

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



In the Matter of the Request for Modification to the Existing Development Agreement for South Meridian – Kent & Donna Mills Development (#2016-007090) to Include an Additional 26+/- Acres of Land and a Conceptual Development Plan for the Overall Development; Annexation of 27.11 Acres of Land with R-15 (22.74 acres) and L-O (4.37 acres) Zoning Districts; Rezone of 10.60 Acres of Land from the R-4 to the R-8 Zoning District; and Preliminary Plat Consisting of 321 Residential Building Lots, Two (2) Commercial Building Lots and 44 Common Lots on 75.13 Acres of Land in the R-4, R-8, R-15 and L-O Zoning Districts for Storyrock Subdivision, by Bailey Engineering.

Case No(s). H-2025-0025

For the City Council Hearing Date of: July 28, 2026 (Findings on August 11, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of July 28, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of July 28, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of July 28, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of July 28, 2026, 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 July 28, 2026, 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 amended request for a modification to the existing development agreement for South Meridian – Kent & Donna Mills Development (Inst. #2016-007090) to include an additional 26+/- acres of land and a conceptual development plan for the overall development; Annexation of 27.11 acres of land with R-15 (24.85 acres) and L-O (2.26 acres) zoning districts; Rezone of 10.60 acres of land from the R-4 to the R-8 zoning district; and Preliminary plat consisting of 321 residential building lots, one (1) commercial building lot and 47 common lots on 75.13 acres of land in the R-4, R-8, R-15 and L-O zoning districts is hereby approved per the provisions in the Staff Report for the hearing date of July 28, 2026, 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 July 28, 2026

By action of the City Council at its regular meeting held on the _____ day of _____, 2026.

COUNCIL PRESIDENT JOHN OVERTON	VOTED _____
COUNCIL VICE PRESIDENT ANNE LITTLE ROBERTS	VOTED _____
COUNCIL MEMBER DOUG TAYLOR	VOTED _____
COUNCIL MEMBER LUKE CAVENER	VOTED _____
COUNCIL MEMBER LIZ STRADER	VOTED _____
COUNCIL MEMBER BRIAN WHITLOCK	VOTED _____
MAYOR ROBERT SIMISON	VOTED _____
(TIE BREAKER)	

Mayor Robert E. 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

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: July 28, 2026

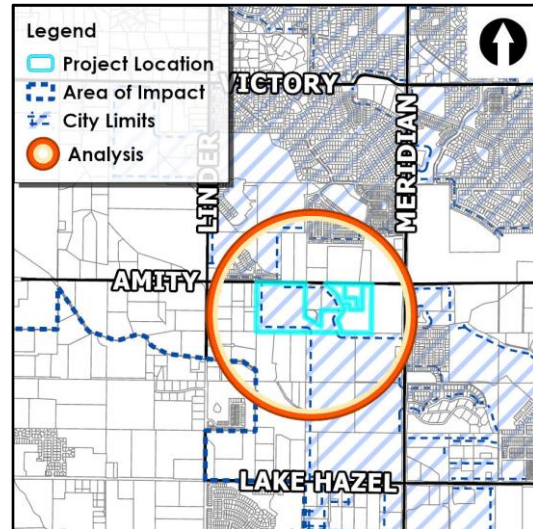
TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org

APPLICANT: Kelli Black, Bailey Engineering

SUBJECT: Storyrock – AZ, MDA, PP, RZ
H-2025-0025

LOCATION: Generally located on the south side of W. Amity Rd., midway between S. Meridian Rd./SH-69 and S. Linder Rd., in the north 1/2 of Section 36, T.3N., R.1W



I. PROJECT OVERVIEW

A. Summary

The Applicant has submitted the following applications:

- Modification to the existing Development Agreement for South Meridian – Kent & Donna Mills Development (#2016-007090) to include an additional 26+/- acres of land and a conceptual development plan for the overall development;
- Annexation of 27.11 acres of land with R-15 (22.74 24.85 acres) and L-O (4.37 2.26 acres) zoning districts;
- Rezone of 10.60 acres of land from the R-4 to the R-8 zoning district; and
- Preliminary plat consisting of 321 residential building lots, 2 1 commercial building lots and 44 47 common lots on 75.13 acres of land in the R-4, R-8, R-15 and L-O zoning districts, by Bailey Engineering.

B. Issues/Waivers

1. ~~Because the property located at 455 W. Amity Rd. is designated Medium Density Residential (MDR) on the Future Land Use Map (FLUM), Staff recommends zoning the property R-15 rather than L-O, consistent with the surrounding area and to facilitate future residential redevelopment consistent with the Comprehensive Plan. The existing office use may continue as a legal nonconforming use within the R-15 zoning district, subject to the provisions of UDC 11-1B-4. The Applicant updated the legal descriptions accordingly.~~
2. ~~The Belle Sublateral/Carlson Lateral runs across the eastern part of the development and is proposed to be piped within an easement. It's mostly located in Lot 1, Block, E9 and Lot 1, Block E5 but crosses buildable Lots 2 & 3, Block E9 and Lots 5-9, Block E5. UDC 11-3A-6E requires irrigation easements wider than 10' to be included in a common lot that is a~~

~~minimum of 20' wide and outside of a fenced area, unless otherwise waived by Council; the plat should be revised accordingly. *The Applicant updated the preliminary plat accordingly.*~~

3. ~~Because sewer service will be extended from the southeast to serve the eastern portion of the development from S. Meridian Rd. through the proposed Syringa Crossing development, Staff recommends revising the phasing plan to begin development on the east side of the site rather than the west. The extension of sewer and water services, as well as the construction of road improvements to serve the Mills and Stonehill Church properties, the extension of S. Pullman Ave. to the southern property boundary, and construction of the street buffer and pedestrian facilities along W. Amity Rd. between the collector street (i.e. Oakbriar) and the east property line, should occur with the first phase of development. *The Applicant updated the phasing plan accordingly.*~~

C. Recommendation

Planning Division: Approval

Planning and Zoning Commission: Approval with Staff's recommended changes

D. Decision

City Council: Approved

E. Table of Contents

Community Metrics.....	<u>II</u>
Staff Analysis.....	<u>III</u>
City/Agency Comments and Conditions.....	<u>IV</u>
Findings.....	<u>V</u>
Action.....	<u>VI</u>
Exhibits.....	<u>VII</u>

II.

COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Mostly agricultural with a rural residential property and an office building	-
Proposed Land Use(s)	Single-family residential detached dwellings, townhouse dwellings and office	-
Existing Zoning	R-4 and RUT in Ada County	<u>VII.A.2</u>
Proposed Zoning	R-4, R-8, R-15 and L-O	
Adopted FLUM Designation	Low Density & Medium Density Residential	<u>VII.A.3</u>

Table 2: Project Overview

Description	Details
History	H-2015-0019 [Annexation (South Meridian – Kent & Donna Mills Development – DA Inst. #2016-007090)]; H-2023-0041 (preliminary plat for Stonehill Church)
Phasing Plan	5 phases
Residential Units	321 (mix of single-family detached and townhome dwellings)
Open Space	45.74 <u>16.49</u> -acres (or 20.94 21.96%) qualified open space (15% is required)

Description	Details
Amenities	Tot lot, (2) pickleball courts, a half basketball court, (3) picnic areas with covered seating areas, (2) bike repair stations and internal pathways consisting of 23 points (14 points are required)
Physical Features	The Calkins and Carlson laterals cross this site
Acreage	75.13 (plat boundary)
Lots	321 single-family residential building lots; 2 1 commercial building lots; 44 47 common lots
Lot Sizes	2,600 2,269 s.f. minimum, 12,581 12,580 s.f. maximum, 5,392 5,359 s.f. average lot size
Density	4.27 4.26 units/acre (gross); 13.2 units/acre (net) overall 3.6 units/acre in LDR (gross); 5.4 units/acre in MDR (gross)

Table 3: Process Facts

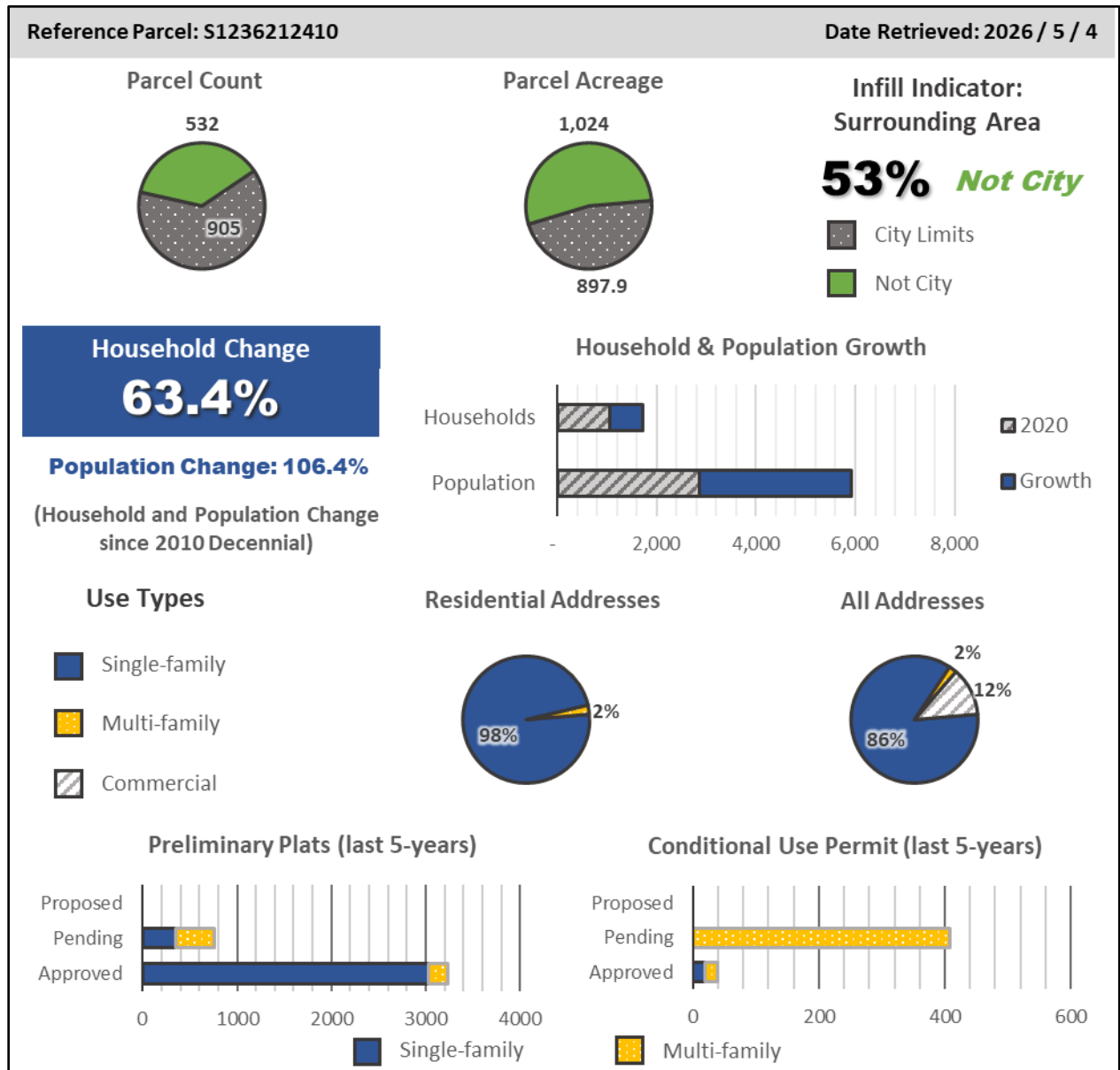
Description	Details
Preapplication Meeting date	3/18/2025
Neighborhood Meeting	4/2/2025

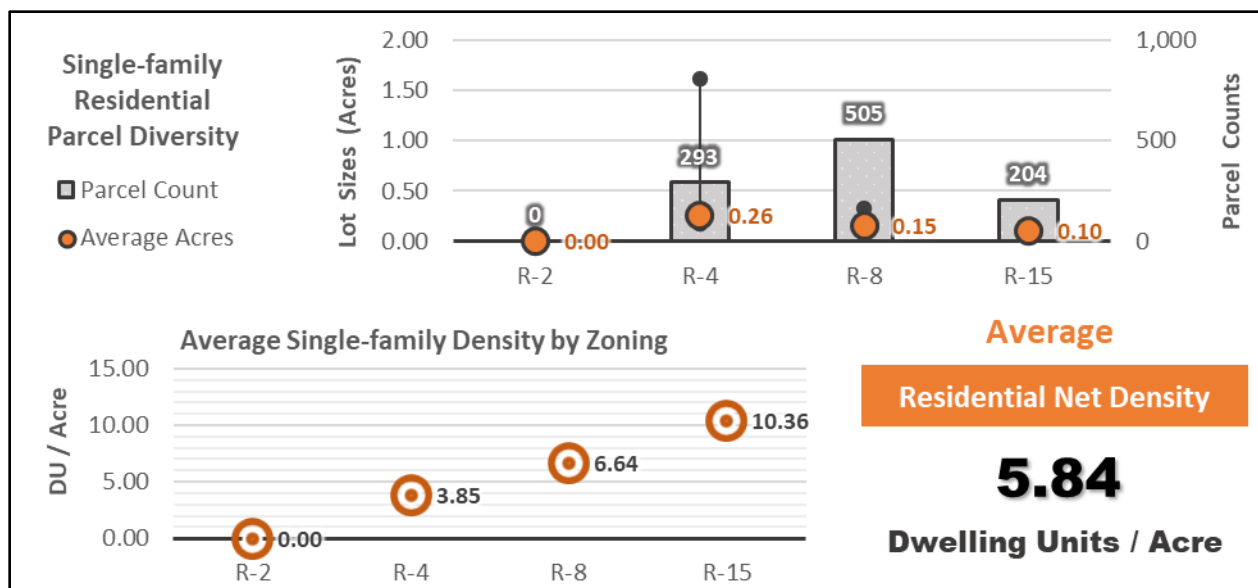
Table 4: Agency Comments

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.H
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	Access proposed via W. Amity Rd., arterial street	-
• Traffic Level of Service	Meets planning thresholds (Amity & Linder Rds. – “Better than E”)	-
• Traffic Impact Study?	Yes	
ITD Comments Received	Yes/Letter	IV.I
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Sewer in Pullman Avenue and Amity Road is not available to the site.	
• Impacts or Concerns	Public Works will not approve utility plan until bonds and sureties are in place to extend sewer to Pullman Ave and Amity Road or until other sewer options become available to the site.	
Meridian Public Works Water		IV.B
• Distance to Mainline	Water available at the site	
• Impacts or Concerns	None - Each phase of the development will need to be modeled to verify minimum fire flow pressure is maintained	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record: [Insert Link Here](#)

Figure 1: One-Mile Radius Existing Condition Metrics





Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 2: ACHD Summary Metrics

Trip Generation: This development is estimated to generate 3,245 vehicle trips per day, 260 trips per hour in the AM peak hour, and 335 vehicle trip per hour in the PM peak hour, based on the traffic impact study.

Proposed Development Meets	
All ACHD Policies	X
Requires Revisions to meet ACHD Policies	

Traffic Impact Study	
Yes	X
No	
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	
No	

ACHD Planned Improvements	
FYP	X
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS 1
Cyclist	LTS 1

Is Transit Available?	
Yes	
No	X

Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

III.

The western 50 acres of this site was annexed into the City as part of the South Meridian annexation in 2016 with R-4 zoning and a Development Agreement (DA) (H-2015-0019 South Meridian - Kent & Donna Mills Development, Inst. #2016-007090). Any future development of the site requires an amendment to the DA to approve a proposed development plan.

A preliminary plat (H-2023-0041 Stonehill Church) was previously approved for the western annexed portion of this property. The Stonehill Church property and the Mill property where the existing home is located at 799 W. Amity Rd., were included in a previous final plat application (FP-2024-0020) but the plat has not yet been recorded. The remainder of the area included in the preliminary plat is part of a new preliminary plat proposed with this application.

A conditional use permit (79-27-CU) was approved in 1979 by Ada County on the property located at 455 W. Amity Rd. for a 6,000 square foot 2-story structure for a radio station with offices in the RR (Rural Residential) zone. Four (4) communication towers were also approved with the radio station, which were recently removed.

B. General Overview

The western 50 acres of this site is designated Low Density Residential (LDR) and the eastern 26 acres is designated Medium Density Residential (MDR) on the Future Land Use Map (FLUM) included in the City's Comprehensive Plan.

The LDR 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 MDR designation allows for dwelling units at gross densities of three (3) to eight (8) dwelling units per acre.

The Applicant proposes a modification to the existing DA for South Meridian – Kent & Donna Mills Development (#2016-007090) for a new DA for the proposed development, which includes an additional 26+/- acres of land to the east and a conceptual development plan for the overall development. The conceptual development plan is for 321 single-family residential lots and two (2) commercial office lots on 75.13 acres of land as shown below in Section VII.H. A legal description and exhibit map is included below in Section VII.D for the area subject to the new DA. *The parcels (#S1236120701 & #S1236120876) owned by Stonehill Church were previously included in a new DA (H-2023-0041, Inst. #2024-031550); the parcel (#S1236120850) owned by Kent & Donna Mills Family Revocable Trust 06/06/ will remain in the original agreement.*

One of the two proposed office lots where an existing 6,000 square foot office is located at 455 W. Amity Rd. is on a 5-acre parcel that is proposed to be on a 1.72-acre lot (Lot 10, Block E3) in the subdivision. The existing office is an approved use in Ada County (application #79-27-CU/04-36-ZCA).

