

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: October 25, 2022

TO: Mayor & City Council

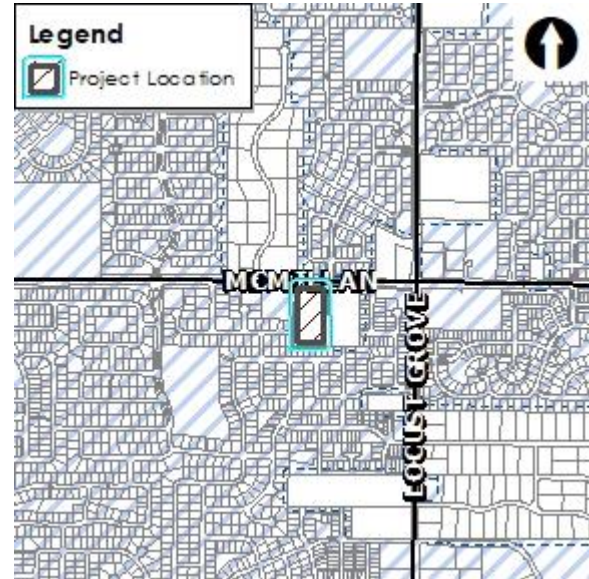
FROM: Sonya Allen, Associate Planner

208-884-5533

SUBJECT: Matador Estates

H-2022-0043

LOCATION: 1235 E. McMillan Rd., in the NE 1/4 of Section 31, T.4N., R.1E. (Parcel #R1608650122)



I. PROJECT DESCRIPTION

Annexation of 5.09 acres of land with an R-4 zoning district; and preliminary plat consisting of 14 building lots and two (2) common lots on 4.84 acres of land in the R-4 zoning district for Matador Estates Subdivision.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	4.84 acres	
Future Land Use Designation	Low Density Residential (LDR)	
Existing Land Use	Single-family rural residential (SFR)	
Proposed Land Use(s)	SFR	
Current Zoning	Rural Urban Transition (RUT) in Ada County	
Proposed Zoning	R-4 (Medium Low-Density Residential)	
Lots (# and type; bldg/common)	14 building/2 common	
Phasing plan (# of phases)	NA (not proposed to be phased)	
Number of Residential Units (type of units)	14 single-family detached units	
Density (gross & net)	2.89 units/acre (gross)	
Open Space (acres, total [%] / buffer / qualified)	0.33 acre (or 7%)	

Amenities	Sitting area with a concrete or paver surface with benches	
Physical Features (waterways, hazards, flood plain, hillside)	NA	

Neighborhood meeting date	4/12/22	
History (previous approvals)	None (Lot 5, Crestwood Subdivision No. 1; property boundary adjustment – ROS #12793 in Ada County)	

B. Community Metric

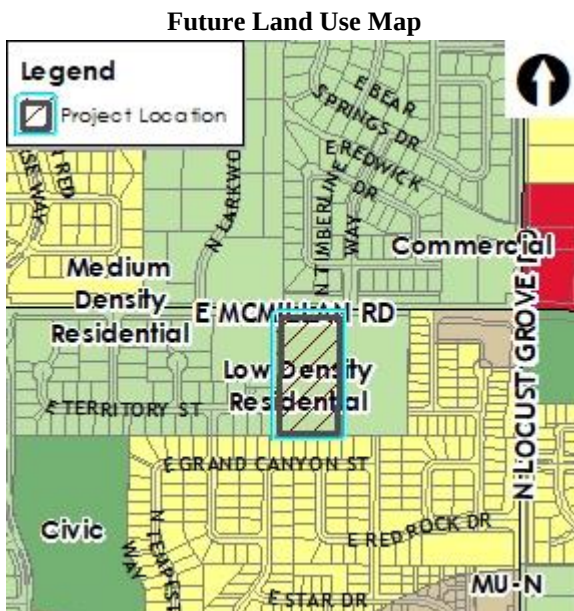
Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	Yes	
• Requires ACHD Commission Action (yes/no)	No	
• Existing Conditions	There is one (1) existing stub street (E. Territory St.) to this property at the project's west boundary.	
• CIP/IFYWP	Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP): - The North Meridian Community improvement project, is scheduled in the IFYWP, construction of enhanced pedestrian facilities on the north side of McMillan Road, on McMillan Road from Red Horse Way to Locust Grove Road, construction in 2026. - Bike Signage Community improvement project, is scheduled in the IFYWP, establishing bike way corridors, per the Bike Master Plan, including wayfinding and bike signage on Horse Way, crossing McMillan Road from Fairview Avenue to Joshua Tree Drive, construction in 2026. - McMillan Road is listed in the CIP to be widened to 3-lanes from Meridian Road to Locust Grove Road between 2031 and 2035. - Locust Grove Road is listed in the CIP to be widened to 3-lanes from Ustick Road to McMillan Road between 2036 and 2040. - Locust Grove Road is listed in the CIP to be widened to 3-lanes from McMillan Road to Chinden Boulevard (SH20/26) between 2036 and 2040.	

