

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



In the Matter of the Request for 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, by Kimley-Horn.

Case No(s). H-2022-0045

For the City Council Hearing Date of: November 22, 2022 (Findings on December 6, 2022)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of November 22, 2022, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of November 22, 2022, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of November 22, 2022, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of November 22, 2022, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of November 22, 2022, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for annexation & zoning and preliminary plat is hereby approved with the requirement of a development agreement per the provisions in the Staff Report for the hearing date of November 22, 2022, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of November 22, 2022

By action of the City Council at its regular meeting held on the _____ day of _____, 2022.

COUNCIL PRESIDENT BRAD HOAGLUN VOTED_____

COUNCIL VICE PRESIDENT JOE BORTON VOTED_____

COUNCIL MEMBER JESSICA PERREAULT VOTED_____

COUNCIL MEMBER LUKE CAVENER VOTED_____

COUNCIL MEMBER TREG BERNT VOTED_____

COUNCIL MEMBER LIZ STRADER VOTED_____

MAYOR ROBERT SIMISON VOTED_____
(TIE BREAKER)

Mayor Robert Simison

Attest:

Chris Johnson
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By: _____ Dated: _____
City Clerk's Office

EXHIBIT A

STAFF REPORT	
COMMUNITY DEVELOPMENT DEPARTMENT	

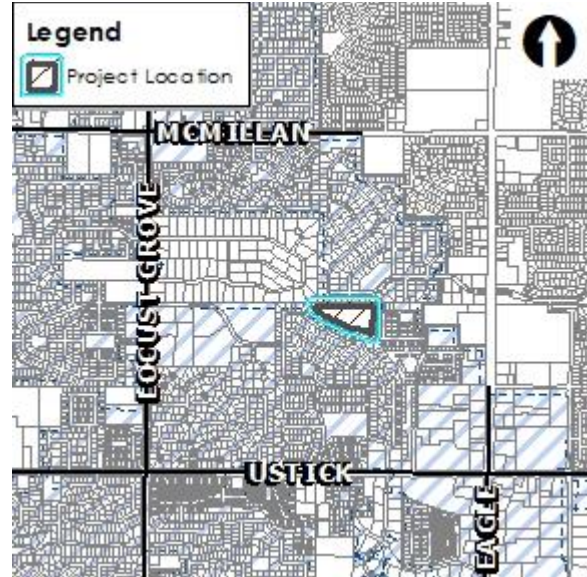
HEARING DATE: November 22, 2022

TO: Mayor & City Council

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)



At the recommendation of Staff, a revised conceptual plat was submitted that depicts a reconfiguration of lots within the plat resulting in a reduction in building lots from 28 to 26 and an increase in common lots from 6 to 7 for a gross density of 3.17 units/acre (see Section VIII.B). If the Commission recommends approval of the revised concept plan, an updated plat, landscape plan and open space exhibit should be submitted at least 10 days prior to the Council meeting and the staff report will be updated accordingly.

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		
<ul style="list-style-type: none"> Staff report (yes/no) 	Yes	
<ul style="list-style-type: none"> Requires ACHD Commission Action (yes/no) 	No	
<ul style="list-style-type: none"> Existing Conditions 	There are (3) existing stub streets to this property (i.e. N. Conley Ave., N. Rogue River Ave., and E. Jasmine St.)	
<ul style="list-style-type: none"> 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. 	

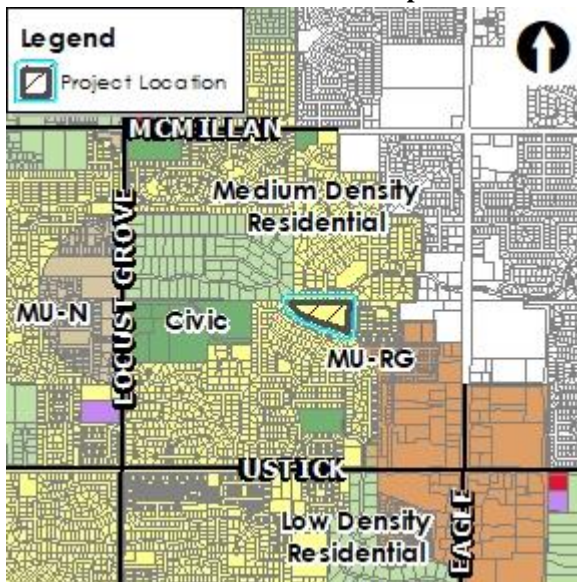
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed via the extension of existing stub streets from adjacent neighborhoods.	
Proposed Road Improvements	None	
Fire Service	<i>See Section IX.C</i>	
Police Service	<i>No comments received.</i>	

West Ada School District	<i>No comments received.</i>	
Distance (elem, ms, hs)		
Capacity of Schools		
# of Students Enrolled		
Wastewater		
<ul style="list-style-type: none"> Distance to Sewer Services 	Directly adjacent	
<ul style="list-style-type: none"> Sewer Shed 		
<ul style="list-style-type: none"> Estimated Project Sewer ERU's 	See application	
<ul style="list-style-type: none"> WRRF Declining Balance 		

<ul style="list-style-type: none"> Project Consistent with WW Master Plan/Facility Plan 	Yes
<ul style="list-style-type: none"> Impacts/Concerns 	See Public Works' Site-Specific Conditions in Section IX
Water	
<ul style="list-style-type: none"> Distance to Services 	Directly adjacent
<ul style="list-style-type: none"> Pressure Zone 	3
<ul style="list-style-type: none"> Estimated Project Water ERU's 	See application
<ul style="list-style-type: none"> Water Quality Concerns 	None
<ul style="list-style-type: none"> Project Consistent with Water Master Plan 	Yes
<ul style="list-style-type: none"> Impacts/Concerns 	See Public Works' Site-Specific Conditions in Section IX

C. Project Maps

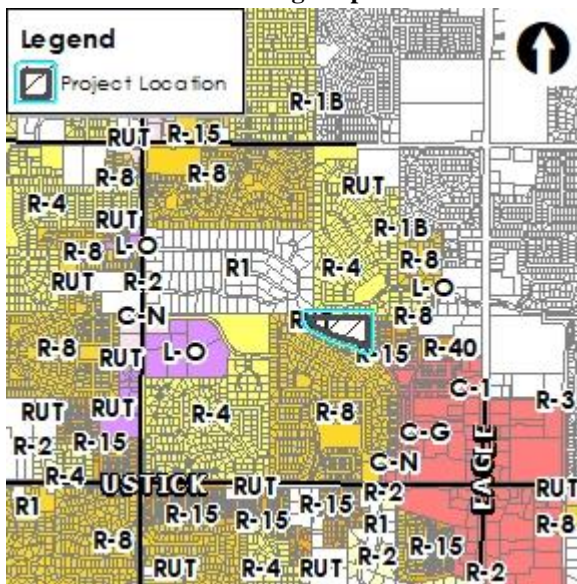
Future Land Use Map



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	11/6/2022
Radius notification mailed to property owners within 300 feet	8/11/2022	11/4/2022
Public hearing notice sign posted on site	8/8/2022	11/10/2022
Nextdoor posting	8/11/2022	11/4/2022

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 though 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. Note: The Applicant submitted a revised conceptual plat that includes the 20-foot wide common lot for a pathway as recommended by Staff.**

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 accommodate 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.

B. The Meridian Planning & Zoning Commission heard these items on October 20, 2022 (continued from August 18, 2022 and September 1 and 15, 2022). At the public hearing, the Commission moved to recommend approval of the subject AZ and PP requests.