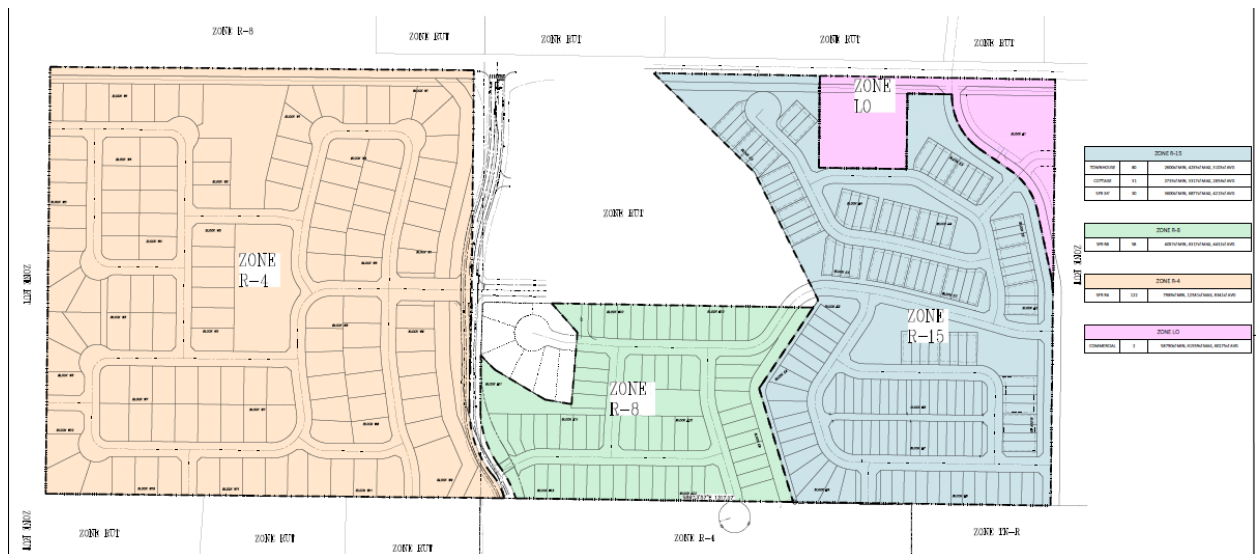
The other proposed office lot (Lot 4 2, Block E1) is located along the east boundary of the site and abuts Mixed Use – Community (MU-C) designated property to the east. The Comprehensive Plan states that FLUM designations are not parcel specific and that an adjacent abutting designation, when appropriate and approved as part of a public hearing with a land development application, may be used. The caveats for such a request are that the designation may not be used across planned or existing collector or arterial roadways, must not be used on a parcel not directly abutting the designation and may not apply to more than 50% of the land being developed. The Applicant requests the abutting MU-C designation be applied to 1.35-acres of land on the east side of the proposed collector street (S. Pullman Ave.) as shown below, which meets the requirements for such a request and is supported by Staff.



Annexation of 27.11 acres of land is proposed with R-15 (~~22.74~~ 24.85 acres) and L-O (~~4.37~~ 2.26 acres) zoning districts, which is east of the area that is already annexed as shown below. This is the additional area proposed to be included in the amended DA.

Because the property located at 455 W. Amity Rd. is designated Medium-Density Residential (MDR) on the Future Land Use Map (FLUM), Staff recommends zoning the property R-15 rather than L-O, consistent with the surrounding area and to facilitate future residential redevelopment consistent with the Comprehensive Plan. The existing use may continue as a legal nonconforming use within the R-15 zoning district, subject to the provisions of UDC 11-1B-4. Accordingly, the annexation legal descriptions and exhibit maps for the R-15 and L-O zoning districts should be revised prior to the City Council hearing. **The R-15 and L-O annexation legal descriptions and exhibit maps should be revised accordingly prior to the City Council hearing. *The zoning has been revised as requested.***

A rezone of 10.60 acres of land is proposed from the R-4 to the R-8 zoning district. This will provide a transition between the existing R-4 zoning on the western portion of the development and the proposed R-15 zoning on the eastern portion of the development as shown below. There is 38.85-acres of R-4 zoned property remaining.



A preliminary plat is proposed consisting of 321 residential building lots for single-family detached and townhouse dwelling units, ~~2~~ 1 commercial office building lots and ~~44~~ 47 common lots on 75.13 acres of land in the R-4, R-8, R-15 and L-O zoning districts, as shown in the zoning exhibit above. The minimum lot size proposed is ~~2,600~~ 2,269 square feet (s.f.) with an average lot size of ~~5,392~~ 5,359 s.f. and a maximum lot size of ~~12,581~~ 12,580 s.f. *The Stonehill Crossing Subdivision preliminary plat included parcel #S1236120850 owned by Kent & Donna Mills Family Revocable Trust 06/06/2016 as Lot 1, Block 1; and parcels #S1236120876 &*

#S1236120701 owned by Stonehill Church as Lot 2, Block 1. A final plat (FP-2024-0020) application was approved that included the Mills and Church properties that has not yet been recorded.

The plat is proposed to develop in five (5) final plat phases starting on the west side of the development. **Because sewer service is being extended from the southeast to serve the eastern portion of this development from S. Meridian Rd. through the proposed Syringa Crossing development, Staff recommends the phasing plan is revised to reflect the first phases of development on the east side of the development rather than the west (see Section F.4 below for more information).** The phasing plan has been revised as requested.

Comprehensive Plan Policies

- 2.01.02D – Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian's present and future residents. *A mix of housing types is proposed consisting of single-family detached and townhome units.*
- 3.03.03 – Annex lands into the corporate boundaries of the City only when the annexation proposal conforms to the City's vision and the necessary extension of public services and infrastructure is provided. *The proposed development is generally consistent with the Comprehensive Plan; City water and sewer service will be extended with development.*
- 3.03.03A - 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. *The proposed development will be connected to City water and sewer and extensions will be provided to and through the development.*
- 2.02.01D - Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity. *Stub streets with sidewalks are proposed to adjacent properties for future extension and neighborhood interconnectivity.*
- 5.01.01F – Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code. *Business hours of operation in the L-O district are limited from 6 am to 10 pm to minimize these disturbances to adjacent residential uses. The existing office will be buffered from adjacent residential uses by common area; Staff recommends*
- 3.03.03G – Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities. *Urban infrastructure will be required with development.*
- 4.04.01A – Ensure that new development and subdivisions connect to the pathway system.

The proposed development incorporates a 10' wide multi-use pathway along the collector street (i.e. Oakbriar) as approved by the Park's Dept. in accord with the Pathways Master Plan to connect to the pathway system.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (UDC 11-1):city

There is an existing home and accessory structures on the western portion of the development area that will be removed with development and an existing office building on the eastern portion of the development area that will remain on a lot (Lot 10, Block E3) in the proposed subdivision.

2. Proposed Use Analysis (UDC 11-2):

A mix of single-family detached homes (241) and townhome (80) units are proposed at a gross overall density of ~~4.27~~ 4.26 units per acre. A gross density of 3.6 units per acre is proposed in the LDR designated area and a gross density of 5.4 units per acre is proposed in the MDR designated area. The proposed use and densities are consistent with that desired in the LDR & MDR FLUM designations for this area.

Single-family detached and townhouse dwelling units are both listed as principal permitted uses in their respective R-4, R-8 and R-15 zoning districts per UDC Table 11-2A-2.

Two (2) L-O zoned lots are proposed for an existing office located at 455 W. Amity Rd. and a new office(s) at the southeast corner of W. Amity Rd. and S. Pullman Ave. Professional services, personal services and healthcare of social services are all principal permitted uses in the L-O district; see UDC Table 11-2B-2 for other allowed uses in the L-O district. The property at 455 W. Amity Rd. is now proposed to be zoned R-15 as recommended by Staff/Commission.

3. Dimensional Standards (UDC 11-2):

See UDC Tables 11-2A-5 for the R-4 district, 11-2A-6 for the R-8 district, 11-2A-7 for the R-15 district and UDC Table 11-2B-3 for the L-O district.

Where townhomes are proposed to span over lot lines, zero (0) setbacks should be depicted on the plat.

D. Design Standards Analysis

1. Structure and Site Design Standards (UDC 11-3A-19):

Future development of the L-O zoned lot at the southeast corner of S. Pullman Ave. and W. Amity Rd. shall comply with the structure and site design standards listed in UDC 11-3A-19B that pertain to architectural character, site design, parking lots and pedestrian walkways; and the standards in UDC 11-3B-8C for parking lot landscaping.

2. Qualified Open Space & Amenities (UDC 11-3G):

UDC Requirement	Proposed/Analysis
Open Space: 12% for R-4 district (4.66 acres) 15% for R-8 district (1.59 acres) 15% for R-15 district (3.41 acres) Total: 9.66 acres	15.74 <u>16.49</u> acres (or 20.94 <u>21.96</u> %) proposed qualified open space consisting of common open space areas, parkways, linear open space, 50% of the arterial street buffer and 100% of the collector street buffer
Amenities: 1 Point for every 5 acres of gross land area and multiple amenities from each category are required – a minimum of 15 points are required based on 75 acres	23 points of amenities are proposed consisting of a tot lot (1 pt.), (2) pickleball courts (8 pts.), a half basketball court (4 pts.) from the Recreation Activity Area category; (3) picnic areas with covered seating on sites greater than 5,000 s.f. (6 pts.) from the Quality of Life category; 5' wide internal pathways from the Pedestrian or Bicycle Circulation System category (2 pts.); and (2) bicycle repair stations from the Multi-Modal category (2 pts.)

The proposed qualified open space areas have high visibility, direct pedestrian access, comply with CPTED standards and support a wide variety of leisure and play activities, are both active and passive in their intended use and accessible to all residents of the development in accord with UDC 11-3G-3. The proposed qualified open space exceeds the minimum standard by 6.05 acres.

The street buffers along W. Amity Rd. (arterial) and S. Oakbriar Way (collector) are required to comply with the enhanced buffer requirements in UDC 11-3G-3B.3 and 11-3B-7C.3f in order to count toward the qualified open space requirement. Details should be included on a revised landscape plan explaining what enhanced buffer elements are proposed.

Micro-path lots are required to be a minimum of 20' in width in order to qualify toward the qualified open space requirement for linear open space. The plat and landscape plan should be revised accordingly.

Site amenities are proposed from each of the required categories and exceed the minimum standard by eight (8) points. Site amenities should comply with the amenity standards in UDC 11-3G-4C, D, E and F:

- The tot lot is required to have commercial grade play equipment scaled and designed for the use and safety of younger children. Benches for seating should be provided nearby.
- Sports courts are required to have markings and include benches for seating.
- Picnic areas should include tables, benches, landscaping and a structure for shade.
- Pathways should be designed and constructed in accord with the standards for such in UDC 11-3A-8 and 11-3B-12C.
- Bicycle repair stations should be a fixed installation with tools and an air pump.

Amenity details demonstrating compliance with these standards should be submitted with the final plat application.

3. Landscaping (*UDC 11-3B*):

i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Arterial Road: 25 feet	W. Amity Rd. – 35'
Collector Road: 20 Feet	S. Oakbriar Way – 41'+/- total, including the off-site portion; if Pullman Ave. is designated as a collector street, a minimum 20' wide buffer is required
Local Road: 10 Feet	A minimum 10' wide street buffer is required along S. Silverstein Dr. (on Lot 10, Block E3) & along the road through Lot 12, Block E1

The Landscape Calculations table on the landscape plan should include the following: length and width of the street buffer and tree classifications for S. Oakbriar Way, Pullman Ave. (if designated as a collector street) and road through Lot 10, Block E3; length and width of parkways (aka residential subdivision trees) and the required vs. provided number of street trees and tree classification.

The proposed street buffers and parkways (at 8' in width) meet and exceed the minimum width standard. Landscaping is required within street buffers and parkways in accord with the standards in UDC 11-3B-7C.

Staff recommends the street buffer along W. Amity Rd. between the collector street (i.e. Oakbriar) and the east property boundary is constructed with pedestrian facilities with the first phase of development; the phasing plan should be revised accordingly.

ii. Common open space

At a minimum, common open space areas should include one (1) deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn or other vegetative groundcover. **The square footage of common areas and the required number of trees should be included in the Landscape Calculations table on the landscape plan.**

iii. Pathway landscaping

A landscape strip a minimum of 5' wide is required to be provided along each side of all pathways; designs are encouraged in which the width of the landscape strip varies to provide additional width to plant trees farther from the pathway as long as a total width of 10' of landscaping is maintained along the pathway. There are several areas in Blocks E3, E4 and E5 where internal pathways are depicted directly abutting rear lot lines of residential lots – a minimum 5' wide landscape strip is required in those areas or alternative compliance may be requested to this standards as set forth in UDC 11-5B-5.

The landscape strips are required to be planted with a mix of trees, shrubs, lawn, and/or other vegetative groundcover. A minimum of one (1) tree per 100 linear feet of pathway is required. **The length of pathways and required vs. proposed number of trees that demonstrate compliance with the standards in UDC 11-3B-12C should be included in the Landscape Calculations table.**

iv. Parking lot landscaping

Landscaping is required to be provided in all parking areas per the standards listed in UDC 11-3B-8. No changes are proposed to the existing office parking lot on the property at 455 W. Amity Rd. on Lot 10, Block E3. The parking lot for the new office on Lot 4 2, Block E1 will need to comply with these standards. Compliance with these standards will be reviewed with the Certificate of Zoning Compliance application. Parking lot landscaping is not required with the subdivision improvements.

v. Landscape buffers to adjoining uses

A minimum 20-foot-wide buffer is required adjacent to residential land uses in the L-O district in accordance with UDC Table 11-2B-3. The buffer shall be landscaped in compliance with the standards in UDC 11-3B-9C. No residential uses are proposed adjacent to the office lot on Lot 4 2, Block E1. Common open space is proposed around the existing office on Lot 10, Block E3. *If R-15 zoning is approved for the existing office lot as recommended by Staff, a buffer is not required.*

vi. Tree preservation

Per UDC 11-3B-10, Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees).

The landscape plan states there are no existing trees on site to be mitigated for.

vii. Storm integration

An adequate storm drainage system shall be 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.

4. Parking (*UDC 11-3C*):

i. Residential parking analysis

Off-street parking is required per the standards listed in UDC Table 11-3C-6; the number of parking spaces is based on the number of bedrooms per unit. The applicant shall comply with these standards. Each single-family residence will be evaluated at the time of building permit submittal for compliance with parking standards.

ii. Nonresidential parking analysis

UDC Requirement	Proposed/Analysis
Office: 1 Parking Stall per 500 Square Feet of Gross Floor Area	Parking will be evaluated for compliance with this standard with the Certificate of Zoning Compliance application.

iii. Bicycle parking analysis

A minimum of one (1) bicycle parking space must be provided for every 25 vehicle spaces or portion thereof per UDC 11-3C-6G; bicycle parking facilities are required to comply with the location and design standards listed in UDC 11-3C-5C. Parking calculations for bicycles and a detail of the bicycle rack that demonstrates compliance with these standards shall be submitted with the Certificate of Zoning Compliance applications for the future office use(s).

5. Building Elevations (*Architectural Standards Manual*):

Conceptual building elevations were submitted for the single-family detached and townhomes that demonstrate the quality of development proposed, as shown below in Section VII.M. Final design of the townhome structures are required to comply with the design standards in the Architectural Standards Manual. A Design Review application is required to be submitted and approved for these structures. *Single-family detached homes are exempt from these standards.*

An office building exists on Lot 10, Block E3. Lot 4 2, Block E1 is proposed for future office use; no concept elevations were submitted for that building(s). **The future structure(s) shall comply with the design standards in the Architectural Standards Manual.**

6. Fencing (*UDC 11-3A-6, 11-3A-7*):

All fencing is required to comply with the standards listed in UDC 11-3A-7. A mix of 6' tall vinyl fencing is proposed along the perimeter landscape buffers and side lots and 6' tall vinyl lattice top fence is proposed adjacent to interior common lots as shown on the landscape plan in accord with UDC standards.

7. Parkways (*UDC 11-3A-17*):

Parkways are required to comply with the standards in UDC 11-3A-17E. Eight (8) foot wide parkways are proposed in accord with UDC standards.

E. Transportation Analysis

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Amity Road is scheduled in the FYP to be widened to 5-lanes from SH-69 (Meridian Road) to Locust Grove Road with a design year and construction year yet to be determined.
- Linder Road is listed in the CIP to be widened to 3-lanes from Amity Road to Lake Hazel Road between 2036 and 2040.
- The intersection of Linder Road and Amity Road is listed in the CIP to be reconstructed as a dual lane roundabout with a westbound right-turn bypass lane with 4-lanes on the north leg, 4-lanes on the south, 4-lanes on the east, and 4-lanes on the west leg between 2036 and 2040.
- The intersection of Amity Road and Meridian Road/SH-69 is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes on the east, and 7-lanes on the west leg and signalized between 2031 and 2035.
- The intersection of Lake Hazel Road and Meridian Road (SH-69) is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes on the east, and 7-lanes on the west leg and signalized between 2036 and 2040.

1. Access (*UDC 11-3A-3, UDC 11-3H-4*):

Access is proposed via S. Oakbriar Way, a designated collector street on the Master Street Map (MSM) planned to be constructed at the mid-mile with Stonehill Church; and S. Pullman Ave., which may be designated as a collector street, from W. Amity Rd. along the east boundary of the site.

Stub streets are proposed to the south and west and to the church property and Mills property for future interconnectivity and access in accord with UDC 11-3A-3.

Staff recommends either public right-of-way or a cross-access/ingress-egress easement is depicted through Lot 4 2, Block E1 for future connectivity to the mixed-use designated development to the east to reduce access points via the arterial street (W. Amity Rd.).