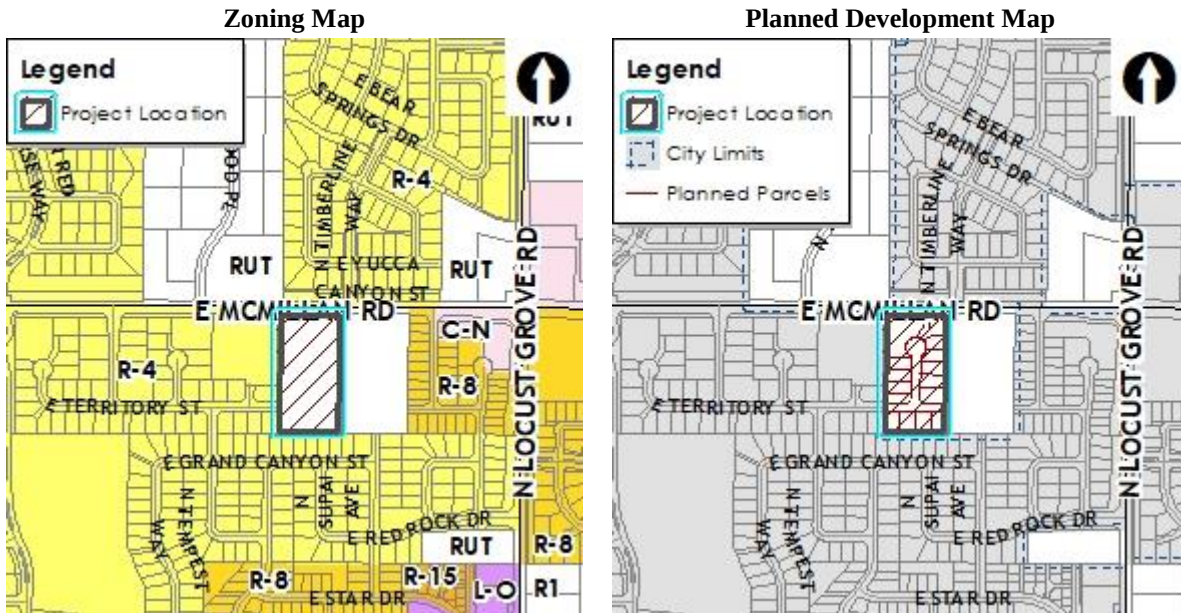
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Existing access is provided via two (2) driveways from E. McMillan Rd., an arterial street. Proposed access is via the extension of an existing stub street (E. Territory St.) at the west boundary of the site; the existing driveways will be closed with redevelopment of the site.	
Proposed Road Improvements	ACHD is requiring McMillan Rd. to be widened to 17' from centerline, with a 3' wide gravel shoulder abutting the site. Territory St. is required to be extended into the site & Matador Ct. constructed as a 33' wide local street section with curb, gutter, a detached 5' wide sidewalk and a landscape strip.	
Fire Service	No comments received.	
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	• Flow is committed • See Public Works Site Specific Conditions	
Water		
• Distance to Services	Directly adjacent	
• Pressure Zone		
• 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	