1. Summary of Commission public hearing:

- a. In favor: Nicolette Womack and Teller Bard, Applicant’s Representative; Kyle Enzler (Applicant/Property Owner)
- b. In opposition or Commenting: Leon Johnson; George Fullmer; Mike Bernard, Malissa Bernard; Alan Dixon, Roger Britton, Charlene Britton; Carol Windle; Mike McGough; George Windle
- c. Written testimony: Many letters of testimony were received – see public record.
- d. Staff presenting application: Sonya Allen
- e. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. Concerns pertaining to extra traffic this development will generate through existing neighborhoods and safety of area children;
- b. Proposed lot sizes aren’t compatible with those in adjacent existing developments;
- c. Request for property to be annexed with R-4 zoning and require minimum lot sizes consistent with adjacent lot sizes;
- d. Request for 2-story homes along north boundary to not have any windows on the second story that would look into adjacent single-story home lots;
- e. Require traffic calming measures in area streets to slow traffic for safety;
- f. Request for water trucks to be provided during construction to mitigate dust and for trailers and vehicles to be parked on-site and not in adjacent developments; request for existing stub streets on Rogue River & Conley to be closed until construction commences;
- g. Concern pertaining to the pathway in Alpine Pointe that many adults and children use to access the subdivision amenities and concerns pertaining to safety of those using it;

- h. Install caution lights for children’s safety in high traffic areas;
 - i. Developer is agreeable to not providing windows on the second story homes overlooking adjacent lots at the northwest corner and minimize front setbacks in order to provide larger back yards with greater building setbacks from rear property line.
3. Key issue(s) of discussion by Commission:
- a. Desire for the Applicant to revise the plat to have fewer building lots and retain more of the existing trees;
 - b. Desire for fewer lots to be provided along the northern boundary and more lot provided along the eastern boundary for a better transition to existing properties;
 - c. Desire for the mitigation trees required in back yards to be placed strategically to screen adjacent properties;
 - d. In favor of no windows on second story homes overlooking adjacent lots at the northwest corner & minimize front setbacks in order to provide larger rear yards with greater building setbacks.
4. Commission change(s) to Staff recommendation:
- a. Approval with the inclusion of DA provisions that prohibit any windows on the second story of homes that face north along the northern boundary of the subdivision west of Rogue River in Block 1; and the developer to encourage backyard landscaping to assist in buffering to the larger homes/lots to the north.
- = 5. Outstanding issue(s) for City Council:
- a. None
- C. The Meridian City Council heard these items on 11/22/2022. At the public hearing, the Council moved to approve the subject AZ and PP requests.
1. Summary of the City Council public hearing:
- a. In favor: Nicolette Womack, Applicant’s Representative; Kyle Enzler, Applicant; Teller Bard, Kimley-Horn
 - b. In opposition: George Windle
 - c. Commenting: Mike Bernard (representing Alpine Pointe HOA), Carol Windle, Malissa Bernard, Chris Chaffin, Allen Dixon, Laura Trairatnobhas, Mike McGough, Charlene Britton, Roger Britton, Bernie Bahro
 - d. Written testimony: Many letters of testimony were received (see public record)
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
- a. Need for a better transition in lot sizes to adjacent existing lots (especially to the McGough property) to the north that could be accommodated by reducing the number of lots in that area or overall within the development;
 - b. Request for no north-facing facing windows on 2-story homes along the northern boundary of the subdivision;
 - c. Request for the property to be zoned R-4 instead of R-8 and meet the dimensional standards of the R-4 district;
 - d. Negative impact on traffic and pedestrian safety in adjacent residential neighborhoods, especially that to the north, due to extension of stub streets, especially N. Rogue River Way;
 - e. Request for Rogue River to be restricted to emergency only access.
3. Key issue(s) of discussion by City Council:
- a. Council didn’t feel there was adequate transition to existing lot sizes along the northern boundary, especially the McGough property;

- b. Reducing the number of lots along the northern boundary or overall within the development to provide a better transition to existing lots to the north;
 - c. Annexation the property with R-4 rather than R-8 zoning to increase the dimensional standards of the proposed lots and possibly reduce density and provide a better transition to existing lots;
 - d. Restriction on windows facing north on second stories of homes along the northern boundary of the site;
4. City Council change(s) to Commission recommendation:
- a. Remove Lot 10, Block 1 along northern boundary to provide a better transition in lot sizes to the north; no one parcel to the north shall have more than 3 portions of a lot adjacent to it; inclusion of DA provisions that prohibit any windows on the second story of homes that face north along the northern boundary of the subdivision west of Rogue River in Block 1; and the developer to encourage backyard landscaping to assist in buffering to the larger homes/lots to the north.

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;

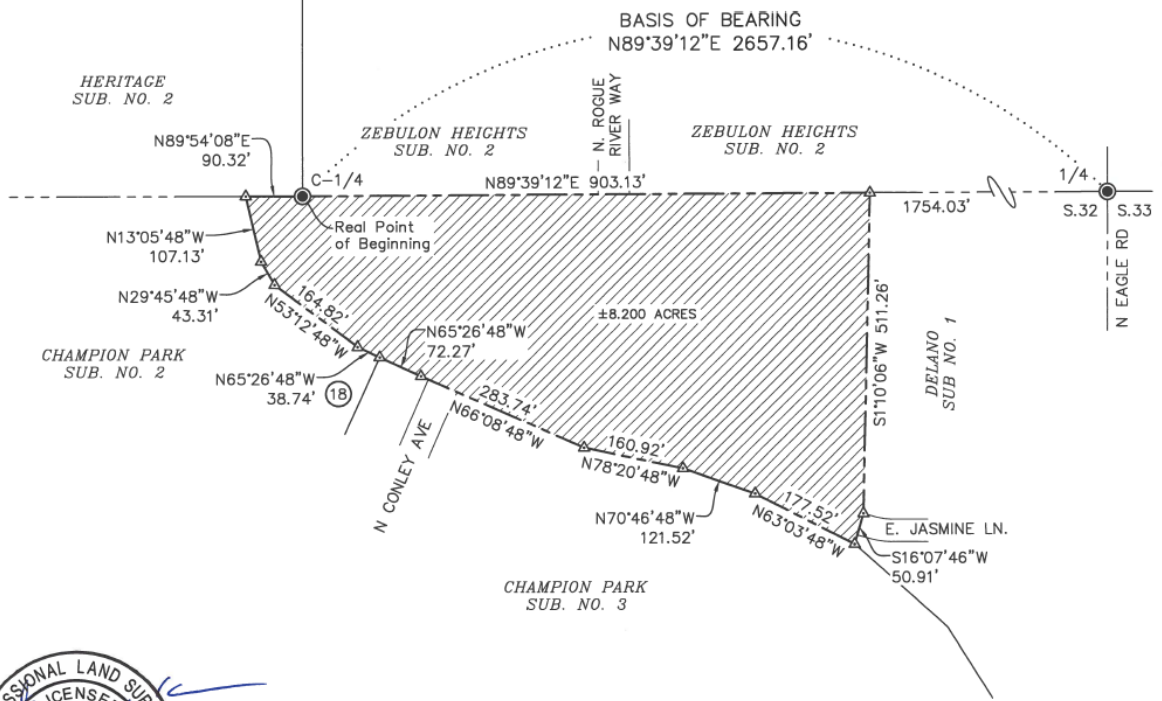
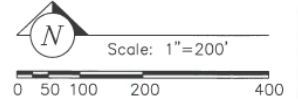
North 13°05'48" West, 107.13 feet to the east-west centerline of said Section 32 coincident with the south boundary line of Heritage Subdivision No. 2 as filed in Book 23 of Plats at Pages 1452 and 1453, records of Ada County, Idaho;

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.



