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

In the Matter of the Request for Annexation of 51.15 acres of land with the R-15 zoning district; a preliminary plat consisting of 412 building lots, 26 commons lots; and alternative compliance to the city's standards for developments abutting a state highway, by Laren Bailey (Conger Group).

Case No(s). H-2025-0002

For the City Council Hearing Date of: August 19th, 2025 (Findings on September 2nd, 2025)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of August 19th, 2025, incorporated by reference)

2. Process Facts (see attached Staff Report for the hearing date of August 19th, 2025, incorporated by reference)

3. Application and Property Facts (see attached Staff Report for the hearing date of August 19th, 2025, incorporated by reference)

4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of September 2nd, 2025, 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 August 19th, 2025, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

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

1. The applicant's request for annexation, preliminary plat, and alternative compliance is hereby approved per the conditions of approval in the Staff Report for the hearing date of August 19th, 2025, 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 August 19th, 2025.

By action of the City Council at its regular meeting held on the _____ day of _____, 2025.

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

_____
Mayor Robert E. Simison

Attest:

_____
Chris Johnson
City Clerk

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

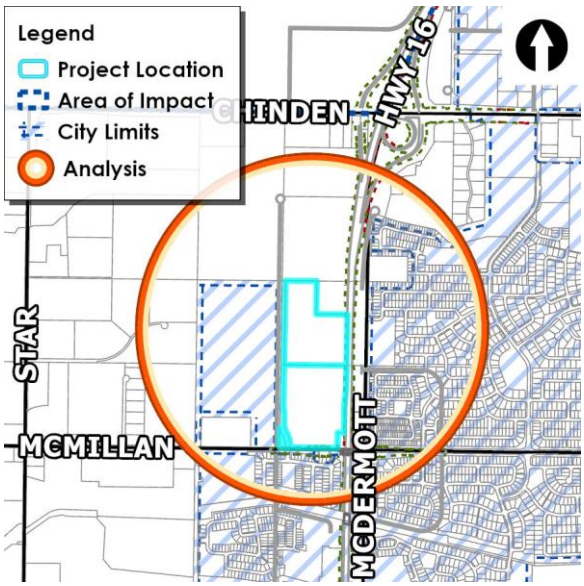
By: _____ Dated: _____
City Clerk's Office

Exhibit A

COMMUNITY DEVELOPMENT

DEPARTMENT REPORT

HEARING DATE:	8/19/2025
TO:	Mayor & City Council
FROM:	Nick Napoli, Associate Planner 208-884-5533 nnapoli@meridiancity.org
APPLICANT:	Laren Bailey
SUBJECT:	H-2025-0002 Rockwell Neighborhood
LOCATION:	Generally located at the NW corner of State Highway 16 and McMillan Road (Parcels: S0429417375 and S0429449000) in Section 29, T.4N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Annexation of 51.15 acres of land with the R-15 zoning district; a preliminary plat consisting of 412 building lots, 26 commons lots; and alternative compliance to the city's standards for developments abutting a state highway.

B. Issues/Waivers

- **The proposed subdivision borders the future State Highway 16, slated for completion in late 2026/early 2027. State highways are identified as hazardous in the Comprehensive Plan Existing Conditions Report (Pages 5-10 and 5-11) due to factors such as speed, accidents, and air quality. Higher-density development next to such hazards increases potential health and safety impacts for future residents. The applicant seeks alternative compliance to UDC 11-3H-4 by proposing additional amenities and open space, a 6-foot wall atop a 6-foot berm, and enhanced soundproofing. Please see section III.D2 for *analysis*.**
- **The subject development will be served by Pleasant View Elementary School, Star Middle School, and Owyhee High School. All three schools are currently over the capacities indicated by West Ada School District. However, WASD has indicated that the proposed subdivision will be serviced by Hunter Elementary School starting in 2026-2027 with an enrollment cap in 2025-2026. With the addition of 412 single-family homes, it is estimated that 202 school-aged children will be introduced into the area once the development is fully built out. The applicant has indicated that an additional elementary school is currently being built in Star and that the school boundary lines**

(see WASD comments above) will be adjusted, which is anticipated to open more room in the schools. Staff have concerns that, with capacities already over the architectural capacity of the schools, further development could lead to additional overcrowding. The Planning and Zoning Commission and City Council should carefully evaluate whether the proposed timing of the subdivision is appropriate, considering the school capacities.

- **ACHD has not accepted the construction of N. Ersatz Place from ITD, and in discussions with ACHD, this can take several years depending on whether the construction meets ACHD's standards. This will require the applicant to work with ITD on the frontage improvements.**
- **Secondary Access currently does not meet MFD standards. The applicant has been in discussion with MFD on a solution. Until a solution is found, the applicant will be limited to 30 homes with a single access in accord with IFC D107.**

C. Recommendation

Staff: Approval with a development agreement.

Commission: Approval with the changes mentioned in section IV

D. Decision

Council: Approval

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Residential/Agriculture	-
Proposed Land Use(s)	Residential	-
Existing Zoning	RUT in Ada County	VII.A.2
Proposed Zoning	R-15	
Adopted FLUM Designation	Medium Density Residential	VII.A.3
Proposed FLUM Designation	Medium Density Residential	

Table 2: Process Facts

Description	Details
Preapplication Meeting date	1/21/2025
Neighborhood Meeting	1/14/2025
Site posting date	5/23/2025

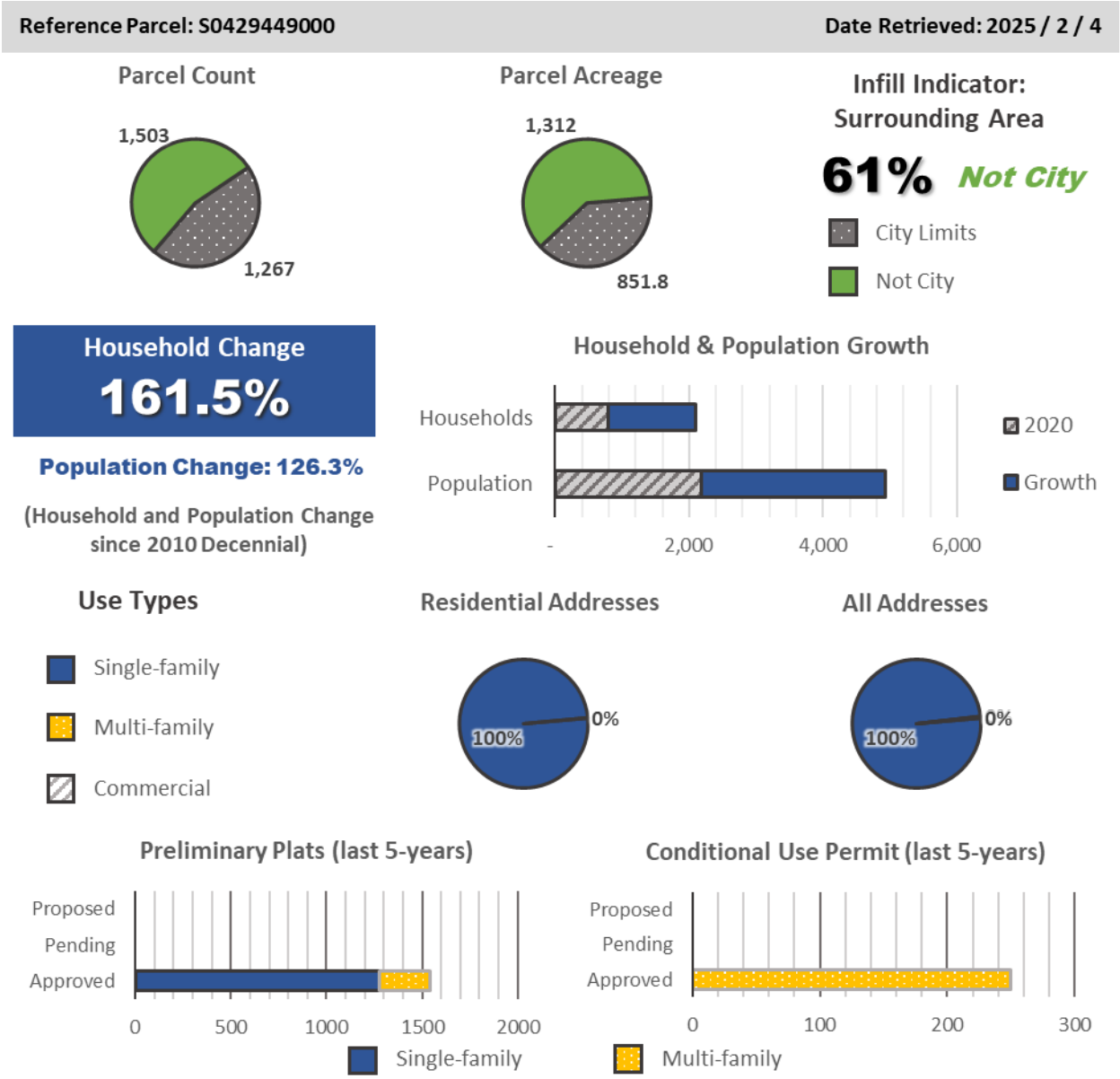
Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.H
• Comments Received	Yes; Revisions are Required to Meet District Policies	-
• Commission Action Required	No	-
• Access	Arterial: McMillan Road Future Collector: Ersatz Place	-
• Traffic Level of Service	McMillan: Better than "E" McDermott: Better than "D"	-
ITD Comments Received	Yes – no mitigation is required by ITD.	IV.I
Meridian Fire		**Error! Reference source not found.**
• Distance to Station	0.9 Miles from North Station	
Meridian Police		IV.C
• Distance to Station	0.9 Miles from North Station	
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Sewer available at the site	
• Impacts or Concerns	See Public Works Site Specific Conditions	
Meridian Public Works Water		IV.B
• Distance to Mainline	Water available at the site	
• Impacts or Concerns	See Public Works Site Specific Conditions	
School District(s)	West Ada School District	IV.G
• Capacity of Schools	Pleasant View Elementary: Architectural: 650 students, Program: 625 students Star Middle: 1000 students Owyhee High: 1800 students	-
• Number of Students Enrolled	Pleasant View Elementary: 783 students Star Middle: 1046 students	-

Owyhee High: 1836 students	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public *record*.

Figure 1: One-Mile Radius Existing Condition Metrics



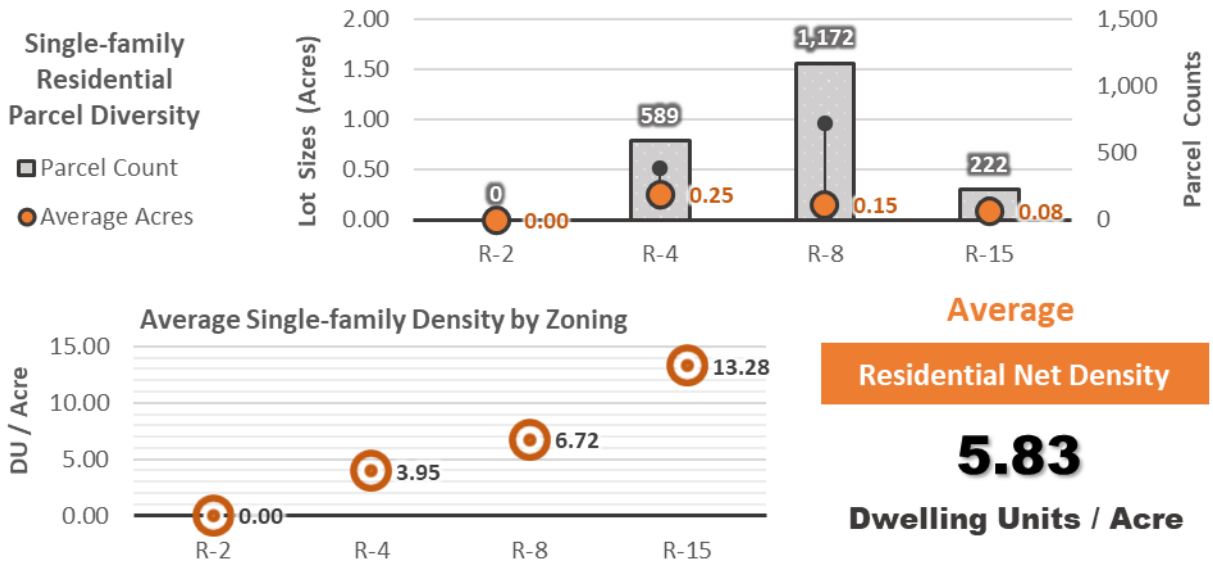


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Figure 2: ACHD Summary Metrics

Level of Service Planning Thresholds

1. Condition of Area Roadways

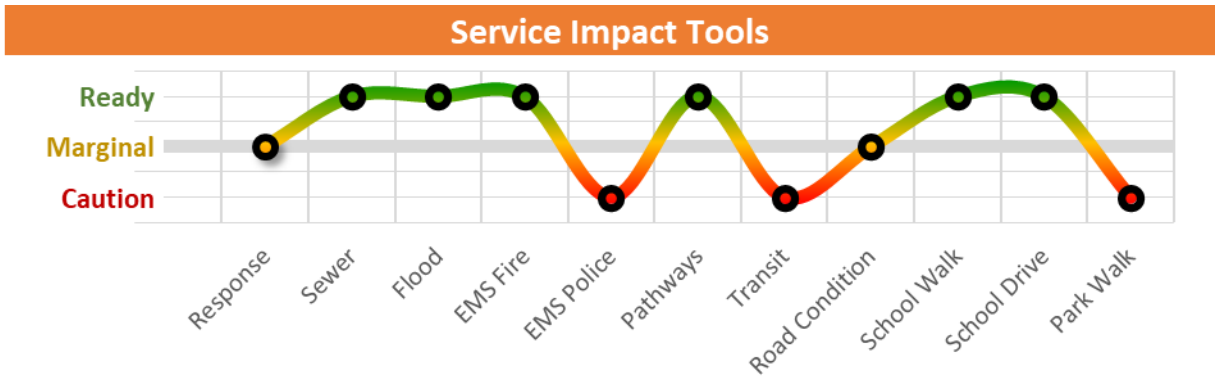
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**State Highway 16	2,088-feet	Expressway	N/A	N/A
McMillan Road	901-feet	Minor Arterial	386	Better than "E"
McDermott Road	0-feet	Collector	100	Better than "D"
**Ersatz Place	2,621-feet	ITD Local Access Road	N/A	N/A

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH).
* Acceptable level of service for a two-lane collector is "D" (425 VPH).
** ACHD does not set level of service thresholds for ITD roadways.