C. Project Maps





III. APPLICANT INFORMATION

A. Applicant:

Marty Camberlango, Quantum LTD., Inc. – 1110 N. Five Mile Rd., Boise, ID 83713

B. Owner:

Nicholas Gifford – 1235 E. McMillan Rd., Meridian, ID 83642

C. Representative:

Marty Camberlango, Quantum LTD., Inc. – 1110 N. Five Mile Rd., Boise, ID 83713

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	8/31/2022	10/9/2022
Radius notification mailed to property owners within 300 feet	8/25/2022	10/6/2022
Public hearing notice sign posted on site	9/4/2022	10/13/2022
Nextdoor posting	8/25/2022	10/5/2022

V. COMPREHENSIVE PLAN ANALYSIS

LAND USE: This property is designated as Low Density Residential (LDR) on the Future Land Use Map (FLUM) contained in the [Comprehensive Plan](#). This designation allows for the development of single-family homes on large and estate lots at gross densities of three (3) dwelling units or less per acre.

The subject property is an enclave surrounded by City annexed land developed with single-family residential homes on land designated LDR and Medium Density Residential (MDR) on the FLUM. The Applicant

proposes a 14-lot subdivision for single-family residential detached homes at a gross density of 2.89 units per acre, which is within the desired density range of the LDR designation.

TRANSPORTATION: The Master Street Map (MSM) does not depict any collector streets across this property. Local streets are proposed internally for access to the proposed lots.

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 on larger lots than typical will contribute to the variety of single-family residential properties in the City.

- “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 variety in lot sizes between the LDR and MDR designated areas. The proposed development offers a variety of lot sizes from 8,132 to 11,219 square feet, not including the 32,231 square foot lot where the existing home is proposed to remain.

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

The proposed development incorporates lot sizes consistent with those to the west and south, which should be compatible with surrounding uses and densities.

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

The proposed single-family residential use should be compatible with other single-family residential uses abutting this site. The proposed site design should also be compatible with adjacent uses as lots are similar in size.

- “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 shouldn’t negatively impact adjacent properties as the residential use and lot sizes are compatible.

- “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. The existing home that is proposed to remain on a lot in the proposed subdivision is required to connect to City water and sewer service.

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

There are no multi-use pathways designated on the Pathways Master Plan for this site, nor are any pathways stubbed to this property other than the sidewalk along E. Territory St. A micro-path connection is proposed from the internal sidewalk along Matador Ct. to the sidewalk along McMillan Rd.

- “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 5.09 acres of land with an R-4 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 property boundary adjustment application was tentatively approved by Ada County in 2021 to shift the common lot line between Lots 5 and 6, Crestwood Subdivision, 5-feet to the east. The Applicant should obtain final approval of this application prior to City Council approval of the proposed annexation.

A preliminary plat and conceptual building elevations were submitted showing how the property is proposed to be subdivided into 14 building lots for 13 new single-family residential detached dwelling units; the existing home is proposed to remain on Lot 6, Block 4 (see Sections VIII.B, D). The proposed use and density of the development is consistent with the LDR FLUM designation.

Single-family detached dwellings are listed as a principal permitted use in the R-4 zoning district per UDC [Table 11-2A-2](#). Future development is subject to the dimensional standards listed in UDC [Table 11-2A-5](#) for the R-4 zoning district.

This property, along with the property to the east, is an enclave surrounded by existing and future single-family residential detached homes to the north (Tustin), south (Havas Creek) and west (Silver Springs). As noted above in Section V, development of infill properties is supported provided it doesn’t negatively impact the abutting, existing development. Because like uses (i.e. single-family detached residential) are proposed on similar size lots, the proposed development should be compatible with adjacent uses and shouldn’t negatively impact them.

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 14 building lots and 2 common lots on 4.84 acres of land in the proposed R-4 zoning district. Proposed lots range in size from 8,132 to 11,219 square feet (s.f.) with a 32,231 square foot lot where the existing home is proposed to remain. The subdivision is proposed to develop in one phase as shown on the preliminary plat in Section VIII.B.