2. Pedestrian Connectivity (*UDC 11-3A-5, UDC 11-3A-8, UDC 11-3A-17*):

The Pathways Master Plan depicts a 10' wide multi-use pathway along the east side of the Calkins Lateral. Because the Calkins Lateral is being relocated and piped, the Park's Dept. is amenable to a 10' wide detached sidewalk/pathway being provided along both sides of the north/south mid-mile collector road (S. Oakbriar Way) as an alternative. A 10' wide detached multi-use sidewalk/pathway is also required along W. Amity Rd. **If S. Pullman Ave. will be classified as a collector street, a 10' wide detached sidewalk/pathway should also be provided along both sides of the street on this site in lieu of a 5' wide sidewalk.** The pedestrian exhibit has been revised to include a 10' wide pathway.

If multi-use pathways along public streets are located outside of adjacent right-of-way, a minimum 14' wide public use easement shall be provided for the pathway as required by the Park's Dept.

3. Subdivision Regulations (*UDC 11-6*):

i. Dead end streets

None of the proposed streets end in a cul-de-sac or a dead end longer than 500'. All such streets comply with the standards in UDC 11-6C-3B.4.

ii. Common driveways

No common driveways are proposed.

iii. Alleys

No alleys are proposed.

iv. Block face

No block faces exceed the maximum standard.

F. Services Analysis

1. Waterways (*UDC 11-3A-6*):

The Calkins Lateral runs across the western part of the development within a 56' wide easement being 28' on each side of the centerline, held by Boise-Kuna Irrigation District. The lateral is proposed to be relocated and piped in common lots (Lot 31, Block W1 and Lot 9, Block W9) along the west side of S. Oakbriar Way. See comments submitted from Boise-Kuna Irrigation District below in Section IV.E.

The Belle Sublateral/Carlson Lateral runs across the eastern part of the development within a 50' wide easement being 25' on each side of the centerline and is proposed to be piped. It's mostly located in Lot 1, Block, E9 and Lot 1, Block E5 but crosses buildable Lots 2 & 3, Block E9 and Lots 5-9, Block E5. UDC 11-3A-6E requires irrigation easements wider than 10' to be included in a common lot that is a minimum of 20' wide and outside of a fenced area, unless otherwise waived by Council. The plat should be revised to comply with this standard prior to the City Council hearing. The plat has been revised accordingly.

2. Pressurized Irrigation (*UDC 11-3A-15*):

An underground pressurized irrigation system is required to be installed in the development for each lot as set forth in UDC 11-3A-15.

3. Storm Drainage (*UDC 11-3A-18*):

An adequate storm drainage system is required for this development in accord with the City's adopted standards, specifications and ordinances per UDC 11-3A-18. Design and construction shall follow Best Management Practice as adopted by the City. All stormwater facilities shall comply with the standards in UDC 11-3B-11 for stormwater integration.

4. Utilities (*UDC 11-3A-21*):

All utilities for an approved use shall be installed at or below grade in accord with the City's adopted standards, specifications and ordinances. The development shall be connected to the City of Meridian water and sewer systems in accord with the standards in UDC 11-3A-21C. Street lighting shall be installed in accord with the city's adopted standards, specifications and ordinances.

The existing office building at 455 W. Amity Rd. on Lot 10, Block E3 is required to connect to City water and sewer service within 60 days of annexation and/or services becoming available to the site and disconnect from private service, as set forth in MCC 9-1-4 and 9-4-8.

Water service is available in W. Amity Rd. to be extended to the site. Sewer service will be provided by two (2) different sewer sheds, neither of which is available to provide service to the site at this time. Sewer service for the western half of the development is dependent upon a future temporary lift station being constructed in Windrow Subdivision to the northwest, which will provide a stub to Amity Rd. for connection. Sewer service for the eastern half of the development will be extended from S. Meridian Rd. through the southern portion of the

abutting proposed Syringa Crossing development via an existing easement (ESMT-2026-0070, Inst. #2026-024305).

Staff recommends the extension of sewer and water services to the eastern half of the development, as well as the construction of road improvements to serve the Mills and Stonehill Church properties and the extension of S. Pullman Ave. to the southern property boundary, occur with the first phase of development. This will ensure that utilities are located within public road rights-of-way rather than within easements. A revised phasing plan reflecting these changes should be submitted prior to the City Council hearing.

Adequate fire protection is required in accord with Fire Dept. standards.

5. School Capacity (*Comp Plan*):

School District(s)	West Ada School District (WASD)		
Capacity of Schools & number of students enrolled		<u>Enrollment</u>	<u>Capacity</u>
	Mary McPherson Elementary School	552	550* Program Capacity
	Victory Middle School	1094	1000
	Meridian High School	1739	2175
Estimate of the number of school aged children the development will generate			
	103		

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

~~Prior to the City Council hearing, Staff recommends the following:~~

- ~~• The annexation legal descriptions and exhibit maps for the R-15 and L-O zoning districts are revised to reflect R-15 instead of L-O zoning for the property at 455 W. Amity Rd.;~~
- ~~• The preliminary plat is revised to include irrigation easements wider than 10' in a common lot that is a minimum 20' wide and outside of a fenced area in accord with UDC 11-3A-6E.~~
- ~~• The preliminary plat phasing plan is revised to reflect the first phase of development on the east side of the development rather than the west to facilitate the extension of sewer and water services as well as the construction of road improvements to serve the Mills and Stonehill Church properties, the extension of S. Pullman Ave. to the southern property boundary, and street buffer and pedestrian facilities along W. Amity Rd. between the collector street (i.e. Oakbriar) and the east property line.~~

Revisions have been made as requested.

1. A modification to the existing Development Agreement (DA) for South Meridian – Kent & Donna Mills Development (Inst. #2016-007090) for a new DA for the subject development shall be required in accord with the existing DA for redevelopment of the property.

Prior to approval of the annexation and rezone ordinances, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation and rezone

ordinance adoption, and the developer. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the Annexation and Rezone requests. The DA shall, at minimum, incorporate the following provisions:

- i. Future development of this property shall substantially comply with the preliminary plat, phasing plan, landscape plan, common open space exhibit, site amenity plan and conceptual building elevations and materials included below in Section VII and the provisions contained herein.
 - ii. The existing office on proposed Lot 10, Block E3 is an approved use in Ada County (application #79-27-CU/04-36-ZCA) and is allowed to continue as a non-conforming use in the R-15 district subject to the provisions in UDC 11-1B-4.
 - iii. Future development of the L-O zoned lot at the southeast corner of S. Pullman Ave. and W. Amity Rd. shall comply with the structure and site design standards listed in UDC 11-3A-19B that pertain to architectural character, site design, parking lots and pedestrian walkways; and the standards in UDC 11-3B-8C for parking lot landscaping.
 - iv. Future structures and/or additions ~~on the L-O zoned lots~~ for non-residential uses shall comply with the non-residential design standards in the Architectural Standards Manual.
 - v. Business hours of operation for the existing office located at 455 W. Amity Rd. shall be limited from 6 am to 10 pm to minimize disturbances to adjacent residential uses.
 - vi. The existing office building at 455 W. Amity Rd. on Lot 10, Block E3 shall connect to City water and sewer service within 60 days of annexation and/or services becoming available to the site and disconnect from private service, as set forth in MCC 9-1-4 and 9-4-8.
2. The final plat(s) shall include the following revisions:
- ~~i. Depict a 10' wide street buffer along W. Silverstein Dr. on Lot 10, Block E3 in a common lot or a permanent dedicated buffer easement.~~
 - ii. Depict public right-of-way or a cross-access/ingress-egress easement through Lot 4 2, Block E1 stubbing to the east boundary of the subdivision.
 - iii. Widen micro-path common lots to a minimum of 20' in order to qualify toward the qualified open space requirement for linear open space per UDC 11-3G-3B.1e.
 - iv. ~~Depict irrigation easements wider than 10' in a common lot that is a minimum of 20' wide and outside of a fenced area, unless otherwise waived by Council per UDC 11-3A-6E. This applies to Lots 2 & 3, Block E9 and Lots 5-9, Block E5. Revise the landscape plan accordingly. The plat was revised as required.~~
 - v. If S. Pullman Ave. will be classified as a collector street, a 10' wide detached sidewalk/pathway should also be provided along both sides of the street on this site. *Revise the landscape plan accordingly.*
 - vi. If multi-use pathways along public streets are located outside of adjacent right-of-way, a minimum 14' wide public use easement shall be provided for the pathway as required by the Park's Dept.
 - vii. Depict zero (0) setbacks on lot lines where townhomes are proposed to span over lot lines.

3. The landscape plan submitted with the final plat application(s) shall include the following revisions:
 - i. Include the following information in the Landscape Calculations table:
 - The length and width of the street buffer along S. Oakbriar Way, the required vs. provided number of street trees, and tree classification that demonstrate compliance with the standards in UDC 11-3B-7C.
 - The length and width of the parkways (aka residential subdivision trees), minus 26' for curb cut areas, and tree classification that demonstrate compliance with the standards in UDC 11-3A-17 and 11-3B-7C.
 - The length of pathways and required vs. proposed number of trees that demonstrate compliance with the standards in UDC 11-3B-12C.
 - The square footage of common open space areas with required vs. proposed number of trees that demonstrate compliance with the standards in UDC 11-3G-5B.
 - ii. The street buffers along W. Amity Rd. (arterial) and S. Oakbriar Way (collector) shall demonstrate compliance with the enhanced buffer requirements in UDC 11-3G-3B.3 and 11-3B-7C.3f because they were counted toward the qualified open space standard. Include a call-out detailing what enhanced buffer elements are proposed.
 - iii. Widen micro-path common lots to a minimum of 20' in order to qualify toward the qualified open space requirement for linear open space per UDC 11-3G-3B.1e.
 - iv. Depict a 10' wide street buffer along ~~W. Silverstein Dr. on Lot 10, Block E3 and along~~ the road depicted through Lot 4 2, Block E1, landscaped per the standards in UDC 11-3B-7C.
 - v. Depict a minimum 5' wide landscape strip in Blocks E3, E4 and E5 where internal pathways are depicted directly abutting rear lot lines of residential lots; or apply for alternative compliance to the standard (UDC 11-3B-12C.1) requiring such as set forth in UDC 11-5B-5.
8. Detailed drawings shall be submitted that demonstrate compliance with the site amenity standards in UDC 11-3G-4C, D, E and F, as follows:
 - The tot lot shall have commercial grade play equipment scaled and designed for the use and safety of younger children; benches for seating shall be provided nearby.
 - Sports courts shall have markings and include benches for seating.
 - Picnic areas shall include tables, benches, landscaping and a structure for shade.
 - Pathways shall be designed and constructed in accord with the standards for such in UDC 11-3A-8 and 11-3B-12C.
 - Bicycle repair stations shall be a fixed installation with tools and an air pump.
9. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.
10. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or obtain approval of a time extension as set forth in UDC 11-6B-7.

B. Meridian Public Works

Site Specific Conditions of Approval

1. Sewer in Pullman Ave is not available. Public Works will not approve utility plan until bonds and assurances are in place to extend Sewer to Pullman Ave or until other sewer options become available to the site.
2. Sewer in Amity is not available. Public Works will not approve utility plan for the proposed development until bonds and assurances are in place for the proposed Sewer in Amity or until other sewer options become available to the site.
3. 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 (IDWR). The Developer, Owner, or project 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. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
4. Each phase of the development will need to be modeled to verify minimum fire flow pressure is maintained.
5. Have water main along S Pullman Ave from Golding Dr to southern property boundary.
6. Work with property owner to the East to connect the Water line to the east. Developer of that lot has a Water main close to this area in preliminary plat.
7. Extend water main to tie into Amity Road to eliminate dead-end. Water and sewer in parallel require a minimum of 30' easement. Provide three valves at the tee.
8. Water main requires a 20' easement with the main centered. Easement should be located completely in common lot and not overlap a buildable lot. Ensure that it has proper separation from any infiltration trenches or irrigation lines.
9. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.
10. Ensure no sewer services pass through infiltration trenches ensure there are no fences, light poles, or trees within 5' of Water meters and Fire Hydrants when in the ROW.
11. Water mains need a casing when crossing gravity irrigation that limits access to times of the year or is constructed out of concrete or clay piping. Either provide casing or proof that the City will have access at all times. Also provide the material of the irrigation line.

General Conditions of Approval

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 then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
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.

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.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). 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.
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.
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.
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 (IDWR). The Developer, Owner, or project 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. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
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.
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.
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.
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.

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.
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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
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.
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.
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.
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.
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.
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.
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. Meridian Park's Department

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430072&dbid=0&repo=MeridianCity>

D. Community Planning Association of Southwest Idaho (COMPASS)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430072&dbid=0&repo=MeridianCity>

E. Irrigation District

Boise Kuna Irrigation District

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430072&dbid=0&repo=MeridianCity>

F. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430072&dbid=0&repo=MeridianCity>

G. Ada County Development Services

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430072&dbid=0&repo=MeridianCity>

H. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=445633&dbid=0&repo=MeridianCity>

I. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430072&dbid=0&repo=MeridianCity>

J. West Ada School District (WASD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=447087&dbid=0&repo=MeridianCity>

V.

FINDINGS

A. Annexation (UDC 11-5B-3E)

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 annexation of a portion of the subject site with an R-15 and L-O zoning districts will be consistent with the Medium Density Residential and abutting MU-C FLUM designations.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
The City Council finds the proposed lot sizes and development complies with the purpose statement of the residential and commercial districts.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
The City Council finds annexation with R-15 and L-O zoning districts will not be detrimental to public health, safety, and/or welfare.

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

The City Council finds the proposed map amendment should not result in an adverse impact during the delivery of services by any political subdivision providing public services within the City. Based on comments provided from the school district, enrollment from this development could be over capacity for the elementary and middle schools serving this development.

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

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

B. Rezone (UDC 11-5B-3E)

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

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

The City Council finds the proposed rezone from the R-4 to R-8 district and development plan complies with the provisions in the Comprehensive Plan pertaining to land use and density in the MDR FLUM designation.

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

The City Council finds the proposed development will provide for a range of housing types consistent with the purpose statement for residential districts and 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 rezone from R-4 to R-8 will not be detrimental to public health, safety, and/or welfare.

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

The City Council finds the proposed map amendment should not result in an adverse impact during the delivery of services by any political subdivision providing public services within the City. Based on comments provided from the school district, enrollment from this development could be over capacity for the elementary and middle schools serving this development.

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

The City Council finds this finding is not applicable as the request is for a rezone, not annexation.

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

In consideration of a preliminary plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
The City Council finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the conditions of approval in Section IV.
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 and are 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 the proposed development is consistent with scheduled public improvements in accord with the City's 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, and general welfare.
6. The development preserves significant natural, scenic or historic features.
The City Council finds the existing laterals will be preserved and piped that cross this site.

VI.

ACTION

A. Staff:

Staff recommends approval of the proposed development agreement modification, annexation, rezone and preliminary plat with the provisions included above in section IV.

B. Commission:

The Meridian Planning & Zoning Commission heard this item on May 21 and June 18, 2026. At the public hearing, the Commission moved to approve the subject MDA, AZ, RZ and PP requests.

1. Summary of the Commission public hearing:
 - a. In favor: Kelli Black, Bailey Engineering (Applicant's Representative)
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: Kelli Black, Bailey Engineering (response to the staff report – in agreement with recommended conditions)
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by Commission:
 - a. Supportive of proposed development with Staff's recommended changes.
4. Commission change(s) to Staff recommendation:

- a. None

C. City Council:

The Meridian City Council heard these items on July 28, 2026. At the public hearing, the Council moved to approve the subject AZ, MDA, PP and RZ requests.