Notes: See **Error! Reference source not found.**. **Error! Reference source not found.**.

Figure 3: Service Impact Summary



Notes: See **Error! Reference source not found.**. **Error! Reference source not found.**.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The Future Land Use Map (FLUM) designates the area proposed to be annexed as "Medium Density Residential," which is intended for dwellings at a density of three (3) to eight (8) units per acre. Additionally, this property is located within a four-square-mile area governed by the Fields Sub-Area Plan located at the northwest corner of the City's area of impact boundary. This area is bounded by Ustick Rd. on the south, Can-Ada Rd. on the west, Chinden Blvd./US Highway 20/26 on the north, and McDermott Rd./SH-16 on the east.

In accord with the Fields Sub-Area Plan, the general character, design, and identity of this area shall have a cohesive theme that is "modern rural," which applies to housing, amenities, streetscape/open space, and retail/commercial. Additionally, some of the other thematic design elements that contribute to the desired character of the area should be adhered to such as lighting, fencing (e.g. split rail), landscaping (e.g. tall fescues, dry creek materials, wildflowers, street trees, etc.), public art, on-street bike lanes and/or off-street multi-use pathways, signage (e.g. metal roof on sign), etc. – see the Character Framework – Amenities (pg. 3-12) and Streetscape (pg. 3-13) in the Plan for more information. A high-quality design is expected in this area. To ensure consistency with the Plan, staff recommends that with each final plat, the applicant provide these details to ensure the quality of design for this development.

The proposed density for the 51.15 acres of land with the R-15 zoning district equates to 8.05 units per acre. This is on the high end of the medium-density residential designation, which staff has concerns with, as there is currently a lack of connectivity to commercial and neighborhood-serving uses, no regional park, and the nearby public schools are over capacity.

However, the applicant has exceeded the minimum requirements for open space and amenities as outlined in the UDC. They have also noted that a new elementary school is currently under construction in Star, and the boundary lines will be adjusted in the 2026-2027 school year, which is anticipated to relieve some of the existing capacity issues.

In evaluating comparable developments west of SH-16, the Gander Creek Subdivision (approved in 2019) and Chukar Ridge Subdivision (approved in 2020) had gross densities of 3.42 and 4.0 units per acre, respectively. Additionally, the average density within a one-mile radius of the proposed site is approximately 5.83 units per acre.

While the MDR Future Land Use Map (FLUM) supports densities between three (3) and eight (8) units per acre, the proposed density is on the high end of this range and highlights concerns previously outlined. Staff has communicated these concerns to the applicant, and recommends that the Planning and Zoning Commission and City Council carefully evaluate whether this level of density is appropriate given the current context—specifically, whether it is in the city's best interest to annex and develop this site in advance of supporting regional infrastructure such as parks and commercial/neighborhood services.

Additionally, the proposed subdivision borders the future alignment of State Highway 16, which is considered a hazard in the Comprehensive Plan's Existing Conditions document (Pages 5-10 and 5-11) due to factors such as high vehicle speeds, accident frequency, and impacts on air quality. The applicant has applied for alternative compliance to the city's standards for development abutting state highways. Please see section III D.2 for analysis on the alternative compliance request, sound attenuation, air quality, and the sound engineer's report regarding sound attenuation.

The applicant has indicated that the first homeowner occupancy is anticipated in 2027, with the goal for 50 to 60 homes built per year. This would extend the complete build-out timeline to 2035/2037.

Overall, staff finds the proposed preliminary plat and proposed R-15 zoning districts to be generally consistent with the Future Land Use Map.

Comprehensive Plan Policies:

Comprehensive Plan Policy 2.01.01 encourages diverse housing options suitable for various income levels, household sizes and lifestyle preferences.

Comprehensive Plan policy 2.01.01G states development should avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.

The applicant has provided a mix of dwelling units that will appeal to different preferences. It is important to note that the majority of the development is single-family detached units on lot sizes ranging from 2,500 to 4,800 square feet. This development is one of the first in the Fields Sub Area Plan, so while a lack of housing diversity is currently present, following the plan will provide more diversity in the future.

Comprehensive Plan policy 5.01.01 encourages the safety, health, and well-being of the community.

Staff have concerns with the known hazard of SH-16 and how air quality and sound will impact a subdivision with a density on the high end of the MDR FLUM designation. Staff is recommending enhanced landscaping along SH-16, specifically increasing the tree planting frequency from one (1) tree every thirty-five (35) feet to one (1) every twenty (20) feet and increasing vegetation coverage from 70% to 80%. This is intended to help mitigate air quality impacts and provide additional sound attenuation.

Comprehensive Plan policy 3.01.01A promotes evaluating the impacts of growth and consider City Master Plans and Strategic Plans in all land use decisions (traffic, school enrollment, parks, etc.).

With the planned build-out timeframe of 50-60 homes per year, the applicant believes the impacts on schools and roadways will be phased as improvements are made in Meridian. Staff acknowledges that the proposed eight (8) phases of the subdivision will push completion out to 2035/2037, which will allow for improvements to be completed before the full impact of the development is realized. However, staff have concerns that the school capacity issues may not be mitigated prior to this timeframe.

Comprehensive Plan Policy 4.10.00 promotes the protection of public health and safety by guiding growth and development away from hazardous areas that pose a threat to people and property.

The subject properties are designated as Medium Density Residential on the FLUM. The area was envisioned to incorporate different types of residential housing for city residents. However, staff have concerns about the density that is being proposed next to a known hazard in SH-16. The applicant has attempted to mitigate the known hazard, but it is important for our Planning and Zoning Commission and City Council to evaluate the timing, mitigation efforts, and density of the subdivision.

Comprehensive Plan Policy 4.10.01C promotes the collaboration between ITD, ACHD, the City of Meridian, and Developers to ensure highways and roadways are designed to mitigate natural hazards and are as safe as possible.

City staff have been in discussions with ITD, ACHD, and the developer on the roadway network and mitigation efforts for homes abutting SH-16.

Table 4: Project Overview

Description	Details
History	The applicant previously applied for an application on the property but withdrew their application to obtain additional land. The applicant also completed a property boundary adjustment in Ada County to create a five-acre (5) County enclave in the NEC of the development.
Phasing Plan	8 Phases
Residential Units	412 Residential Units; 68 Attached and 344 Detached Single-Family Homes
Open Space	8.78 Acres or 17.1%
Amenities	Swimming pool, swimming pool changing facilities and restrooms, playground, three paved sports courts, 1500 linear feet of 10' wide multi-use pathways, and a pet waste station.
Physical Features	State Highway 16
Acreage	51.15 Acres
Lots	412 Buildable Lots and 26 common Lots
Density	8.05 Gross Density and 13.08 Net Density

B. History

The properties reside within Ada County and are zoned RUT. The applicant had a previous application that was submitted in 2024, but withdrew it to obtain additional land to incorporate within the subdivision.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements *(UDC 11-1)*:
   The current use of the property is agricultural, no structures exist on the property. All well and sceptic systems will be abandoned as required. City utilities are required to be extended to serve the proposed development.

2. Proposed Use Analysis *(UDC 11-2)*:
   The applicant is proposing a mix of single-family attached homes (68 units) and single-family detached homes (344 units), which are listed as a principally permitted use in UDC Table 11-2A-2 for the R-15 zoning district.

   Comprehensive Plan policy 2.01.01C encourages the applicants to maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities. Comprehensive Plan policy 2.01.01G states development should avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.

   Comprehensive Plan policy 2.06.02D encourages a diversity of housing, recreation, and mobility options to attract and sustain the local workforce.

   The applicant is proposing two different types of housing in the form of single-family attached and detached units. While the immediate area consists primarily of the same housing

types and lot sizes, the fields sub-area plan will have a larger variety of housing to fit the needs of the city's residents and workforce.

3. Dimensional Standards *(UDC 11-2)*:

   The preliminary plat and future development are required to comply with the dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district. All proposed lots and public streets appear to meet UDC dimensional standards per the submitted preliminary plat. This includes lot sizes ranging from approximately 2,500 to 4,800 square feet with an average lot size of 3,317.5 square feet. The subdivision is proposed to develop in eight (8) phases as depicted in Exhibit VII. Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3.

D. Design Standards Analysis

1. Qualified Open Space & Amenities *(Comp Plan, UDC 11-3G)*:

   Based on the standards in UDC Table 11-3G-3, a minimum of 15% (or 7.67-acres) of qualified open space is required to be provided within the development. An open space exhibit was submitted as shown in Section VII.G, that depicts 17.1% (or 8.78-acres) of open space that meets the required quality and qualified open space standards. Based on the standards in UDC 11-3G-4A, a minimum of thirteen (13) amenity points are required to be provided. The amenities proposed are a swimming pool facility, playground, pathways, pickle ball courts, dog parks and several open space areas. The applicant's amenity points total is 26.5 exceeding the UDC requirements. All common open space areas are required to be landscaped with one deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn or other vegetative groundcover per UDC 11-3G-5B.3. **The applicant needs to provide an amenity from the multi-modal group in order to meet the required standards.**

   Comprehensive Plan policy 2.02.00 requires the applicant to plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.

   Comprehensive Plan policy 2.02.01B requires the applicant to evaluate open space and amenity requirements for consistency with community needs and values.

   The applicant is providing open space and amenities that exceed the requirements of the UDC. With no regional park currently in the area, the open space and amenities provided in the development will be crucial to the livability of the residents.

2. Developments Along Federal and State Highway (UDC 11-3H):

   The proposed subdivision is located adjacent to the future State Highway 16, slated for completion and operation between late 2026 and early 2027. The Comprehensive Plan Existing Conditions Document (Pages 5-10 and 5-11) identifies state highways as hazardous, citing factors such as high speeds, frequent accidents, and poor air quality. These elements are critical in assessing the suitability of the proposed subdivision. Staff are particularly concerned about air quality, given that the subdivision's proposed density, at the upper end of the MDR FLUM designation, would expose a larger number of future residents to a recognized hazard compared to a lower-density development. Similar developments on the west side of SH-16 (Gander Creek and Chukar Ridge Subdivisions) were approved at 3.42 and 4.0 units per acre on the lower end of the MDR FLUM.

   Summary of the sound engineer's report:

Note: These are estimates/expected levels due to SH-16 not being in operation.

NOISE CRITERIA

"The Noise Guidebook" published by the Department of Housing and Urban Development (HUD) contains noise criteria. HUD has set forth the following standards for new housing construction assisted or supported by the Department. The criteria are codified in 24 CFR Part 51. This standard relies on the Day/Night Noise Level (DNL or Ldn) sound metric. In summary, these requirements for a residential site are:

Day/Night Noise Level	HUD Assessment
DNL <65 (dBA)	Acceptable: No further action or noise reduction measures are needed for either indoor or outdoor spaces.
65 dBA < DNL < 75 dBA	Normally Unacceptable: however, it can be acceptable if an interior DNL noise goal of 45 dBA is met. Sites with these noise exposures can be used for residential development, but an analysis and noise control measures are needed to meet HUD design criteria.
DNL > 75 dBA	Unacceptable: because of the extreme degree of noise control required to protect indoor spaces, and the unsuitability of outdoor spaces for normal activities.

The DNL (or Ldn) is an energy average of the A-weighted sound levels throughout a 24-hour period with a 10 decibel A-weighted (dBA) penalty added to sound occurring at night; this penalty is added because people are more sensitive to sound during the night. Because of the variability in building construction, HUD normally uses a 65 DNL criterion for exterior residential sound levels.

The sound engineer used the expected distance of 150 feet from the centerline to the nearest residential area to gauge the expected noise levels. This led to the result of an expected hourly Leq (peak hour) to be 72.7 dBA (Decibels A-weighted) and 74 dBA DNL (Day Night Average Sound Level). Another calculation using traffic patterns from long-term measurements collected at other highways in Idaho shows the DNL is 73 dBA for the peak hour Leq of 73 dBA.

However, when accounting for the factors of the distance between the highway, wall/berm, property lines, and height of the wall/berm, the noise is expected to see a reduction of 9 and 11 dB for most traffic noise sources. With these mitigation measures proposed by the applicant the expected outdoor worst-case hour Leq for the project site is between 62 and 64 dBA, which is deemed acceptable.

The sound engineer concludes that the traffic noise levels are expected to be less than 65 dBA DNL, the berm and barrier are required to help mitigate the noise, and residential building along the first row nearest to the highway should have additional consideration for the floors above the ground floor as the six (6) foot wall and six (6) foot berm may not adequately block the line of site from SH-16 to these spaces.