Existing Structures/Site Improvements: There is an existing home and several outbuildings on the property that currently takes access via McMillan Rd. The existing home is proposed to remain on Lot 6, Block 4 and access will be taken internally from within the subdivision. **Prior to the City Engineer's signature on the 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 [11-2A-3](#) and [Table 11-2A-5](#) for the R-4 zoning district. **The proposed plat appears to comply with the dimensional standards of the district, except for the street frontage of Lot 8, Block 4 which should be a minimum of 30 feet; the plans should be revised accordingly.**

Access: Access is proposed via internal local streets. E. Territory St. is proposed to be extended from the west to the east boundary for future extension to the east. The existing access via McMillan Rd. is required to be removed. The address for the existing home is required to change since access will no longer be provided from McMillan Rd.; the new address will be off Matador Ct.

Landscaping (UDC 11-3B): A 25-foot wide street buffer is required to be provided along E. McMillan Rd., an arterial street, per the standards listed in UDC [11-3B-7C](#). A 25-foot wide buffer with a berm is proposed along McMillan with 10 shade trees, shrubs and groundcover. **A detailed landscape plan should be submitted with the final plat that complies with the aforementioned standards; detail #5 on Sheet L-1 should include the proposed berm along E. McMillan Rd.; and the location of the edge of paving should be depicted on the plan.** If the unimproved street right-of-way is ten (10) feet or greater from the edge of pavement to edge of sidewalk or property line, the developer shall maintain a ten-foot compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover per UDC [11-3B-7C.5a](#).

A total of six (6) trees are proposed to be removed from the site (and possibly another one) as depicted on the landscape plan. **Mitigation is required to be provided per the standards listed in UDC [11-3B-10C.5](#). The Applicant should coordinate with the City Arborist (Kyle Yorita kyorita@meridiancity.org) to determine mitigation requirements prior to removal of existing trees from the site.**

Landscaping is required along all pathways per the standards listed in UDC [11-3B-12C](#); **the landscape plan should be revised to include shrubs, along with the proposed trees and vegetative groundcover along the pathway on Lot 7, Block 4. A minimum of 5-feet should be provided outside of the easement area for trees; widen the lot if necessary to accomplish this.**

Common Open Space & Site Amenities (UDC 11-3G-3): Common open space and site amenities are required to be provided with development for properties of 5 acres or more in area per the standards listed in UDC [11-3G-3](#). **This site consists of 4.84 acres of land – the annexation boundary is 5.09 acres. Although not required by the UDC, Staff recommends as a provision of annexation in the DA that a minimum of 12% (or 0.58 acre) common open space is provided with development.** The landscape plan depicts 21,218.87 s.f. (or 0.49 acre) of common open space consisting of a 7,080 s.f. common area lot (Lot 2, Block 4), 2,840.74 s.f. of linear open space with a pathway (Lot 7, Block 4), and 50% of the street buffer along McMillan Rd. consisting of 4,178.13 s.f. **The plans should be revised to include an additional 0.09 acre of qualified common open space. If 8-foot wide parkways**

are proposed, they could count toward this requirement; parkways must comply with the standards listed in UDC [11-3A-17](#) and [11-3G-3B.4](#).

As a provision of annexation, Staff recommends a site amenity totaling a minimum of one (1) point is provided within the development. A sitting area with a concrete or paver surface with two (2) benches in Lot 7, Block 4. If a structure for shade and picnic tables are added to this area, it could qualify as a picnic area, which is two (2) points; or, the Applicant may choose another qualified amenity from UDC [Table 11-3G-4](#).

Pathways: The Pathways Master Plan does not depict a multi-use pathway on this site. A micro-path is proposed on Lot 7, Block 4 for access from the internal sidewalk to the sidewalk along McMillan Rd. The pathway should be constructed per the standards listed in UDC [11-3A-8](#).

Sidewalks (11-3A-17): A 5-foot wide detached sidewalk is required along McMillan Rd., an arterial street as proposed.

Waterways: No waterways of significant size cross this site.

Fencing: A 2.5-foot tall rock wall is proposed at the back edge of the street buffer along McMillan Rd. Fencing is not proposed.

