

TO: Planning & Zoning Commission

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Kingstown
H-2022-0045

LOCATION: 2610 E. Jasmine St., generally located in the south 1/2 of Section 32, T.4N., R.1E. (Parcel #R4582530400)



I. PROJECT DESCRIPTION

Annexation of 8.20 acres of land with an R-8 zoning district; and preliminary plat consisting of 28 building lots and 6 common lots on 8.20 acres of land in the R-8 zoning district for Kingstown Subdivision.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	8.20 acres	
Future Land Use Designation	Medium Density Residential (MDR)	
Existing Land Use	Single-family residential (SFR)/ag	
Proposed Land Use(s)	SFR	
Current Zoning	Rural Urban Transition (RUT) in Ada County	
Proposed Zoning	R-8 (Medium Density Residential)	
Lots (# and type; bldg/common)	<u>28 building/6 common</u>	
Phasing plan (# of phases)	2	
Number of Residential Units (type of units)	28 single-family detached units	
Density (gross & net)	3.42 units/acre (gross)	
Open Space (acres, total [%] / buffer / qualified)	1.23 acres (or 15%)	

Amenities	Picnic area in a 5,000+ square foot area; and dog waste station	
Physical Features (waterways, hazards, flood plain, hillside)	None	

Neighborhood meeting date	4/7/22	
History (previous approvals)	None	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	Yes	
• Requires ACHD Commission Action (yes/no)	No	
• Existing Conditions	There are (3) existing stub streets to this property (i.e. N. Conley Ave., N. Rogue River Ave., and E. Jasmine St.)	
• CIP/IFYWP	<ul style="list-style-type: none"> Locust Grove Road is scheduled in the IFYWP to be widened to 3-lanes from Ustick Road to McMillan Road. The design year is scheduled in 2025 and the construction date has not been determined. Wainwright Drive is scheduled in the IFYWP for the installation of wayfinding and bikeway signage in 2024. The intersection of Ustick Road and Locust Grove Road is listed in the CIP to be widened to 7-lanes on the north leg, 6-lanes on the south, 6-lanes east, and 6-lanes on the west leg, and replace/modify the signal between 2026 and 2030. 	

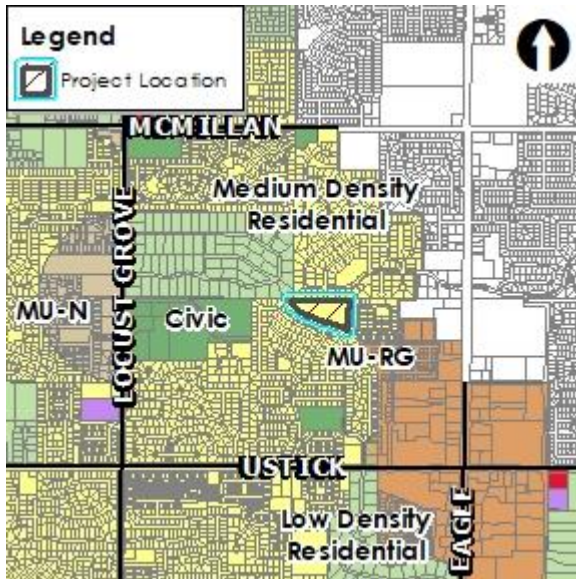
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed via the extension of existing stub streets from adjacent neighborhoods.	
Proposed Road Improvements	None	
Fire Service	See Section IX.C	
Police Service	No comments received.	

West Ada School District	No comments received.	
Distance (elem, ms, hs)		
Capacity of Schools		
# of Students Enrolled		
Wastewater		
• Distance to Sewer Services	Directly adjacent	
• Sewer Shed		
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance		
• Project Consistent with WW Master Plan/Facility Plan	Yes	
• Impacts/Concerns	See Public Works' Site-Specific Conditions in Section IX	
Water		
• Distance to Services	Directly adjacent	

• Pressure Zone	3
• Estimated Project Water ERU's	See application
• Water Quality Concerns	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	See Public Works' Site-Specific Conditions in Section IX

C. Project Maps

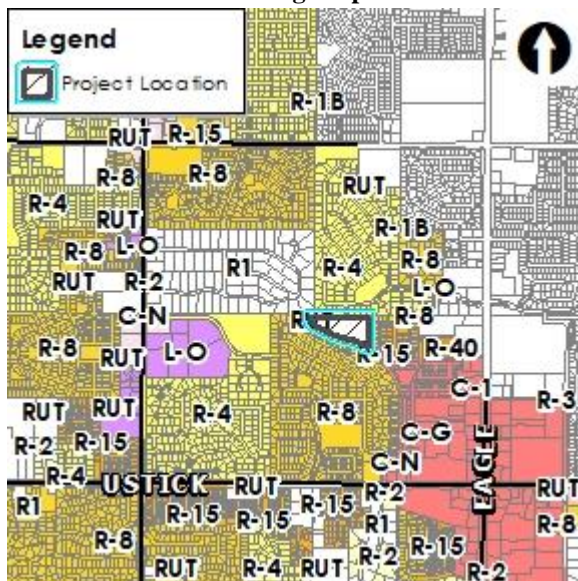
Future Land Use Map



Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Nicolette Womack, Kimley-Horn – 950 W. Bannock St., Ste. 1100, Boise, ID 83702

B. Owner:

Robert Hilton, High Lakes, LLC – PO Box 1436, McCall, ID 83638

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	8/17/2022	
Radius notification mailed to property owners within 300 feet	8/11/2022	
Public hearing notice sign posted on site	8/8/2022	
Nextdoor posting	8/11/2022	

V. COMPREHENSIVE PLAN ANALYSIS

LAND USE: This property is designated as Medium Density Residential (MDR) on the Future Land Use Map (FLUM) contained in the [Comprehensive Plan](#). This designation allows for dwelling units at gross densities of 3 to 8 dwelling units per acre.

The subject property is an enclave surrounded by single-family residential properties on land also designated MDR on the FLUM. The Applicant proposes a 28-lot subdivision for single-family residential detached homes at a gross density of 3.42 units per acre, which is within the desired density range of the MDR designation.

TRANSPORTATION: The Master Street Map (MSM) does not depict any collector streets across this property.

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian’s present and future residents.” (2.01.02D)

The proposed single-family detached dwellings with a mix of lot sizes will contribute to the variety of housing options in this area and within the City as desired. Single-family detached homes exist to the north, west and south and are also in the development process to the east; multi-family apartments exist in close proximity to this site to the southeast.

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

City water and sewer service is available and can be extended by the developer with development in accord with UDC 11-3A-21.

- “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)

This area consists primarily of single-family detached homes with some multi-family apartments to the southeast; only single-family detached homes are proposed within this development. The proposed development offers a variety of lot sizes from 4,000 to 11,730 square feet (s.f.) with the existing home on a 22,912 s.f. lot.

- “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.” (3.07.01A)

Although the gross density for the overall development at 3.42 units/acre is within and at the low end of the desired density range in the MDR designation, the lot sizes proposed in the first phase along the north boundary are not compatible in size and provide a poor transition to existing lots. The proposed lots in Phase I are mostly 4,000 square feet (or 0.09 acre), while the abutting existing lots in Zebulon Heights and Champion Park subdivisions are 0.25+ acre in size. The transition from proposed to existing homes along the north boundary range from a 2:1 to a 5:1 transition. A better transition in lot sizes should be provided. No buffering or screening is proposed.

The lot sizes proposed along the eastern boundary in Phase II are much larger/wider and range from a 1:1 to 1:4 transition. A better transition in lot sizes should be provided in this area as well. No buffering or screening is proposed.

The transition/lot configuration to the south and west is adequate as the lots are turned perpendicular to the existing lots.

- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)

The proposed and existing adjacent uses are all single-family residential, which should be generally compatible with each other; however, the lot sizes proposed along the north and east boundaries are not compatible with abutting residential lot sizes and may present conflicts due to not enough transition in lot sizes.

- “Support infill development that does not negatively impact the abutting, existing development. Infill projects in downtown should develop at higher densities, irrespective of existing development.” (2.02.02C)

The proposed infill development will likely negatively impact abutting homeowners to the north and future homeowners in this development along the eastern boundary in Phase II as there is not a compatible transition in lot sizes in these areas. Staff recommends the Commission and Council consider testimony from these homeowner’s in determining if the proposed development will negatively impact the abutting existing development (see letters of [public testimony](#) from neighbors).

- “Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.” (3.03.03A)

The proposed development will connect to City water and sewer systems with development of the subdivision; services are required to be provided to and through this development in accord with

current City plans.

- “Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity.” (2.02.01D)

A 10-foot wide multi-use pathway connection is required between N. Conley Ave. and N. Rogue River Ave. in accord with the Pathways Master Plan. This pathway will provide a link between Champion Park and Zebulon Heights subdivisions.

- “Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.” (3.03.03G)

Urban sewer and water infrastructure and curb, gutter and sidewalks are required to be provided with development of the subdivision.

- “Eliminate existing private treatment and septic systems on properties annexed into the City and instead connect users to the City wastewater system; discourage the prolonged use of private treatment septic systems for enclave properties.”

If annexed, the existing home will be required to abandon the existing septic system and connect to the City wastewater system.

- “Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.” (2.02.02)

Development of the subject infill parcel will maximize public services.

VI. STAFF ANALYSIS

A. ANNEXATION (AZ)

The Applicant proposes to annex 8.20 acres of land with an R-8 zoning district. A legal description and exhibit map for the annexation area is included in Section VIII.A. This property is within the City’s Area of City Impact boundary.

A preliminary plat and conceptual building elevations were submitted showing how the property is proposed to be subdivided and developed with 28 single-family residential detached dwelling units at a gross density of 3.42 units per acre (see Sections VIII.B, E).

Single-family detached dwellings are listed as a principal permitted use in the R-8 zoning district per UDC Table 11-2A-2. Future development is subject to the dimensional standards listed in UDC Table [11-2A-6](#) for the R-8 zoning district.

This partially developed property is an enclave surrounded by existing and future single-family residential detached homes to the north (Zebulon Heights), south and west (Champion Park) and those in the development process to the east (Delano). As noted above in Section V, development of infill properties is supported provided it doesn’t negatively impact the abutting, existing development. **Because of the lack of adequate transition in lot sizes to the north, the proposed development will likely negatively impact abutting property owners. Additionally, the lack of transition in lot sizes along the east boundary will likely negatively impact the future owner of Lot 4, Block 3. Therefore, changes to the development plan are necessary to provide a better transition in lot sizes in these areas. [Letters of testimony](#) have been submitted by some of the adjacent existing residents requesting a better transition in lot sizes and density is provided.**

One option would be to “down-zone” to R-4, which would require minimum lot sizes of 8,000 s.f. instead of 4,000 s.f., and a minimum street frontage of 60 feet instead of 40 feet, which would be result in larger, wider lots for greater compatibility with existing abutting lots. However, with the amount of right-of-way being provided with the extension of three (3) existing stub streets, the

retention of the existing home, and the provision of the required common open space, this would bring the gross density of the development below the minimum desired in the MDR designation.

Another option would be to stay with the R-8 zoning and reconfigure the lots along the north boundary in Phase I so that wider lots are provided in that area resulting in larger, fewer lots for a better transition; and add lots in Phase II resulting in smaller, narrower lots for a better transition to existing abutting properties – Staff prefers this option as the density should still be consistent with the MDR designation and the zoning would be consistent with that to the south, west and east. Staff recommends the Applicant make these changes to the plat & submit revised plans at least 15 days prior to the City Council hearing. A draft should be submitted to Staff prior to the Commission hearing demonstrating how these changes would affect the overall density and transition to adjacent properties.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. **If this property is annexed, Staff recommends a DA is required with the provisions discussed herein and included in Section IX.A.**

B. PRELIMINARY PLAT (PP):

The proposed preliminary plat consists of 28 building lots and 6 common lots on 8.20 acres of land in the proposed R-8 zoning district. Proposed lots range in size from 4,000 to 57,541 square feet (s.f.) (or 0.09 to 1.32 acres). The proposed gross density of the subdivision is 3.42 units per acre. The subdivision is proposed to develop in two (2) phases as shown in Section VIII.B.