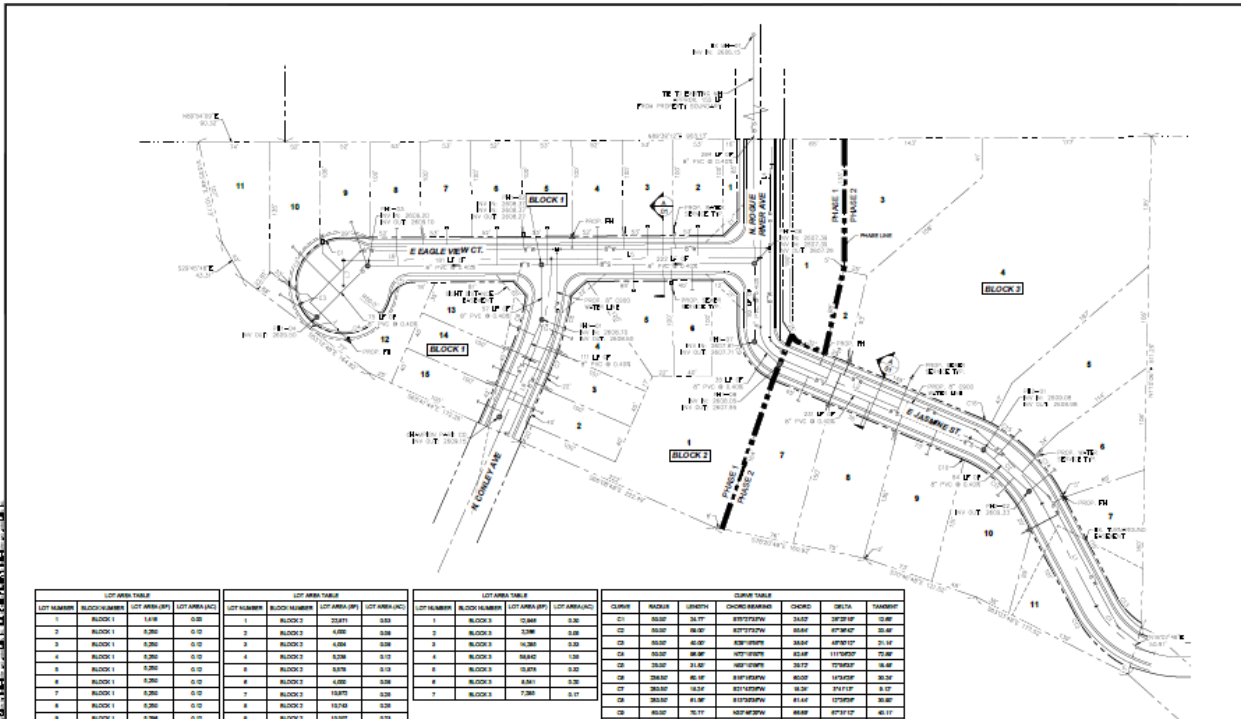


P:\2610 JASMINE LN 21-125\deg\21125 Annexation Esh.dwg 3/4/2022 4:38:19 PM

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

Exhibit Drawing for
R-8 ZONE
 Lot 4, Block 1, Jasmine Acres, Located in the NE1/4 of the SE1/4 & the NW1/4 of the SE1/4 of Section 32, T.4N., R.1E., B.M., Ada County, Idaho

Job No. 21-125
Sheet No. 1
Dwg. Date 3/4/2022



LOT AREA TABLE		
LOT NUMBER	BLOCK NUMBER	LOT AREA (SQ FT)
1	BLOCK 1	5,816
2	BLOCK 1	5,200
3	BLOCK 1	5,200
4	BLOCK 1	5,200
5	BLOCK 1	5,200
6	BLOCK 1	5,200
7	BLOCK 1	5,200
8	BLOCK 1	5,200
9	BLOCK 1	5,200
10	BLOCK 1	5,200
11	BLOCK 1	5,200
12	BLOCK 1	5,200
13	BLOCK 1	5,200
14	BLOCK 1	5,200
15	BLOCK 1	5,200

LOT AREA TABLE		
LOT NUMBER	BLOCK NUMBER	LOT AREA (SQ FT)
1	BLOCK 2	5,200
2	BLOCK 2	5,200
3	BLOCK 2	5,200
4	BLOCK 2	5,200
5	BLOCK 2	5,200
6	BLOCK 2	5,200
7	BLOCK 2	5,200
8	BLOCK 2	5,200
9	BLOCK 2	5,200
10	BLOCK 2	5,200
11	BLOCK 2	5,200
12	BLOCK 2	5,200
13	BLOCK 2	5,200
14	BLOCK 2	5,200
15	BLOCK 2	5,200

LOT AREA TABLE		
LOT NUMBER	BLOCK NUMBER	LOT AREA (SQ FT)
1	BLOCK 3	5,200
2	BLOCK 3	5,200
3	BLOCK 3	5,200
4	BLOCK 3	5,200
5	BLOCK 3	5,200
6	BLOCK 3	5,200
7	BLOCK 3	5,200
8	BLOCK 3	5,200
9	BLOCK 3	5,200
10	BLOCK 3	5,200
11	BLOCK 3	5,200
12	BLOCK 3	5,200
13	BLOCK 3	5,200
14	BLOCK 3	5,200
15	BLOCK 3	5,200

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C2	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C3	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C4	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C5	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C6	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C7	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C8	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C9	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C10	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C11	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C12	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C13	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C14	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C15	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C16	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C17	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C18	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C19	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C20	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C21	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C22	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C23	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C24	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C25	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C26	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C27	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C28	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C29	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00
C30	50.00	30.00	S70°00'00"W	29.54	30°00'00"	15.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	N00°00'00"E
L2	10.00	N00°00'00"E
L3	10.00	N00°00'00"E
L4	10.00	N00°00'00"E
L5	10.00	N00°00'00"E
L6	10.00	N00°00'00"E
L7	10.00	N00°00'00"E
L8	10.00	N00°00'00"E
L9	10.00	N00°00'00"E
L10	10.00	N00°00'00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	50.00	30.00	N00°00'00"E	29.54	30°00'00"	15.00
C2	50.00	30.00	N00°00'00"E	29.54	30°00'00"	15.00
C3	50.00	30.00	N00°00'00"E	29.54	30°00'00"	15.00
C4	50.00	30.00	N00°00'00"E	29.54	30°00'00"	15.00



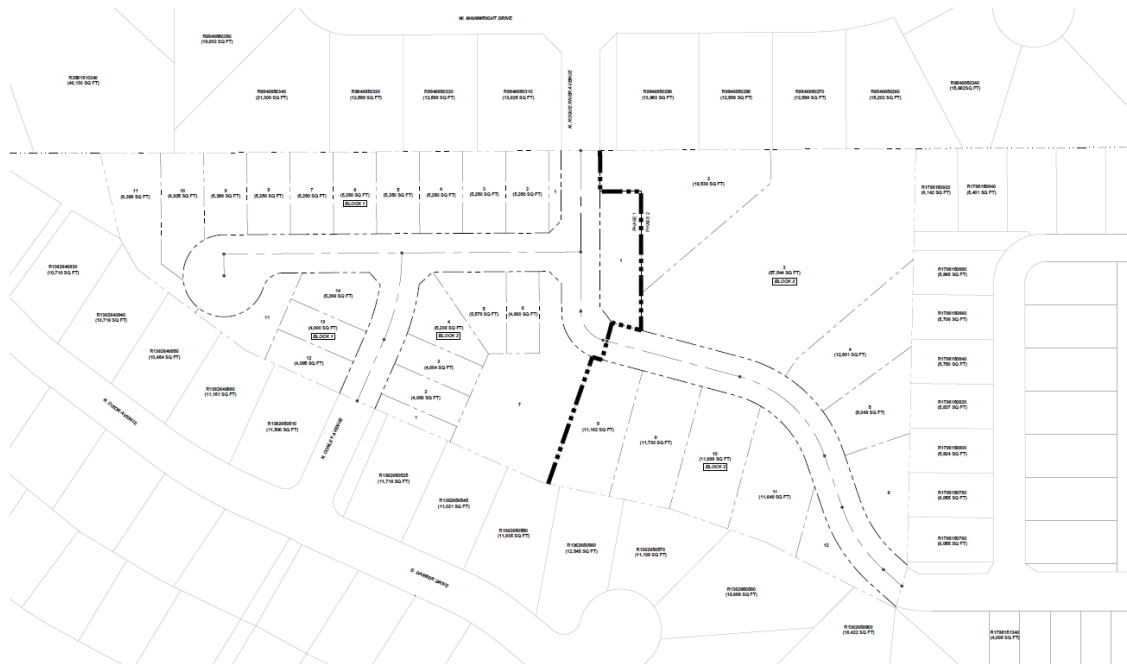
Kimley Horn

KINGSTOWN SUBDIVISION - PRELIMINARY PLAT
PRELIMINARY PLAT
MERIDIAN, IDAHO

PROJECT NO. 2023-0001
DATE: 03/14/24
SCALE: 1" = 40'

03 of 03

Updated Conceptual Plat & Neighboring Parcels Exhibit:



D. Existing Tree Inventory & Plan

EXISTING TREE INVENTORY

No.	Type	Botanical Name / Common Name	Height (ft)	Width (ft)	Caliber (in)	Condition	Mitigation Required?	Designation
1	Emergreen	Picea spp. / Spruce	25	15	9	GOOD	Y	REMOVE
2	Emergreen	Picea spp. / Spruce	18	12	9	GOOD	Y	REMOVE
3	Emergreen	Picea spp. / Spruce	20	12	8.5	GOOD	Y	REMOVE
4	Emergreen	Picea spp. / Spruce	28	18	8	GOOD	Y	REMOVE
5	Emergreen	Picea spp. / Pine	30	30	23.5	GOOD	Y	REMOVE
6	Emergreen	Picea spp. / Pine	20	20	12	GOOD	N	PROTECT IN PLACE
7	Emergreen	Picea spp. / Pine	25	30	14	GOOD	N	PROTECT IN PLACE
8	Emergreen	Picea spp. / Spruce	28	30	10	GOOD	N	PROTECT IN PLACE
9	Emergreen	Picea spp. / Spruce	28	30	14	GOOD	N	PROTECT IN PLACE
10	Deciduous	Magnohata x / Saucor Magnolia	20	20	13	GOOD	N	PROTECT IN PLACE
11	Deciduous	Saba / Willow	35	40	38	GOOD	N	PROTECT IN PLACE
12	Emergreen	Picea spp. / Spruce	30	15	13	GOOD	N	PROTECT IN PLACE
13	Emergreen	Picea spp. / Spruce	12	15	6	GOOD	N	PROTECT IN PLACE
14	Emergreen	Picea 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	16	GOOD	N	PROTECT IN PLACE
18	Deciduous	Malus x / Crabapple	18	12	12	GOOD	N	PROTECT IN PLACE
19	Emergreen	Larix laricina / Spruce	8	8	8	GOOD	N	PROTECT IN PLACE
20	Deciduous	Saba / Willow	35	50	80	GOOD	N	PROTECT IN PLACE
21	Emergreen	Picea spp. / Pine	40	20	18	GOOD	Y	REMOVE
22	Emergreen	Picea spp. / Pine	40	20	13	GOOD	Y	REMOVE
23	Emergreen	Picea spp. / Pine	40	20	13	GOOD	Y	REMOVE
24	Emergreen	Picea spp. / Pine	35	20	14	GOOD	N	PROTECT IN PLACE
25	Emergreen	Picea spp. / Pine	30	15	11	GOOD	N	PROTECT IN PLACE
26	Emergreen	Picea spp. / Pine	25	15	12	GOOD	N	PROTECT IN PLACE
27	Emergreen	Picea spp. / Pine	25	15	14.5	GOOD	N	PROTECT IN PLACE
28	Emergreen	Picea spp. / Pine	28	15	12	GOOD	N	PROTECT IN PLACE
29	Emergreen	Picea spp. / Pine	20	10	8	FAIR	N	PROTECT IN PLACE
30	Emergreen	Picea spp. / Pine	20	15	11	FAIR	N	PROTECT IN PLACE
31	Emergreen	Picea spp. / Pine	25	15	11	FAIR	N	PROTECT IN PLACE
32	Emergreen	Picea spp. / Pine	25	15	11.5	GOOD	N	PROTECT IN PLACE
33	Emergreen	Picea spp. / Pine	20	10	11	GOOD	N	PROTECT IN PLACE
34	Emergreen	Picea spp. / Pine	20	10	10.5	GOOD	N	PROTECT IN PLACE
35	Emergreen	Picea spp. / Pine	20	15	12	GOOD	Y	REMOVE
36	Emergreen	Picea spp. / Pine	25	15	14	GOOD	Y	REMOVE
37	Emergreen	Picea spp. / Pine	20	15	11	GOOD	Y	REMOVE
38	Deciduous	Populus spp. / Cottonwood	50	30	35	GOOD	Y	REMOVE
39	Deciduous	Populus spp. / Cottonwood	45	25	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	Emergreen	Picea spp. / Spruce	25	10	12	GOOD	N	PROTECT IN PLACE
48	Deciduous	Malus x / Crabapple	12	10	8.5	GOOD	N	PROTECT IN PLACE
49	Deciduous	Malus x / Crabapple	15	10	8	GOOD	N	PROTECT IN PLACE
50	Deciduous	Malus x / Crabapple	15	15	8	GOOD	N	PROTECT IN PLACE
51	Emergreen	Picea spp. / Spruce	18	12	8	GOOD	N	PROTECT IN PLACE
52	Emergreen	Picea spp. / Pine	20	15	13	GOOD	Y	REMOVE
53	Emergreen	Picea spp. / Pine	20	15	13	GOOD	Y	REMOVE
54	Emergreen	Picea spp. / Pine	18	15	13	GOOD	Y	REMOVE
55	Emergreen	Picea spp. / Pine	20	20	12	GOOD	N	PROTECT IN PLACE
56	Emergreen	Picea spp. / Pine	30	20	13	GOOD	N	PROTECT IN PLACE
57	Emergreen	Picea spp. / Pine	32	20	16	GOOD	N	PROTECT IN PLACE
58	Emergreen	Picea spp. / Pine	30	20	14	GOOD	N	PROTECT IN PLACE
59	Emergreen	Picea spp. / Pine	30	20	17	GOOD	N	PROTECT IN PLACE
60	Emergreen	Picea spp. / Pine	28	20	15	GOOD	N	PROTECT IN PLACE

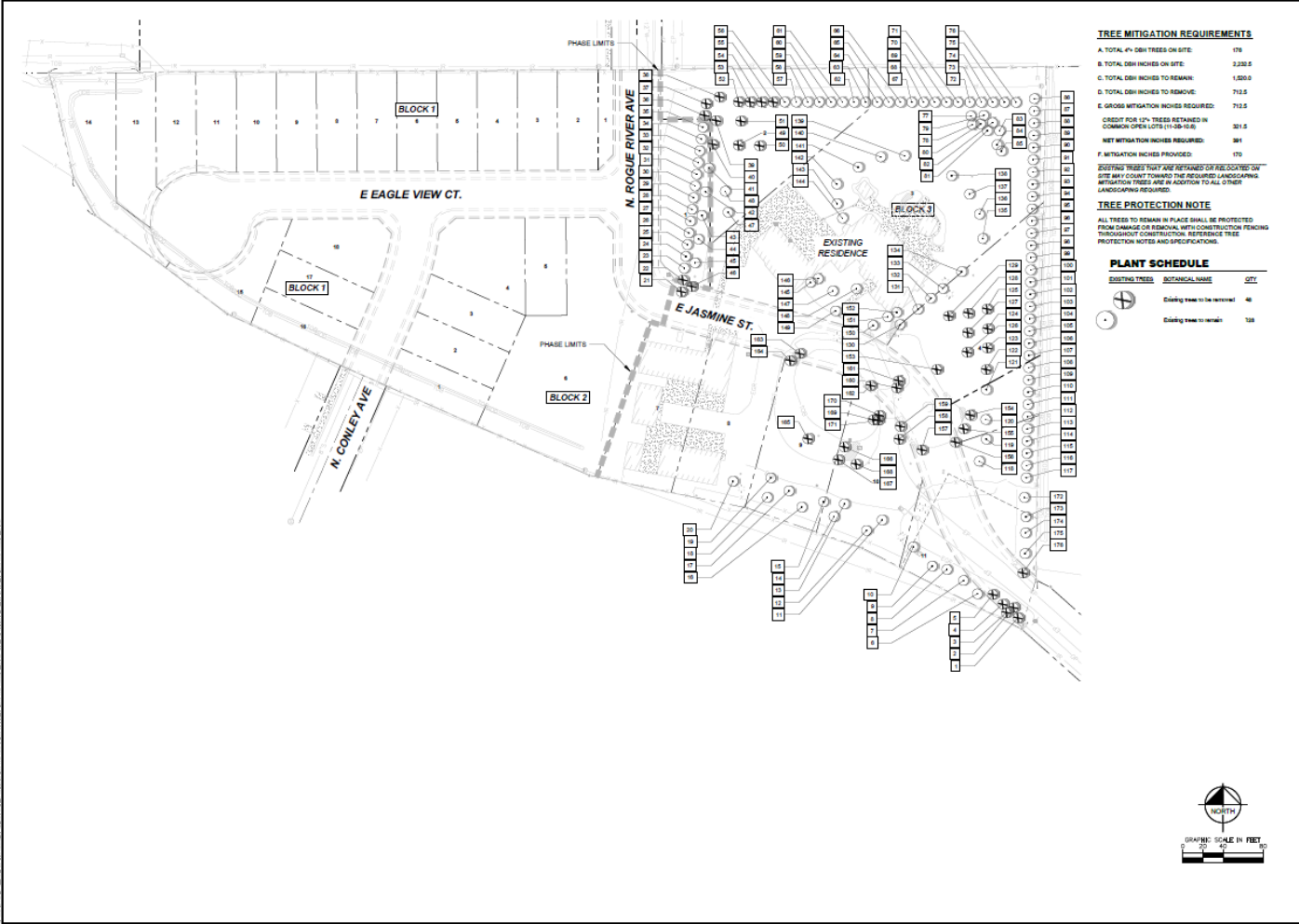
Kimley-Horn
INCORPORATED
300 N. W. 11th Ave., Suite 400, Portland, OR 97227
PHONE: 503.241.0000
FAX: 503.241.0001
WWW.KIMLEY-HORN.COM