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 6, Block 4 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. A [geotechnical report](#) was submitted with this subdivision.

Building Elevations: Six (6) conceptual building elevation photos were submitted that demonstrate what future homes in this development will look like (see Section VIII.F). A mix of single-story (with and without bonus rooms) and 2-story homes are proposed with a mix of building materials, including stone veneer accents, and architectural elements.

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 September 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: Marty Camberlango
- b. In opposition: None
- c. Commenting: Randy Spiwak, Parkins-Nourse #14 Lateral Association
- d. Written testimony: Neil Wilson

- e. Staff presenting application: Bill Parsons
 - f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. Surface water delivery, design of the pressurized irrigation system, and plan approval from the lateral association.
- 3. Key issue(s) of discussion by Commission:
 - a. City's requirements to provide a pressurized irrigation system for the proposed subdivision.
- 4. Commission change(s) to Staff recommendation:
 - a. None
- 5. Outstanding issue(s) for City Council:
 - a. None

VIII. EXHIBITS

A. Annexation Legal Description and Exhibit Map



Client: Marty Camberlango
Date: June 24, 2022
Job No.: 1422

ANNEXATION DESCRIPTION

A parcel of land being a portion of Lot 5 of Crestwood Subdivision No. 1 and located in the NE 1/4 NE 1/4 of Section 31, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a found Zinc Cap monument stamped "PLS 7043" marking the NE Corner of said NE 1/4 NE 1/4, (Section corner common to Sections 29, 30, 31, and 32), said corner bears S. 89°46'04" E., a distance of 2632.39 feet from a found Aluminum Cap marking the N 1/4 of said Section 31;

Thence along the Northern Boundary line of said NE 1/4 NE 1/4 also being the Centerline of E. McMillan Road, N. 89°46'04" W., a distance of 936.52 feet to the *POINT OF BEGINNING*;

Thence leaving said Northern Boundary, S. 00°13'35" W., a distance of 33.00 to a point on the Southern Right-of-Way of said E. McMillan Road;

Thence along a line that is 6.00 feet West of and parallel with the Easterly boundary of said Lot 5, S. 00°34'25" W., a distance of 629.45 feet to a point on the Northern Boundary of Havasu Creek Subdivision No. 1, Book 66, Page 9737;

Thence along said Northern Boundary of Havasu Creek No. 1, and the Northern Boundary of Havasu Creek Subdivision No. 2, Book 87, Page 9875, N. 89°56'32" W., a distance of 334.40 feet to a found 5/8 inch iron pin stamped "PLS 4116";

Thence leaving said Northern Boundary of Havasu Creek Subdivisions No. 1 and 2 along the Westerly Boundary of said Lot 5, N. 00°34'25" E., a distance of 630.47 feet to a point on said Southern Right-of-Way of E. McMillan Road marked by a found bent 1/2 inch iron pin without a cap;

Thence N. 00°13'56" E., a distance of 33.00 to a point on said Northern Boundary line of said NE 1/4 NE 1/4 of Section 31;