Existing Structures/Site Improvements: There is an existing home and several outbuildings on the property that are proposed to remain until development of Phase 2. With development of Phase 2, all of the existing structures will be removed except for the existing home, which will remain on Lot 3, Block 3. **Prior to the City Engineer's signature on the second phase final plat, all existing structures that do not conform to the setbacks of the district are required to be removed.**

Dimensional Standards (UDC [11-2](#)): The proposed plat and subsequent development is required to comply with the dimensional standards listed in UDC [Table 11-2A-6](#) for the R-8 zoning district. The proposed plat appears to comply with the dimensional standards of the district.

Access: Access is proposed from the extension of existing local stub streets (i.e. N. Conley Ave., N. Rogue River Ave. and E. Jasmine St.) from the south, north and east.

Landscaping (UDC [11-3B](#)): No street buffers are required per UDC [Table 11-2A-6](#) for internal local streets. Common open space landscaping is proposed as shown on the landscape plan in Section VIII.C.

There is a total of 176 existing trees on the site totaling 2,232.5 caliper inches (see existing tree inventory and plan in Section VIII.D). A total of 1,520 caliper inches are proposed to remain with 712.5 caliper inches proposed to be removed. **A total of 391 caliper inches are required for mitigation as set forth in UDC [11-3B-10C.5](#); a total of 170 is provided, which is 221 less than required. Staff recommends one (1) 2-inch caliper tree is provided in the front and back yards of each building lot toward the mitigation requirement, which would leave 109 caliper inches remaining that could be provided in common lots, or Alternative Compliance could be requested to this standard for the remaining mitigation trees (see UDC [11-5B-5](#) for more information).**

Landscaping is required along all pathways per the standards listed in UDC [11-3B-12C](#); the landscape plan should be revised accordingly.

Common Open Space & Site Amenities (UDC [11-3G-3](#)): A minimum of 15% (or 1.23 acres based on 8.20 acres) qualified open space is required to be provided in this development per the standards listed in UDC [11-3G-3](#).

An open space exhibit was submitted that depicts 1.23 acres (15%) common open space for the development (see Section VIII.E). Three (3) of the six (6) common open space lots (i.e. Lot 6, Block 2 and Lots 1 & 5, Block 3) are open grassy areas of at least 5,000 square feet (s.f.) in area and qualify toward the minimum standards. **Lot 1, Block 1 does not qualify; however, if the sidewalk is detached in this lot and an 8-foot wide landscaped parkway is provided, it would qualify per UDC 11-3G-3B.4.**

Although Lot 15, Block 1 and Lot 11, Block 2 meet most of the *quality* standards for open space areas listed in UDC 11-3G-3A, these areas do not demonstrate integration into the development as a priority and appear to be “leftover” areas that aren’t developable as building lots and don’t meet the *qualified* open space standards listed in UDC [11-3G-3B](#). Lot 15, Block 1 could qualify toward the open space requirement if an additional 70 s.f. is added to the lot in accord with UDC 11-3G-3B.1a. Lot 11, Block 2 could qualify if 715 s.f. is added to the common lot in accord with UDC 11-3G-3B.1a; or, a community garden could be added to the existing lot in accord with UDC 11-3G-3B.1; or, a minimum 20’ x 20’ plaza could be added to the existing lot, including hardscape, seating, lighting in accord with UDC 11-3G-3B.1. The plans should be revised as recommended by Staff to meet the minimum qualified open space standards.

Based on the area of the plat, a minimum of one (1) point of site amenity is required per the standards listed in UDC [11-3G-4B](#). The Applicant proposes amenities consisting of a dog waste station on Lot 15, Block 1 and a picnic area with a shelter and table and bench seating on Lot 6, Block 2, totaling 2.5 points, exceeding the minimum standard.

Pathways: The Pathways Master Plan depicts a multi-use pathway across this site connecting from the pathway along N. Conley Ave. at the south boundary to the pathway along Rogue River at the north boundary. **In accord with the Plan, a 10-foot wide multi-use pathway should be provided within a 14-foot wide public pedestrian easement; only a 5-foot wide sidewalk is proposed. Staff recommends the plat is revised to include a minimum 20-foot wide common lot to the south of Lot 1, Block 2 to provide a pathway connection from the existing pathway on the east side of Conley Ave. to the south to the common area on Lot 6, Block 2. This will be safer than running the pathway along the front of the building lots along Conley and Eagle View. Staff further recommends the multi-use pathway be extended through the common area on Lot 1, Block 3 and Lot 2, Block 3 and connect to the existing pathway to the north. The landscape plan should be revised to include this pathway and an easement should be submitted and recorded prior to the City Engineer’s signature on the final plat.**

Sidewalks ([11-3A-17](#)): Five-foot wide attached sidewalks are proposed within the development in accord with UDC standards.

Waterways: The Nourse Lateral runs off-site along the northern boundary of the site. Staff did not receive a response from Settler’s Irrigation District on whether or not an easement exists on this property for the lateral. If it does, it should be depicted on the plat and no encroachments allowed within the easement area.

Utilities ([UDC 11-3A-21](#)): Connection to City water and sewer services is required in accord with UDC 11-3A-21. The existing home proposed to remain on Lot 3, Block 3 is required to connect to City water and sewer service within 60 days of it becoming available as set forth in MCC [9-1-4](#) and [9-4-8](#).

Street lighting is required to be installed in accord with the City’s adopted standards, specifications and ordinances.

Pressurized Irrigation System (UDC [11-3A-15](#)): Underground pressurized irrigation water is required to be provided to each lot within the subdivision as set forth in UDC 11-3A-15.

Storm Drainage (UDC [11-3A-18](#)): An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18.

Building Elevations: Five (5) conceptual building elevations were submitted that demonstrate what future homes in this development will look like (see Section VIII.F). A mix of single-story, single-story with a bonus room and 2-story homes are proposed. **All of the floor plans for the proposed elevations depict a width of 40-feet for the homes which will not fit on at least 19 of the proposed lots and meet the required side yard building setbacks of 5 feet on each side – a minimum lot width of 50 feet would be needed in order to accommodate the proposed homes. With 30-foot wide homes, the elevations will be very garage dominated; the narrow lots will also not accomodate very much on-street parking, which is always a concern. Some of these issues should be alleviated with the lot configuration changes recommended by Staff. Prior to the Commission hearing, Staff recommends conceptual elevations are submitted for homes that will fit on all of the proposed lots.**

VII. DECISION

A. Staff:

Staff recommends approval of the proposed annexation with the requirement of a Development Agreement, and preliminary plat per the provisions in Section IX in accord with the Findings in Section X.

VIII. EXHIBITS

A. Annexation Legal Description and Exhibit Map

A Description for
R-8 Zone
March 4, 2022

All of Lot 4, Block 1, Jasmin Acres Subdivision as filed in Book 59 of Plats at Pages 5829 and 5830, records of Ada County, Idaho, located in the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 4 North, Range 1 East of the Boise Meridian, Ada County, Idaho more particularly described as follows:

BEGINNING at the Center 1/4 corner of said Section 32 from which the 1/4 corner common to Sections 32 and 33, T.4N., R.1E., B.M., bears North 89°39'12" East, 2,657.16 feet;

thence on the east-west centerline of said Section 32 coincident with the south boundary line of Zebulon Heights Subdivision No. 2 as filed in Book 99 of Plats at Pages 12772 through 12774, records of Ada County, Idaho, North 89°39'12" East, 903.13 feet to the westerly boundary line of Delano Subdivision No. 1 as filed in Book 121 of Plats at Pages 19124 through 19128, records of Ada County, Idaho;

thence on said westerly boundary line the following two (2) courses and distances:

South 01°10'06" West, 511.26 feet;

South 16°07'46" West, 50.91 feet to the northerly boundary line of Champion Park Subdivision No. 3 as filed in Book 93 of Plats at Pages 11149 through 11153, records of Ada County, Idaho;

thence on said northerly boundary line the following five (5) courses and distances:

North 63°03'48" West, 177.52 feet;

North 70°46'48" West, 121.52 feet;

North 78°20'48" West, 160.92 feet;

North 66°08'48" West, 283.74 feet;



North 65°26'48" West, 72.27 feet to the Northeast corner of Lot 18, Block 17 of Champion Park Subdivision No. 2 as filed in Book 89 of Plats at Pages 10374 through 10377, records of Ada County, Idaho;

thence on the northerly boundary line of said Champion Park Subdivision No. 2 the following four (4) courses and distances

North 65°26'48" West, 38.74 feet;

North 53°12'48" West, 164.82 feet;

North 29°45'48" West, 43.31 feet;

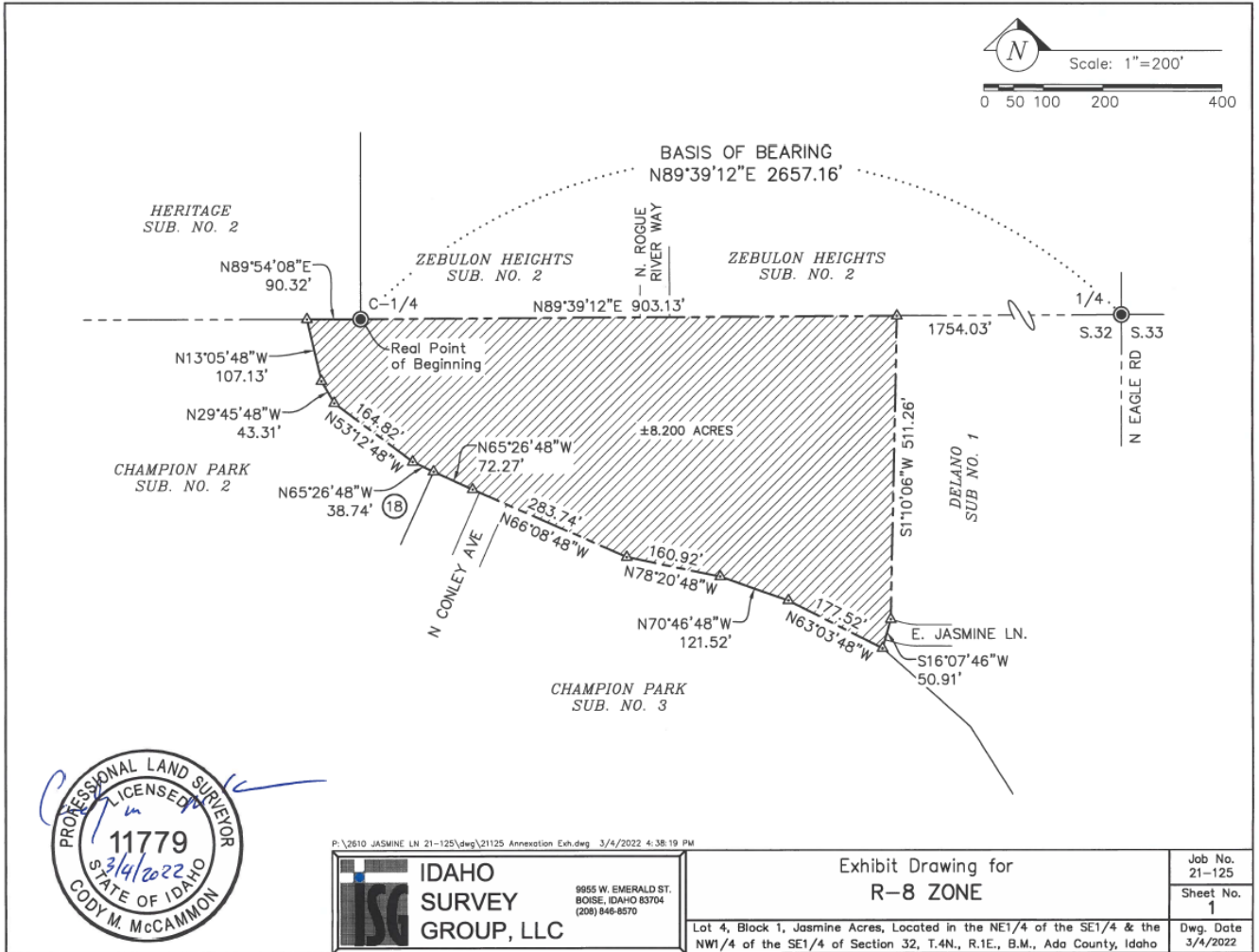
North 13°05'48" West, 107.13 feet to the east-west centerline of said Section 32 coincident with the south boundary line of Heritage Subdivision No. 2 as filed in Book 23 of Plats at Pages 1452 and 1453, records of Ada County, Idaho;