KINGSTOWN SUBDIVISION - PRELIMINARY PLAN
EXISTING TREE INVENTORY
MENDHAM, IDAHO

TREE MITIGATION REQUIREMENTS

A. TOTAL # OF TREES ON SITE:	176
B. TOTAL DCH INCHES ON SITE:	2,322.5
C. TOTAL DCH INCHES TO REMAIN:	1,630.0
D. TOTAL DCH INCHES TO REMOVE:	712.5
E. GROSS MITIGATION INCHES REQUIRED:	712.5
F. NET MITIGATION INCHES REQUIRED:	0.0
G. GROSS MITIGATION INCHES PROVIDED:	391
H. NET MITIGATION INCHES PROVIDED:	391

20% OF TREES MUST BE REPLANTED OR 120% OF GROSS MITIGATION INCHES MUST BE PROVIDED IN ADDITION TO ALL OTHER LANDSCAPING REQUIRED



TREE MITIGATION REQUIREMENTS

A. TOTAL 4" DBH TREES ON SITE:	178
B. TOTAL DBH INCHES ON SITE:	2,230.5
C. TOTAL DBH INCHES TO REMAIN:	1,530.0
D. TOTAL DBH INCHES TO REMOVE:	712.5
E. GROSS MITIGATION INCHES REQUIRED:	712.5
CREDIT FOR 4" TREES REMAINED IN COMMON OPEN SPACES:	301.5
NET MITIGATION INCHES REQUIRED:	391
F. MITIGATION INCHES PROVIDED:	170

EXISTING TREES THAT ARE RETAINED OR RELOCATED ON SITE MAY COUNT TOWARD THE REQUIRED LANDSCAPING MITIGATION TREES AND IN ADDITION TO ALL OTHER LANDSCAPING REQUIRED.

TREE PROTECTION NOTE

ALL TREES TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE OR REMOVAL WITH CONSTRUCTION FENCING THROUGHOUT CONSTRUCTION. REFER TO TREE PROTECTION NOTES AND SPECIFICATIONS.

PLANT SCHEDULE

EXISTING TREES	BOTANICAL NAME	QTY
Existing trees to be retained		46
Existing trees to be removed		138



SCALE: 1/4" = 1'-0"

DRAWN BY: J.P. [unreadable]