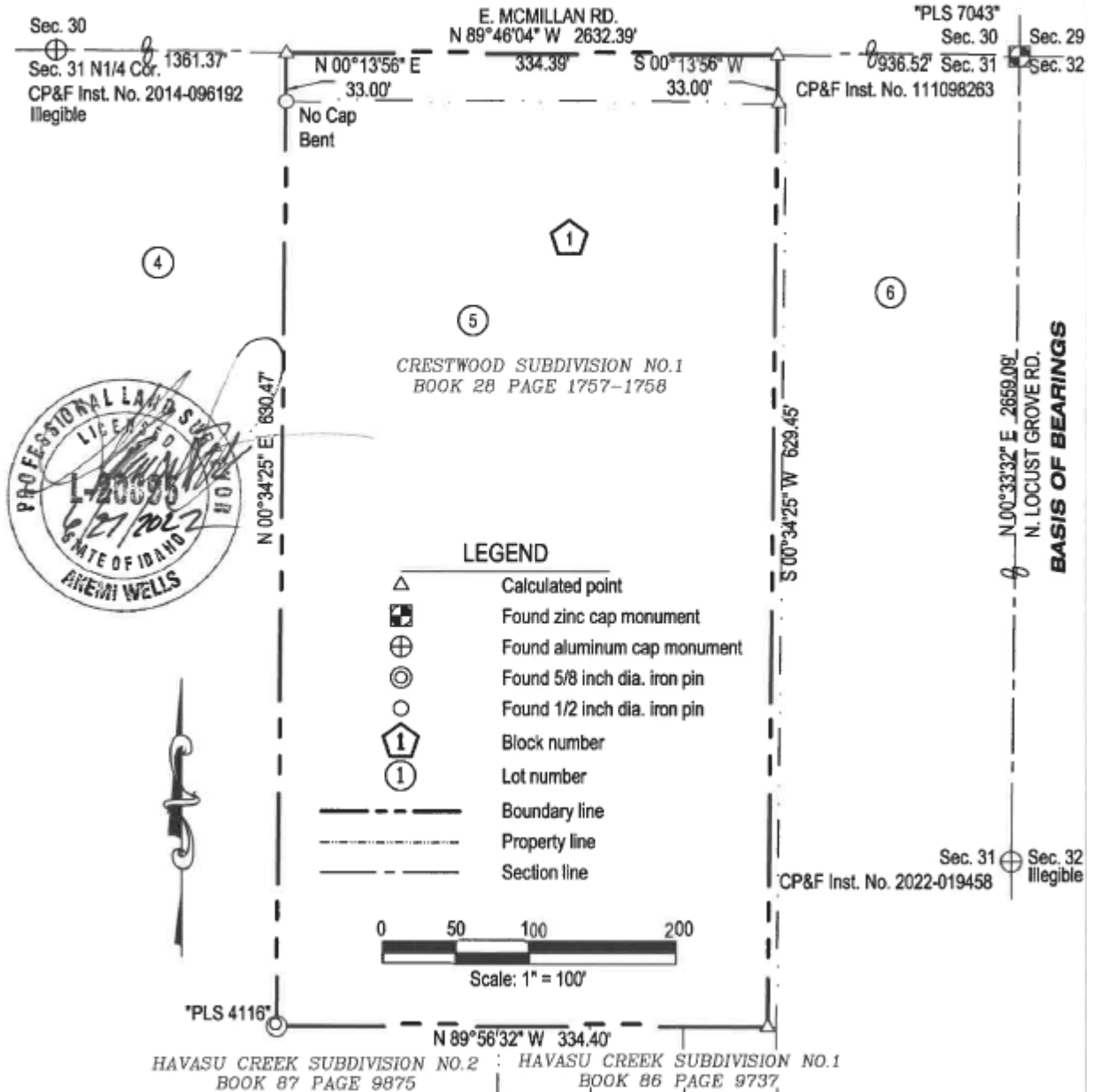
Thence along said Northern Boundary line, S. 89°46'04" E., a distance of 334.39 feet the *POINT OF BEGINNING*.

This parcel contains 5.09 acres (221,685 square feet) more or less.



ANNEXATION EXHIBIT

BEING IN LOT 5, BLOCK 1, CRESTWOOD SUBDIVISION NO. 1,
LOCATED IN THE NE1/4 NE1/4 OF SECTION 31,
T. 4 N., R. 1 E., B.M., ADA COUNTY, IDAHO