To address these concerns, the applicant has requested alternative compliance with the mitigation standards outlined in UDC 11-3H-4 for developments near federal and state highways. Their proposal includes a six (6) foot berm topped with a six (6) foot wall to mitigate noise, alongside the use of enhanced building materials designed to meet stricter sound-attenuation standards. However, the applicant is requesting that these enhanced building materials be evaluated at the building permit phase. The applicant has also exceeded the minimum requirements for open space and amenities under the UDC. This approach aligns with the alternative compliance granted to the Gander Creek Development in 2024, though the current proposal involves a higher density than the prior approval. The director supports the alternative compliance for sound attenuation, as meeting the UDC's requirement of a ten-foot wall above the centerline of SH-16 would necessitate a thirty (30) foot structure.

However, details on the enhanced building materials shall be provided with the submittal of the final plat and be consistent with the enhanced material ratings used with the Gander Creek Development. Additionally, UDC 11-3B requires a thirty-five (35) foot landscape buffer along entryway corridors, but with the location of the property, thirty (30) of the thirty-five (35) feet is encumbered by an irrigation easement. This necessitates the need for additional landscaping to mitigate noise and improve air quality for future residents. Staff is recommending increasing tree coverage along SH-16 from one (1) tree every thirty-five (35) feet to one (1) every twenty (20) feet and increasing the vegetation coverage to 80% instead of 70%. These enhancements are intended to improve air quality and provide additional sound attenuation for future residents.

Given the known hazards associated with state highways, the Planning and Zoning Commission and City Council should carefully consider whether the proposed density is appropriate.

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

   The Field Sub Area Plan calls for naturalized plants, dry creek materials, split rail fencing, no-mow fescues, and other rural landscape elements. The applicant believes they are meeting these requirements through the use of open vision wrought iron fencing, drought-tolerant plant materials, split rail fencing in the central open space, and water-efficient drip irrigation to planter beds. Additionally, low-maintenance native grasses are being used along SH-16, with low-maintenance fescues along select pathways and open spaces. The applicant provided revisions to incorporate some of these elements. However, staff is recommending that split rail fencing be incorporated in the planters along W. McMillan Road and N. Ersatz Place, similar to how the applicant did in Lot 29, Block 8. With the incorporation of this recommended change, staff finds that the applicant is meeting the intent of the Fields Sub Area plan landscaping requirements.

   i. Landscape buffers along streets

      UDC 11-2A-7 requires a twenty-five (25) foot wide landscape buffer along McMillan Road, a twenty (20) foot wide buffer along N. Ersatz Place, and a thirty-five (35) foot wide buffer along SH-16.

      The applicant has provided landscape buffers in compliance with UDC 11-2A-7. However, the ten (10) foot multi-use pathway along McMillan Road shall be detached from the roadway with landscaping in the parkway. This shall be revised with the final plat. Additionally, to meet the Fields Sub Area Plan, staff is recommending split rail fencing be included in the planter along McMillan Road and Ersatz Place, to match what the applicant has proposed in Lot 29, Block 8.

      The landscape buffer along SH-16 is required to be thirty-five (35) feet; however, a thirty (30) foot irrigation district easement encumbers thirty of the thirty-five feet. The applicant has submitted a detail of the landscaping and berm along SH-16. The applicant shall enter into a license agreement with Nampa Meridian Irrigation District to landscape the first four (4) feet behind the wall depicted in the exhibit or provide an additional four (4) feet of landscaping outside of the easement to allow for eight (8) feet of landscaping on the backside of the wall. In addition to this, the applicant has requested alternative compliance to the standards of UDC 11-3H-4 for developments along State Highways. In this request, staff is recommending one tree every twenty (20) feet instead of one every thirty-five (35) feet and 80% vegetation coverage along SH-16 to help with sound attenuation and air quality.

ii. Parking lot landscaping

The landscaping for the parking on Lot 16, Block 10 shall meet the standards listed in UDC 11-3B-8.

iii. Tree preservation

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). Deciduous specimen trees four-inch caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

The applicant shall provide mitigation calculations with submittal of the final plat if any trees are being removed from the property.

iv. Storm integration

Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

v. Pathway landscaping

Pathway landscaping shall comply with the requirements outlined in UDC 11-3B-12. The applicant must provide a landscape strip at least five (5) feet wide along both sides of the pathway. To enhance design flexibility, variations in the strip's width are encouraged to allow trees to be planted farther from the pathway, reducing the risk of root damage. However, the landscape strip must maintain a minimum width of two (2) feet to ensure proper pathway maintenance. The strips shall be landscaped with a combination of trees, shrubs, lawn, and/or other vegetative ground cover. *The pathway running through Lot 29, Block 8 shall be in compliance with these standards,*

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

i. Residential parking analysis

Off-street parking is required to be provided for each home based on the total number of bedrooms per unit as set forth in UDC Table 11-3C-6. On-street parking is also available on portions of the proposed streets.

5. Building Elevations *(Comp Plan, Architectural Standards Manual)*:

Goal 5.01.02D of the Comprehensive Plan highlights the need for effective building design and landscaping to buffer, screen, beautify, and integrate commercial, multifamily, and parking areas with existing neighborhoods. In response, the developer has submitted nine (9) conceptual building elevations and floor plans that illustrate the appearance of future homes in the development (see Section VII.H). The applicant states the homes in the Rockwell Greens Subdivision will include 412 homes with a mix of different product types, two-story and single-story detached single-family homes, and two-story attached single-family homes..

In accord with the Fields Sub-Area Plan, the general character, design and identity of this area shall have a cohesive theme that is "modern rural," which applies to housing, amenities, streetscape/open space, and retail/commercial. *Staff finds that the proposed single-family detached elevations comply with this standard. However, staff finds that the single-family*

attached does not meet the same theme. Elevations for the clubhouse were submitted with this application, but will be subject to the standards in the ASM, Field Sub Area Plan, and Comprehensive Plan. The applicant shall apply for design review for the single-family attached units prior to submitting for building permits. Additionally, the applicant shall apply for Certificate of Zoning Compliance and Design Review for the clubhouse and pool open space/amenity space.

Homes on lots that abut W. McMillan Road, an arterial street, N. Ersatz Place, a collector street, and SH-16, a state highway will be highly visible; therefore, the rear and/or side of structures on these lots (i.e. Lot 1, Block 1; Lots 1-10, Block 2; Lots 1-14 and 44-54, Block 8; Lots 98-124, Block 4; Lots 30-97, Block 4;) shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. Single-story structures are exempt from this requirement.

Comprehensive Plan policy 2.01.01C encourages the applicants to maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities.

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

   All fencing is required to comply with the standards listed in UDC 11-3A-7. *According to the submitted landscape plans, the applicant is proposing three types of fencing throughout the site, vinyl solid fencing, split rail, and wrought iron semi-privacy fencing. The applicant is proposing an eight (8) foot fence around the pool, which is not in compliance with the UDC. The maximum fence height in a residential district is six (6) feet in height. This revision shall be revised with the final plat.*

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

   Per Comp Plan policy 3.07.01C appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.) is required.

   Per UDC 11-3A-17, the minimum width of parkways planted with Class II trees shall be eight (8) feet. The width can be measured from the back of curb where there is no likely expansion of the street section within the right-of-way; the parkway width shall exclude the width of the sidewalk. Class II trees are the preferred parkway trees.

   The applicant is proposing a parkway along N. Ersatz Place that appears to be in compliance with this standard. The applicant shall comply with the standards for UDC 11-3A-17 with submittal of the final plat.

E. Transportation Analysis

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

   N. Ersatz Place was constructed by the Idaho Transportation Department (ITD) and remains under ITD ownership, and is the only access provided to this development.
   This collector road is a shared drive between the proposed subdivision and the future Cole Valley Christian School. The applicant is proposing three access points off N. Ersatz Place. The northernmost access point is not supported by staff, as UDC 11-3A-3 requires limiting access points to collector and arterial roadways. In addition, the applicant shall submit

documentation with the final plat that the southern access is in alignment with the future Cole Valley Christian Schools curb cut.

A traffic impact study (TIS) was required with this application. Summary of the findings:

Staff Comments/Recommendations: Staff comments are provided by District Traffic Services and Development Review staff.

Intersections

McDermott Road & McMillan Road

The TIS recommends that the McDermott Road and McMillan Road be signalized. However, there is not enough right-of-way to construct a signal at this intersection making this improvement infeasible. Additionally, staff does not recommend signalization of this intersection as part of this application, as traffic patterns are anticipated to change once SH-16 is constructed and open for public use. Therefore, no mitigation is required.

Ersatz Place & McMillan Road

The TIS recommends that Ersatz Place be full access at its intersection with McMillan Road. Staff is supportive of this proposal as Ersatz Place was constructed by ITD to align with Glassford Avenue on the south side of McMillan Road across from the site. The applicant should be required to construct a center left turn lane and dedicated right turn lane on McMillan Road at Ersatz Place.

Owyhee Storm Avenue & McMillan Road

To achieve acceptable LOS, the TIS recommends adding additional turn lanes and modifying the signal timing as follows:

- Dedicated northbound, eastbound, westbound, and southbound right-turn lanes
- Permissive/overlap phasing for the eastbound right-turn
- Permissive phasing for northbound, westbound, and southbound right-turns

There is not enough right-of-way at the intersection to construct the recommended turn lanes making this improvement infeasible. ACHD will evaluate any modifications to the signal timing in this area after SH-16 is constructed and open to the public. Therefore, no mitigation is required.

Roadway Segments

McMillan Road, Owyhee Storm Avenue to McDermott Road

The TIS recommends widening of McMillan Road to 5-lanes between Owyhee Storm and McDermott Road. The widening of these segments of McMillan Road is infeasible due to limited right-of-way. Additionally, these roadway segments are listed as funded improvements in ACHD's CIP. Therefore, consistent with ACHD's Alternative Mitigation policies, no mitigation is required.

ACHD's staff report calls for revisions to the applicant's plan to meet all of the district's policies. The applicant shall comply with all of ACHD's conditions of approval. Please see below for some of the pertinent conditions of approval:

- Once Ersatz Place is under ACHD's jurisdiction, the roadway will be limited to 3,000 vehicle trips per day. Because of this, prior to plan approval on the final plat that contains the 140th single-family building lot, secondary public street access shall be available.
- Construct the following roadways as 33-foot wide local street sections with curb, gutter, and 5-foot wide concrete sidewalks. (Snow Currant, Gem Prep, Gallson – Avilla to Gem Prep, Riverdale – Gem Prep to Double Rock, Double Rock - Gallson to Riverdale, Avilla - Gallson to Riverdale, Riverdale – Avilla to Levenberg, Riverdale – Levenberg to Apgar Creek).
- Dedicate additional right-of-way to total 50-feet from centerline of McMillan Road abutting the site.
- Construct one stub street to the north to parcel No. S0429140010. Install a sign at the terminus of the stub street which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
- Provide written documentation from ITD that the use of Ersatz Place to access the development prior to the roadway being accepted into ACHD's public street

inventory is allowed. ITD may have additional conditions or limitations on use of the roadway while SH-16 is under construction.

It is important to note that per IFC D107.1, the subdivision will be limited to thirty (30) single-family homes with only a single fire access point. The applicant shall submit a revised secondary access plan approved by MFD with the first phase final plat to ensure access is adequately addressed.

Additionally, staff and ACHD are recommending a stub street to the five (5) acre parcel (#S0429417250) in alignment with N. Gallson Avenue. Comp Plan policies 3.03.04 and 6.01.01H discuss planning for transportation and pedestrian connectivity to county enclaves to promote neighborhood connectivity. Staff believes that by requiring this stub street, it will promote a more integrated approach between the two developments that will provide more ingress/egress opportunities for residents, meeting the intent of the comprehensive plan.

2. Multiuse Pathways and Pathways *(Comp Plan, UDC 11-3A-5 and UDC 11-3A-8)*:
   Comprehensive Plan policy 4.04.01A ensures that new development and subdivisions connect to the pathway system.

   UDC 11-3G-5 emphasizes the importance of common open space and amenities being located in areas that maximize pedestrian and bicycle connectivity.

   Multi-use pathways shall be constructed in accord with the city's comprehensive plan, the Meridian Pathways Master Plan, the Ada County Highway District Master Street Map and Roadways to Bikeways Master Plan. Detached ten (10) foot wide sidewalks (multiuse pathway) shall be provided along W. McMillan Road and N. Ersatz Place. In coordination with Meridian Park's Department, it was determined that the multi-use pathway along SH-16 would be redirected to both sides of N. Ersatz Place to make a connection to the north once development continues north. The applicant has depicted the 10-foot multi-use pathway along W. McMillan Road but not along N. Ersatz Place. The pathway along N. Ersatz Place shall be widened to 10 feet with the submittal of the final plat. In addition, the 10-foot multi-use pathway along W McMillan Road shall be detached.

   Additionally, staff is recommending a pedestrian connection to W. McMillan Road through Lot 108, Block 4 in alignment with the pedestrian connection located on Block 12. Staff is also recommending a pedestrian connection through Lot 22, Block 8 and Lot 36, Block 8 in alignment with the proposed sidewalks along the west side of N. Camp Creek Avenue to provide better connectivity for the residents in the northern portion of the subdivision with the primary open space and amenities.

   All pathways should be constructed in accord with the standards listed in UDC 11-3A-8.

3. Sidewalks *(UDC 11-3A-17)*:
   All sidewalks constructed as part of this proposal are required to comply with the standards listed in UDC 11-3A-17.

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

   i. Common driveways

Per UDC 11-6C-3D, common driveways shall serve a maximum of four (4) dwelling units. In no case shall more than three (3) dwelling units be located on one (1) side of the driveway unless alternative compliance is applied for.