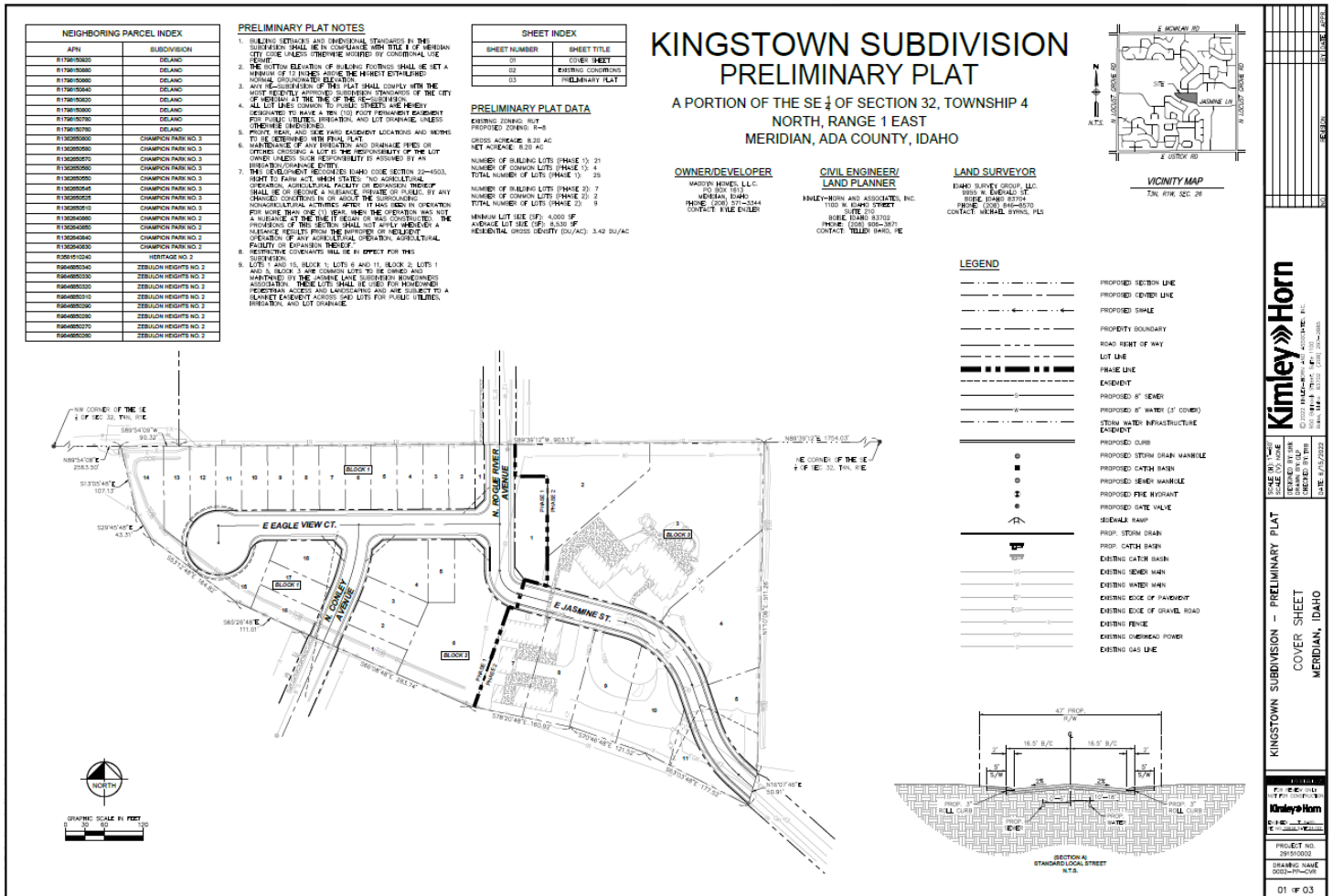
thence on said south boundary line, North 89°54'08" East, 90.32 feet to the to the **REAL POINT OF BEGINNING**.

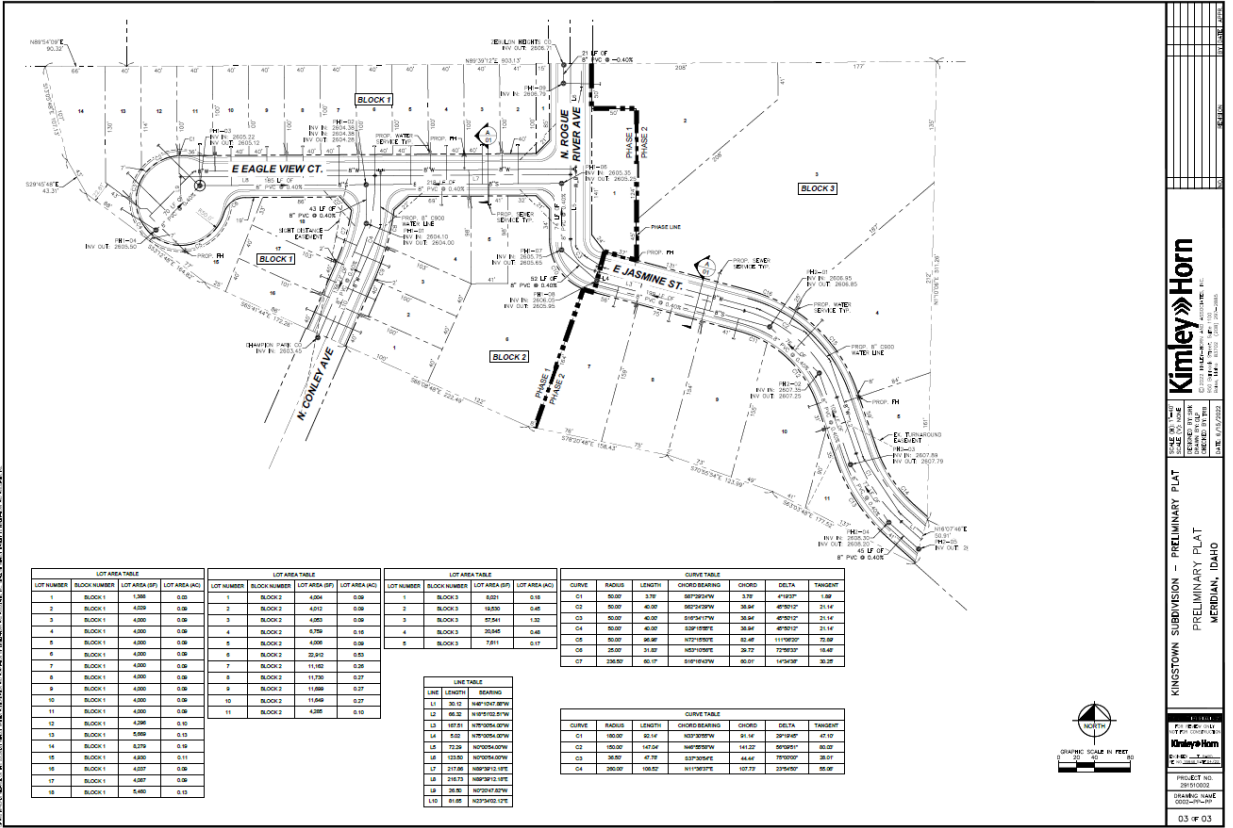
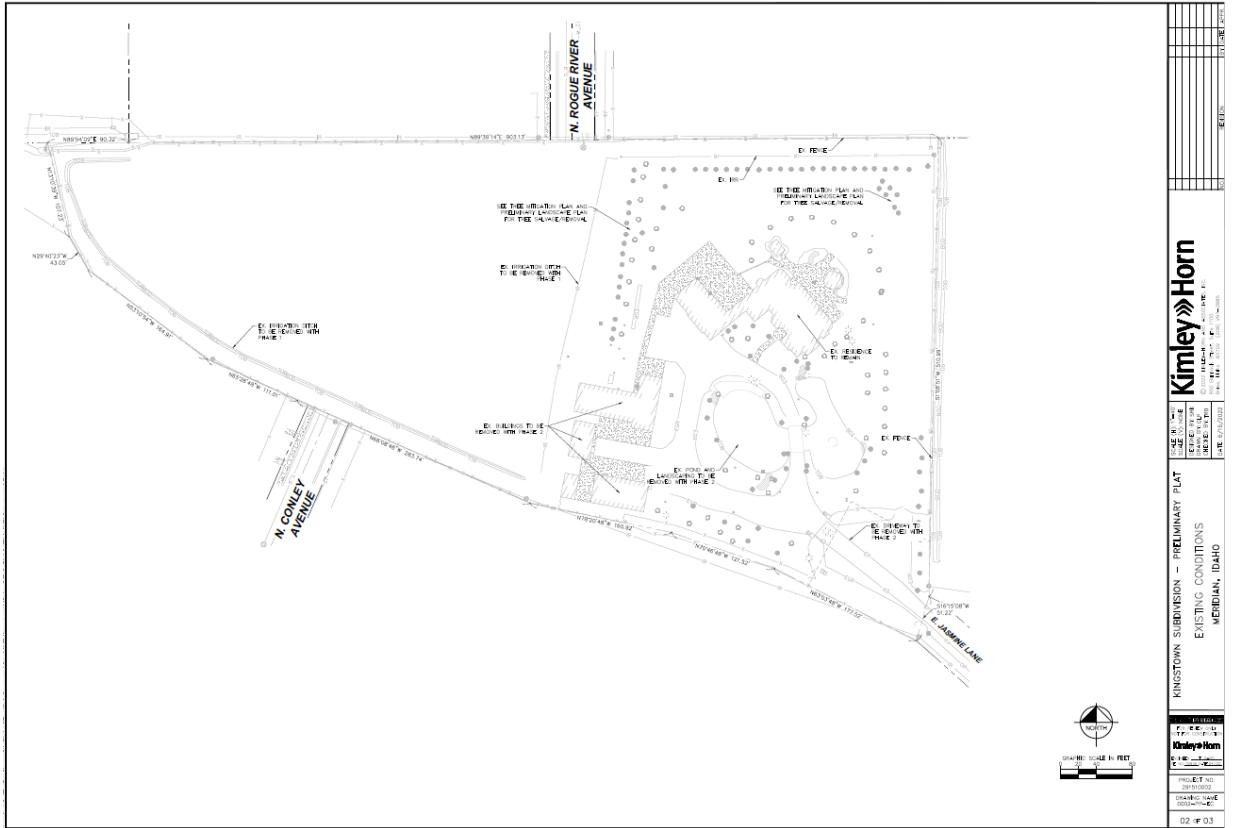
Containing 8.200 acres, more or less.

End of Description.