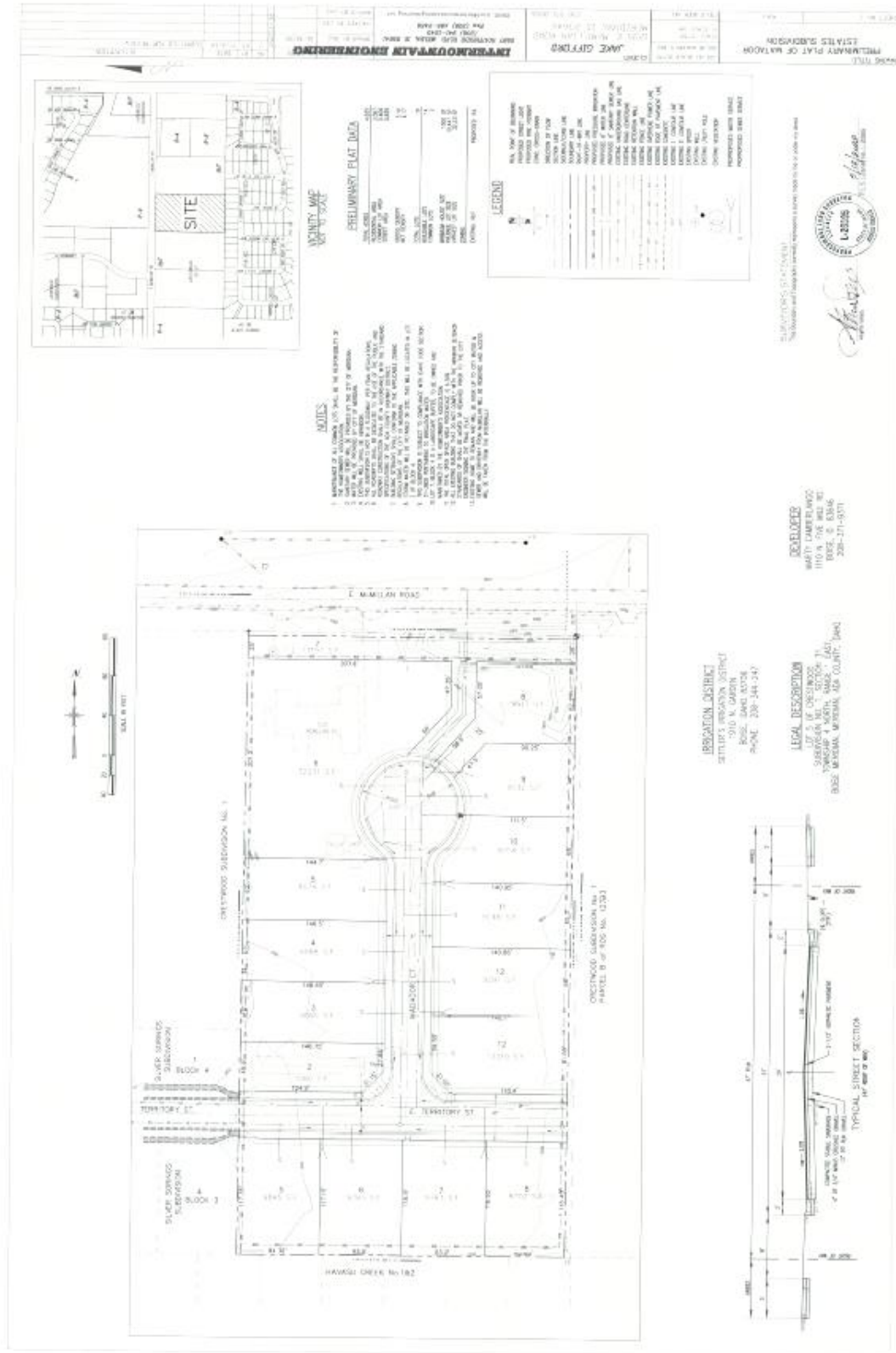


COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115

JN 1422

B. Preliminary Plat (dated: 5/12/22)



[illegible]

D. Conceptual Building Elevation Photos





IX. CITY/AGENCY COMMENTS & CONDITIONS

~~The Applicant shall obtain final approval of the property boundary adjustment application (ROS #12793) from Ada County prior to City Council approval of the proposed annexation. A final approval [letter](#) for the PBA application was submitted.~~