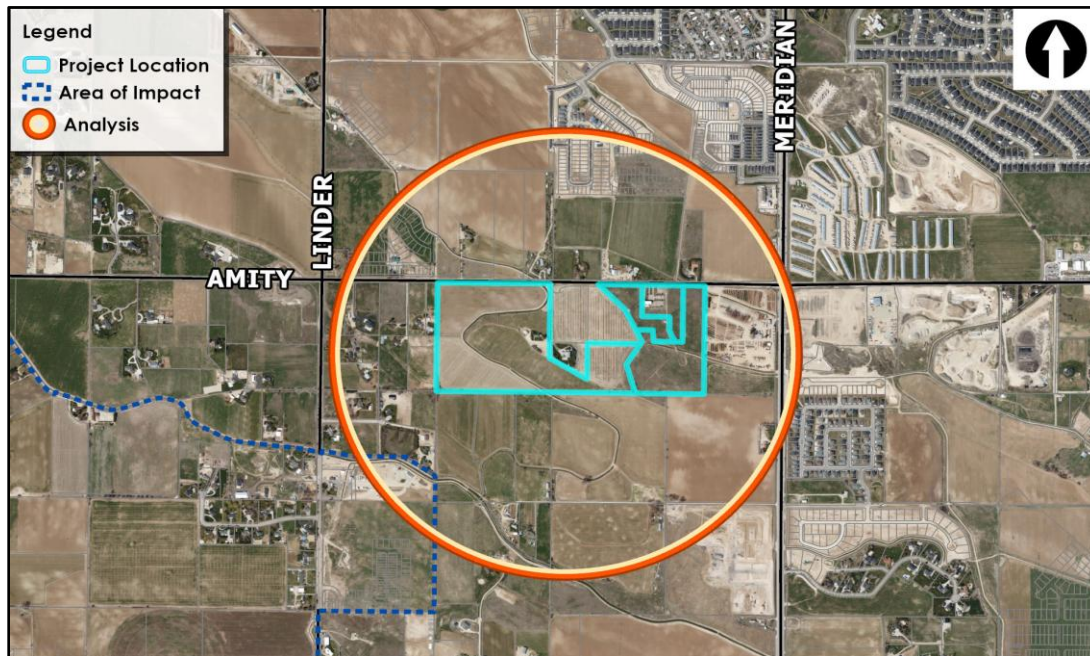
1. Summary of the City Council public hearing:
 - a. In favor: Kelli Black, Bailey Engineering (Applicant's Representative)
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by City Council:
 - a. In support of the mix of housing types proposed.
4. City Council change(s) to Commission recommendation:
 - a. None

EXHIBITS

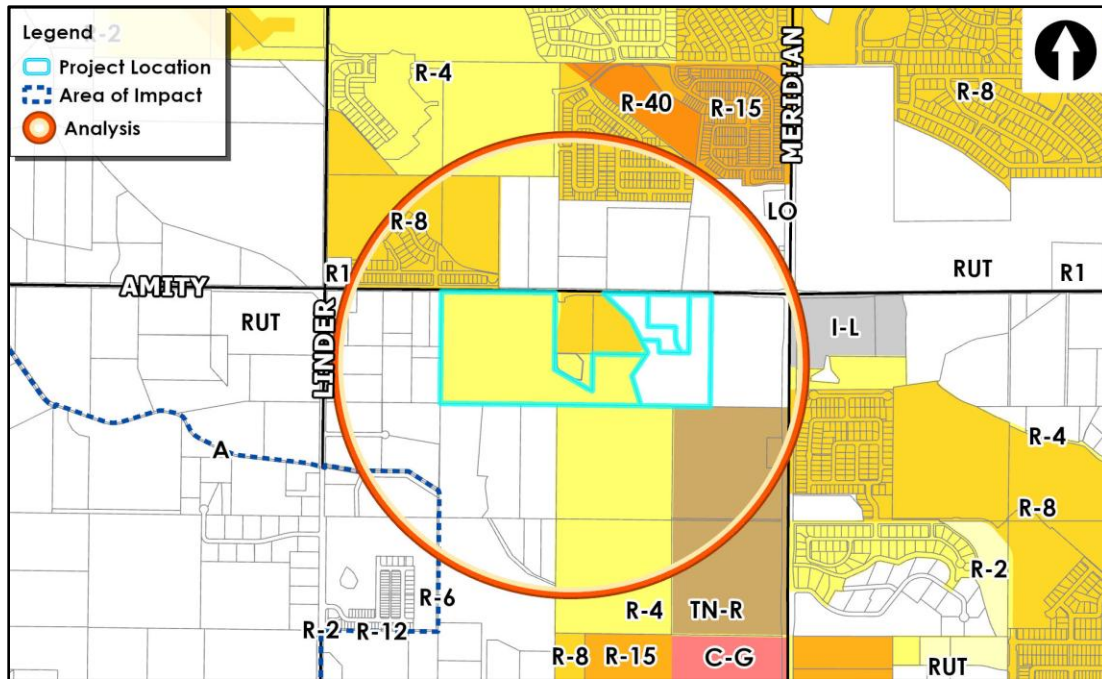
VII.

A. Project Area Maps

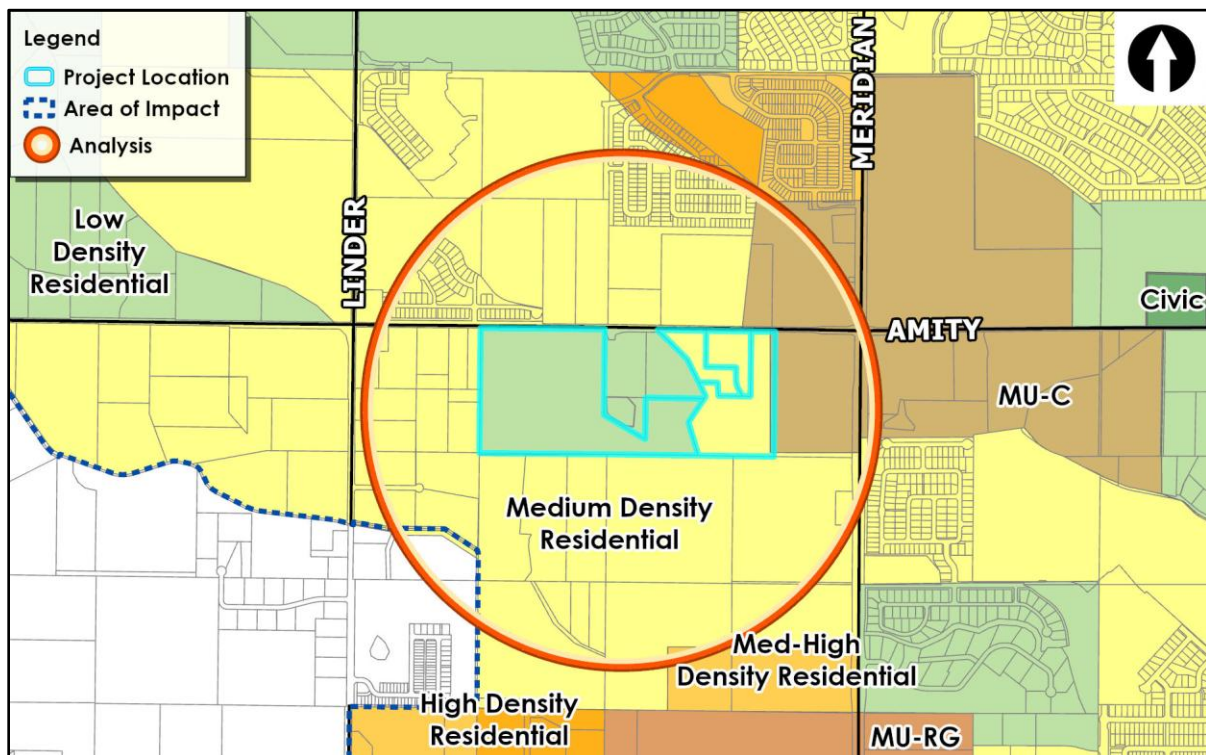
1. Aerial



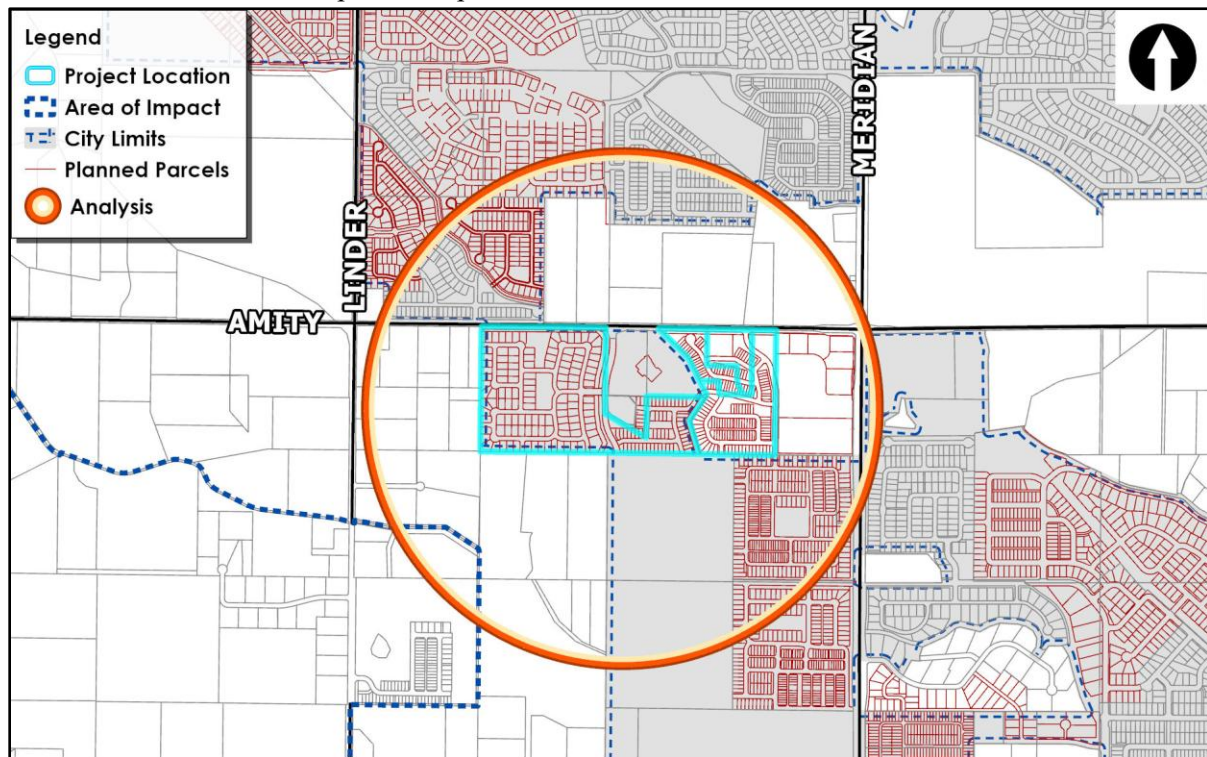
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Service Accessibility Tool (Existing Conditions)

Criteria	Description
Location	In City Limits
Extension Sewer	Trunkshed mains < 500 ft. from parcel
Floodplain	Either not within the 100 yr floodplain or > 2 acres
Emergency Services Fire	Response time 5-9 min.
Emergency Services Police	Reporting District meets response time goals some of
Pathways	Within 1/4 mile of future pathways
Transit	Not within 1/4 of current or future transit route
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan)
School Walking Proximity	From 1/2 to 1 mile walking
School Drivability	Not within 2 miles driving of existing or future school
Park Walkability	No park within walking distance by park type

C. Subject Site Photos (from Google)

Existing office at 455 W. Amity Rd.:



Site to the east of the existing office looking west:



Site to the west of the proposed collector street (i.e. Oakbriar) looking east:



Site to the east of the proposed collector street (i.e. Oakbriar) looking west:



D. Legal Description & Exhibit Map of Property Subject to New Development Agreement

Description for
Storyrock Subdivision
July 17, 2025

A parcel of land located in the North 1/2 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 25, 26, 35 and 36, T.3N., R.1W., B.M. from which the 1/4 corner common to said Sections 25 and 36 bears South 89°32'29" East, 2,650.91 feet; thence South 89°32'29" East, 1,325.54 feet to the West 1/16 corner common to said Sections 25 and 36; thence on the west boundary line of the Northeast 1/4 of the Northwest 1/4 of said Section 36, South 00°36'54" West, 25.00 feet to the south right-of-way line of W. Amity Road and the **POINT OF BEGINNING**;

thence leaving said west boundary line on said south right-of-way line, South 89°32'29" East, 1,293.08 feet;

thence leaving said south right-of-way line, South 00°34'07" West, 422.23 feet;

thence 236.58 feet on the arc of a non-tangent curve to the left having a radius of 830.00 feet, a central angle of 16°19'54", and a long chord which bears South 08°42'45" West, 235.78 feet;

thence South 00°32'48" West, 50.73 feet;

thence South 01°21'45" East, 150.08 feet;

thence South 00°32'48" West, 38.91 feet;

thence 294.68 feet on the arc of a curve to the left having a radius of 525.00 feet, a central angle of 32°09'34", and a long chord which bears South 15°31'59" East, 290.82 feet;

thence 140.15 feet on the arc of a reverse curve to the right having a radius of 475.00 feet, a central angle of 16°54'19", and a long chord which bears South 23°09'37" East, 139.64 feet to the south boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 36;

thence on said south boundary line, North 89°13'44" West, 75.72 feet to the Center-North 1/16 corner of said Section 36;

thence North 89°27'22" West, 1,326.95 feet to the Northwest 1/16 corner of said Section 36;



thence on the west boundary line of the Northeast 1/4 of the Northwest 1/4 of said Section 36, North 00°36'54" East, 1,300.34 feet to the **POINT OF BEGINNING**.

Containing 38.587 acres, more or less.

AND

A parcel of land located in the North 1/2 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36 T.3N., R.1W., B.M., from which the Section corner common to Sections 25, 26, 35 and 36, T.3N., R.1W., B.M. bears North 89°32'29" West, 2,650.91 feet; thence on the north boundary line of said Section 36, South 89°04'30" East, 490.62 feet; thence leaving said north boundary line, South 45°31'08" East, 36.28 feet to the south right-of-way line of W. Amity Road and the **POINT OF BEGINNING**

thence on said south right-of-way line, South 89°04'30" East, 1,225.71 feet;

thence leaving said south right-of-way line, South 00°35'47" West, 1,297.82 feet to the south boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 36;

thence on said south boundary line, North 89°12'13" West, 424.17 feet to the Northeast 1/16 corner of said Section 36;

thence on the south boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 36, North 89°13'44" West, 1,181.48 feet;

thence leaving said south boundary line, 173.26 feet on the arc of a non-tangent curve to the left having a radius of 533.00 feet, a central angle of 18°37'30", and a long chord which bears North 22°18'01" West, 172.50 feet;

thence 262.12 feet on the arc of a reverse curve to the right having a radius of 467.00 feet, a central angle of 32°09'34", and a long chord which bears North 15°31'59" West, 258.69 feet;

thence North 00°32'48" East, 26.86 feet;

thence South 44°20'58" East, 60.27 feet;

thence South 59°17'13" East, 179.30 feet;

thence South 80°13'06" East, 81.95 feet;

thence North 04°42'19" East, 218.94 feet;

thence North 41°24'47" West, 118.63 feet;

thence South 89°04'30" East, 798.67 feet;



thence North 33°50'10" East, 27.62 feet;

thence North 26°33'19" West, 434.46 feet;

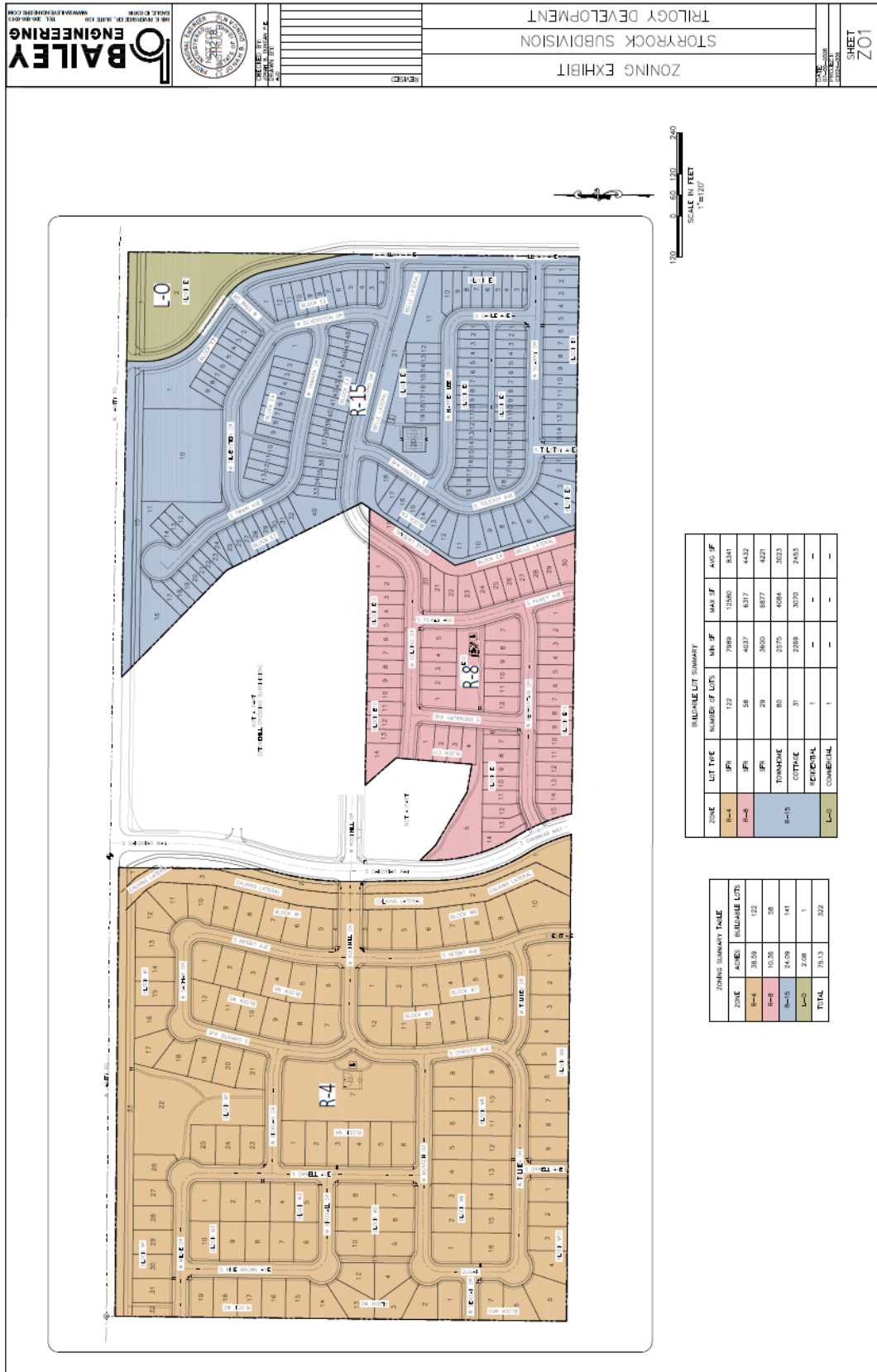
thence North 45°31'08" West, 432.13 feet to the **POINT OF BEGINNING**.

Containing 36.537 acres, more or less.

End of Description.