The applicant is proposing one common drive to have 4 units taking access off one side due them being attached units. The applicant shall apply for alternative compliance with the submittal of the final plat .

ii. Block face

UDC 11-6C-3- regulates block lengths for residential subdivisions. The intent of this section of code is to ensure block lengths do not exceed 750 ft, although there is the allowance of an increase in block length to 1,000 feet if a pedestrian connection is provided. In no case shall a block face exceed one thousand two hundred (1,200) feet, unless waived by the City Council. *The applicant is compliance with the block length requirements in the UDC.*

F. Services Analysis

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

   The West Tap Sublateral runs along the southern portion of the site parallel with W. McMillan Road.

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

   An underground pressurized irrigation system is required to be installed to provide irrigation to each lot in the subdivision in accord with the standards listed in UDC 11-3A-15.

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

   An adequate storm drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18.

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

   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. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

   Sewer service to this site will be provided from the Can-Ada Lift Station.

   Comprehensive Plan policy 3.03.03G require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer. **A final plat shall not be submitted until the DA and Ordinance are approved by the City Council .**

Currently, a fee of $303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA

shall, at minimum, incorporate the following provisions if City Council determines annexation is in the best interest of the City:

A. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, common open space/site amenity exhibit, and conceptual building elevations included in Section VIII and the provisions contained herein.

B. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.

C. Homes on lots that abut W. McMillan Road, an arterial street, N. Ersatz Place, a collector street, and SH-16, a state highway will be highly visible; therefore, the rear and/or side of structures on these lots (i.e. Lot 1, Block 1; Lots 1-10, Block 2; Lots 1-14 and 44-54, Block 8; Lots 98-124, Block 4; Lots 30-97, Block 4;) shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. Single-story structures are exempt from this requirement.

D. Provide a revised phasing plan that is approved by MFD, indicating how secondary access for emergency services will be provided prior to submission of the first final plat.

~~E. Align the southernmost entrance along N. Ersatz Place with the curb cut approved with the Cole Valley Christian School project. Provide documentation of this with the final plat.~~

F. <u>A dust mitigation plan shall be provided with the submittal of the final plat for each phase and shall be reviewed and approved by the Public Works Department; if a SWPPP is required for the development, it may be submitted in lieu of a separate dust mitigation plan and will be accepted by the City as the approved dust mitigation plan.</u>

G. The applicant shall obtain approval from ITD <u>or ACHD (as applicable)</u> for the frontage improvements along N. Ersatz Place and submit an approval letter from ~~ITD~~ <u>such agency</u> with the first final plat application.

H. Future development shall promote no-mow fescues, naturalized plants, dry creek materials, split rail fencing, and other rural landscape elements in landscape buffers and open space as listed in the Fields Sub-Area Plan

I. With each final plat application, the applicant shall provide details to ensure the quality of the design is in accord with the Fields Sub-Area Plan. The general character, design, and identity of this area shall have a cohesive theme that is "modern rural," which applies to housing, amenities, streetscape/open space, and retail/commercial. Additionally, some of the other thematic design elements that contribute to the desired character of the area shall be adhered to such as lighting, fencing (e.g. split rail), landscaping (e.g. tall fescues, dry creek materials, wildflowers, street trees, etc.), public art, on-street bike lanes and/or off-street multi-use pathways, signage (e.g. metal roof on sign), etc. – see the Character Framework – Amenities (pg. 3-12) and Streetscape (pg. 3-13) in the Plan for more information. A high-quality design is expected in this area.

2. The final plat shall include the following revisions:

   a. Add a plat note stating "direct lot access to W. McMillan Road and N. Ersatz Place is prohibited except for where approved with this application."

   b. The applicant shall apply for alternative compliance to allow for four (4) lots taking access from a single side of a common drive. The future final plat submission shall match the common drive exhibit and provide a note on the final plat that addresses maintenance and access on the specified lots as shown in Exhibit VI.J.

   c. Provide a stub road in alignment with N. Gallson Avenue to parcel #S0429417250.

   d. Depict the ten (10) foot multi-use pathway along W. McMillan Road as a detached pathway in compliance with UDC 11-3B-7C.Widen the multi-use pathways along N. Ersatz Pl to ten (10) feet as required by the pathway master plan.

   ~~e.~~ Provide a pedestrian connection to W. McMillan Road through ~~Lot 108,~~ Block 4 ~~in alignment with the pedestrian connection located on Block 12.~~

   f. Provide a pedestrian connection ~~in the form of a micro pathway in a minimum of a fifteen (15) foot common lot in accord with UDC 11-3A-8~~ through Lot ~~22~~15, Block 8 and Lot ~~36~~43, Block 8 ~~in alignment with the proposed sidewalks along the west side of N. Camp Creek Avenue~~ to provide better connectivity for the residents in the northern portion of the subdivision with the primary open space and amenities.

   g. Provide a revised plat to show the parkway and pathway extending down N. Ersatz Pl as depicted on the landscape plan.

   h. Remove the northernmost entrance along N. Ersatz Place in alignment with W. Snow Currant Street to be in compliance with UDC 11-3A-3, and replace it with a micro path lot.

3. The landscape plan submitted with the final plat shall include the following revisions:

   a. Include mitigation calculations on the plan for existing trees that are proposed to be removed in accord with the standards listed in UDC *11-3B-10C.5*. The Applicant shall coordinate with the City Arborist (Kyle Yorita *kyorita@meridiancity.org*) to determine mitigation requirements prior to removal of existing trees from the site.

   b. Provide one (1) tree within every residential lot (approximately every twenty-eight (~~20~~28) feet) along State Highway 16 to help mitigate for sound attenuation and air quality. In other open spaces along State Highway 16, provide trees every twenty (20) feet.

   c. Lot 58, Block 4 shall be landscaped with 80% vegetation coverage (not including the gravel access road) instead of the 70% required by code to help mitigate for sound attenuation and air quality.

d. Widen the multi-use pathways along N. Ersatz Pl to ten (10) feet as required by the pathway master plan.

e. Provide split rail fencing in the planters along W. McMillan Road and N. Ersatz Place to match the split rail fencing proposed in Lot 29, Block 8.

~~f.~~ The applicant may request alternative compliance in accordance with the UDC to permit the proposed eight (8) foot fence around the pool area. ~~The maximum fence height in a residential district is six (6) feet in height. The eight (8) foot fence around the pool shall be lowered to six (6) feet.~~

g. Provide details on the type and location of shrubs, ornamental grasses, and perennials that will be used.

~~h.~~ Provide a pedestrian connection to W. McMillan Road through ~~Lot 108,~~ Block 4 ~~in alignment with the pedestrian connection located on Block 12.~~

i. Provide a pedestrian connection ~~in the form of a micro pathway in a minimum of a fifteen (15) foot common lot in accord with UDC 11-3A-8~~ through Lot ~~22~~15, Block 8 and Lot ~~36~~43, Block 8 ~~in alignment with the proposed sidewalks along the west side of N. Camp Creek Avenue~~ to provide better connectivity for the residents in the northern portion of the subdivision with the primary open space and amenities.

j. The applicant shall enter into a license agreement with Nampa Meridian Irrigation District to landscape the first four (4) feet behind the wall abutting SH-16 as depicted in the irrigation easement or provide an additional four (4) feet of landscaping outside of the easement to allow for eight (8) feet of landscaping on the backside of the wall.

k. Remove the northernmost entrance along N. Ersatz Place in alignment with W. Snow Currant Street to be in compliance with UDC 11-3A-3, and replace it with a micro path lot.

4. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district.

5. The applicant's alternative compliance request is approved by installing one (1) tree per twenty (20) feet along State Highway 16, increased vegetation coverage of 80%, and upgraded building materials for sound attenuation. This will be verified with the Final Plat applications.

6. Provide an amenity from the multi-modal group in order to meet the required standards per UDC 11-3G-4.

7. The applicant shall comply with the open space exhibit approved as part of this plat application that depicts 17.1% (or 8.78-acres) of qualified open space and exceeds the required amenity points as proposed.

8. Comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to cul-de-sacs, alleys, driveways, common driveways, easements, blocks, street buffers, and mailbox placement.

9. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.

10. The applicant and/or assigns shall have the continuing obligation to provide irrigation that meets the standards as set forth in UDC 11-3B-6 and to install and maintain all landscaping as set forth in UDC 11-3B-5, UDC 11-3B-13 and UDC 11-3B-14.

11. 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.

12. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved for the proposed changing rooms and pool area prior to submittal of a building permit application. The design of the site and structures shall comply with the standards listed in UDC 11-3A-19; the design standards listed in the Architectural Standards Manual.

13. A Design Review application shall be submitted and approved for the single-family attached homes. The design of the structures shall comply with the standards listed in the Architectural Standards Manual and the Fields Sub-Area Plan to provide a consistent design theme throughout the development.

14. The Applicant shall comply with all ACHD's conditions of approval.

15. The Applicant shall have a maximum of two (2) years to obtain City Engineer's signature on a final plat in accord with UDC 11-6B-7.

16. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=390573&dbid=0&repo=MeridianCity

C. Meridian Police Department

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=390585&dbid=0&repo=MeridianCity

D. Meridian Park's Department

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=390591&dbid=0&repo=MeridianCity

E. Community Planning Association of Southwest Idaho (COMPASS)

Communities in Motion (CIM) Development Review Checklist

Development Name:	Rockwell Greens
CIM Vision Category:	Future Neighborhood
Consistent with CIM Vision?	YES
New Households:	412
New Jobs:	0

Safety
How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

McDermott Road

- Pedestrian level of stress ✗
- Bicycle level of stress ✗

Economic Vitality
To what extent does the project enable people, government, and businesses to prosper?

- Economic Activity Center Access ✗
- Impact on Existing Surrounding Farmland ✓
- Net Fiscal Impact ✓

Convenience
What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

- Nearest bus stop ✗
- Nearest public school ✓
- Nearest public park ✗

Quality of Life
Checked boxes indicate that additional information is attached.

- **Active Transportation** ☐
- **Automobile Transportation** ☐
- **Public Transportation** ☐
- **Roadway Projects** ✓

✓ **Improves performance** ✓ **Does not improve or reduce performance** ✗ **Reduces performance**

Comments:
Based on the site plan provided, COMPASS has no additional comments.

Who we are: *The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with Communities in Motion, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available online. See the Development Review User Guide* for more information on the red, yellow, and green checklist thresholds.

Sent: 3/27/25

https://compassidaho.org/
info@compassidaho.org

COMPASS COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency

- City
- County
- Highway District
- School District

Breakeven point across all agencies: 1 Year

Disclaimer*: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at:* https://compassidaho.org/fiscal-impact-tool/

Short-Term Funded Capital Projects

SH-16, Ustick Road to US 20/26 and US 20/26 Interchange, Ada County

Regionally Significant: ☑ ☑ **Inflated**
Key #: 23408
Requesting Agency: ITD
Project Year: 2025-2026
Total Previous Allocations: $92,921
Total Programmed Budget: $31,400
Total Cost (Prev. + Prog.): $124,321

TIP Achievement:
System Performance
NHS-LOTTR
Safety

Project Description

Construct new segment of State Highway 16 from Ustick Road to US 20/26 in the City of Meridian and Ada County. The roadway will include two lanes in each direction with at-grade intersections at Ustick Road and US 20/26, utilizing the on and off ramps for the future interchanges. Work also includes an overpass at McMillan Road and Five Mile Creek, several local frontage roads to connect to the roadway system, and irrigation structures. Design and right-of-way budgeted in separate, previous project (KN 20788).

Funding Source State — **Program** Leading Idaho — **Local Match** 100.00%

Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2025	0	0	0	0	1,200	20,000	21,200	0	21,200
2026	0	0	0	0	0	10,200	10,200	0	10,200
Fund Totals:	0	0	0	0	1,200	30,200	31,400	0	31,400

Source: *The* COMPASS Transportation Improvement Program (TIP). *The TIP is a short-range (seven-year) budget of transportation projects for which federal funds are anticipated, along with non-federally funded projects that are regionally significant and is available at:* https://compassidaho.org/transportation-improvement-program/

F. Irrigation Districts

1. Nampa & Meridian Irrigation District
   https://weblink.meridiancity.org/WebLink/DocView.aspx?id=392677&dbid=0&repo=MeridianCity

G. West Ada School District (WASD) or Other District/School

West Ada
SCHOOL DISTRICT

May 28, 2025

RE: Rockwell Greens Subdivision H-2025-0002 ALT, AZ, PP

Dear Meridian City Planners:

West Ada School District has experienced significant and sustained growth in student enrollment during the last ten years. Based on current enrollment data specific to the area surrounding this proposed development, we estimate a development consisting of **412** single-family units and **0** multi-family units could house approximately **202 school aged children.** Approval of this application will affect enrollments at the following schools in West Ada School District.

	Enrollment	Capacity
Pleasant View Elementary School	**783**	**625***
Star Middle School	**1046**	**1000**
Owyhee High School	**1836**	**1800**

***Program Capacity**

West Ada School District supports economic growth; however, growth fosters the need for additional school capacity. Future developments will continue to have an impact on the district's capacity. Should a school exceed capacity, to meet the need for additional school capacity in this area one or more of the following may need to be implemented:

- Transporting students to an alternate school with available classrooms. Elementary students may be bussed to the Star or East Meridian area schools due to possible enrollment caps.
- Attendance area adjustments if there is availability in a nearby school. The Long Range Planning Committee will reconvene in September 2025 to consider needed adjustments.
- Passage of a bond may be needed in the next 5-8 years to build new schools and fit the enrollment needs.
- Portable classrooms placed on the property at the Middle or High School. Please note the option of adding a portable is not applicable at Pleasant View Elementary due to space constraints.

West Ada School District requests developers' consideration for providing safe walkways, bike paths, and pedestrian access for our students to schools and community resources.