A. PLANNING DIVISION

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

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:
 - a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan and conceptual building elevations included in Section VIII and the provisions contained herein.
 - b. The existing home proposed to remain on Lot 6, Block 4 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. The minimum street frontage of Lot 8, Block 4 shall be a minimum of 30 feet as set forth in UDC [11-2A-3](#) and [Table 11-2A-5](#) for the R-4 zoning district.
 - b. Graphically depict a 20-foot wide easement for the City of Meridian water main line on Lot 7, Block 4. Also, include a note with the recorded instrument number of the easement; a separate easement will be required.
 - c. Provide a minimum 5-foot wide strip of land outside of the water main line easement noted above for landscaping along the pathway on Lot 7, Block 4.
 - d. Correct the spelling of Matador Ct. (if spelled wrong).
3. The landscape plan submitted with the final plat shall include the following revisions:
 - a. The minimum street frontage of Lot 8, Block 4 shall be a minimum of 30 feet as set forth in UDC [11-2A-3](#) and [Table 11-2A-5](#) for the R-4 zoning district.
 - b. Include mitigation calculations on the plan for existing trees that are proposed to be removed in accord with the standards listed in UDC [11-3B-10C.5](#). The Applicant shall coordinate with the City Arborist (Kyle Yorita kyorita@meridiancity.org) to determine mitigation requirements *prior* to removal of existing trees from the site.
 - c. Modify detail #5 on Sheet L-1 to include the proposed berm along E. McMillan Rd.
 - d. Depict location of the edge of paving on the plan. If the unimproved street right-of-way is ten (10) feet or greater from the edge of pavement to edge of sidewalk or property line, the developer shall maintain a ten-foot compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover per UDC [11-3B-7C.5a](#).
 - e. Depict street buffer landscaping in accord with the standards listed in UDC [11-3B-7C](#).

- f. Depict landscaping (i.e. shrubs along with the trees and vegetative groundcover) along the pathway on Lot 7, Block 4 in accord with the standards listed in UDC [11-3B-12C](#).
 - g. Include an additional 0.09-acre of qualified common open space per the standards in UDC [11-3G-3](#). *If parkways are provided toward this requirement, they must comply with the standards listed in UDC [11-3A-17](#) and [11-3G-3B.4](#); amend the plat if needed.*
 - h. Provide a minimum 5-foot wide strip of land outside of the water main line easement noted above for trees to be planted along the pathway on Lot 7, Block 4.
 - i. Depict a site amenity totaling a minimum of one (1) point. *If a structure for shade and picnic tables are added to the sitting area proposed on Lot 7, Block 4, this area could qualify as a picnic area, which is two (2) points; or, the Applicant may choose another qualified amenity from UDC [Table 11-3G-4](#). If a shade structures is proposed, provide a detail with the final plat application.*
- 4. Prior to the City Engineer's signature on the final plat, all existing structures that do not conform to the setbacks of the R-4 zoning district shall be removed.
 - 5. The address for the existing home is required to change since access will no longer be provided from McMillan Rd. The Applicant should coordinate the new address with the Land Development Dept. (tricks@meridiancity.org or mamador@meridiancity.org).

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 Must provide to and through to R1608650155.
- 1.2 Locate sewer manhole E-8 on property boundary.
- 1.3 Ensure no sewer services pass through infiltration trenches.

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

No comments were submitted.

D. POLICE DEPARTMENT

No comments were submitted.

E. PARK'S DEPARTMENT

No comments were submitted.

F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=269801&dbid=0&repo=MeridianCity&cr=1>

G. SETTLER'S IRRIGATION DISTRICT (SID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=269192&dbid=0&repo=MeridianCity>

H. WEST ADA SCHOOL DISTRICT (WASD)

No comments were submitted.

I. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=268719&dbid=0&repo=MeridianCity>

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 Commission finds the Applicant's request to annex the subject property with R-4 zoning and develop single-family detached dwellings on the site at a gross density of 2.89 units per acre is consistent with the density desired in the LDR designation for this property.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
The Commission finds the proposed map amendment to R-4 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 Commission 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 Commission finds City services are available to be provided to this development. Comments were not received from WASD on this application so the Commission is unable to determine impacts to the school district.
5. The annexation (as applicable) is in the best interest of city.
The Commission finds the proposed annexation is in the best interest of the city.

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 Commission finds the proposed plat is generally in conformance with the UDC and the Comprehensive Plan.

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

The Commission 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 Commission finds the plat is in conformance with scheduled public improvements for this area in accord with the City's CIP.

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

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