E. Zoning Exhibit – REVISED



F. Annexation Legal Description & Exhibit Map – REVISED

Description for
Annexation
October 23, 2024

A portion of the North 1/2 of the Northeast 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36, T.3N., R.1W., B.M., from which the Section corner common to said Sections 25 and 36 and Section 30 and 31, T.3N., R.1E., B.M., bears South 89°04'30" East, 2,636.80 feet; thence on the north boundary line of said Section 36, South 89°04'30" East, 490.62 feet to the **POINT OF BEGINNING**:

thence continuing, South 89°04'30" East, 1251.85 feet;

thence leaving said north boundary line, South 00°35'47" West, 1322.82 feet to the south boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 36;

thence on said south boundary line, North 89°12'13" West, 424.17 feet to the Northeast 1/16 corner of said Section 36;

thence on the south boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 36, North 89°13'44" West, 377.41 feet to the easterly boundary line as described in the Declaration of Consent to Annexation recorded as Instrument No. 2015-097510, records of Ada County, Idaho, coincident with the centerline of the Belle Sub Lateral;

thence leaving said south boundary line on said easterly boundary line the following two (2) courses and distances:

North 16°44'06" West, 363.90 feet;

North 33°48'37" East, 293.68 feet to the south boundary line of a parcel of land conveyed by a Warranty Deed recorded as Instrument No. 2021-182575, records of Ada County, Idaho;

thence on said south boundary line, South 89°04'30" East, 18.01 feet to the Southeast corner of said parcel;

thence on the easterly boundary line of said parcel and the northerly extension thereof the following three (3) courses and distances:

North 33°50'10" East, 27.62 feet;

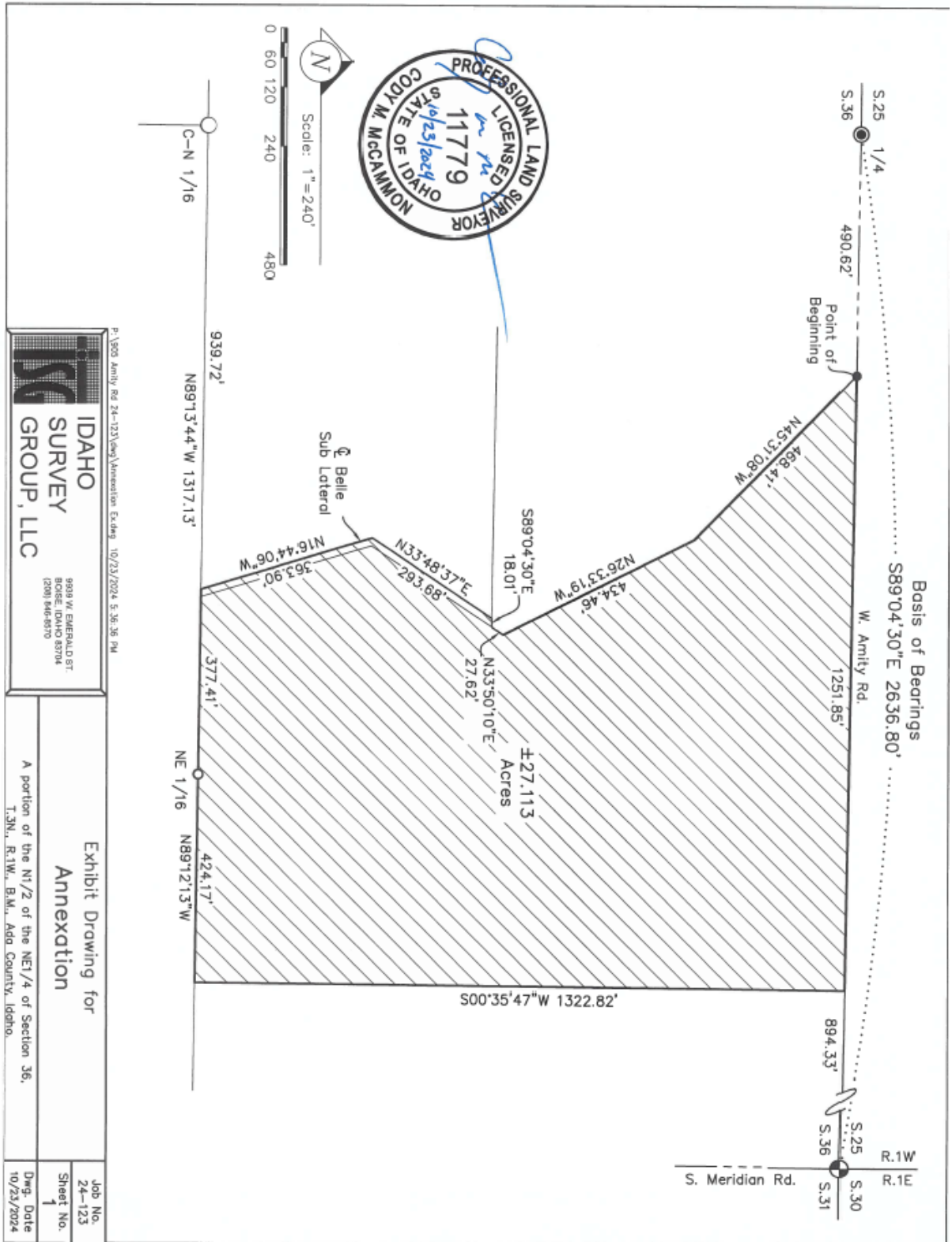
North 26°33'19" West, 434.46 feet;

North 45°31'08" West, 468.41 feet to the
POINT OF BEGINNING.

Containing 27.113 acres, more or less.

End of Description.





Description for
LO Zone
July 18, 2026

A portion of the North 1/2 of the Northeast 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36, T.3N., R.1W., B.M., from which the Section corner common to said Sections 25 and 36 and Section 30 and 31, T.3N., R.1E., B.M., bears South 89°04'30" East, 2,636.80 feet; thence on the north boundary line of said Section 36, South 89°04'30" East, 1427.96 feet to the **POINT OF BEGINNING**:

thence continuing, South 89°04'30" East, 314.52 feet;

thence leaving said north boundary line, South 00°35'47" West, 675.11 feet;

thence 43.59 feet on the arc of a non-tangent curve to the left having a radius of 200.00 feet, a central angle of 12°29'11" and a long chord which bears North 05°38'49" West, 43.50 feet;

thence North 11°53'24" West, 210.87 feet;

thence 151.14 feet on the arc of curve to the left having a radius of 200.00 feet, a central angle of 43°17'50" and a long chord which bears North 33°32'20" West, 147.57 feet;

thence North 55°11'15" West, 114.02 feet;

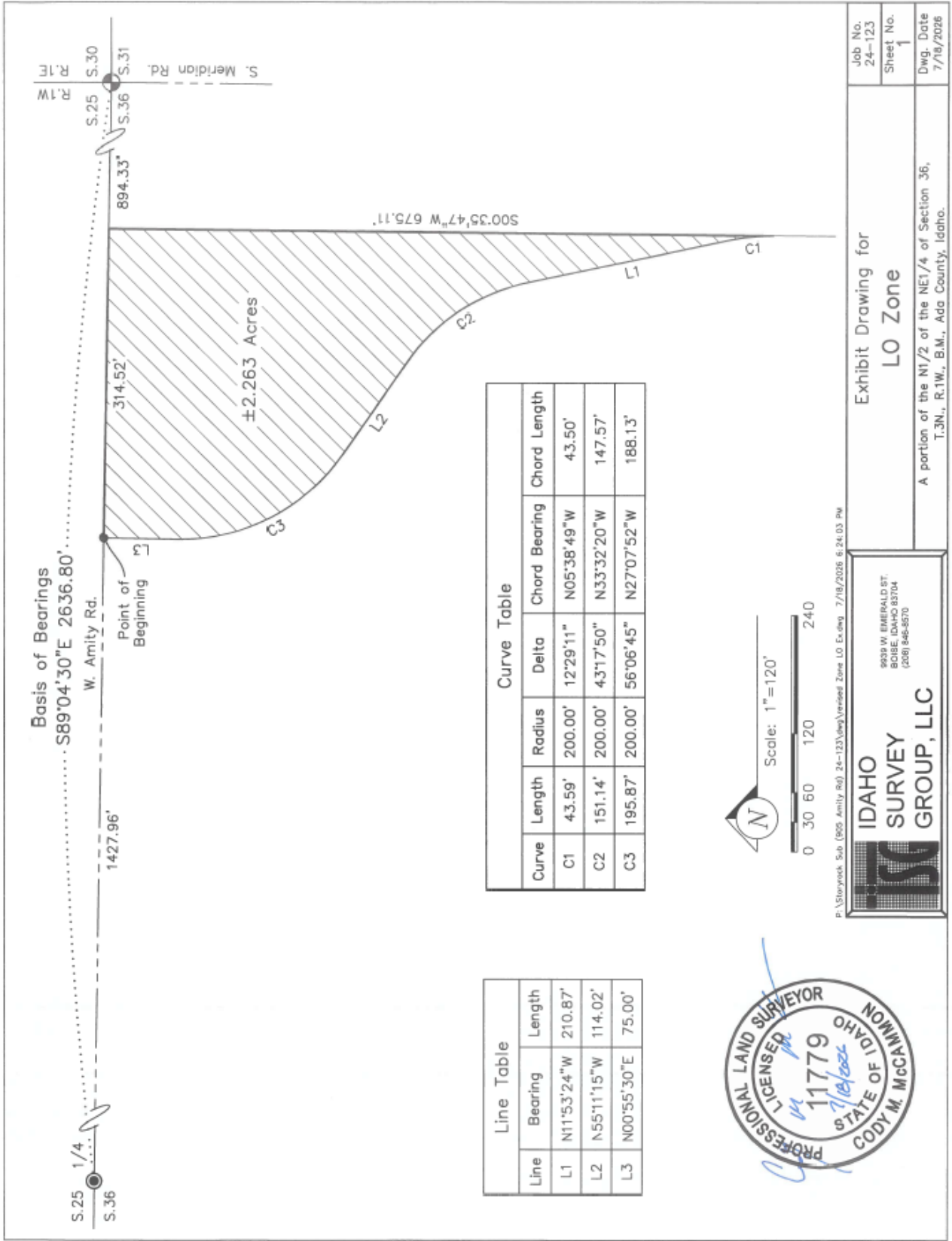
thence 195.87 feet on the arc of curve to the right having a radius of 200.00 feet, a central angle of 56°06'45" and a long chord which bears North 27°07'52" West, 188.13 feet;

thence North 00°55'30" East, 75.00 feet to the **POINT OF BEGINNING**.

Containing 2.263 acres, more or less.

End of Description.





Description for
R-15 Zone
July 18, 2026

A portion of the North 1/2 of the Northeast 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows;

Commencing at the 1/4 corner common to Sections 25 and 36, T.3N., R.1W., B.M., from which the Section corner common to said Sections 25 and 36 and Section 30 and 31, T.3N., R.1E., B.M., bears South 89°04'30" East, 2,636.80 feet; thence on the north boundary line of said Section 36, South 89°04'30" East, 490.61 feet to the **POINT OF BEGINNING**:

thence continuing South 89°04'30" East, 937.34 feet;

thence leaving said north boundary line, South 00°55'30" West, 75.00 feet;

thence 195.87 feet on the arc of a curve to the left having a radius of 200.00 feet, a central angle of 56°06'45", and a long chord which bears South 27°07'52" East, 188.13 feet;

thence South 55°11'15" East, 114.02 feet;

thence 151.14 feet on the arc of a curve to the right having a radius of 200.00 feet, a central angle of 43°17'50", and a long chord which bears South 33°32'20" East, 147.57 feet;

thence South 11°53'24" East, 210.87 feet;

thence 43.59 feet on the arc of a curve to the right having a radius of 200.00 feet, a central angle of 12°29'11", and a long chord which bears South 05°38'49" East, 43.50 feet;

thence South 00°35'47" West, 647.71 feet to the south boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 36;

thence on said south boundary line, North 89°12'13" West, 424.17 feet to the Northeast 1/16 corner of said Section 36;

thence on the south boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 36, North 89°13'44" West, 377.41 feet to the easterly boundary line as described in the Declaration of Consent to Annexation recorded as Instrument No. 2015-097510, records of Ada County, Idaho, coincident with the centerline of the Belle Sub Lateral;

thence leaving said south boundary line on said easterly boundary line the following two (2) courses and distances:



North 16°44'06" West, 363.90 feet;

North 33°48'37" East, 293.68 feet to the south boundary line of a parcel of land conveyed by a Warranty Deed recorded as Instrument No. 2021-182575, records of Ada County, Idaho;

thence on said south boundary line, South 89°04'30" East, 18.01 feet to the Southeast corner of said parcel;

thence on the easterly boundary line of said parcel and the northerly extension thereof the following three (3) courses and distances:

North 33°50'10" East, 27.62 feet;

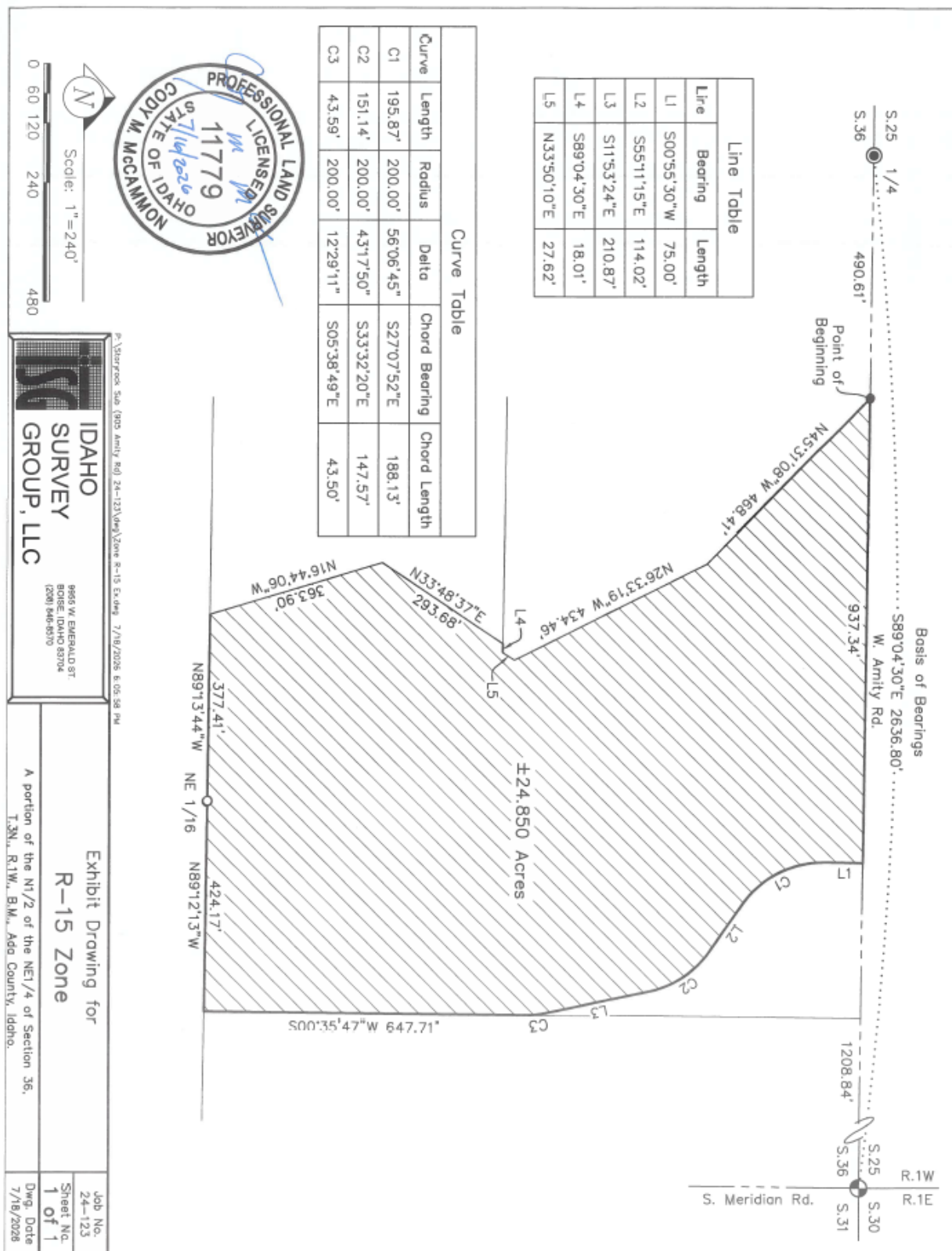
North 26°33'19" West, 434.46 feet;

North 45°31'08" West, 468.41 feet to the **POINT OF BEGINNING**

Containing 24.850 acres, more or less.

End of Description.