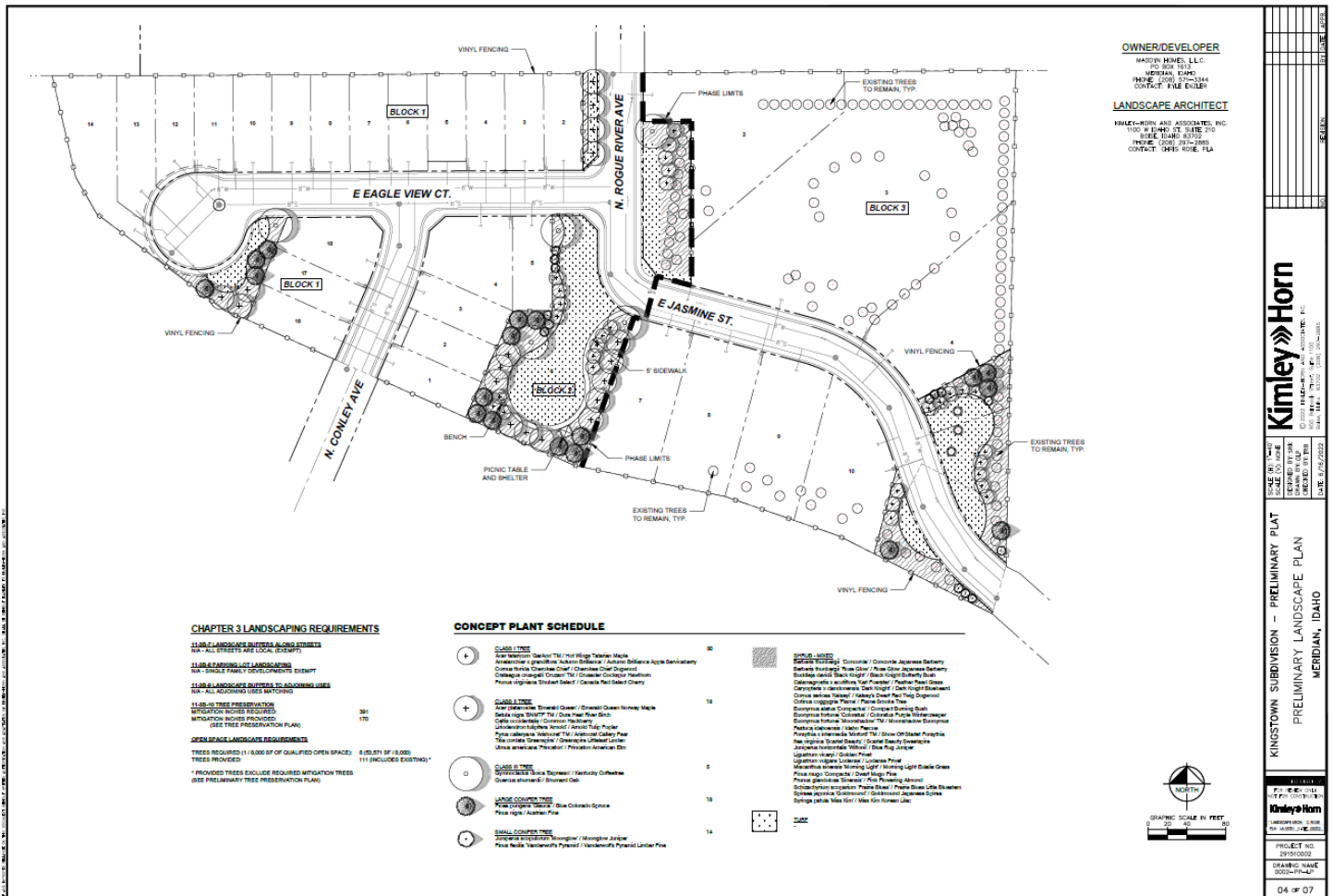








C. Landscape Plan (dated: 6/16/2022)



D. Existing Tree Inventory & Plan

EXISTING TREE INVENTORY

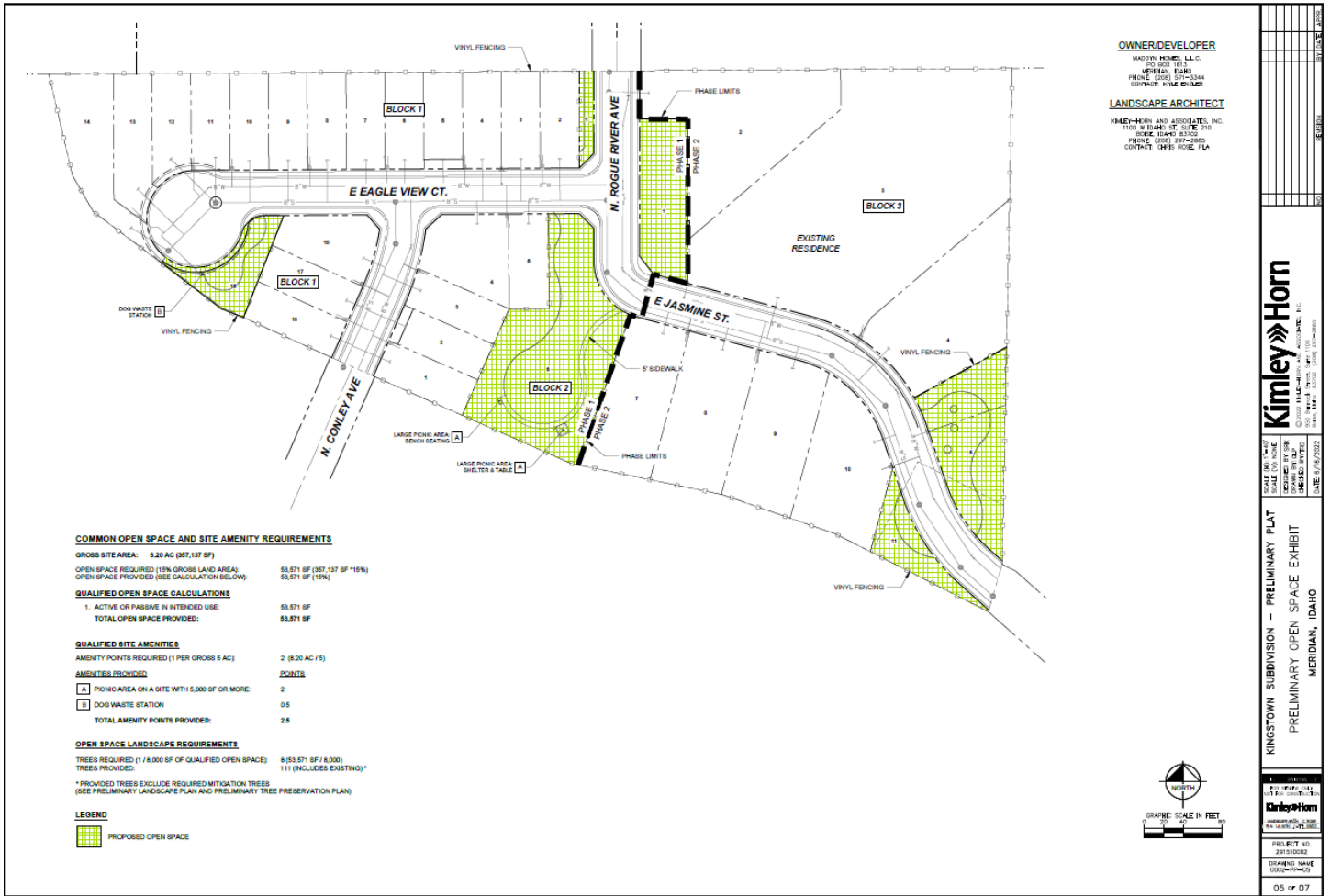
No.	Type	Botanical Name / Common Name	Height (ft)	Width (ft)	Caliper (in)	Condition	Mitigation Requested	Designation
1	Evergreen	Pinus spp. / Spruce	25	15	6	GOOD	Y	REMOVE
2	Evergreen	Pinus spp. / Spruce	18	12	9	GOOD	Y	REMOVE
3	Evergreen	Pinus spp. / Spruce	20	12	8.5	GOOD	Y	REMOVE
4	Evergreen	Pinus spp. / Spruce	28	18	8	GOOD	Y	REMOVE
5	Evergreen	Pinus spp. / Pine	30	20	23.5	GOOD	Y	REMOVE
6	Evergreen	Pinus spp. / Pine	20	20	12	GOOD	N	PROTECT IN PLACE
7	Evergreen	Pinus spp. / Pine	25	35	23	GOOD	N	PROTECT IN PLACE
8	Evergreen	Pinus spp. / Spruce	28	20	10	GOOD	N	PROTECT IN PLACE
9	Evergreen	Pinus spp. / Spruce	30	30	14	GOOD	N	PROTECT IN PLACE
10	Deciduous	Malus x / Crabapple	20	20	13	GOOD	N	PROTECT IN PLACE
11	Deciduous	Salix x / Willow	35	40	38	GOOD	N	PROTECT IN PLACE
12	Evergreen	Pinus spp. / Spruce	30	15	13	GOOD	N	PROTECT IN PLACE
13	Evergreen	Pinus spp. / Spruce	12	15	6	GOOD	N	PROTECT IN PLACE
14	Evergreen	Pinus spp. / Spruce	22	12	11.5	GOOD	N	PROTECT IN PLACE
15	Deciduous	Malus x / Crabapple	18	22	16	GOOD	N	PROTECT IN PLACE
16	Deciduous	Malus x / Crabapple	15	15	8	GOOD	N	PROTECT IN PLACE
17	Deciduous	Malus x / Crabapple	20	25	18	GOOD	N	PROTECT IN PLACE
18	Deciduous	Malus x / Crabapple	18	12	12	GOOD	N	PROTECT IN PLACE
19	Evergreen	Juniperus spp. / Juniper	8	8	8.5	GOOD	N	PROTECT IN PLACE
20	Deciduous	Salix x / Willow	35	50	80	GOOD	N	PROTECT IN PLACE
21	Evergreen	Pinus spp. / Pine	40	20	18	GOOD	Y	REMOVE
22	Evergreen	Pinus spp. / Pine	40	20	13	GOOD	Y	REMOVE
23	Evergreen	Pinus spp. / Pine	40	20	13	GOOD	N	PROTECT IN PLACE
24	Evergreen	Pinus spp. / Pine	35	20	14	GOOD	N	PROTECT IN PLACE
25	Evergreen	Pinus spp. / Pine	30	15	11	GOOD	N	PROTECT IN PLACE
26	Evergreen	Pinus spp. / Pine	25	15	12	GOOD	N	PROTECT IN PLACE
27	Evergreen	Pinus spp. / Pine	25	15	14.5	GOOD	N	PROTECT IN PLACE
28	Evergreen	Pinus spp. / Pine	28	15	12	GOOD	N	PROTECT IN PLACE
29	Evergreen	Pinus spp. / Pine	20	10	8	FAIR	N	PROTECT IN PLACE
30	Evergreen	Pinus spp. / Pine	20	15	11	FAIR	N	PROTECT IN PLACE
31	Evergreen	Pinus spp. / Pine	25	15	11	FAIR	N	PROTECT IN PLACE
32	Evergreen	Pinus spp. / Pine	25	15	11.5	GOOD	N	PROTECT IN PLACE
33	Evergreen	Pinus spp. / Pine	20	10	11	GOOD	N	PROTECT IN PLACE
34	Evergreen	Pinus spp. / Pine	20	10	10.5	GOOD	N	PROTECT IN PLACE
35	Evergreen	Pinus spp. / Pine	20	15	12	GOOD	Y	REMOVE
36	Evergreen	Pinus spp. / Pine	25	15	14	GOOD	Y	REMOVE
37	Evergreen	Pinus spp. / Pine	25	15	11	GOOD	Y	REMOVE
38	Deciduous	Populus spp. / Cottonwood	50	30	35	GOOD	Y	REMOVE
39	Deciduous	Populus spp. / Cottonwood	40	20	24	GOOD	Y	REMOVE
40	Deciduous	Populus spp. / Cottonwood	40	25	22	GOOD	Y	REMOVE
41	Deciduous	Populus spp. / Cottonwood	40	25	20	GOOD	Y	REMOVE
42	Deciduous	Populus spp. / Cottonwood	35	20	20	GOOD	Y	REMOVE
43	Deciduous	Populus spp. / Cottonwood	40	25	22	GOOD	Y	REMOVE
44	Deciduous	Populus spp. / Cottonwood	35	25	20	GOOD	Y	REMOVE
45	Deciduous	Populus spp. / Cottonwood	40	25	21	GOOD	Y	REMOVE
46	Deciduous	Populus spp. / Cottonwood	35	30	30	GOOD	Y	REMOVE
47	Evergreen	Pinus spp. / Spruce	25	10	12	GOOD	N	PROTECT IN PLACE
48	Deciduous	Malus x / Crabapple	12	18	8.5	GOOD	N	PROTECT IN PLACE
49	Evergreen	Pinus spp. / Spruce	15	15	8	GOOD	Y	REMOVE
50	Deciduous	Malus x / Crabapple	18	12	6	GOOD	Y	REMOVE
51	Evergreen	Pinus spp. / Spruce	20	15	13	GOOD	Y	REMOVE
52	Evergreen	Pinus spp. / Pine	20	15	13	GOOD	Y	REMOVE
53	Evergreen	Pinus spp. / Pine	20	15	13	GOOD	Y	REMOVE
54	Evergreen	Pinus spp. / Pine	18	15	13	GOOD	Y	REMOVE
55	Evergreen	Pinus spp. / Pine	20	15	13	GOOD	Y	REMOVE
56	Evergreen	Pinus spp. / Pine	30	20	13	GOOD	N	PROTECT IN PLACE
57	Evergreen	Pinus spp. / Pine	32	20	16	GOOD	N	PROTECT IN PLACE
58	Evergreen	Pinus spp. / Pine	30	20	14	GOOD	N	PROTECT IN PLACE
59	Evergreen	Pinus spp. / Pine	30	20	17	GOOD	N	PROTECT IN PLACE
60	Evergreen	Pinus spp. / Pine	28	20	15	GOOD	N	PROTECT IN PLACE