Sincerely,

Miranda Carson,
Director of Planning and Transportation

H. Ada County Highway District (ACHD)

Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

Date: August 11, 2025

To: Laren Bailey

Staff Contact: KaraLeigh Troyer, Planner

Project Description: Rockwell Neighborhood

Trip Generation: This development is estimated to generate 3,638 vehicle trips per day, 260 vehicle trips per hour in the PM peak hour based the traffic impact study.

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

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

connecting you to more

Ada County Highway District · 5800 N Meeker Avenue · Boise, ID · 83713 · PH 208-387-6100 · FX 345-7650 · www.achdidaho.org

https://weblink.meridiancity.org/WebLink/Browse.aspx?id=386723&dbid=0&repo=MeridianCity

I. Idaho Transportation Department (ITD)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=393541&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 Council finds annexation of the subject site with the R-15 zoning designation is consistent with the Comprehensive Plan Medium Density Residential FLUM designation for this property, if the Applicant complies with the provisions in Section IV.

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
   The Council finds the lot sizes and layout proposed will be consistent with the purpose statement of the residential districts in that housing opportunities will be provided consistent with the Comprehensive Plan.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
   The Council finds that the map amendment will not be detrimental to the public health, safety and welfare if the applicant complies with the provisions in Section IV.

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 school district states the schools in the zone are beyond district capacity. This proposed development will impact Pleasant View Elementary, Star Middle, and Owyhee High, which are already at or over capacity with the current enrollment. West Ada School District is currently under construction for a new elementary school in Star and will be adjusting the school boundaries, which is anticipated to relieve the overcrowding , but these impacts have not been realized yet. Due to WASD indicating that the schools are anticipated to have more capacity at the time this development gets its first occupancy, the Council find that the map amendment will not result in adverse impacts.

5. The annexation (as applicable) is in the best interest of city.
   The Council finds the proposed annexation is in the best interest of the City if the property is developed in accord with the provisions in Section IV.

B. Alternative Compliance (UDC 11-5B-5E)

In order to grant approval for an alternative compliance application, the Director shall determine the following:

1. Strict adherence or application of the requirements are not feasible; or
   Due to State Highway 16 having an overpass over W. McMillan Road, to meet the requirements for developments along state highways the applicant would be required to

engineer and construct a structure exceeding thirty (30) feet in height. The director finds that this makes adherence to the standards in UDC 11-3H-4 not feasible.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

   The applicant has requested alternative compliance with the mitigation standards outlined in UDC 11-3H-4 for developments near federal and state highways. Their proposal includes a six-foot berm topped with a six-foot wall to mitigate noise, alongside the use of enhanced building materials designed to meet stricter sound-attenuation standards. However, the applicant is requesting that these enhanced building materials be evaluated at the building permit phase. The director finds that the alternative compliance provides an equal to or superior means of meeting the requirements if the applicant provides enhanced landscaping in the form of one (1) tree per twenty (20) feet along SH-16, increases the vegetation coverage to 80%, and provides details for the enhanced building material with the final plat submittals.

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

   The director finds the alternative means will not be material detrimental to the public welfare or impair the intended uses and character of the surrounding properties if the applicant follows the provisions in Section IV.

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

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;

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

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

   The Council finds the proposed plat is in substantial conformance with scheduled public improvements in accord with the City's Capital Improvement Program.

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

   The 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 Council finds the proposed development is not detrimental to the public health, safety, and general welfare if the applicant complies with the provisions in Section IV.

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

   The Council finds the development does not have any significant natural, scenic, or historic features that need to be preserved.

VI. ACTION

A. Staff:

Staff recommends approval of the requested annexation and preliminary plat per the conditions of approval included in Section IV in accord accordance with Findings in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on June 5th, 2025. At the public hearing, the Commission moved to recommend approval of the subject Annexation, Preliminary Plat and Alternative Compliance requests.

1. Summary of Commission public hearing:
   a. In favor: Hethe Clark
   b. In opposition: None
   c. Commenting: None
   d. Written testimony: Shawn Freeman and Craig Cooper both have concerns with the proposed density, traffic, school overcrowding, and decline in quality of life.
   e. Staff presenting application: Nick Napoli
   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. The Commission discussed the proposed density being higher than that of the neighboring subdivision that also abut SH-16. This spurred a further discussion about traffic but the Commission determined that after hearing the proposed build out is 50-60 homes a year, they felt the effects would be phased.
4. Commission change(s) to Staff recommendation:
   a. The Commission adopted the changes proposed by Staff as reflected above.
5. Outstanding issue(s) for City Council:
   a. Density of the subdivision along SH-16, traffic concerns along McMillan Road, school overcrowding, and whether the timing of the subdivision is correct.

      - Condition 2c: Provide a stub road in alignment with N. Gallson Avenue to parcel #S0429417250.

      - DA Provision E: Align the southernmost entrance along N. Ersatz Place with the curb cut approved with the Cole Valley Christian School project. Provide documentation of this with the final plat.

C. City Council:

The Meridian City Council heard these items on August 19th, 2025. At the public hearing, the Council moved to approve the subject annexation and preliminary plat requests.

1. Summary of the City Council public hearing:
   a. In favor: Hether Clark
   b. In opposition: None
   c. Commenting: Kelly Bruner (ACHD)
   d. Written testimony: None since the Planning and Zoning Commission
   e. Staff presenting application: Nick Napoli
   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. McMillan Road being congested, and the intersection of McMillan and McDermott not being signalized, were concerns raised by the city council. In addition, the city council discussed school capacity and how it will improve as the new elementary school opens in Star.
4. City Council change(s) to Commission recommendation:
   a. Strike through provision E in the development agreement.

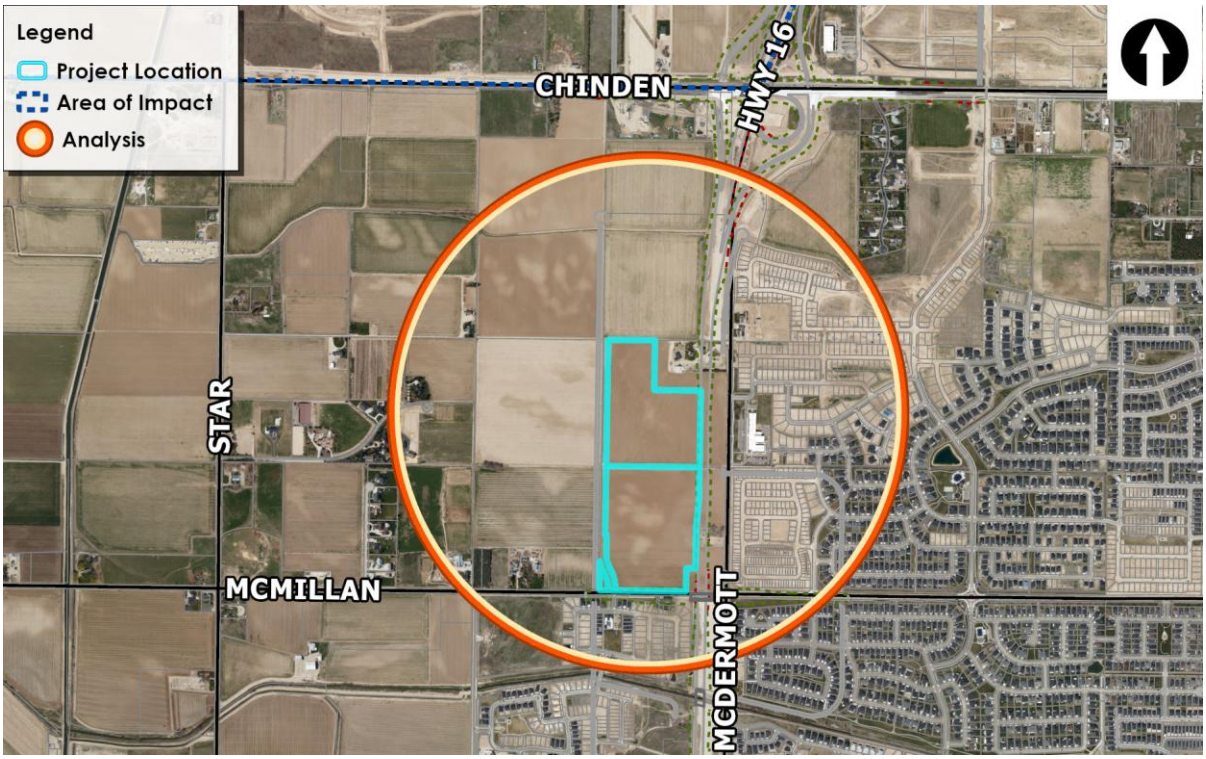
      Add a provision to the DA requiring a dust mitigation plan that will be reviewed by Public Works before commencement of construction.

VII. EXHIBITS

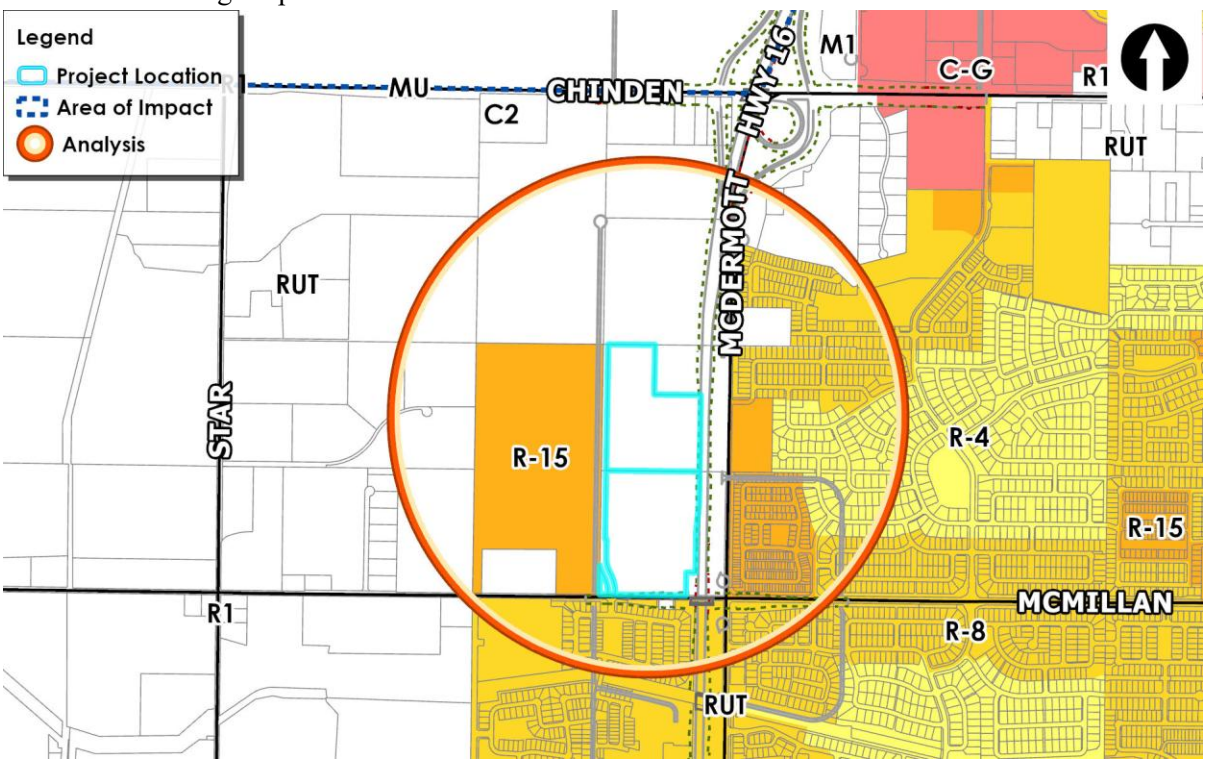
A. Project Area Maps

(link to Project Overview)