DATE: 06/20/2024

PROJECT NO.: 20110000

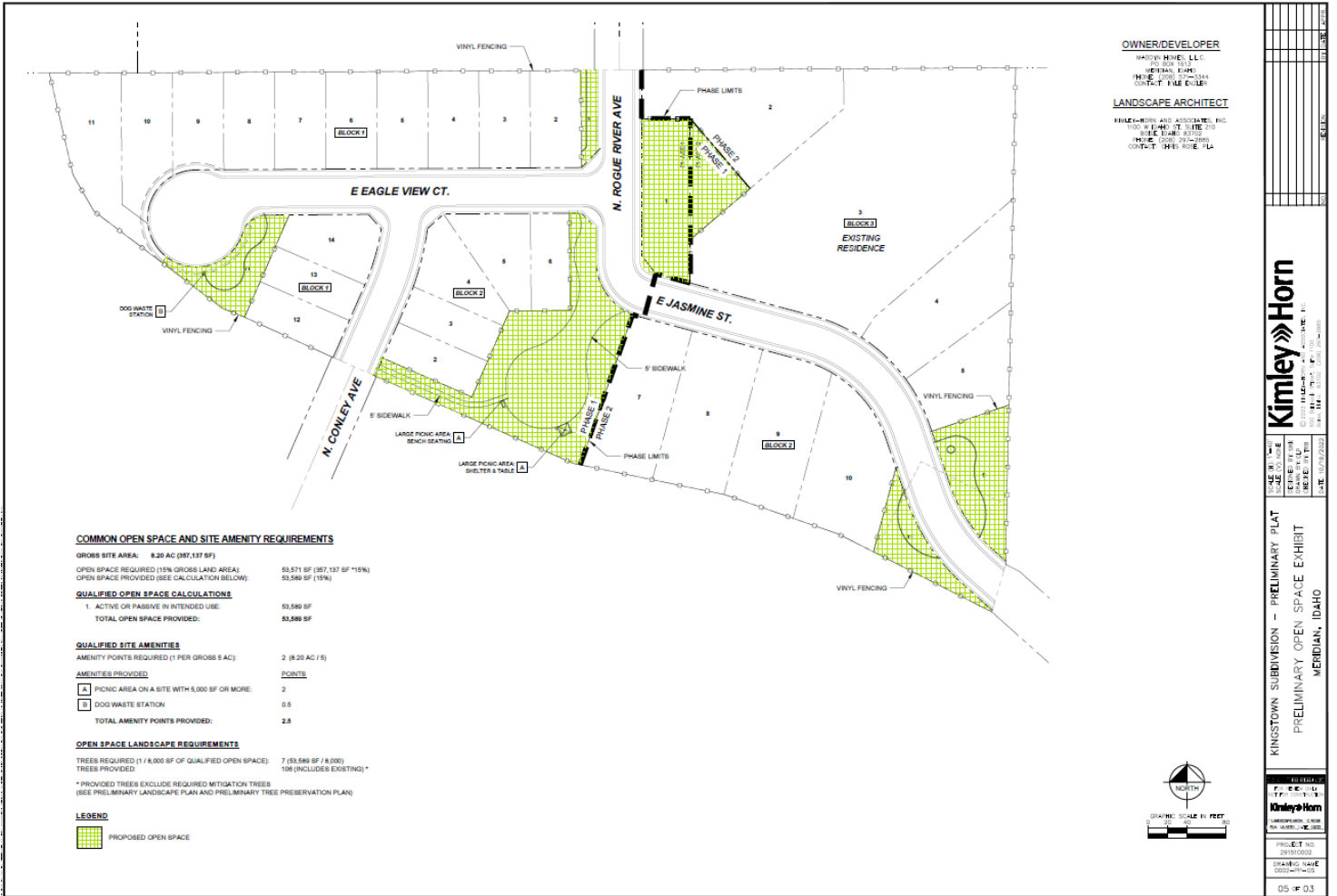
DRAWING NAME: 002-17-TREES

06 of 07

Kimley»Horn

KINGSTOWN SUBDIVISION - PRELIMINARY PLAT
EXISTING TREE PLAN
MERIDIAN, IDAHO

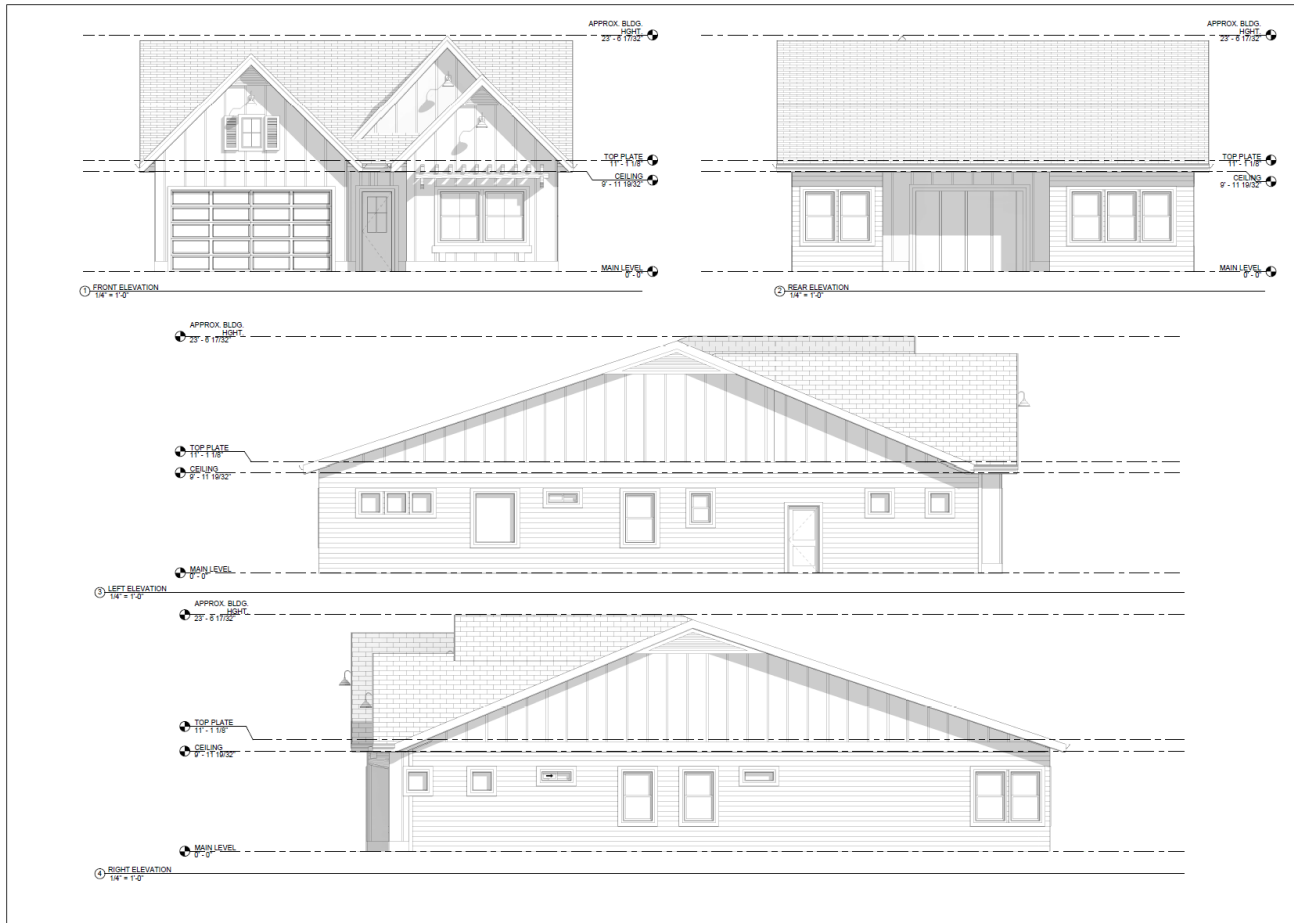
E. Open Space Exhibit (dated: 6/16/22) – REVISED (dated: 10/22)



KIMLEY-HORN AND ASSOCIATES, P.C.
 PRELIMINARY PLAT
 PRELIMINARY OPEN SPACE EXHIBIT
 MERIDIAN, IDAHO
 DATE: 10/22/2022

Kimley-Horn
 CONSULTING ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS, AND PLANNERS
 1100 S. ELMO ST. SUITE 101
 BOISE, IDAHO 83725
 PHONE: (208) 333-2820
 FAX: (208) 333-2821
 WWW.KIMLEY-HORN.COM

F. Conceptual Building Elevations



J.C.E.S.
DESIGN
VISUALIZATION

Maddy Malone

4070 D (Jasmine)

PLAN CHECKED BY: _____
 REVIEWED BY: _____
 PRESCRIPTIVE CODE (IF ALL SECTIONS)
 SPECIAL ENGINEERING
 ENGINEERING PERFORMED AND INDICATED ON DWG

IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL ENGINEERING IS DISCLOSED ON PLANS PRIOR TO CONSTRUCTION.

PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION)

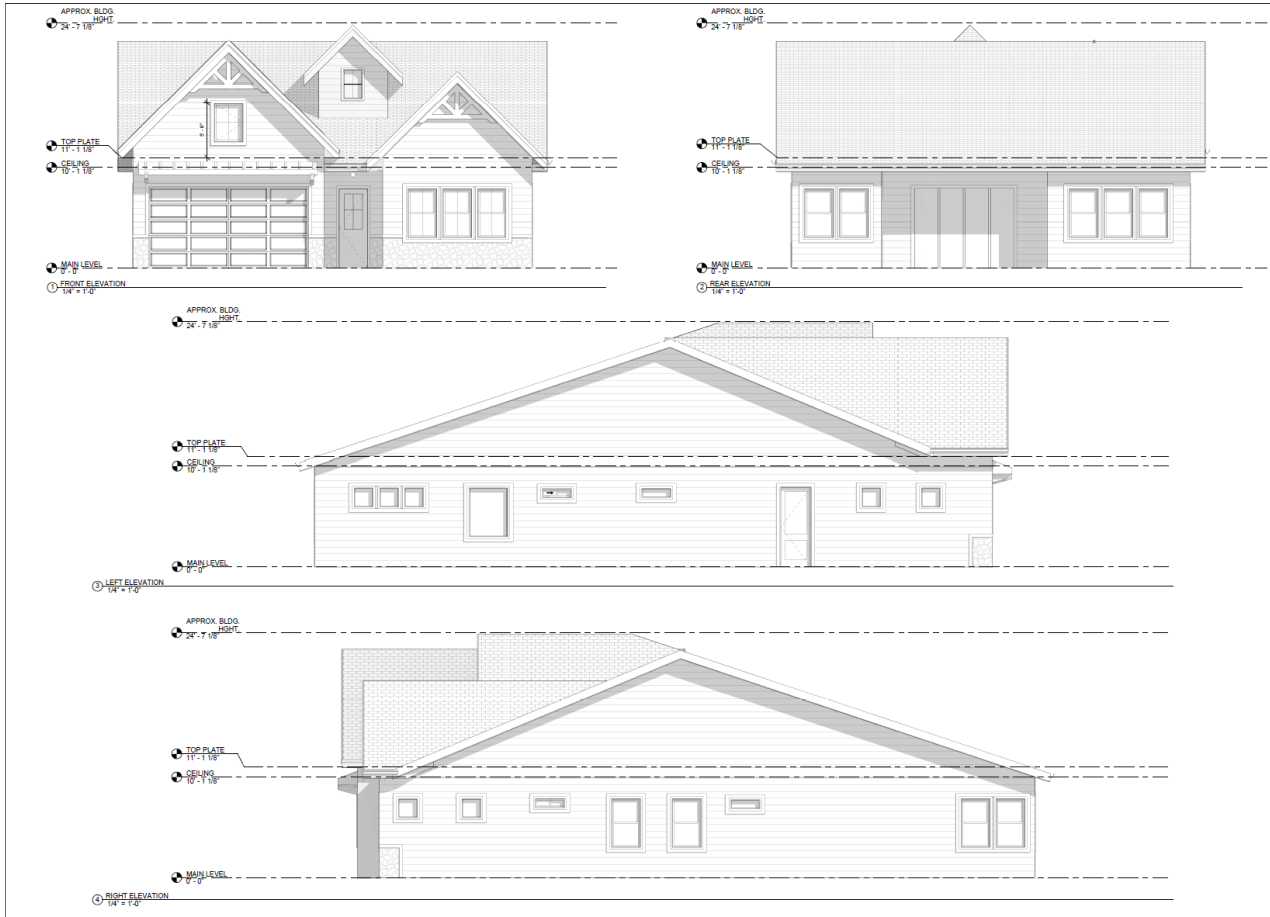
CONTRACTOR TO REVIEW DRAWINGS PRIOR TO AND DURING CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.

FINAL DRAWINGS

CURRENT REVISION:

Date: 05/05/2022
 Drawn by: Cally Salva
 Checked by: Dustin Hopfield

A2
ELEVATIONS



J.C.E.S.
DESIGNS +
CONSTRUCTION

Meridian

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

PLAN COVERED BY
OR SUCCESSORS

PRESCRIPTIVE
CODE (IRC, IBC,
WALL BRACING)

SPECIAL
ENGINEERING

ENGINEERING PROVIDED
AND NOTATION IN DRAWING

IF SPECIAL ENGINEERING IS
REQUIRED,
VERIFY ALL ENGINEERING IS
IN ACCORDANCE WITH
CONTRACT DOCUMENTS

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

CONTRACTOR TO REVIEW
DRAWINGS PRIOR TO
BEGINNING
AND CONSTRUCTION. ANY
CHANGES AND COMMENTS
SHALL BE SUBMITTED TO THE
ARCHITECT PRIOR TO THE
START OF CONSTRUCTION.