No.	Type	Botanical Name / Common Name	Height (ft)	Width (ft)	Caliper (in)	Condition	Mitigation Requested	Designation
61	Evergreen	Pinus spp. / Pine	25	15	15.5	GOOD	N	PROTECT IN PLACE
62	Evergreen	Pinus spp. / Pine	25	15	13	GOOD	N	PROTECT IN PLACE
63	Evergreen	Pinus spp. / Pine	25	15	14.5	GOOD	N	PROTECT IN PLACE
64	Evergreen	Pinus spp. / Pine	25	15	18	GOOD	N	PROTECT IN PLACE
65	Evergreen	Pinus spp. / Pine	20	10	12	GOOD	N	PROTECT IN PLACE
66	Evergreen	Pinus spp. / Pine	20	15	16.5	GOOD	N	PROTECT IN PLACE
67	Evergreen	Pinus spp. / Pine	20	15	15	GOOD	N	PROTECT IN PLACE
68	Evergreen	Pinus spp. / Pine	25	15	12	GOOD	N	PROTECT IN PLACE
69	Evergreen	Pinus spp. / Pine	20	10	14	GOOD	N	PROTECT IN PLACE
70	Evergreen	Pinus spp. / Pine	25	15	12	GOOD	N	PROTECT IN PLACE
71	Evergreen	Pinus spp. / Pine	30	18	17	GOOD	N	PROTECT IN PLACE
72	Evergreen	Pinus spp. / Pine	25	15	14	GOOD	N	PROTECT IN PLACE
73	Evergreen	Pinus spp. / Pine	20	15	12	GOOD	N	PROTECT IN PLACE
74	Evergreen	Pinus spp. / Pine	20	15	12	GOOD	N	PROTECT IN PLACE
75	Evergreen	Pinus spp. / Pine	25	15	13	GOOD	N	PROTECT IN PLACE
76	Evergreen	Pinus spp. / Pine	25	15	14	GOOD	N	PROTECT IN PLACE
77	Evergreen	Pinus spp. / Spruce	25	20	8.5	GOOD	N	PROTECT IN PLACE
78	Evergreen	Pinus spp. / Spruce	25	20	11.5	GOOD	N	PROTECT IN PLACE
79	Evergreen	Pinus spp. / Spruce	25	20	8	GOOD	N	PROTECT IN PLACE
80	Evergreen	Pinus spp. / Spruce	25	20	8	GOOD	N	PROTECT IN PLACE
81	Evergreen	Pinus spp. / Spruce	25	20	6.5	GOOD	N	PROTECT IN PLACE
82	Evergreen	Pinus spp. / Spruce	25	20	9	GOOD	N	PROTECT IN PLACE
83	Evergreen	Pinus spp. / Spruce	25	20	9	GOOD	N	PROTECT IN PLACE
84	Evergreen	Pinus spp. / Spruce	25	20	6.5	GOOD	N	PROTECT IN PLACE
85	Evergreen	Pinus spp. / Spruce	25	20	12	GOOD	N	PROTECT IN PLACE
86	Evergreen	Pinus spp. / Spruce	30	20	10.5	GOOD	N	PROTECT IN PLACE
87	Evergreen	Pinus spp. / Pine	30	25	18	GOOD	N	PROTECT IN PLACE
88	Evergreen	Pinus spp. / Pine	30	20	16	GOOD	N	PROTECT IN PLACE
89	Evergreen	Pinus spp. / Pine	30	20	12	GOOD	N	PROTECT IN PLACE
90	Evergreen	Pinus spp. / Pine	30	20	12.5	GOOD	N	PROTECT IN PLACE
91	Evergreen	Pinus spp. / Pine	30	20	12	GOOD	N	PROTECT IN PLACE
92	Evergreen	Pinus spp. / Pine	20	15	12	GOOD	N	PROTECT IN PLACE
93	Evergreen	Pinus spp. / Pine	20	15	13	GOOD	N	PROTECT IN PLACE
94	Evergreen	Pinus spp. / Pine	20	15	6.5	GOOD	N	PROTECT IN PLACE
95	Evergreen	Pinus spp. / Pine	23	18	13.5	GOOD	N	PROTECT IN PLACE
96	Evergreen	Pinus spp. / Pine	25	15	12	GOOD	N	PROTECT IN PLACE
97	Evergreen	Pinus spp. / Pine	18	15	12	GOOD	N	PROTECT IN PLACE
98	Evergreen	Pinus spp. / Pine	18	15	12.5	GOOD	N	PROTECT IN PLACE
99	Evergreen	Pinus spp. / Pine	22	15	12.5	GOOD	N	PROTECT IN PLACE
100	Evergreen	Pinus spp. / Pine	15	15	10	GOOD	N	PROTECT IN PLACE
101	Evergreen	Pinus spp. / Pine	20	15	13.5	GOOD	N	PROTECT IN PLACE
102	Evergreen	Pinus spp. / Pine	15	20	12	GOOD	N	PROTECT IN PLACE
103	Evergreen	Pinus spp. / Pine	15	10	11	GOOD	N	PROTECT IN PLACE
104	Evergreen	Pinus spp. / Pine	20	15	10	GOOD	N	PROTECT IN PLACE
105	Evergreen	Pinus spp. / Pine	15	15	10	GOOD	N	PROTECT IN PLACE
106	Evergreen	Pinus spp. / Pine	20	15	12	GOOD	N	PROTECT IN PLACE
107	Evergreen	Pinus spp. / Pine	25	15	11	GOOD	N	PROTECT IN PLACE
108	Evergreen	Pinus spp. / Pine	30	20	11	GOOD	N	PROTECT IN PLACE
109	Evergreen	Pinus spp. / Pine	18	15	11	GOOD	N	PROTECT IN PLACE
110	Evergreen	Pinus spp. / Pine	20	10	8	GOOD	N	PROTECT IN PLACE
111	Evergreen	Pinus spp. / Pine	20	15	13	GOOD	N	PROTECT IN PLACE
112	Evergreen	Pinus spp. / Pine	20	15	10.5	GOOD	N	PROTECT IN PLACE
113	Evergreen	Pinus spp. / Pine	25	15	13	GOOD	N	PROTECT IN PLACE
114	Evergreen	Pinus spp. / Pine	25	15	10.5	GOOD	N	PROTECT IN PLACE
115	Evergreen	Pinus spp. / Pine	25	15	10.5	GOOD	N	PROTECT IN PLACE
116	Evergreen	Pinus spp. / Pine	25	15	10.5	GOOD	N	PROTECT IN PLACE
117	Evergreen	Pinus spp. / Pine	25	18	11	GOOD	N	PROTECT IN PLACE
118	Evergreen	Pinus spp. / Pine	30	15	8	GOOD	N	PROTECT IN PLACE
119	Deciduous	Malus x / Crabapple	18	20	12	GOOD	N	PROTECT IN PLACE
120	Deciduous	Malus x / Crabapple	18	20	12.5	GOOD	N	PROTECT IN PLACE