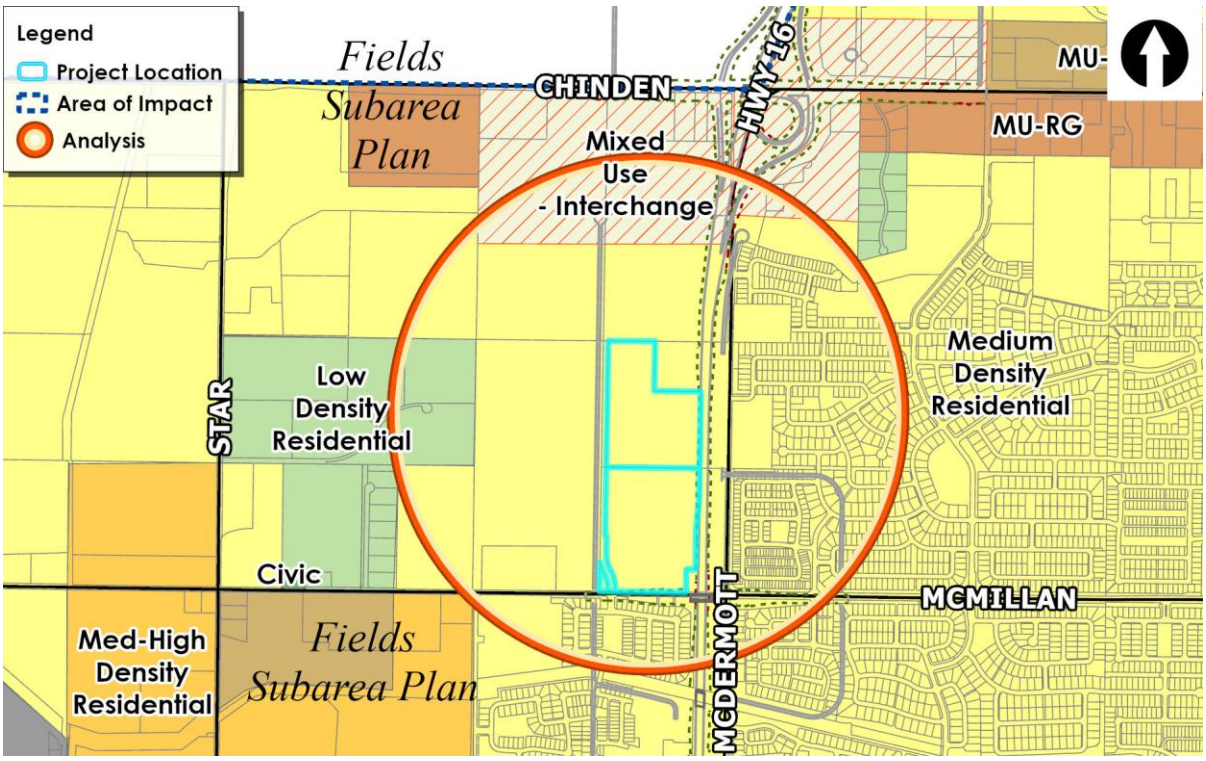
1. Aerial



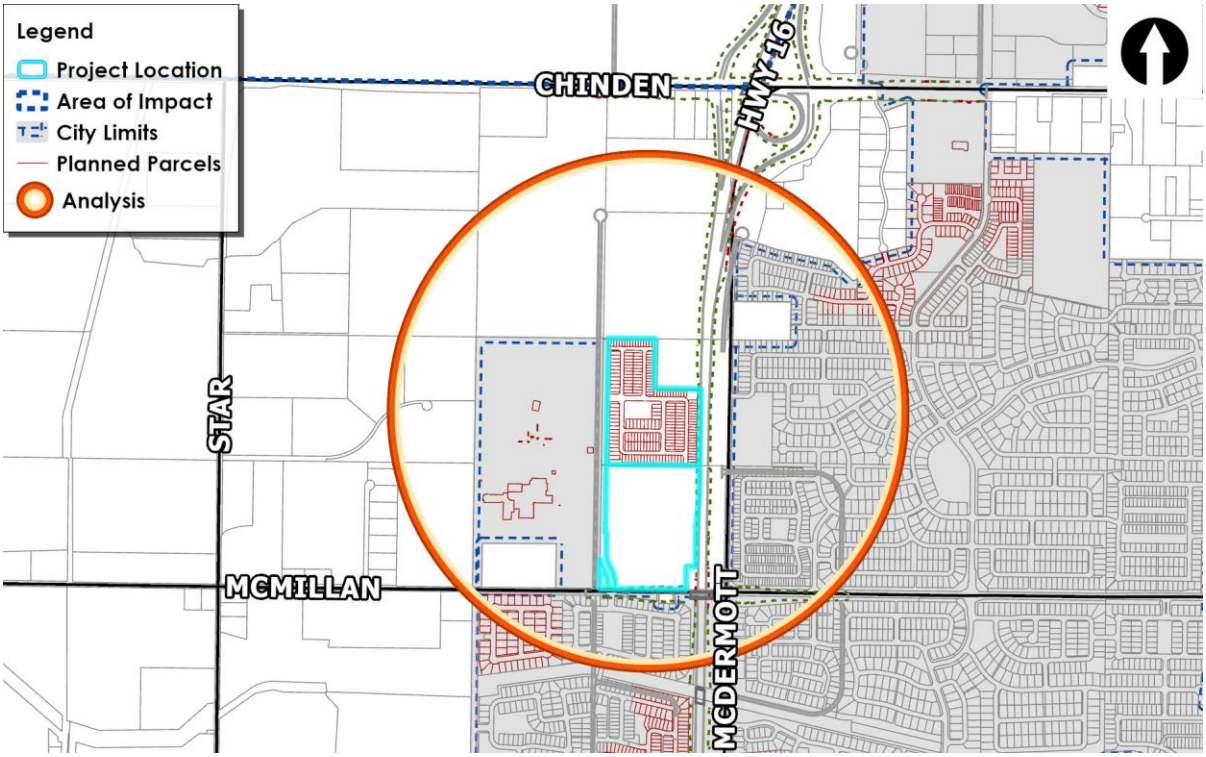
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos

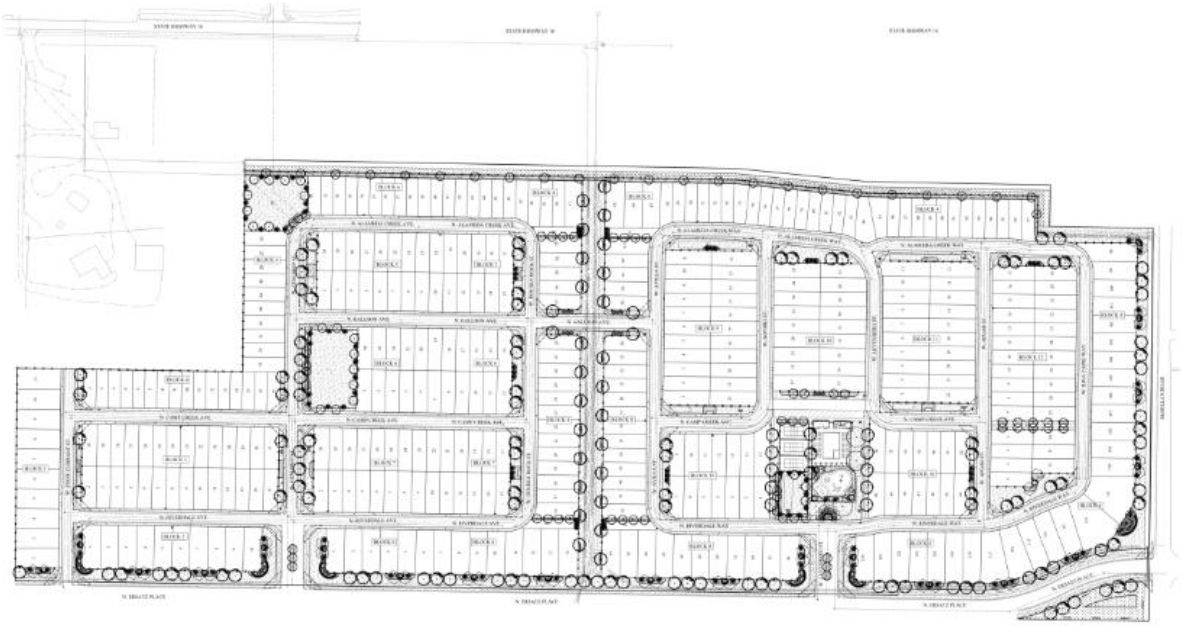
C. Service Accessibility Report

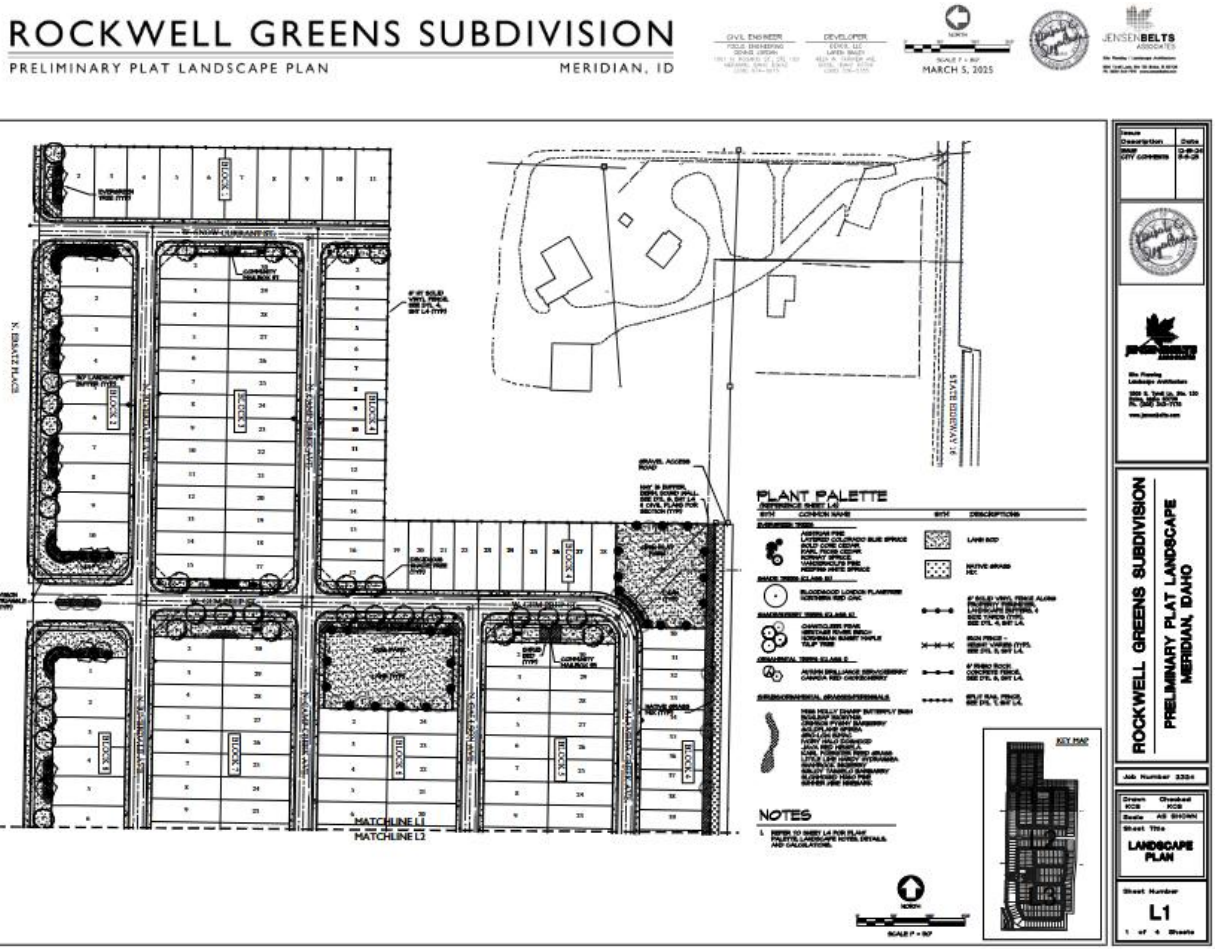
Overall Score: 17	3rd Percentile

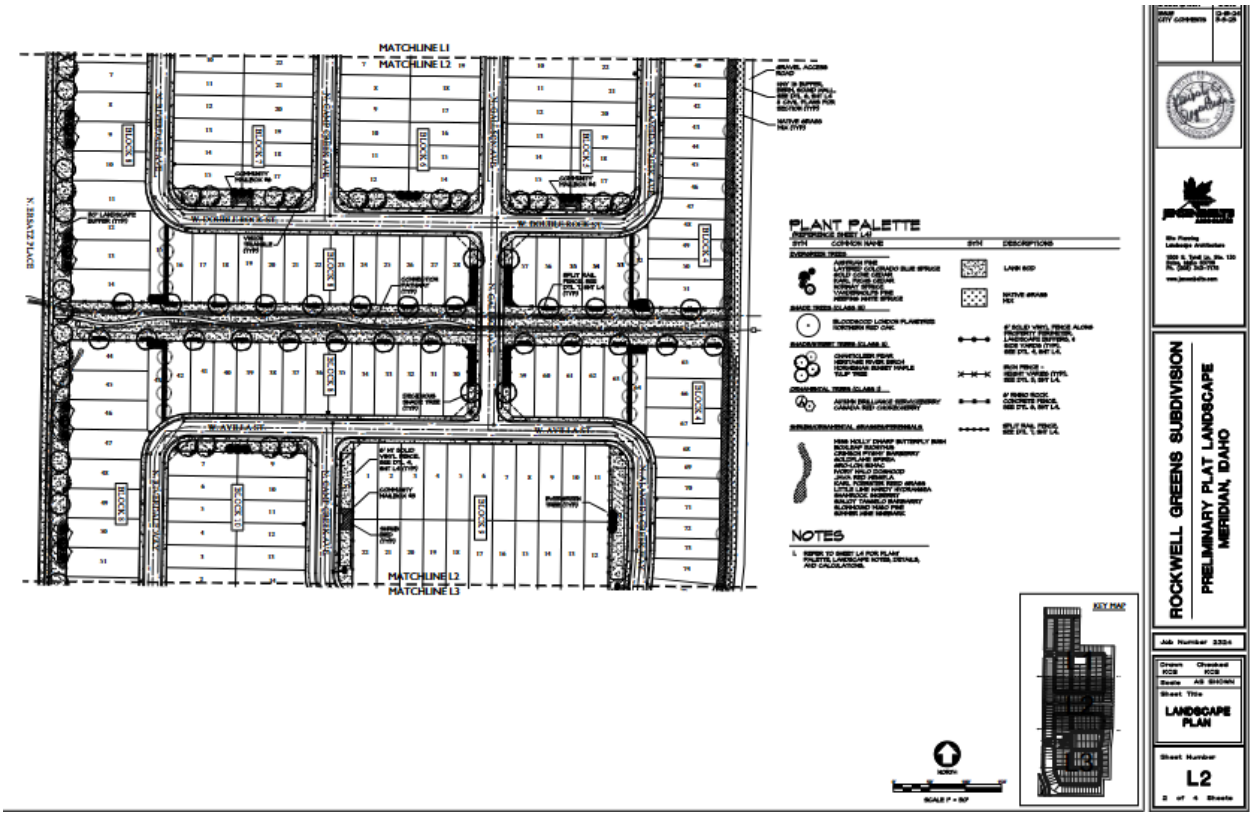
Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Not enough data to report average response time	RED
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS in 5 yr work plan	YELLOW
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	No park within walking distance by park type	RED