G. Rezone Legal Description & Exhibit Map

Description for
Rezone R-8
October 24, 2024

A portion of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 3 North, Range 1 West, City of Meridian, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36, T.3N., R.1W., B.M., from which the Section corner common to said Sections 25 and 36 and Section 30 and 31, T.3N., R.1E., B.M., bears South 89°04'30" East, 2,636.80 feet; thence on the north boundary line of said Section 36, South 89°04'30" East, 490.61 feet to the northerly extension of the easterly boundary line of a parcel of land conveyed by a Warranty Deed recorded as Instrument No. 2021-182575, records of Ada County, Idaho; thence on said easterly boundary line and northerly extension thereof the following three (3) courses and distances: South 45°31'08" East, 468.41 feet; South 26°33'19" East, 434.46 feet; South 33°50'10" West, 27.62 feet to the Southeast corner of said parcel; thence on the south boundary line of said parcel, North 89°04'30" West, 18.01 feet to the easterly boundary line as described in the Declaration of Consent to Annexation recorded as Instrument No. 2015-097510, records of Ada County, Idaho, coincident with the centerline of the Belle Sub Lateral and the **POINT OF BEGINNING**;

thence leaving said south boundary line on said easterly boundary line the following two (2) courses and distances:

South 33°48'37" West, 293.68 feet;

South 16°44'06" East, 363.90 feet to the south boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 36;

thence leaving said easterly boundary line on said south boundary line, North 89°13'44" West, 838.10 feet;

thence 154.44 feet on the arc of a non-tangent curve to the left having a radius of 500.00 feet, a central angle of 17°41'50" and a long chord which bears North 22°45'51" West, 153.82 feet;

thence 280.64 feet on the arc of a curve to the right having a radius of 500.00 feet, a central angle of 32°09'34" and a long chord which bears North 15°31'59" West, 276.98 feet;

thence North 00°32'48" East, 189.13 feet;

thence South 89°04'30" East, 29.10 feet;

thence South 00°55'30" West, 35.36 feet;

thence South 02°11'34" East, 128.90 feet;



thence South 44°20'58" East, 57.41 feet;

thence South 59°17'13" East, 179.30 feet;

thence South 80°13'06" East, 81.95 feet;

thence North 04°42'19" East, 218.94 feet;

thence North 41°24'47" West, 118.63 feet to the south boundary line of said parcel of land conveyed by the Warranty Deed recorded as Instrument No. 2021-182575;

thence on said south boundary line, South 89°04'30" East, 780.67 feet to the **POINT OF BEGINNING**,

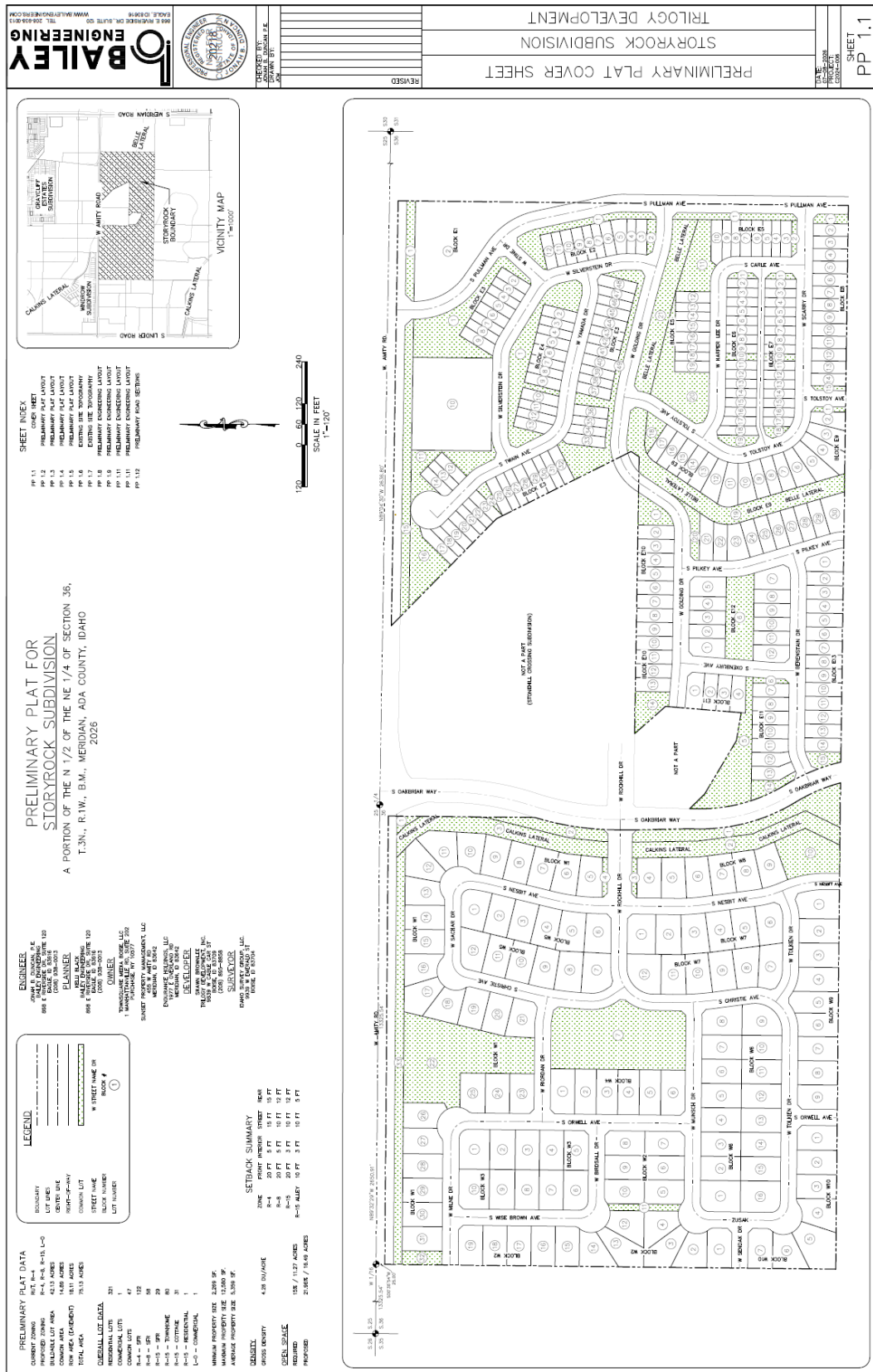
Containing 10.602 acres, more or less.

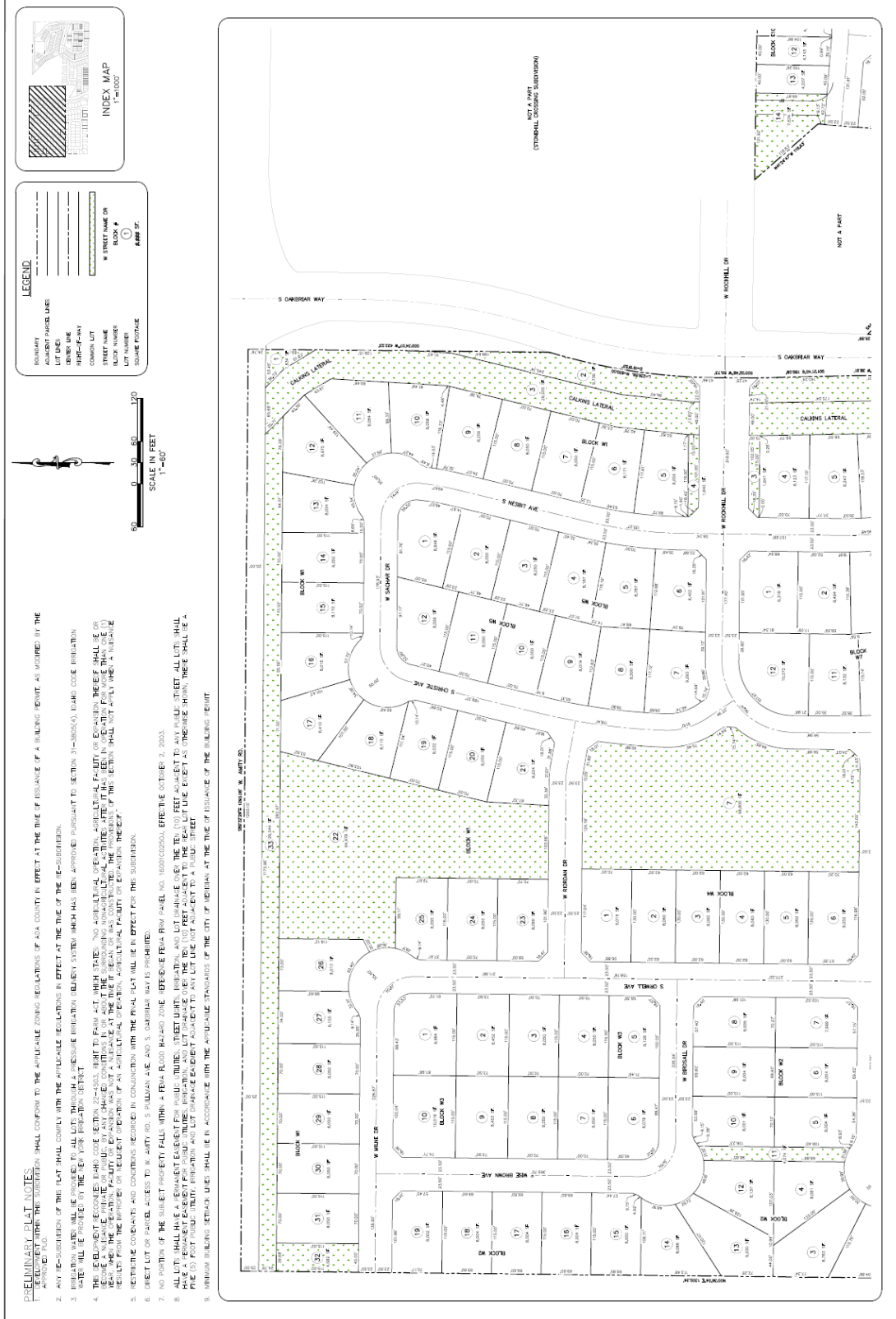
End of Description.

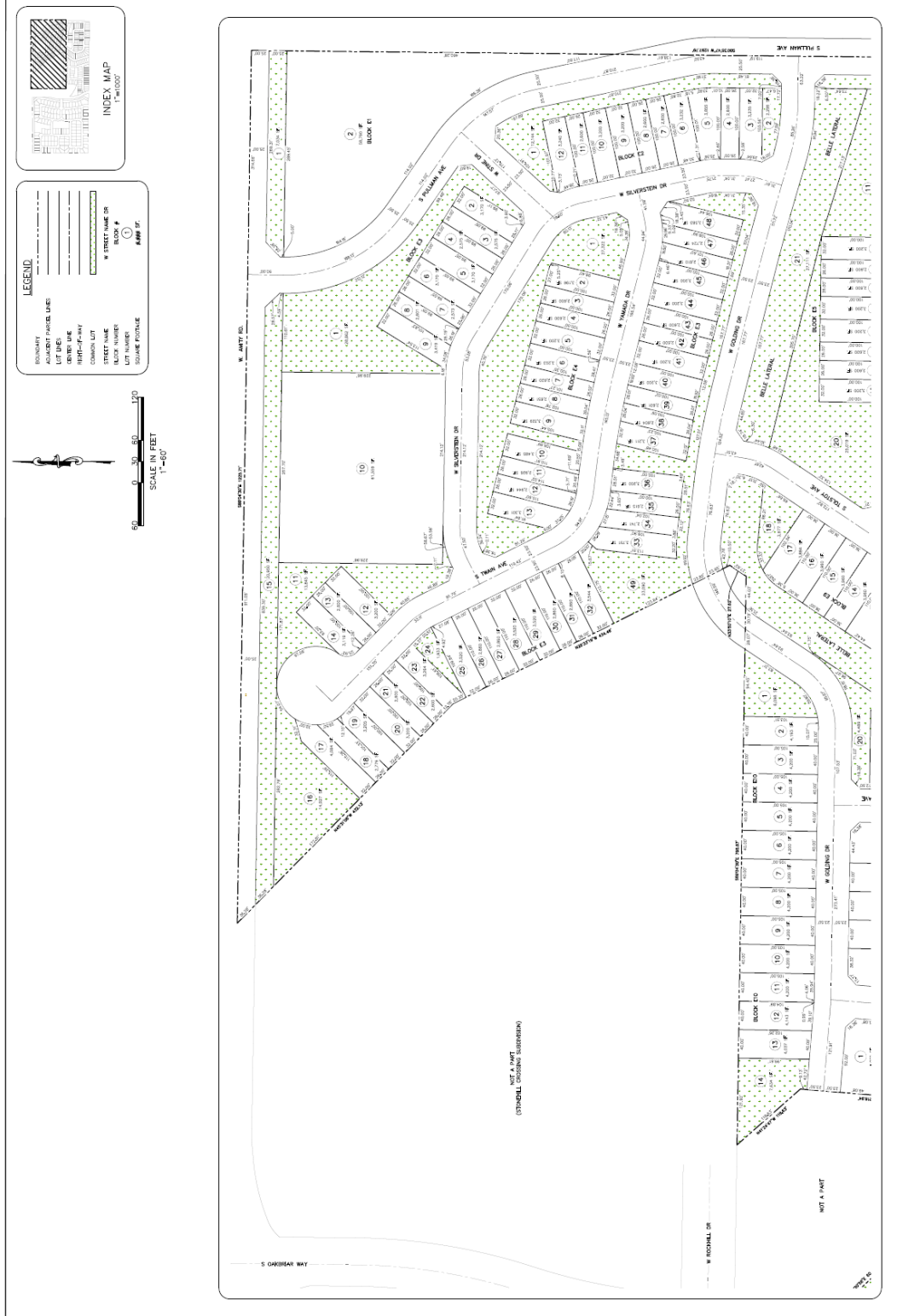


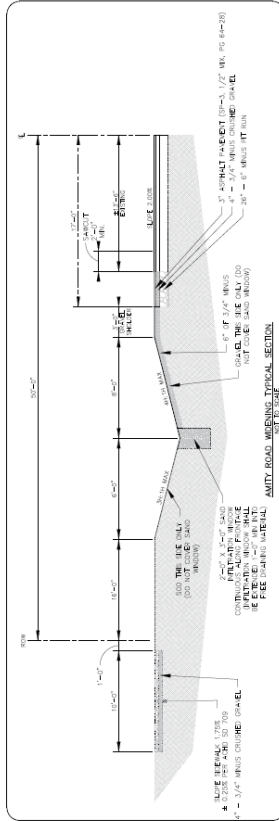


H. Preliminary Plat (dated: ~~8/12/2025~~ 7/8/2026) – REVISED

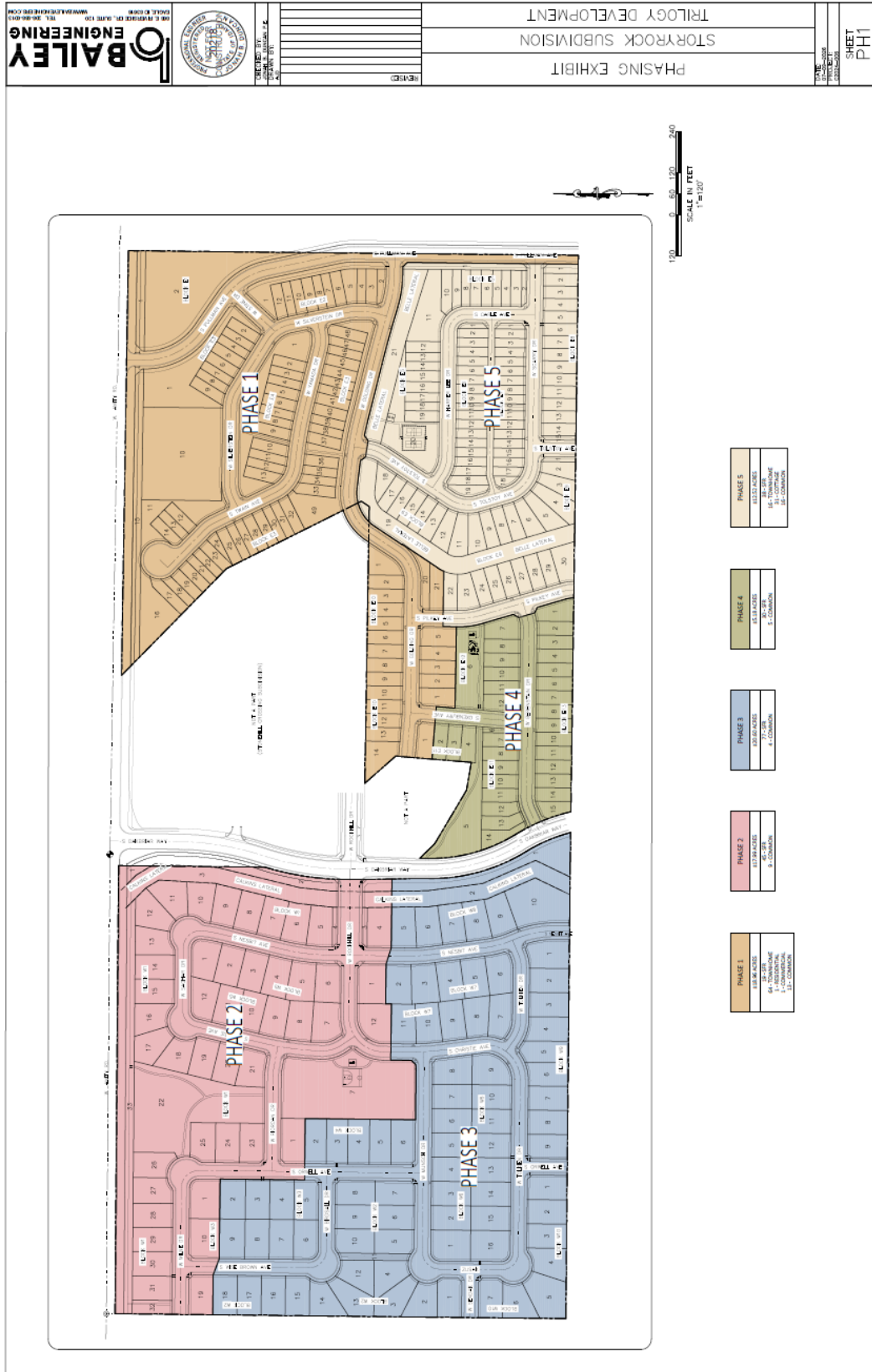








I. Phasing Plan (dated: 11/12/2025 7/9/2026) – REVISED



J. Landscape Plan (date: ~~8/7/2025~~ 7/13/2026) - REVISED



CONTRACTOR
TRANSQUORE MEDIA GROUP LLC
 1 BOWMANVILLE RD, STE 202
 FARMINGTON, NEW YORK 13227
 Phone (516) 885-8888

DEVELOPER
TRILLOFT DEVELOPMENT, INC.
 3839 W. MARLE CANYON BLVD, STE. 101
 FARMINGTON, NEW YORK 13227
 Phone (516) 885-8888