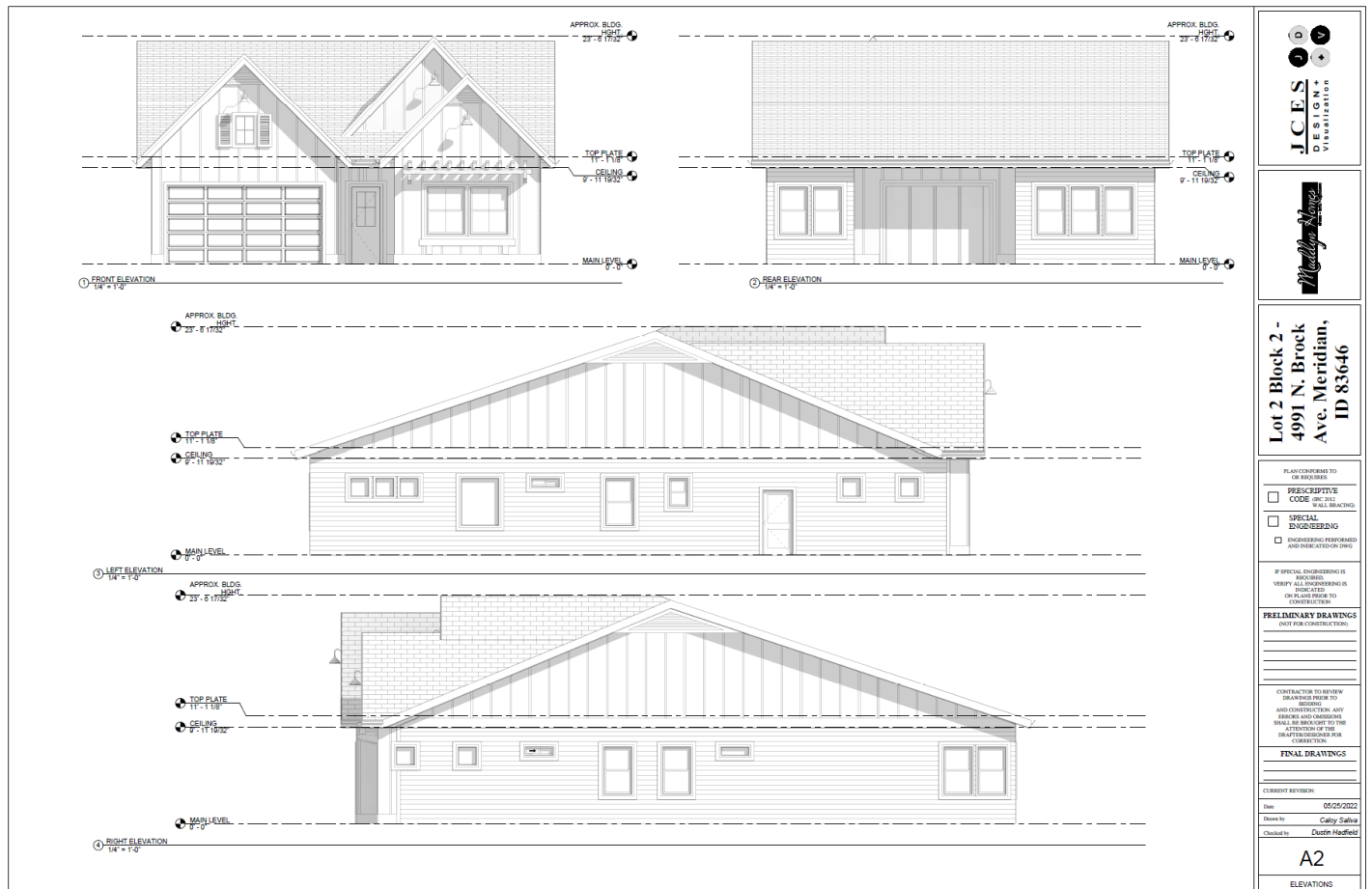
No.	Type	Botanical Name / Common Name	Height (ft)	Width (ft)	Caliper (in)	Condition	Mitigation Requested	Designation
121	Deciduous	Malus x / Crabapple	22	20	6	GOOD	Y	REMOVE
122	Deciduous	Malus x / Crabapple	10	12	6	GOOD	Y	REMOVE
123	Deciduous	Malus x / Crabapple	10	10	4	GOOD	Y	REMOVE
124	Deciduous	Malus x / Crabapple	12	15	9	GOOD	Y	REMOVE
125	Deciduous	Malus x / Crabapple	15	20	13	GOOD	Y	REMOVE
126	Deciduous	Malus x / Crabapple	15	15	14	GOOD	Y	REMOVE
127	Deciduous	Malus x / Crabapple	15	15	14	GOOD	Y	REMOVE
128	Deciduous	Malus x / Crabapple	15	15	14	GOOD	Y	REMOVE
129	Evergreen	Pinus spp. / Spruce	15	15	14	GOOD	Y	REMOVE
130	Deciduous	Malus x / Crabapple	17	10	6	GOOD	N	PROTECT IN PLACE
131	Deciduous	Prunus x / Chickadee	25	20	8.5	GOOD	N	PROTECT IN PLACE
132	Deciduous	Crataegus x / Tulle Tree	15	8	4	GOOD	N	PROTECT IN PLACE
133	Deciduous	Prunus spp. / Pear	40	20	18	GOOD	N	PROTECT IN PLACE
134	Deciduous	Prunus spp. / Pear	45	20	20	GOOD	N	PROTECT IN PLACE
135	Deciduous	Prunus spp. / Pear	50	30	17	GOOD	N	PROTECT IN PLACE
136	Deciduous	Prunus x / Chickadee	35	18	8	GOOD	N	PROTECT IN PLACE
137	Deciduous	Prunus x / Chickadee	40	25	15.5	GOOD	N	PROTECT IN PLACE
138	Deciduous	Prunus x / Chickadee	40	25	14	GOOD	N	PROTECT IN PLACE
139	Deciduous	Prunus x / Chickadee	35	20	14	GOOD	N	PROTECT IN PLACE
140	Deciduous	Prunus x / Chickadee	28	15	9	GOOD	N	PROTECT IN PLACE
141	Deciduous	Prunus x / Chickadee	18	10	4.5	GOOD	N	PROTECT IN PLACE
142	Deciduous	Prunus x / Chickadee	40	30	18.5	GOOD	N	PROTECT IN PLACE
143	Deciduous	Prunus spp. / Pear	35	20	16.5	GOOD	N	PROTECT IN PLACE
144	Deciduous	Prunus spp. / Pear	15	10	5	GOOD	N	PROTECT IN PLACE
145	Evergreen	Pinus spp. / Spruce	8	6	5.5	GOOD	N	PROTECT IN PLACE
146	Evergreen	Juniperus spp. / Juniper	8	10	5	GOOD	N	PROTECT IN PLACE
147	Deciduous	Crataegus x / Honeylocust	35	40	21	GOOD	N	PROTECT IN PLACE
148	Evergreen	Juniperus spp. / Juniper	10	6	5	GOOD	N	PROTECT IN PLACE
149	Evergreen	Juniperus spp. / Juniper	22	4	8	GOOD	N	PROTECT IN PLACE
150	Evergreen	Juniperus spp. / Fir	16	8	4	GOOD	N	PROTECT IN PLACE
151	Deciduous	Prunus x / Chickadee	15	12	12	GOOD	N	PROTECT IN PLACE
152	Deciduous	Prunus x / Chickadee	15	12	8	GOOD	N	PROTECT IN PLACE
153	Evergreen	Pinus spp. / Pine	12	15	12	GOOD	Y	REMOVE
154	Evergreen	Pinus spp. / Spruce	30	20	11	GOOD	Y	REMOVE
155	Evergreen	Pinus spp. / Spruce	15	10	4	GOOD	Y	REMOVE
156	Evergreen	Pinus spp. / Spruce	8	12	4	GOOD	Y	REMOVE
157	Evergreen	Pinus spp. / Spruce	25	20	10	GOOD	Y	REMOVE
158	Evergreen	Pinus spp. / Pine	12	10	10	GOOD	Y	REMOVE
159	Evergreen	Pinus spp. / Spruce	25	10	7	GOOD	Y	REMOVE
160	Deciduous	Corylus c. / Turkey Filbert	8	8	4	GOOD	Y	REMOVE
161	Evergreen	Pinus spp. / Pine	20	15	9	GOOD	Y	REMOVE
162	Evergreen	Pinus spp. / Pine	15	12	12	GOOD	Y	REMOVE
163	Deciduous	Prunus x / Cherry	6	6	4	GOOD	Y	REMOVE
164	Evergreen	Pinus spp. / Pine	25	20	20	GOOD	Y	REMOVE
165	Deciduous	Salix x / Willow	30	30	42	GOOD	Y	REMOVE
166	Deciduous	Prunus x / Cherry	15	10	8.5	GOOD	Y	REMOVE
167	Evergreen	Pinus spp. / Spruce	25	15	9	GOOD	Y	REMOVE
168	Deciduous	Magnolia x / Star Magnolia	15	10	10	GOOD	Y	REMOVE
169	Evergreen	Pinus spp. / Pine	12	10	12	GOOD	Y	REMOVE
170	Evergreen	Pinus spp. / Cedar	28	18	11	GOOD	Y	REMOVE
171	Evergreen	Pinus spp. / Spruce	35	25	18	GOOD	Y	REMOVE
172	Evergreen	Pinus spp. / Pine	35	25	18	GOOD	N	PROTECT IN PLACE
173	Evergreen	Pinus spp. / Spruce	18	10	8	GOOD	N	PROTECT IN PLACE
174	Deciduous	Betula spp. / Birch	15	15	15	GOOD	N	PROTECT IN PLACE
175	Evergreen	Pinus spp. / Spruce	15	10	10	GOOD	N	PROTECT IN PLACE
176	Evergreen	Pinus spp. / Spruce	20	15	10	GOOD	Y	REMOVE

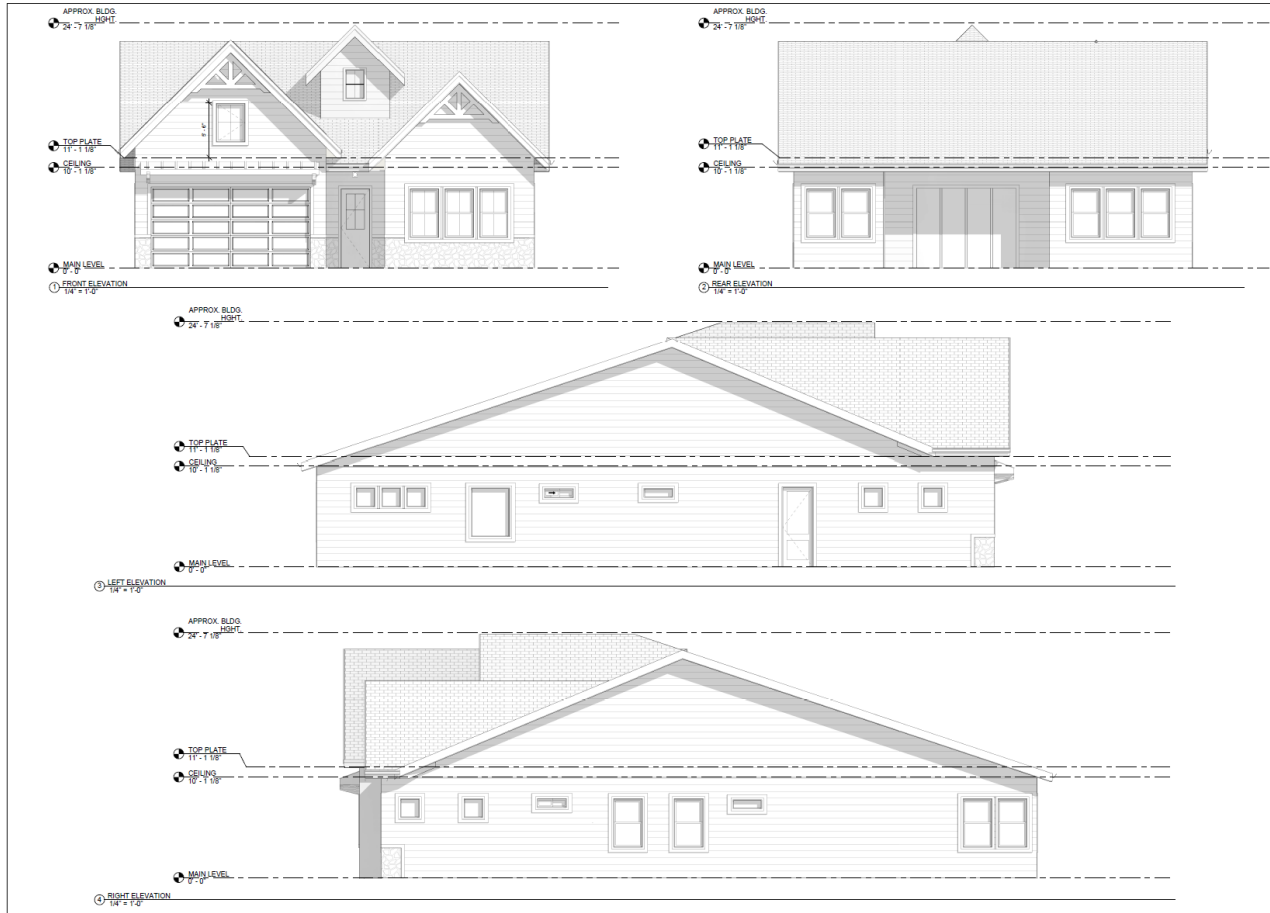


E. Open Space Exhibit (dated: 6/16/22)



F. Conceptual Building Elevations





J.C.E.S.
DESIGN +
CONSTRUCTION

LOT 6 BLOCK 3
5088 N. Brock
Ave. Meridian,
ID 83646

PLAN CONFORMS TO
OR EXCEEDS

☐ PRESCRIPTIVE
CODE (SIC, IBC,
WALL BRACING)

☐ SPECIAL
ENGINEERING

☐ ENGINEERING PROVIDED
AND NOTATION IN DRAWING

IF SPECIAL ENGINEERING IS
REQUIRED,
VERIFY ALL ENGINEERING IS
APPROVED
BY A LICENSED
ENGINEER

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

CONTRACTOR TO REVIEW
DRAWINGS PRIOR TO
BUILDING AND CONSTRUCTION. ANY
CHANGES AND CORRECTIONS
SHALL BE SUBJECT TO THE
APPROVAL OF THE
DESIGNER

FINAL DRAWINGS

CURRENT REVISION:

Date: 5/22/2022

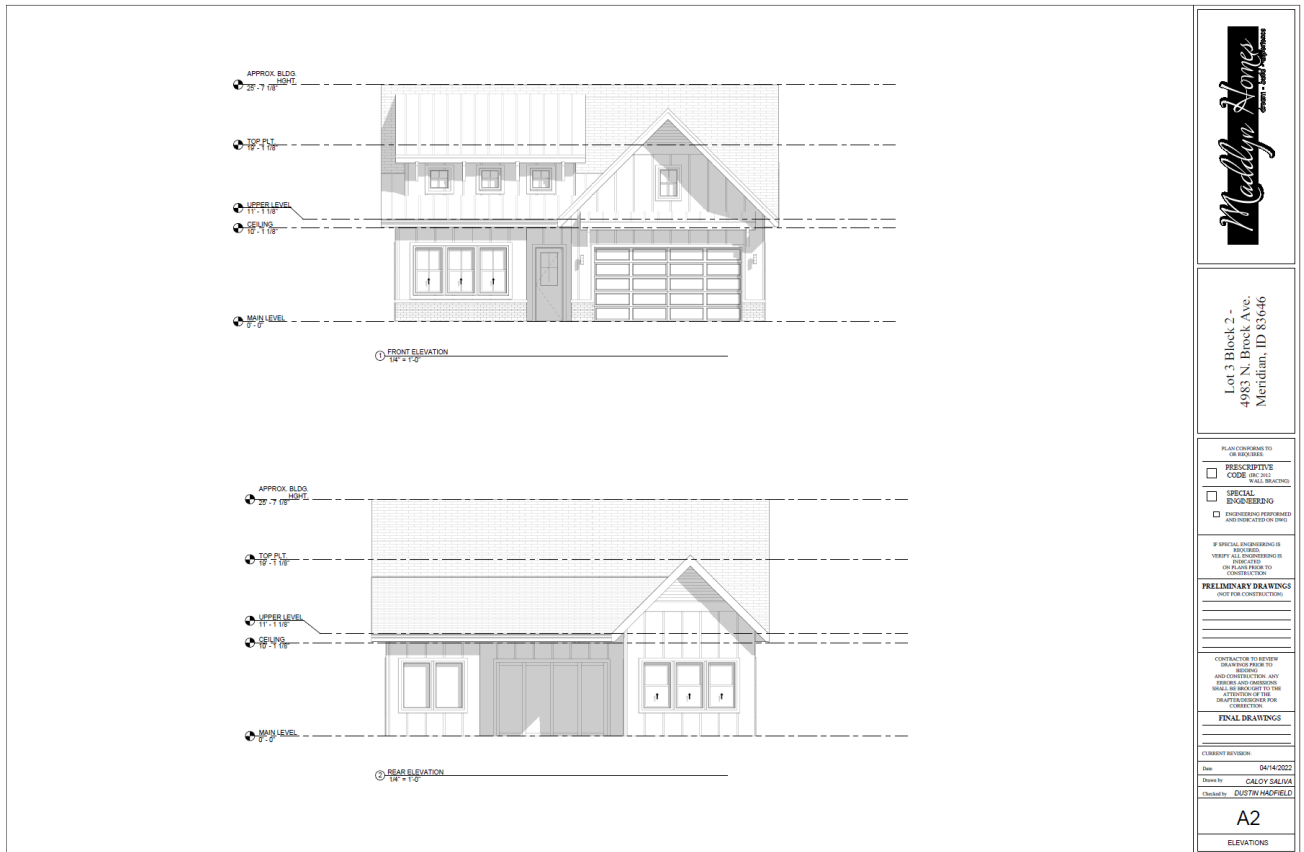
Drawn by: Savannah Gurney

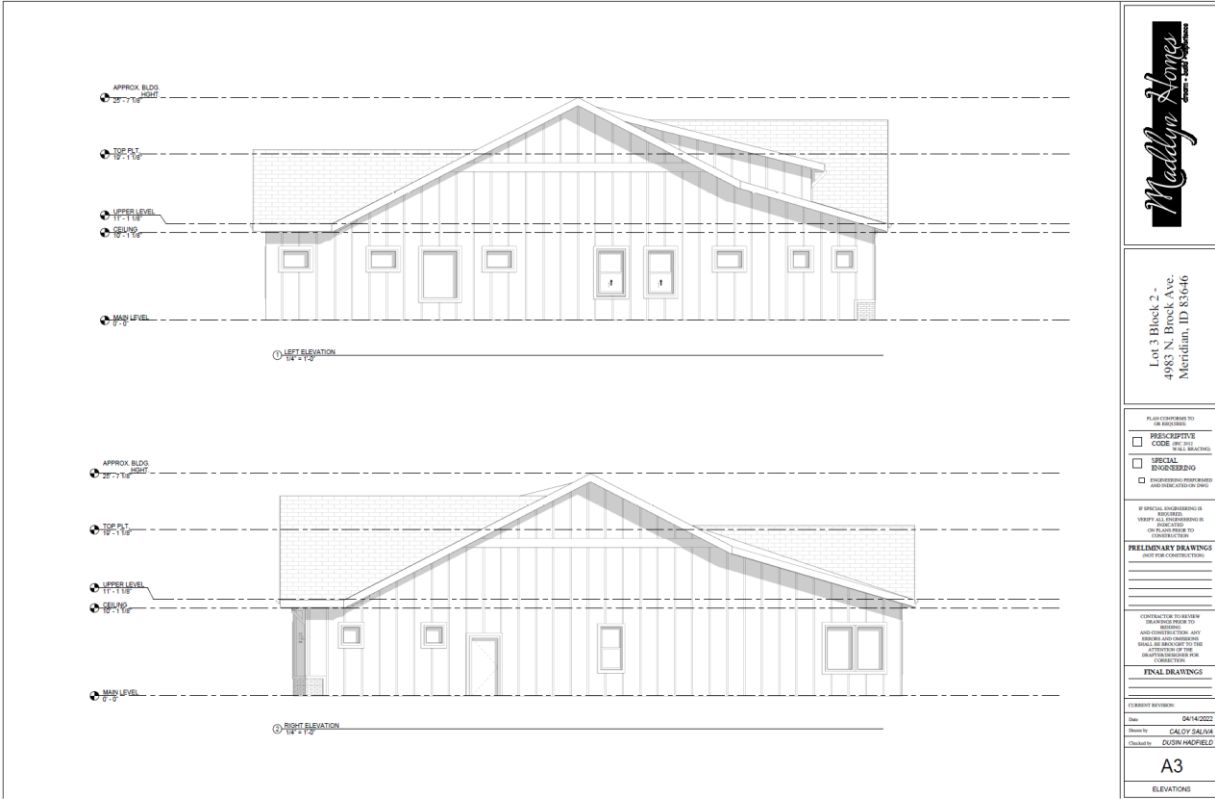
Checked by: Dustin Hadfield

A2

ELEVATIONS

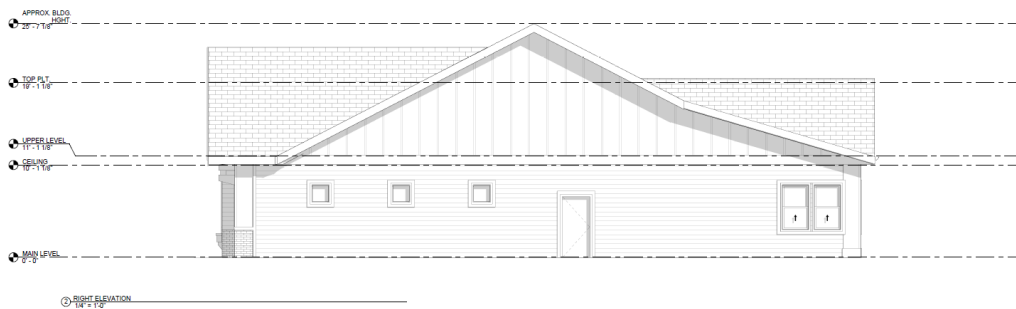
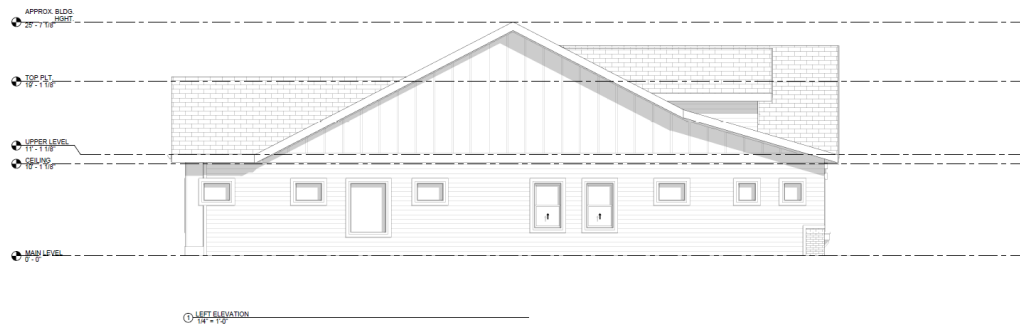
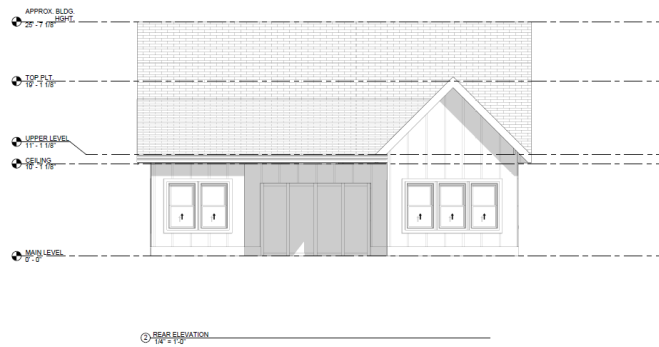






Lot 3 Block 2 -
4983 N. Brock Ave.
Meridian, ID 83646

PLANS SUBMITTED TO OR REVIEWED BY:	
<input type="checkbox"/>	PRESCRIPTIVE CODE (IRC, IBC, etc.)
<input type="checkbox"/>	SPECIAL ENGINEERING
<input type="checkbox"/>	ENGINEERING, PERFORMANCE AND RECOMMENDATION (EIR)
IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL ENGINEERING IS ON PLANS PRIOR TO CONSTRUCTION	
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION	
CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BUILDING PERMIT. ANY REVISIONS MUST BE MADE IN ACCORDANCE TO THE REQUIREMENTS OF THE CONTRACT	
FINAL DRAWINGS	
CURRENT REVISION:	
Date:	04/14/2022
Drawn by:	CALDY SALVA
Checked by:	DUSTIN HADFIELD
A3	
ELEVATIONS	



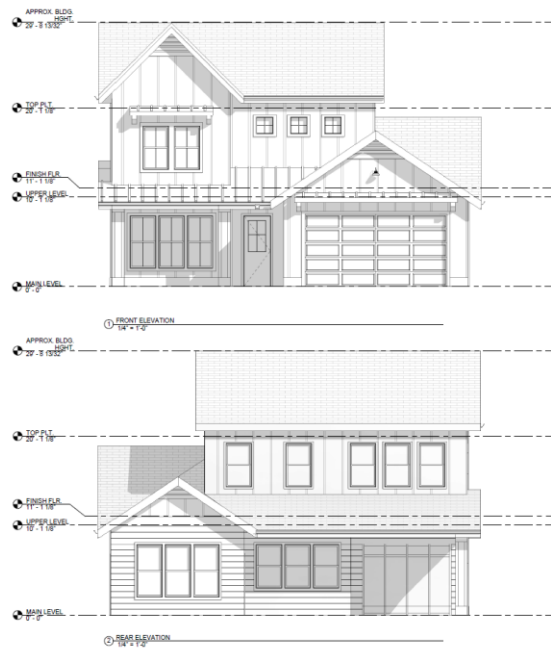
Lot 5 Block 3 -
5104 N. Brock Ave.
Meridian, ID 83646

PLAN CONFORMS TO OR EXCEEDS	
<input type="checkbox"/> PRESCRIPTIVE CODE (IRC, IBC, etc.)	<input type="checkbox"/> SPECIAL ENGINEERING
<input type="checkbox"/> ENGINEERING PERFORMED AND INDICATED ON DRAWING	
IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL DIMENSIONS AND CONSTRUCTION ARE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.	
PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)	
CONTRACTOR TO REVIEW DRAWINGS PRIOR TO CONSTRUCTION. ANY REVISIONS AND CORRECTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.	
FINAL DRAWINGS	
CURRENT REVISION:	
Date:	05/24/2022
Drawn by:	CALOY SALVIA
Checked by:	DUSTIN HADFIELD
A2	
ELEVATIONS	



Lot 5 Block 3 -
5104 N. Brock Ave.
Meridian, ID 83646

PLAN CONFORMS TO OR EXCEEDS	
<input type="checkbox"/> PRESCRIPTIVE CODE (IRC, IBC, etc.)	<input type="checkbox"/> SPECIAL ENGINEERING
<input type="checkbox"/> ENGINEERING PERFORMED AND INDICATED ON DRAWING	
IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL DIMENSIONS AND CONSTRUCTION ARE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.	
PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)	
CONTRACTOR TO REVIEW DRAWINGS PRIOR TO CONSTRUCTION. ANY REVISIONS AND CORRECTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.	
FINAL DRAWINGS	
CURRENT REVISION:	
Date:	05/24/2022
Drawn by:	CALOY SALVIA
Checked by:	DUSTIN HADFIELD
A3	
ELEVATIONS	



Lot 5 Block 4
4986 N. Brady Ave.
Meridian, ID 83646

PLAN CONFORMANCE TO OR EXCEEDS

☐ PRESCRIPTIVE CODE (IRC, IBC, etc.)