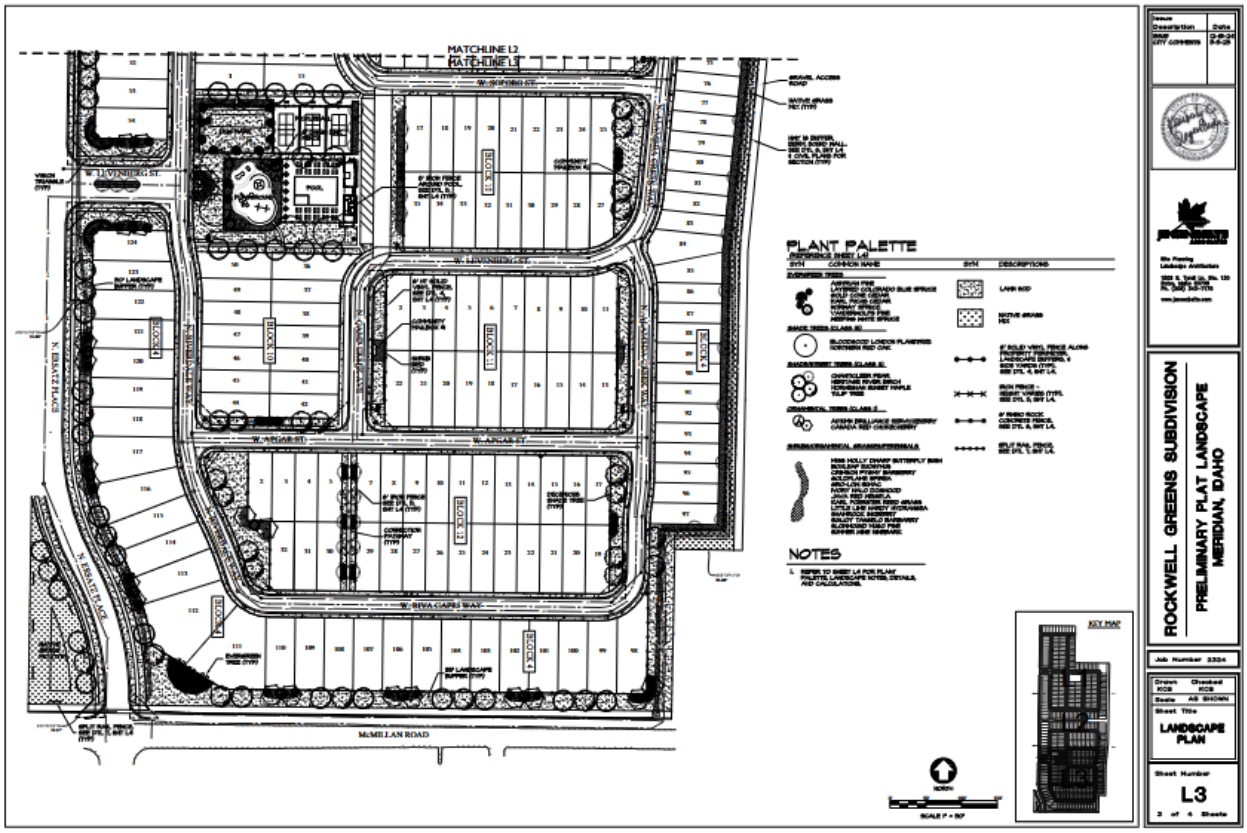
D. Concept Plan (date: 3/5/2025)

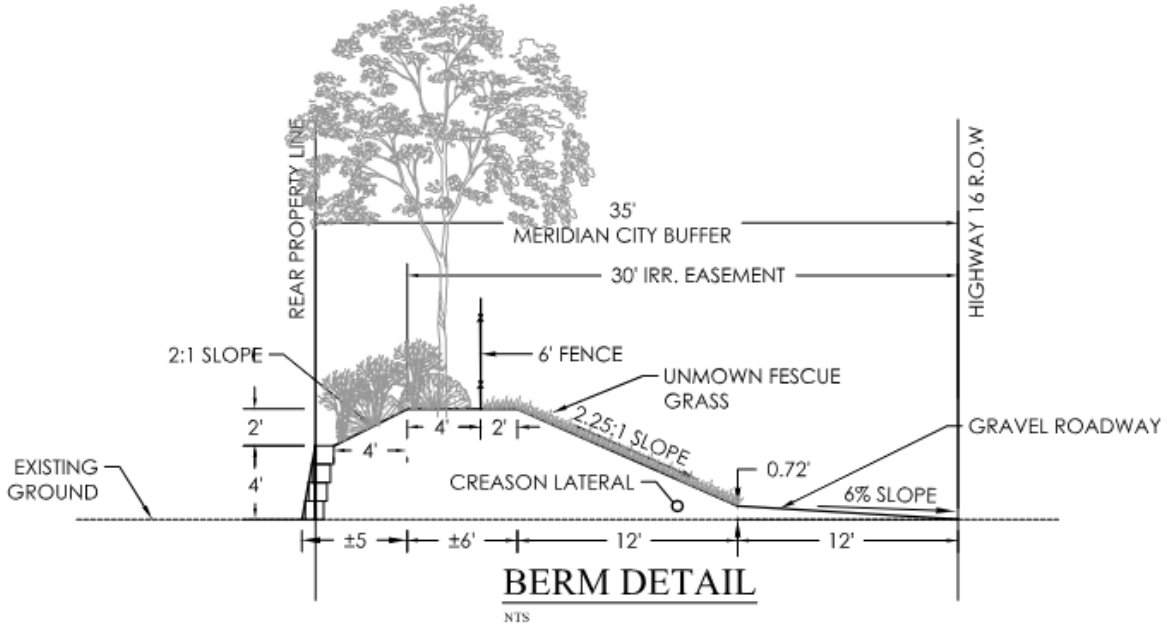
E. Landscape Plan (date: 3/5/2025)

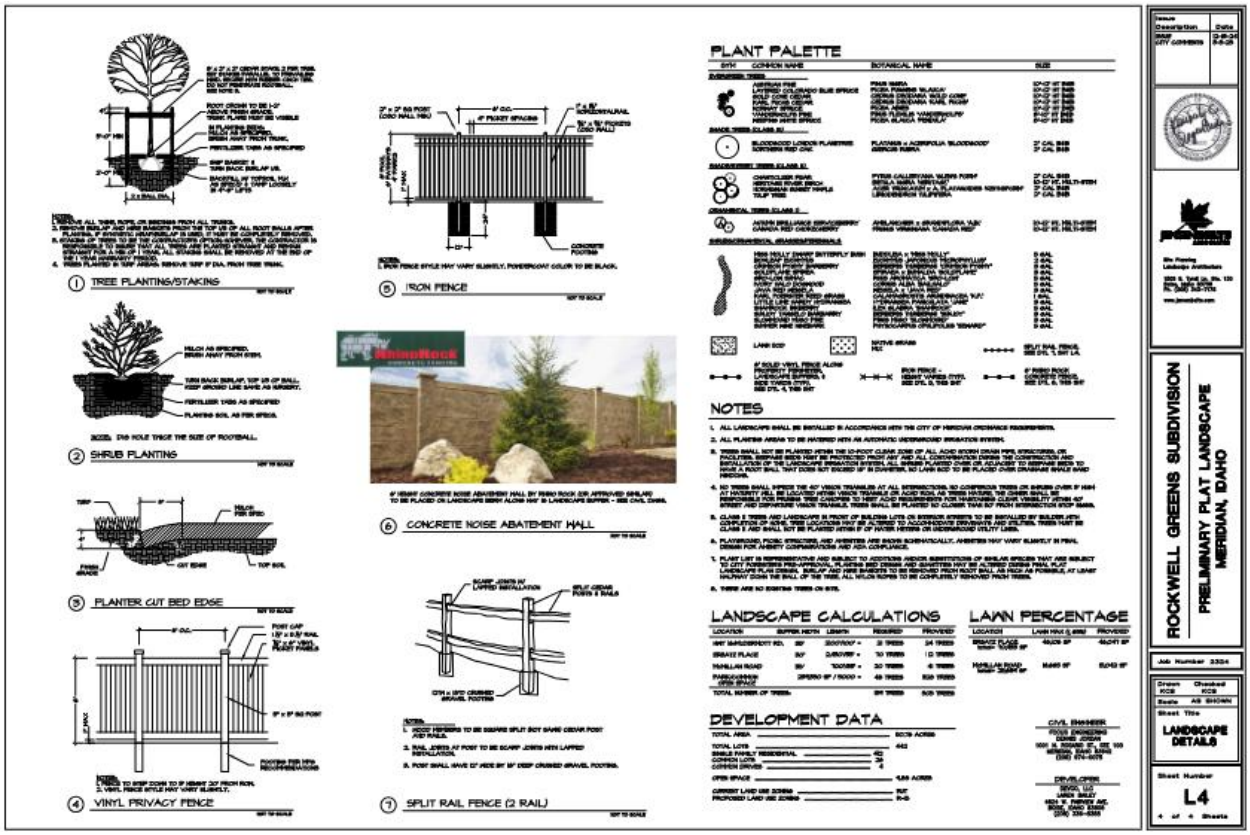




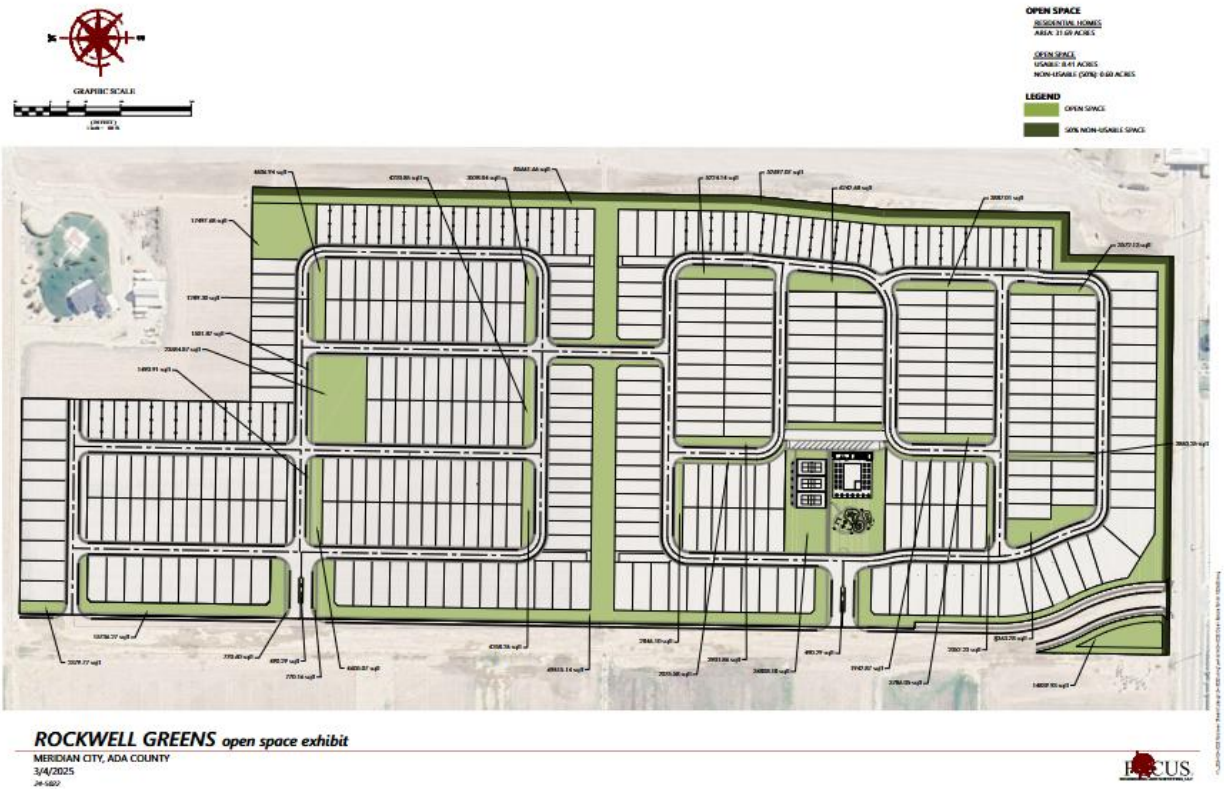

MATCHLINE L1
MATCHLINE L2
MATCHLINE L2
MATCHLINE L3
PLANT PALETTE
NOTES
KEY MAP
ROCKWELL GREENS SUBDIVISION
PRELIMINARY PLAT LANDSCAPE
MERIDIAN, IDAHO
LANDSCAPE PLAN
L2


MATCHLINE L2
MATCHLINE L3
PLANT PALETTE
NOTES
KEY MAP
McMILLAN ROAD
ROCKWELL GREENS SUBDIVISION
PRELIMINARY PLAT LANDSCAPE
MERIDIAN, IDAHO
LANDSCAPE PLAN
L3