PLANNER
SAULI BUCK
 100 E. ANTWERP DR, SUITE 120
 FARMINGTON, NEW YORK 13227
 Phone (516) 885-8888

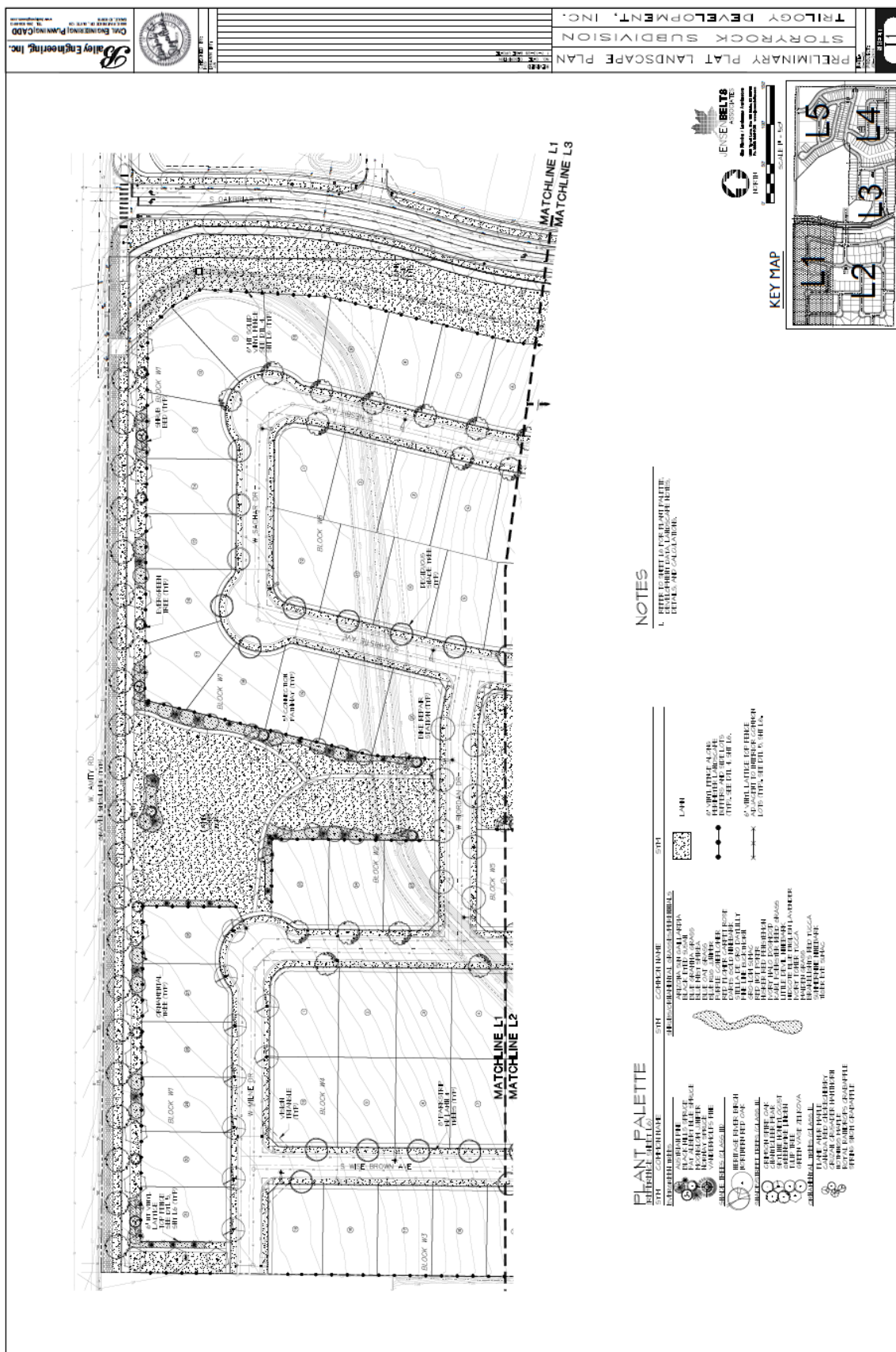
ENGINEER
JOHN G. JONAS, P.E.
 100 E. ANTWERP DR, SUITE 120
 FARMINGTON, NEW YORK 13227
 Phone (516) 885-8888

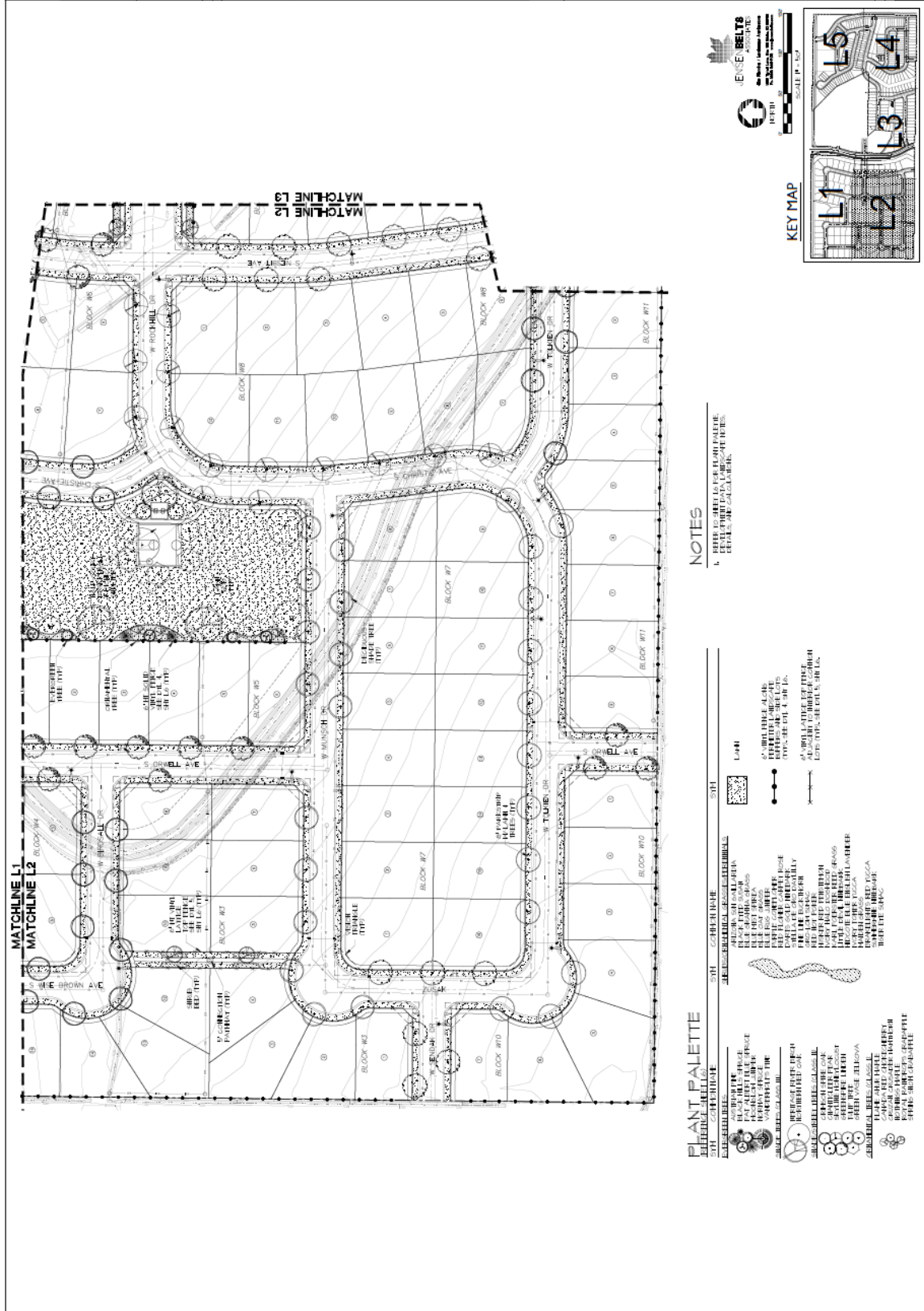
ENGINEERING FIRM
ENRANCE HOLDINGS, LLC
 100 E. ANTWERP DR, SUITE 120
 FARMINGTON, NEW YORK 13227
 Phone (516) 885-8888

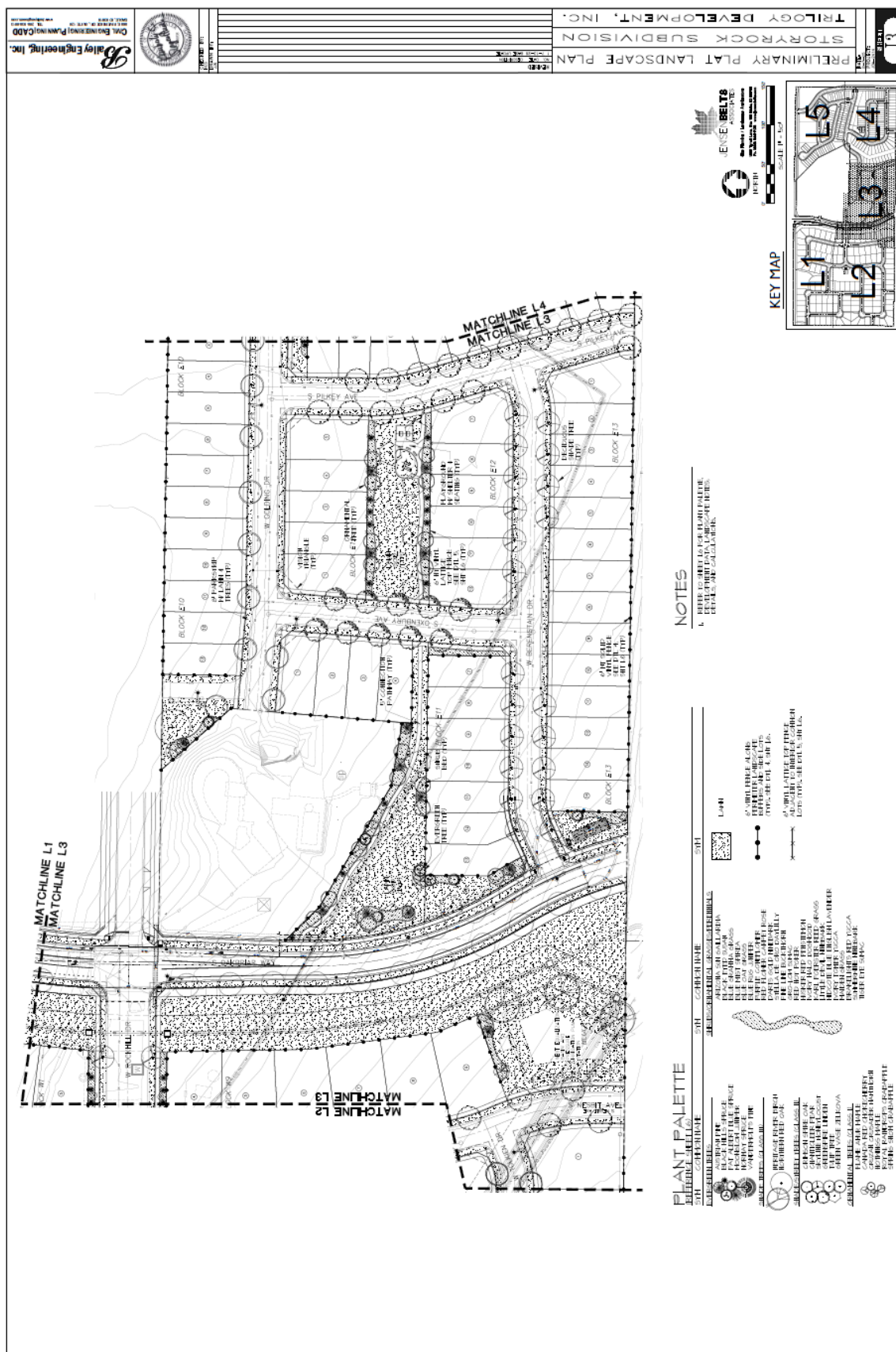
SCALE 1" = 500'