FINAL DRAWINGS

CURRENT REVISION:

Date: 6/20/2022

Drawn by: Savannah Gurney

Checked by: Dustin Hatfield

A2

ELEVATIONS





JCES
S U B I N C O R P O R A T E D

Madelyn Homes
Home by Madelyn Homes

3-2 BROODY SQUARE

PLANS CONFORM TO OR EXCEEDS:

PRESCRIPTIVE CODE (S.I. 2018) (ALL SECTIONS)

SPECIAL ENGINEERING

ENGINEERING PERFORMED AND INDICATED ON DRAWING

IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL ENGINEERING IS PERFORMED TO THE SATISFACTION OF THE ENGINEER OF RECORD.

PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW DRAWINGS FOR TO BE REVIEWED AND OBSERVED. ANY REVISIONS AND CORRECTIONS SHALL BE MADE TO THE DRAWINGS BEFORE CONSTRUCTION.

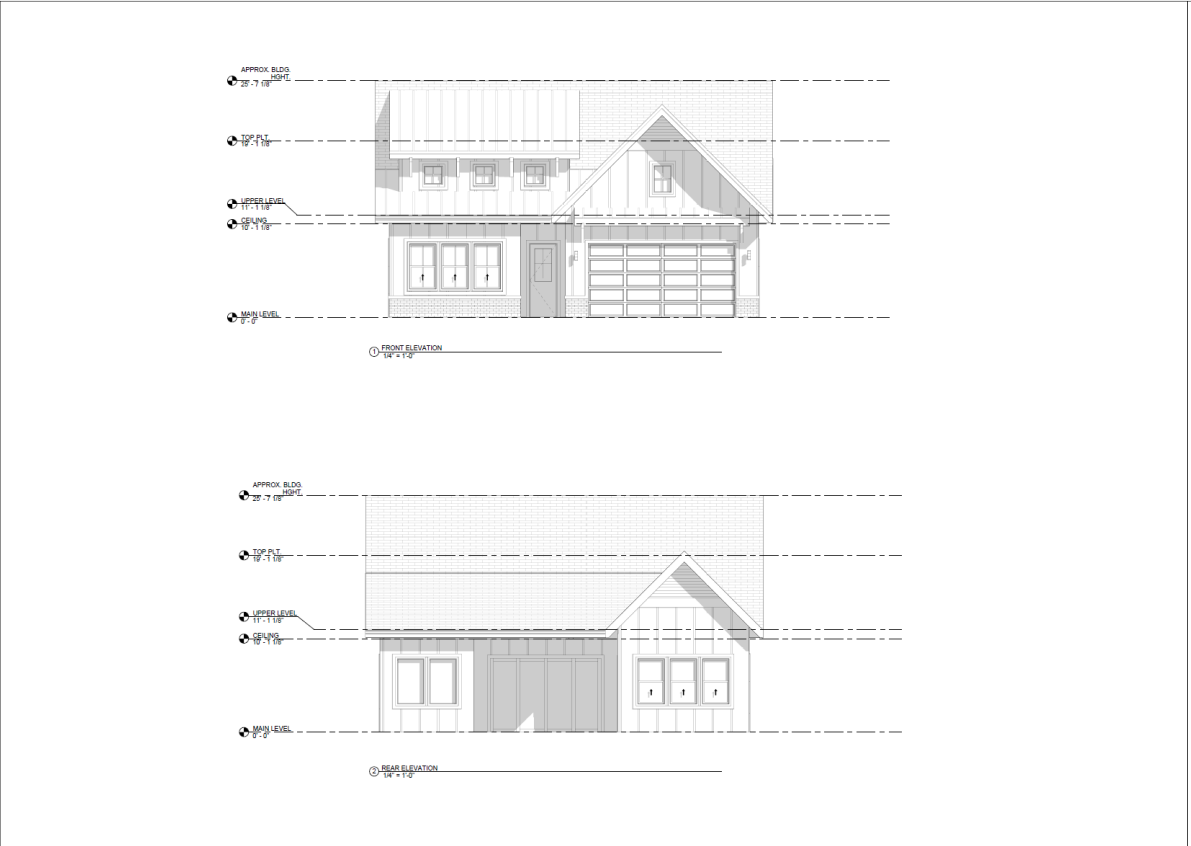
FINAL DRAWINGS

CURRENT REVISION:

Date: 04/06/2023
 Drawn by: CALO SALVA
 Checked by: DUSTIN MADFIELD

E1.2

FRONT ELEVATION



Madelyn Homes
Home by Madelyn Homes

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

PLANS CONFORM TO OR EXCEEDS:

PRESCRIPTIVE CODE (S.I. 2018) (ALL SECTIONS)

SPECIAL ENGINEERING

ENGINEERING PERFORMED AND INDICATED ON DRAWING

IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL ENGINEERING IS PERFORMED TO THE SATISFACTION OF THE ENGINEER OF RECORD.

PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW DRAWINGS FOR TO BE REVIEWED AND OBSERVED. ANY REVISIONS AND CORRECTIONS SHALL BE MADE TO THE DRAWINGS BEFORE CONSTRUCTION.

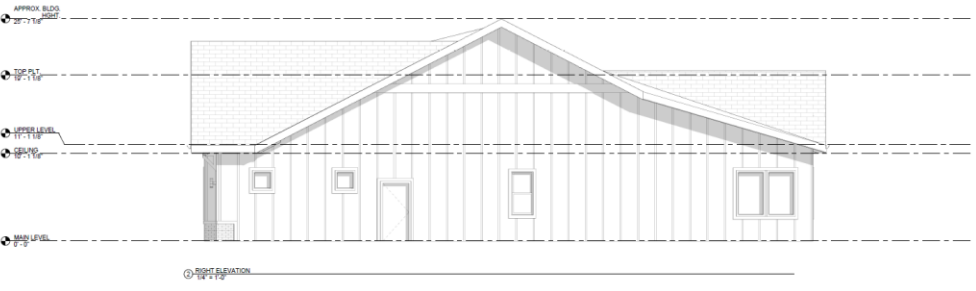
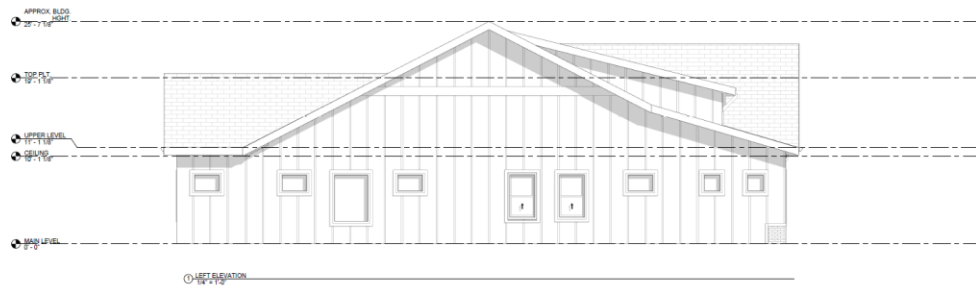
FINAL DRAWINGS

CURRENT REVISION:

Date: 04/14/2023
 Drawn by: CALOY SALVA
 Checked by: DUSTIN MADFIELD

A2

ELEVATIONS



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

PLANNED TO BE USED FOR:
 PRESCRIPTIVE
CODE, INC. 2011
S.W. 36-0200

SPECIAL
ENGINEERING
 ENGINEERING PROFESSIONAL
AND REGISTERED SEAL

IF SPECIAL ENGINEERING IS
USED, ALL SEALS
NEED TO BE REPRODUCED
ON ALL PAGES TO
CONFORM TO
REQUIREMENTS

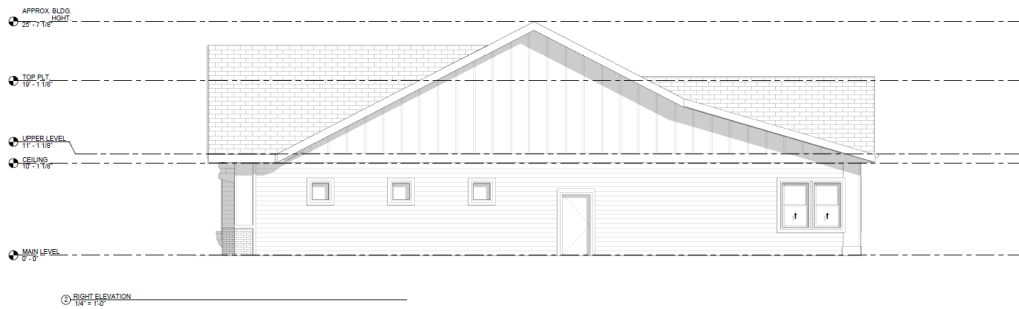
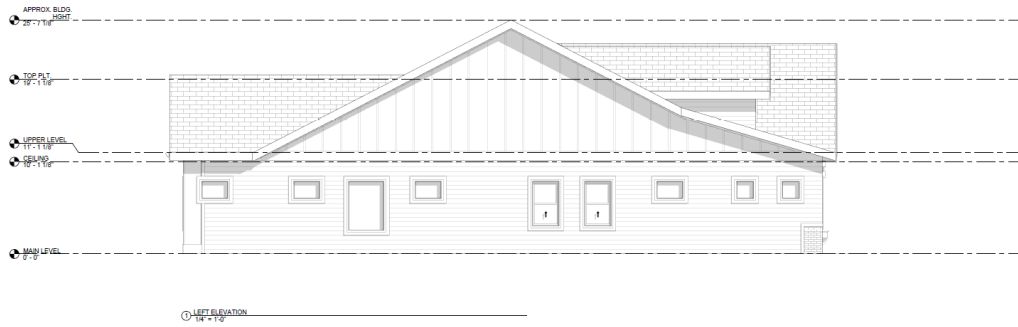
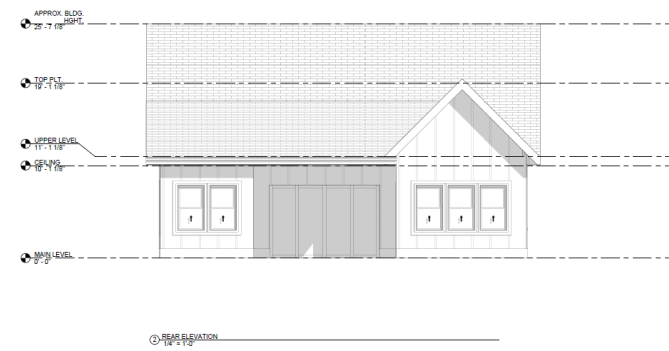
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

CONTRACTOR TO VERIFY
DIMENSIONS AND
CONFORM TO ALL
APPLICABLE CODES AND
ORDINANCES. ALL
DIMENSIONS SHALL BE
AS SHOWN UNLESS
OTHERWISE NOTED.

FINAL DRAWINGS

DATE: 04/14/2022
DRAWN BY: CALY SALVA
CHECKED BY: DUSIN HACHEFIELD

A3
ELEVATIONS



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

PLAN CONFORMS TO
OR EXCEEDS

PRESCRIPTIVE
CODE (IRC, IBC,
WALL, BRACING)

SPECIAL
ENGINEERING

ENGINEERING PERFORMED
AND INDICATED ON DWG

IF SPECIAL ENGINEERING IS
REQUIRED, VERIFY ALL ENGINEERING IS
AS SHOWN ON PLANS PRIOR TO
CONSTRUCTION.

PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW
DRAWINGS PRIOR TO
BEING
AND NOTIFY ARCHITECT AND
ENGINEER IMMEDIATELY
IF ANY DISCREPANCIES
SHALL BE BRACKETS TO THE
DRAWING INDICATING THE
CORRECTIONS.

FINAL DRAWINGS

CURRENT REVISION:
Date: 05/24/2022
Drawn by: CALOY SALVA
Checked by: DUSTIN HADFIELD

A2
ELEVATIONS



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

PLAN CONFORMS TO
OR EXCEEDS

PRESCRIPTIVE
CODE (IRC, IBC,
WALL, BRACING)

SPECIAL
ENGINEERING

ENGINEERING PERFORMED
AND INDICATED ON DWG

IF SPECIAL ENGINEERING IS
REQUIRED, VERIFY ALL ENGINEERING IS
AS SHOWN ON PLANS PRIOR TO
CONSTRUCTION.

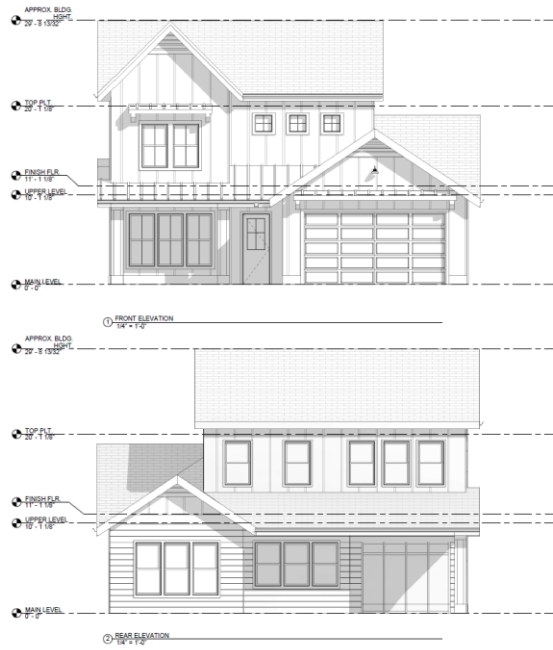
PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW
DRAWINGS PRIOR TO
BEING
AND NOTIFY ARCHITECT AND
ENGINEER IMMEDIATELY
IF ANY DISCREPANCIES
SHALL BE BRACKETS TO THE
DRAWING INDICATING THE
CORRECTIONS.

FINAL DRAWINGS

CURRENT REVISION:
Date: 05/24/2022
Drawn by: CALOY SALVA
Checked by: DUSTIN HADFIELD

A3
ELEVATIONS



JCES
DESIGN +
VISUALIZATION

JCES
DESIGN +
VISUALIZATION

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

PLAN COMPLIANCE TO
OR EXCEEDS

PRESCRIPTIVE
CODE (IRC 2015
IRC 2018/2021)

SPECIAL
ENGINEERING

ENGINEERING REQUIREMENTS
AND INDICATION (P&I)

IF SPECIAL ENGINEERING IS
REQUIRED
VERIFY ALL ENGINEERING IS
ON-PLAN PER TO
CONTRACTOR

PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW
DRAWINGS PER TO
REVISIONS AND
CORRECTIONS TO ANY
ERRORS AND OMISSIONS
SHALL BE LEFT TO THE
DISCRETION OF THE
CONTRACTOR

FINAL DRAWINGS

CURRENT REVISION:
Date: 4/14/2022
Drawn by: Caleb Dean
Checked by: Dustin Hoffman

A2

ELEVATIONS



JCES
DESIGN +
VISUALIZATION

JCES
DESIGN +
VISUALIZATION

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

PLAN COMPLIANCE TO
OR EXCEEDS

PRESCRIPTIVE
CODE (IRC 2015
IRC 2018/2021)

SPECIAL
ENGINEERING

ENGINEERING REQUIREMENTS
AND INDICATION (P&I)

IF SPECIAL ENGINEERING IS
REQUIRED
VERIFY ALL ENGINEERING IS
ON-PLAN PER TO
CONTRACTOR

PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW
DRAWINGS PER TO
REVISIONS AND
CORRECTIONS TO ANY
ERRORS AND OMISSIONS
SHALL BE LEFT TO THE
DISCRETION OF THE
CONTRACTOR

FINAL DRAWINGS

CURRENT REVISION:
Date: 4/14/2022
Drawn by: Caleb Dean
Checked by: Dustin Hoffman

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 revised draft plat has been submitted that depicts three (3) fewer building lots along the northern boundary and two (2) additional lots along the eastern boundary. The proposed conceptual building elevations should fit on most of the reconfigured lots.

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~~ approved by City Council 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](#).
 - c. There shall be no windows on the second story of homes that face north toward Zebulon Heights subdivision along the northern boundary of the proposed subdivision west of N. Rogue River Ave. in Block 1;
 - d. The developer shall encourage backyard landscaping to assist in buffering the larger lots and homes to the north.
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.
 - e. Remove Lot 10, Block 1 along northern boundary to provide a better transition in lot sizes to the north; no one parcel to the north shall have more than 3 portions of a lot adjacent to it.

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.*
 - g. Remove Lot 10, Block 1 along northern boundary to provide a better transition in lot sizes to the north; no one parcel to the north shall have more than 3 portions of a lot adjacent to it.
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-foot wide for a single utility, or 30-foot 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 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;

The City Council 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 3.17 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;

The City Council 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;

The City Council 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

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

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 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)

The City Council 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;

The City Council 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;

The City Council 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;

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