☐ SPECIAL ENGINEERING

☐ ENGINEERING PROFESSIONAL AND SEAL ACTED ON THIS

IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL ENGINEERING IS IN ACCORDANCE WITH THE CONTRACTOR'S REQUIREMENTS.

PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. ANY CHANGES AND CORRECTIONS SHALL BE MADE PRIOR TO THE BEGINNING OF CONSTRUCTION.

FINAL DRAWINGS

CURRENT REVISION:

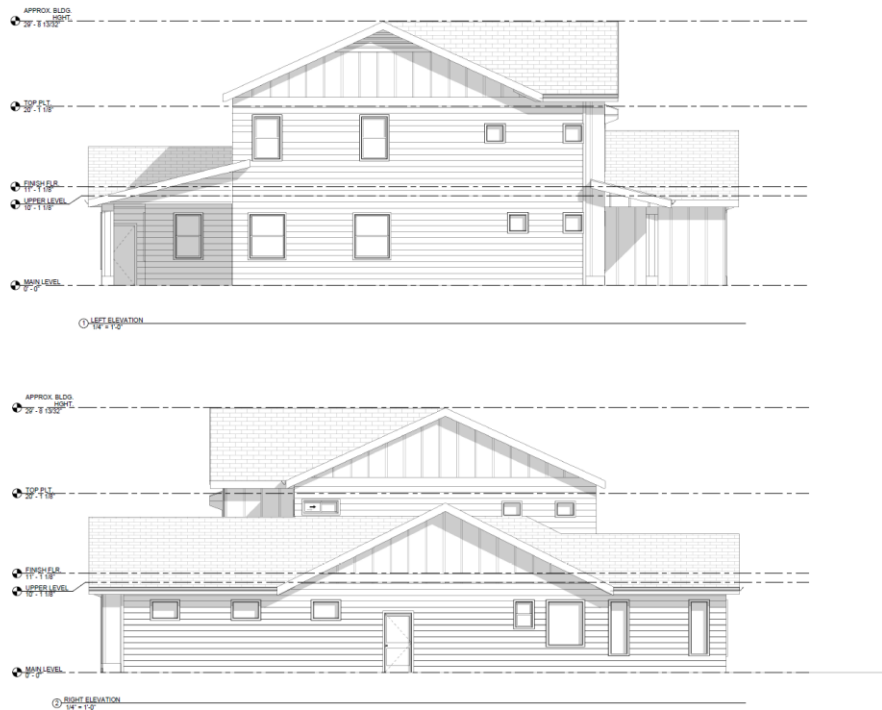
Date: 6/14/2022

Drawn by: Caleb Dean

Checked by: Dustin Hayfield

A2

ELEVATIONS



Lot 5 Block 4
4986 N. Brady Ave.
Meridian, ID 83646

PLAN CONFORMANCE TO OR EXCEEDS

☐ PRESCRIPTIVE CODE (IRC, IBC, etc.)

☐ SPECIAL ENGINEERING

☐ ENGINEERING PROFESSIONAL AND SEAL ACTED ON THIS

IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL ENGINEERING IS IN ACCORDANCE WITH THE CONTRACTOR'S REQUIREMENTS.

PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. ANY CHANGES AND CORRECTIONS SHALL BE MADE PRIOR TO THE BEGINNING OF CONSTRUCTION.

FINAL DRAWINGS

CURRENT REVISION:

Date: 6/14/2022

Drawn by: Caleb Dean

Checked by: Dustin Hayfield

A3

ELEVATIONS

IX. CITY/AGENCY COMMENTS & CONDITIONS

Per the discussion in Section VI, Staff recommends the Applicant reconfigure the lots along the north boundary in Phase I so that wider and fewer lots are provided in that area; and the lots in Phase II are reconfigured and lots are added so that lots are smaller and narrower for a better transition to existing abutting properties. Conceptual building elevations should also be submitted for the 40-foot wide lots that fit on the lots. The plat, conceptual elevations and other associated plans shall be revised accordingly & submitted at least 15 days prior to the City Council hearing. Conceptual elevations and a draft of the revised plat should be submitted to Staff prior to the Commission hearing demonstrating how these changes would affect the overall density and transition to adjacent properties.

A. PLANNING DIVISION

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

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions *IF* City Council determines annexation is in the best interest of the City:
 - a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, common open space/site amenity exhibit and conceptual building elevations included in Section VIII and the provisions contained herein.
 - b. The existing home on Lot 3, Block 3 shall be required to connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC [9-1-4](#) and [9-4-8](#).
2. The final plat shall include the following revisions:
 - a. Depict an easement for the Nourse Lateral, which runs off-site along the northern boundary of this property, if it encroaches on this property.
 - b. Depict a minimum 20-foot wide common lot along the south side of Lot 1, Block 2 for a multi-use pathway connection from Conley Ave. through the common areas on Lot 6, Block 2 and Lot 1, Block 3 to the pathway along the east side of Rogue River Ave. *See Park's Department comments & diagram in Section IX.E.*
 - d. Increase the size of Lot 15, Block 1 by 70 square feet to meet the qualified open space standard of 5,000 square feet in UDC 11-3G-3B.1a.
3. The landscape plan submitted with the final plat shall include the following revisions:
 - a. Depict a 10-foot wide multi-use pathway from the existing pathway along N. Conley Ave. at the south boundary to the existing pathway along N. Rogue River Way at the north boundary as required by the Park's Dept. with landscaping along the pathway in accord with the standards listed in UDC 11-3B-12C. *See Park's Department comments & diagram in Section IX.E.*
 - b. Provide one (1) 2-inch tree in the front and back yards of all building lots and an additional 109 caliper inches of trees on the site in common areas in accord with the mitigation standards listed

in UDC [11-3B-10C.5](#); or, apply for Alternative Compliance to this standard (see UDC 11-5B-5 for more information).

- c. Depict a detached sidewalk with an 8-foot wide parkway and landscaping per the standards listed in UDC 11-3B-7C on Lot 1, Block 1 in order for the lot to count toward the minimum qualified open space requirement.
 - d. Depict a minimum 20-foot wide common lot along the south side of Lot 1, Block 2 containing a 10-foot wide multi-use pathway connection from Conley Ave. through the common areas on Lot 6, Block 2 and Lot 1, Block 3 to the pathway along the east side of Rogue River Ave. Depict 5-foot wide landscape strips on each side of the pathway planted in accord with the standards listed in UDC [11-3B-12C](#).
 - e. Increase the size of Lot 15, Block 1 by 70 square feet to meet the qualified open space standard of 5,000 square feet in UDC 11-3G-3B.1a.
 - f. Lot 11, Block 2 does not meet the qualified open space standards listed in UDC 11-3G-3B – the plans should be revised to comply through one of the following options: 1) add 715 s.f. to the common lot in accord with UDC 11-3G-3B.1a; or, 2) include a community garden in the common lot; or, 3) include minimum 20' x 20' plaza in the common lot, including hardscape, seating, and lighting in accord with UDC 11-3G-3B.1. *If the lot is enlarged, the plat shall also be amended accordingly.*
4. Prior to the City Engineer's signature on the final plat for Phase 2, all existing structures that do not conform to the setbacks of the R-8 zoning district shall be removed.
 5. Prior to the City Engineer's signature on the final plat for Phase 1, a 14-foot wide public pedestrian easement shall be submitted to the Planning Division and recorded for the multi-use pathway as required by the Park's Department.
 6. Submit a detail of the proposed shelter on Lot 6, Block 2 with the final plat application.

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 Sewer must connect to the north through Rogue River Ave and not from the south. This is a different sewer shed.
- 1.2 Sewer does not need to be provided to and through to parcel to the east. Provide sewer mains to eastern boundary only as needed for development.
- 1.3 Ensure no sewer services cross infiltration trenches
- 1.4 Dead-End runs of sewer need a slope of 0.60%
- 1.5 Must include callouts to remove water blow-offs.
- 1.6 Water main connecting north and south properties must to be 12".
- 1.7 Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within water/sewer easements.

2. General Conditions of Approval

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover

from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.

- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). 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 wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
- 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 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.
- 2.17 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.
- 2.18 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.
- 2.19 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.
- 2.20 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.
- 2.21 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.
- 2.22 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=267776&dbid=0&repo=MeridianCity&cr=1>

D. POLICE DEPARTMENT

No comments at this time.

E. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=267942&dbid=0&repo=MeridianCity> &
<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=272212&dbid=0&repo=MeridianCity>

F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=269309&dbid=0&repo=MeridianCity>

G. ADA COUNTY DEVELOPMENT SERVICES (ACDS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=269136&dbid=0&repo=MeridianCity>

H. WEST ADA SCHOOL DISTRICT (WASD)

No comments were received from WASD.

I. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=269137&dbid=0&repo=MeridianCity&cr=1>

X. FINDINGS

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

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

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

Staff finds the Applicant's request to annex the subject property with R-8 zoning and develop single-family detached dwellings on the site at a gross density of 3.42 units per acre is consistent with the density desired in the MDR designation for this property. However, the layout of the preliminary plat proposed with the annexation does not provide an adequate transition in lot sizes to abutting properties to the north in Phase I or in Phase II as discussed above in Sections V and VI.

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

Staff finds the proposed map amendment to R-8 and development generally complies with the purpose statement of the residential districts in that it will contribute to the range of housing opportunities available in the City consistent with the Comprehensive Plan.

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

Staff finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed residential uses should be compatible with adjacent single-family residential homes/uses in the area.

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**

Staff finds City services are available to be provided to this development. Comments were not received from WASD on this application so Staff is unable to determine impacts to the school district.

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

Staff finds the proposed annexation is in the best interest of the city if revisions are made to the development plan as recommended.

B. Preliminary Plat (UDC 11-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings: (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code; (Ord. 08-1372, 7-8-2008, eff. 7-8-2008)

Staff finds the proposed plat is generally in conformance with the UDC and the Comprehensive Plan if the Applicant revises the development plan to provide a better transition in lot sizes to abutting properties.

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

Staff finds public services can be made available to the subject property and will be adequate to accommodate the proposed development.

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

Staff finds there are no roadways, bridges or intersections in the general vicinity that are in the IFYWP or the CIP.

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

Staff finds there is public financial capability of supporting services for the proposed development.

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

Staff finds the proposed development will not be detrimental to the public health, safety or general welfare.

6. The development preserves significant natural, scenic or historic features. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

Staff is unaware of any significant natural, scenic or historic features that need to be preserved with this development.