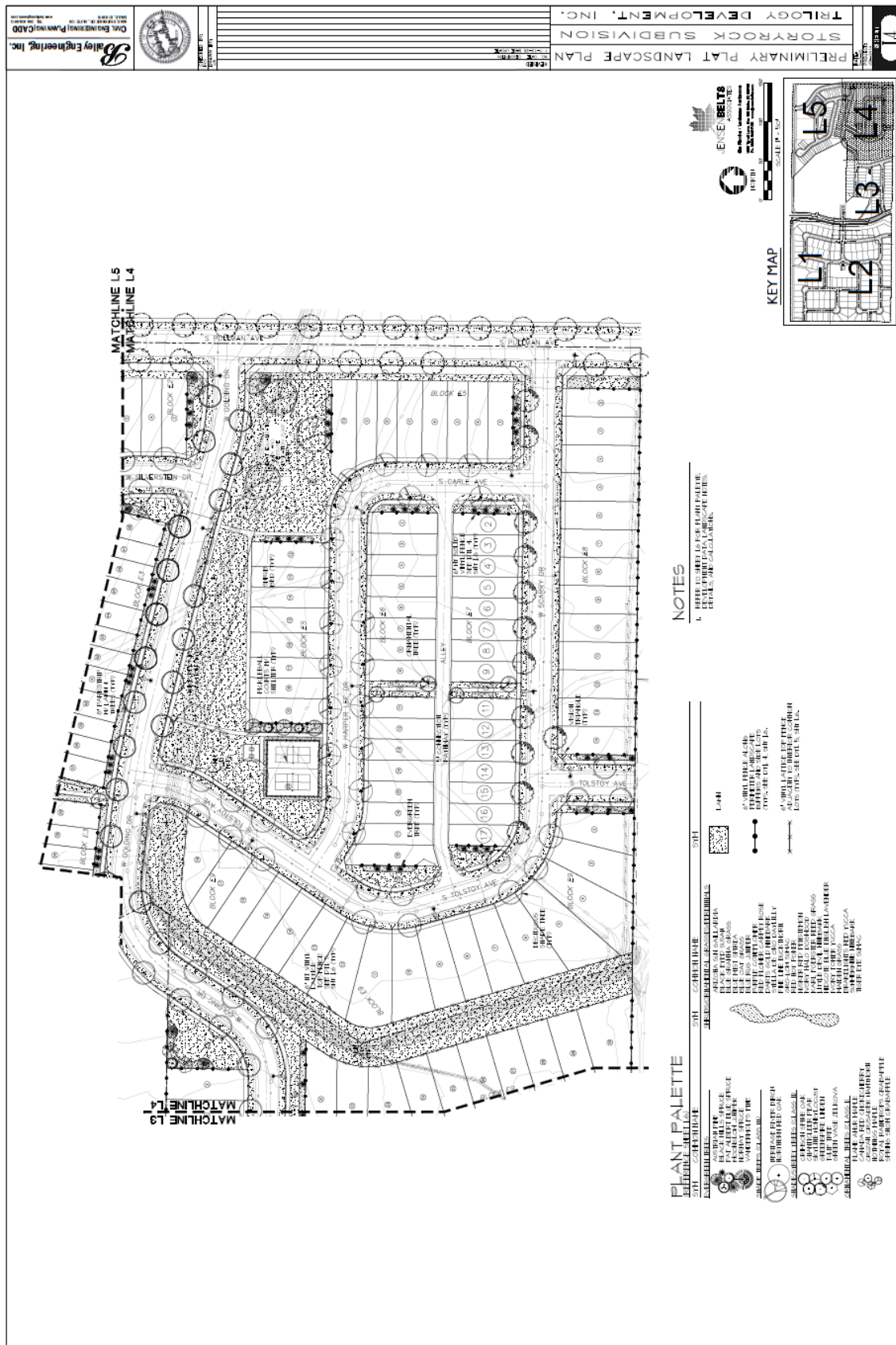
JULY 13, 2026

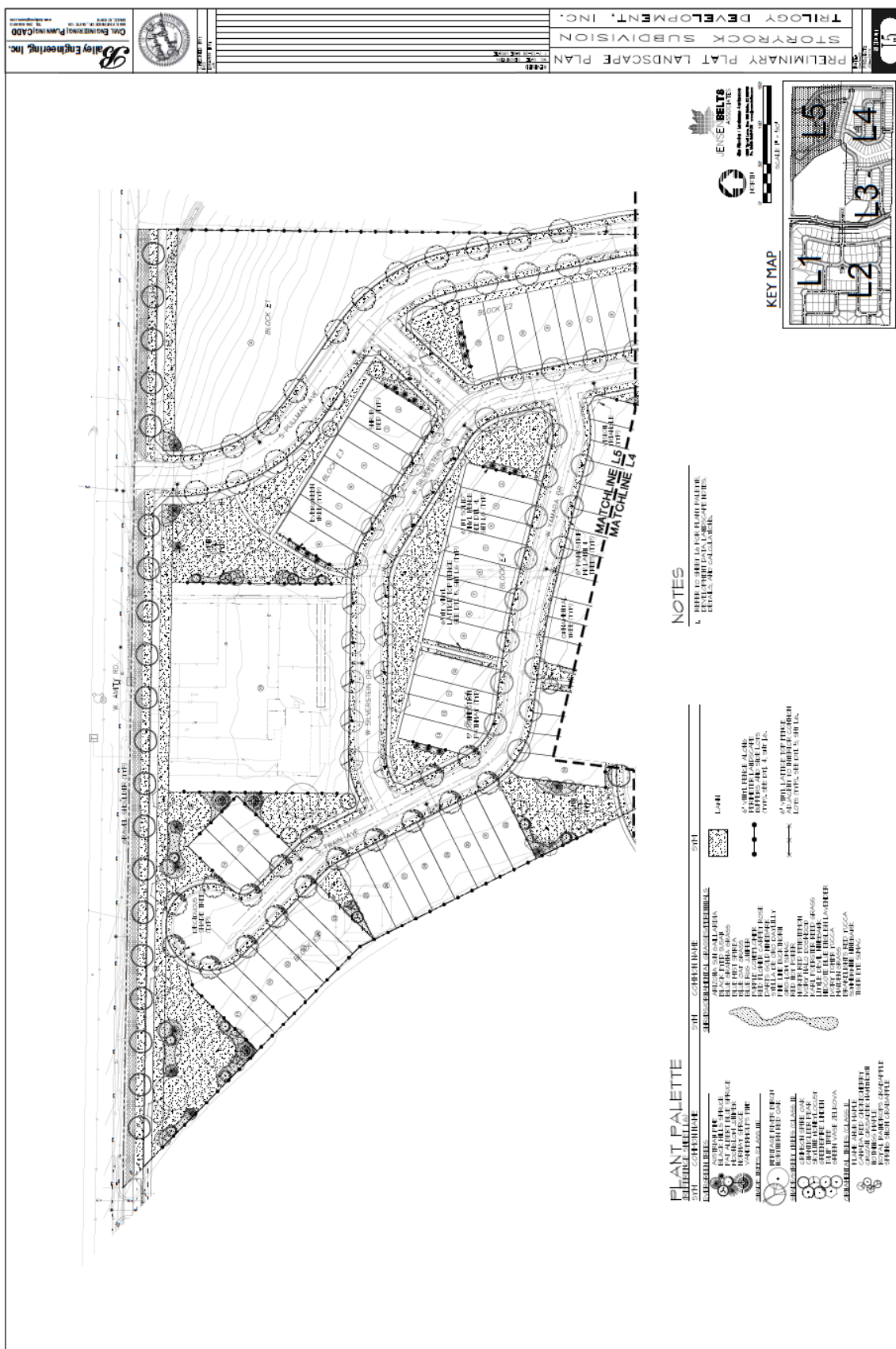
STORYROCK SUBDIVISION
PRELIMINARY PLAT LANDSCAPE PLAN
MERIDIAN, ID

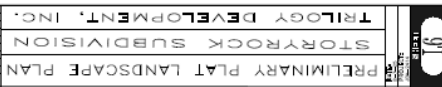












K. Qualified Open Space Exhibit (date: 4/3/2025 7/9/2026) – REVISED



OPEN SPACE SUMMARY					
COMMON LOT	USE	AREA (SF)	AREA (ACRES)	% QUALIFIED	QUALIFIED ACREAGE
BLOCK E1 / LOT 1	ARTERIAL BUFFER	7034	0.16	50%	0.08
BLOCK E2 / LOT 1	COLLECTOR BUFFER	12144	0.28	100%	0.28
BLOCK E2 / LOT 2	COMMON	2296	0.05	0%	0
BLOCK E3 / LOT 1	COMMON	28862	0.66	100%	0.66
BLOCK E3 / LOT 11	COMMON	13645	0.32	100%	0.32
BLOCK E3 / LOT 15	ARTERIAL BUFFER	20950	0.48	50%	0.24
BLOCK E3 / LOT 16	COMMON	14927	0.34	100%	0.34
BLOCK E3 / LOT 24	COMMON	1933	0.04	0%	0
BLOCK E3 / LOT 49	COMMON	23090	0.53	100%	0.53
BLOCK E4 / LOT 1	COMMON	27322	0.63	100%	0.63
BLOCK E5 / LOT 1	COLLECTOR BUFFER	6829	0.16	100%	0.16
BLOCK E5 / LOT 2	COMMON	1485	0.03	0%	0
BLOCK E5 / LOT 11	COMMON	14730	0.34	100%	0.34
BLOCK E5 / LOT 20	COMMON	25019	0.57	100%	0.57
BLOCK E5 / LOT 21	ALLE LATERAL	27111	0.62	0%	0
BLOCK E5 / LOT 1	COMMON	1234	0.03	0%	0
BLOCK E5 / LOT 10	COMMON	1800	0.04	100%	0.04
BLOCK E5 / LOT 19	COMMON	3111	0.07	0%	0
BLOCK E7 / LOT 1	COMMON	1295	0.03	0%	0
BLOCK E7 / LOT 10	COMMON	1800	0.04	100%	0.04
BLOCK E7 / LOT 18	COMMON	1755	0.04	0%	0
BLOCK E8 / LOT 1	COLLECTOR BUFFER	2872	0.06	100%	0.06
BLOCK E8 / LOT 15	COMMON	1216	0.03	0%	0
BLOCK E9 / LOT 1	COMMON	1403	0.03	0%	0
BLOCK E9 / LOT 18	COMMON	3977	0.09	0%	0
BLOCK E9 / LOT 19	ALLE LATERAL	39555	0.91	0%	0
BLOCK E9 / LOT 20	COMMON	4489	0.10	0%	0
BLOCK E10 / LOT 1	COMMON	6088	0.14	100%	0.14
BLOCK E10 / LOT 14	COMMON	7634	0.18	100%	0.18
BLOCK E11 / LOT 5	COMMON	24465	0.56	100%	0.56
BLOCK E11 / LOT 6	COMMON	1394	0.03	0%	0
BLOCK E11 / LOT 14	COLLECTOR BUFFER	4532	0.10	100%	0.10
BLOCK E12 / LOT 6	COMMON	19460	0.45	100%	0.45
BLOCK E13 / LOT 15	COLLECTOR BUFFER	3785	0.09	100%	0.09
BLOCK W1 / LOT 1	ARTERIAL BUFFER	1622	0.04	50%	0.02
BLOCK W1 / LOT 2	COLLECTOR BUFFER	9736	0.22	100%	0.22
BLOCK W1 / LOT 3	CALHUN LATERAL	29041	0.67	0%	0
BLOCK W1 / LOT 4	COMMON	1640	0.04	0%	0
BLOCK W1 / LOT 22	COMMON	84978	1.49	100%	1.49
BLOCK W1 / LOT 32	COMMON	4582	0.11	100%	0.11
BLOCK W1 / LOT 33	ARTERIAL BUFFER	29418	0.68	50%	0.34
BLOCK W2 / LOT 11	COMMON	4074	0.09	100%	0.09
BLOCK W4 / LOT 7	COMMON	88800	1.58	100%	1.58
BLOCK W8 / LOT 1	COLLECTOR BUFFER	25605	0.59	100%	0.59
BLOCK W8 / LOT 2	CALHUN LATERAL	28740	0.66	0%	0
BLOCK W8 / LOT 3	COMMON	1641	0.04	0%	0
BLOCK W8 / LOT 10	COMMON	19588	0.45	100%	0.45

 BAILEY ENGINEERING 1000 W. LUTHER AVE. SUITE 100 FAYETTEVILLE, AR 72701 PHONE: 870-345-1234 WWW.BAILEYENGINEERING.COM		CREDITED BY: JOHN S. DUNCAN, P.E.	DATE: 07-26-2006	SHEET 052		
		NOT FOR CONSTRUCTION			OPEN SPACE EXHIBIT	
		DRAWN BY: A.S.				STORYROCK SUBDIVISION
		TRILIOGY DEVELOPMENT				

[illegible]

M. Conceptual Building Elevations

Single-family detached homes:



Townhomes:



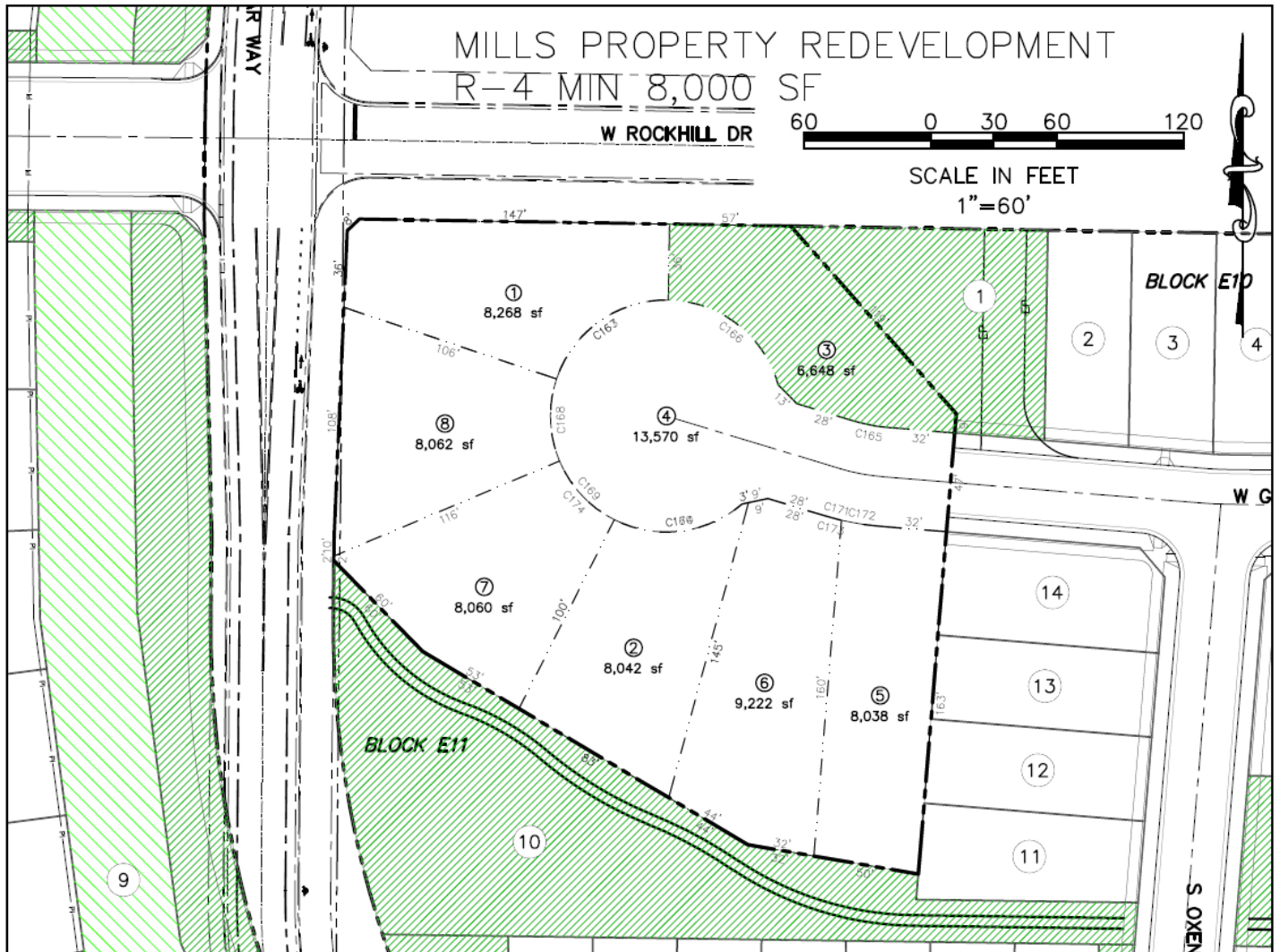
PRELIMINARY FIRE DEPARTMENT EXHIBIT FOR
 STOKY ROCK SUBDIVISION
 A PORTION OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 36
 TOWNSHIP 5 NORTH, RANGE 1 WEST, JUNE FIRE DEPARTMENT
 JURISDICTION, WISCONSIN

SCALE 1" = 100'
 NORTH

S PILKEY AVE
 BLOCK E13

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200, LOT 201, LOT 202, LOT 203, LOT 204, LOT 205, LOT 206, LOT 207, LOT 208, LOT 209, LOT 210, LOT 211, LOT 212, LOT 213, LOT 214, LOT 215, LOT 216, LOT 217, LOT 218, LOT 219, LOT 220, LOT 221, LOT 222, LOT 223, LOT 224, LOT 225, LOT 226, LOT 227, LOT 228, LOT 229, LOT 230, LOT 231, LOT 232, LOT 233, LOT 234, LOT 235, LOT 236, LOT 237, LOT 238, LOT 239, LOT 240, LOT 241, LOT 242, LOT 243, LOT 244, LOT 245, LOT 246, LOT 247, LOT 248, LOT 249, LOT 250, LOT 251, LOT 252, LOT 253, LOT 254, LOT 255, LOT 256, LOT 257, LOT 258, LOT 259, LOT 260, LOT 261, LOT 262, LOT 263, LOT 264, LOT 265, LOT 266, LOT 267, LOT 268, LOT 269, LOT 270, LOT 271, LOT 272, LOT 273, LOT 274, LOT 275, LOT 276, LOT 277, LOT 278, LOT 279, LOT 280, LOT 281, LOT 282, LOT 283, LOT 284, LOT 285, LOT 286, LOT 287, LOT 288, LOT 289, LOT 290, LOT 291, LOT 292, LOT 293, LOT 294, LOT 295, LOT 296, LOT 297, LOT 298, LOT 299, LOT 300, LOT 301, LOT 302, LOT 303, LOT 304, LOT 305, LOT 306, LOT 307, LOT 308, LOT 309, LOT 310, LOT 311, LOT 312, LOT 313, LOT 314, LOT 315, LOT 316, LOT 317, LOT 318, LOT 319, LOT 320, LOT 321, LOT 322, LOT 323, LOT 324, LOT 325, LOT 326, LOT 327, LOT 328, LOT 329, LOT 330, LOT 331, LOT 332, LOT 333, LOT 334, LOT 335, LOT 336, LOT 337, LOT 338, LOT 339, LOT 340, LOT 341, LOT 342, LOT 343, LOT 344, LOT 345, LOT 346, LOT 347, LOT 348, LOT 349, LOT 350, LOT 351, LOT 352, LOT 353, LOT 354, LOT 355, LOT 356, LOT 357, LOT 358, LOT 359, LOT 360, LOT 361, LOT 362, LOT 363, LOT 364, LOT 365, LOT 366, LOT 367, LOT 368, LOT 369, LOT 370, LOT 371, LOT 372, LOT 373, LOT 374, LOT 375, LOT 376, LOT 377, LOT 378, LOT 379, LOT 380, LOT 381, LOT 382, LOT 383, LOT 384, LOT 385, LOT 386, LOT 387, LOT 388, LOT 389, LOT 390, LOT 391, LOT 392, LOT 393, LOT 394, LOT 395, LOT 396, LOT 397, LOT 398, LOT 399, LOT 400, LOT 401, LOT 402, LOT 403, LOT 404, LOT 405, LOT 406, LOT 407, LOT 408, LOT 409, LOT 410, LOT 411, LOT 412, LOT 413, LOT 414, LOT 415, LOT 416, LOT 417, LOT 418, LOT 419, LOT 420, LOT 421, LOT 422, LOT 423, LOT 424, LOT 425, LOT 426, LOT 427, LOT 428, LOT 429, LOT 430, LOT 431, LOT 432, LOT 433, LOT 434, LOT 435, LOT 436, LOT 437, LOT 438, LOT 439, LOT 440, LOT 441, LOT 442, LOT 443, LOT 444, LOT 445, LOT 446, LOT 447, LOT 448, LOT 449, LOT 450, LOT 451, LOT 452, LOT 453, LOT 454, LOT 455, LOT 456, LOT 457, LOT 458, LOT 459, LOT 460, LOT 461, LOT 462, LOT 463, LOT 464, LOT 465, LOT 466, LOT 467, LOT 468, LOT 469, LOT 470, LOT 471, LOT 472, LOT 473, LOT 474, LOT 475, LOT 476, LOT 477, LOT 478, LOT 479, LOT 480, LOT 481, LOT 482, LOT 483, LOT 484, LOT 485, LOT 486, LOT 487, LOT 488, LOT 489, LOT 490, LOT 491, LOT 492, LOT 493, LOT 494, LOT 495, LOT 496, LOT 497, LOT 498, LOT 499, LOT 500, LOT 501, LOT 502, LOT 503, LOT 504, LOT 505, LOT 506, LOT 507, LOT 508, LOT 509, LOT 510, LOT 511, LOT 512, LOT 513, LOT 514, LOT 515, LOT 516, LOT 517, LOT 518, LOT 519, LOT 520, LOT 521, LOT 522, LOT 523, LOT 524, LOT 525, LOT 526, LOT 527, LOT 528, LOT 529, LOT 530, LOT 531, LOT 532, LOT 533, LOT 534, LOT 535, LOT 536, LOT 537, LOT 538, LOT 539, LOT 540, LOT 541, LOT 542, LOT 543, LOT 544, LOT 545, LOT 546, LOT 547, LOT 548, LOT 549, LOT 550, LOT 551, LOT 552, LOT 553, LOT 554, LOT 555, LOT 556, LOT 557, LOT 558, LOT 559, LOT 560, LOT 561, LOT 562, LOT 563, LOT 564, LOT 565, LOT 566, LOT 567, LOT 568, LOT 569, LOT 570, LOT 571, LOT 572, LOT 573, LOT 574, LOT 575, LOT 576, LOT 577, LOT 578, LOT 579, LOT 580, LOT 581, LOT 582, LOT 583, LOT 584, LOT 585, LOT 586, LOT 587, LOT 588, LOT 589, LOT 590, LOT 591, LOT 592, LOT 593, LOT 594, LOT 595, LOT 596, LOT 597, LOT 598, LOT 599, LOT 600, LOT 601, LOT 602, LOT 603, LOT 604, LOT 605, LOT 606, LOT 607, LOT 608, LOT 609, LOT 610, LOT 611, LOT 612, LOT 613, LOT 614, LOT 615, LOT 616, LOT 617, LOT 618, LOT 619, LOT 620, LOT 621, LOT 622, LOT 623, LOT 624, LOT 625, LOT 626, LOT 627, LOT 628, LOT 629, LOT 630, LOT 631, LOT 632, LOT 633, LOT 634, LOT 635, LOT 636, LOT 637, LOT 638, LOT 639, LOT 640, LOT 641, LOT 642, LOT 643, LOT 644, LOT 645, LOT 646, LOT 647, LOT 648, LOT 649, LOT 650, LOT 651, LOT 652, LOT 653, LOT 654, LOT 655, LOT 656,

O. Conceptual Redevelopment Plan for Mills Out-Parcel



ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

VIII.

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: $R-2 < 5.0$; $R-4 < 2.0$; $R-8 < 1.0$; $R-15 < 0.5$; $R-40 < 0.25$.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunk sheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

C. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.
- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.