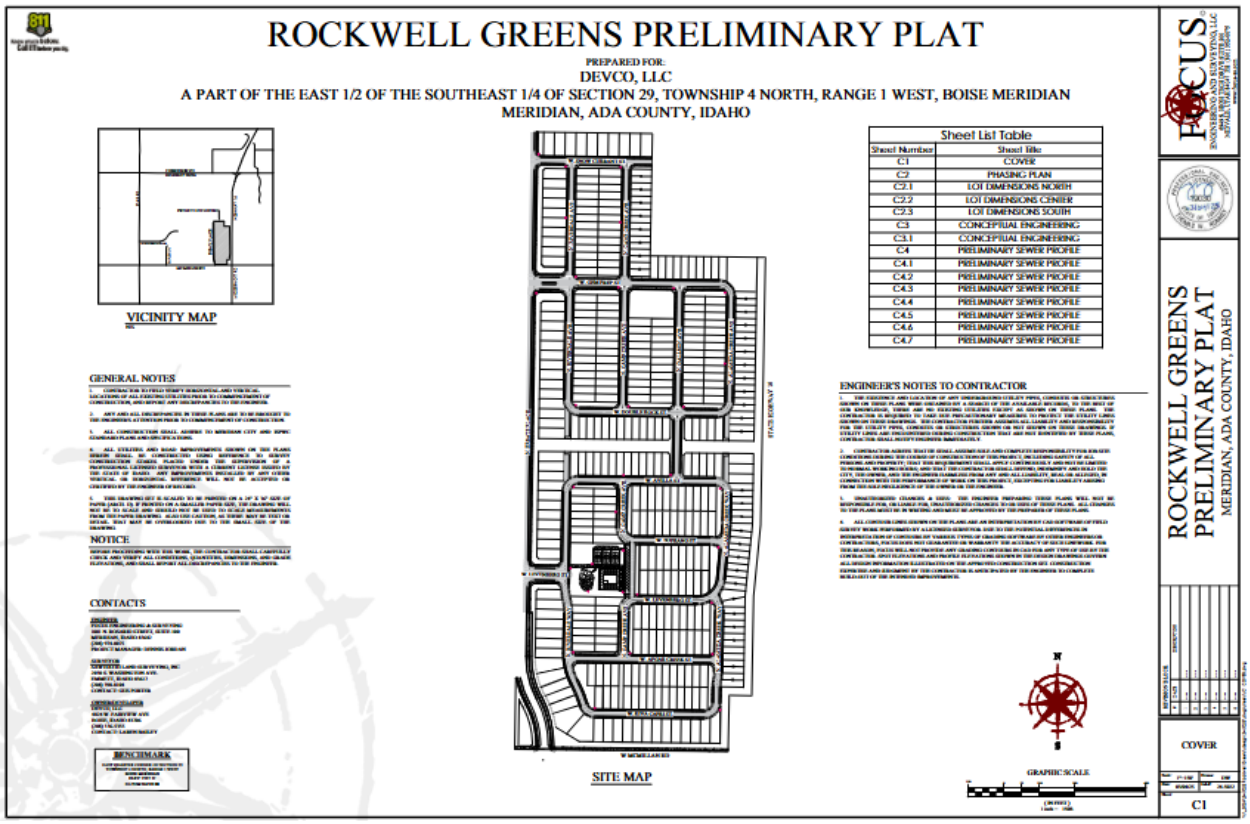

REAR PROPERTY LINE
35'
MERIDIAN CITY BUFFER
30' IRR. EASEMENT
HIGHWAY 16 R.O.W
2:1 SLOPE
6' FENCE
UNMOWN FESCUE GRASS
2.25:1 SLOPE
GRAVEL ROADWAY
2'
4'
4'
2'
EXISTING GROUND
CREASON LATERAL
0.72'
6% SLOPE
±5
±6'
12'
12'
BERM DETAIL
NTS

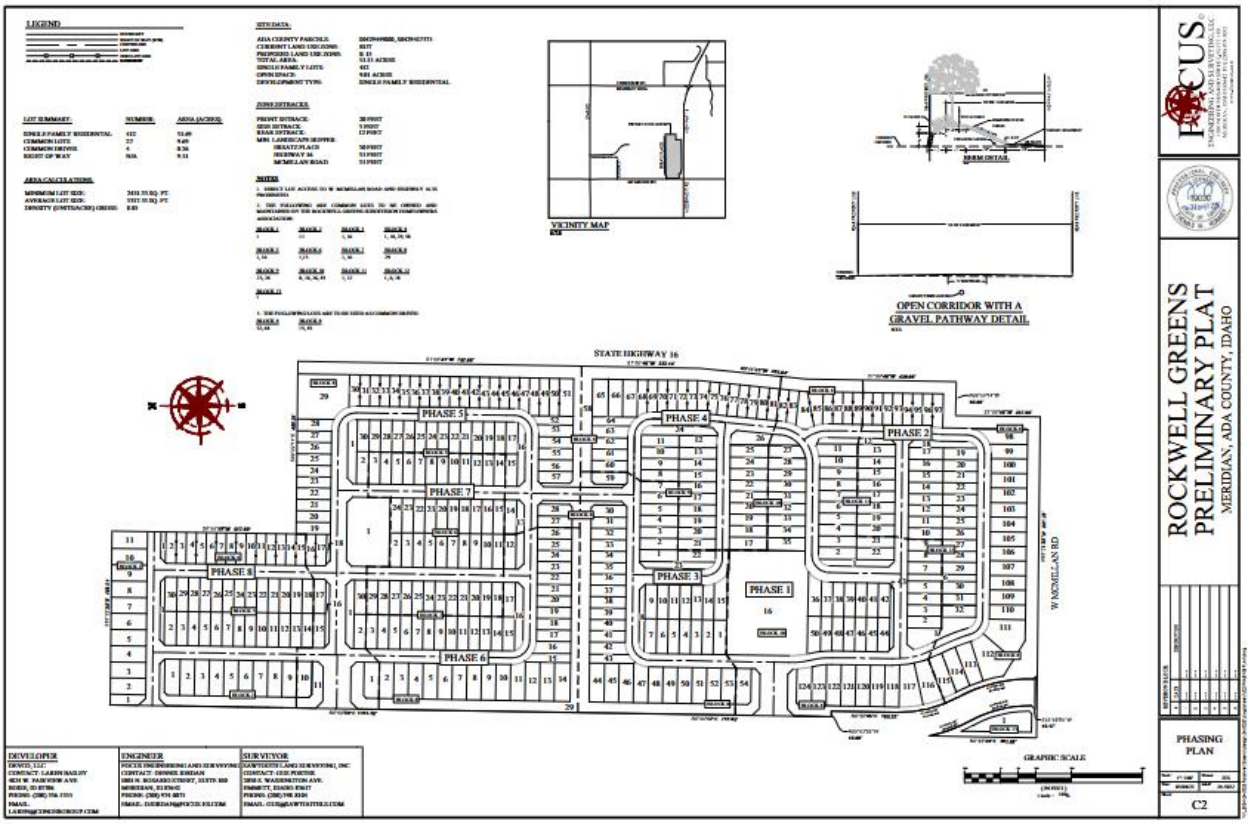

TREE PLANTING/STAKING
SHRUB PLANTING
PLANTER CUT BED EDGE
VINYL PRIVACY FENCE
IRON FENCE
CONCRETE NOISE ABATEMENT WALL
SPLIT RAIL FENCE (2 RAIL)
PLANT PALETTE
NOTES
LANDSCAPE CALCULATIONS
LAWN PERCENTAGE
DEVELOPMENT DATA
ROCKWELL GREENS SUBDIVISION
PRELIMINARY PLAT LANDSCAPE
MERIDIAN, IDAHO
LANDSCAPE DETAILS
L4

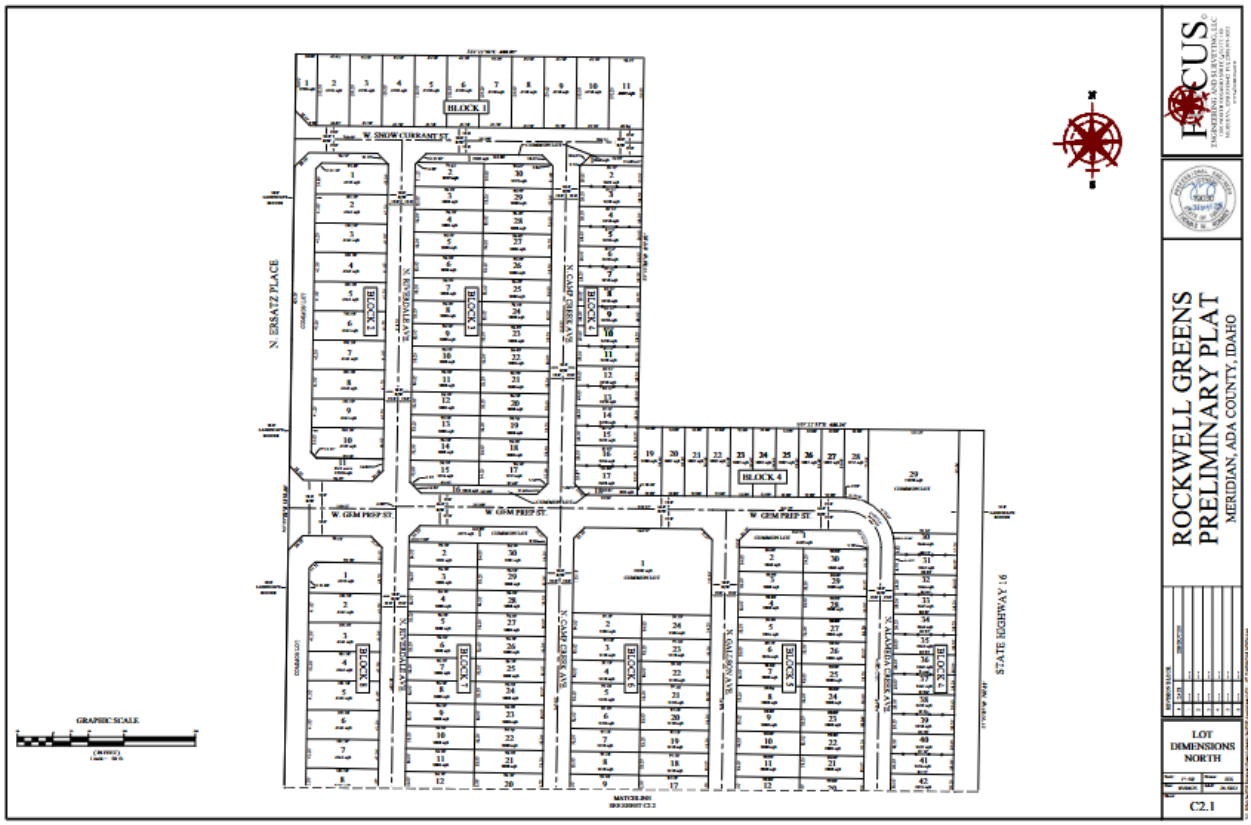
F. Qualified Open Space Exhibit (date: 3/6/2025)

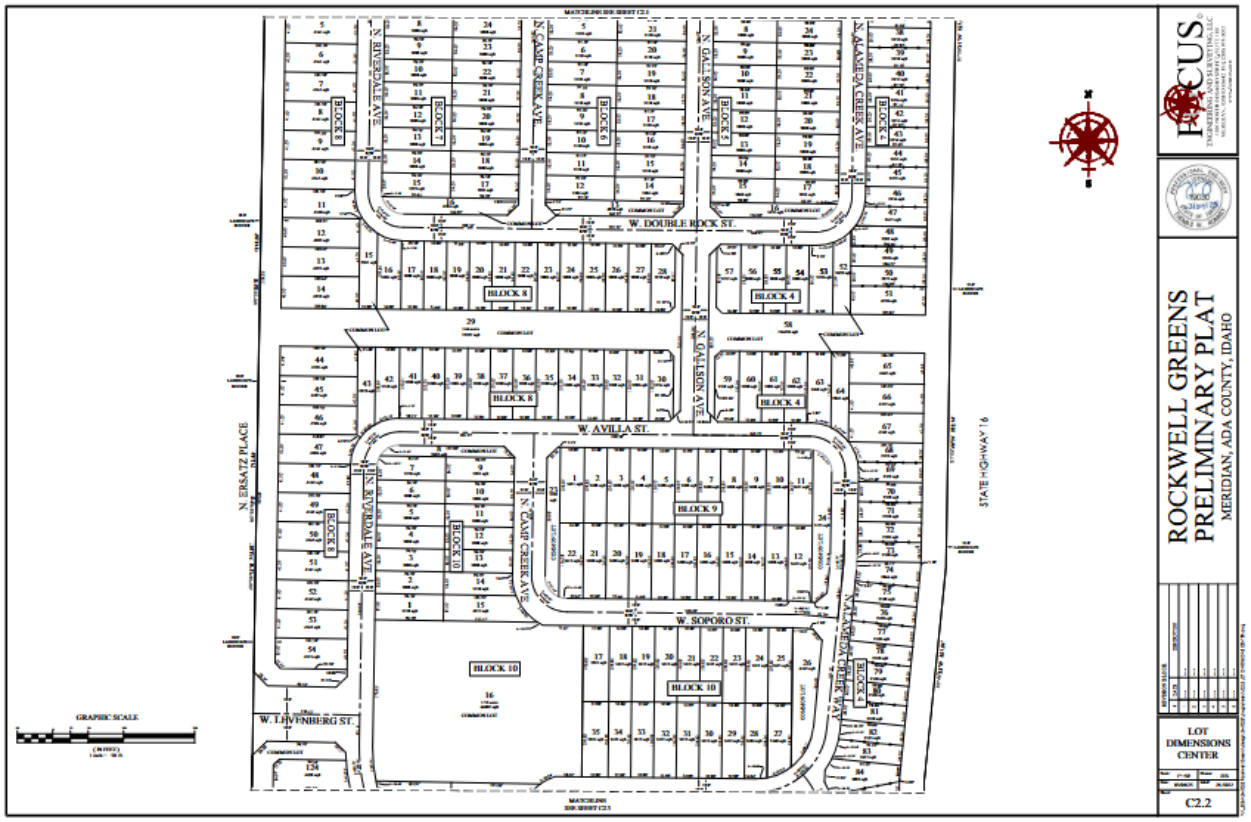


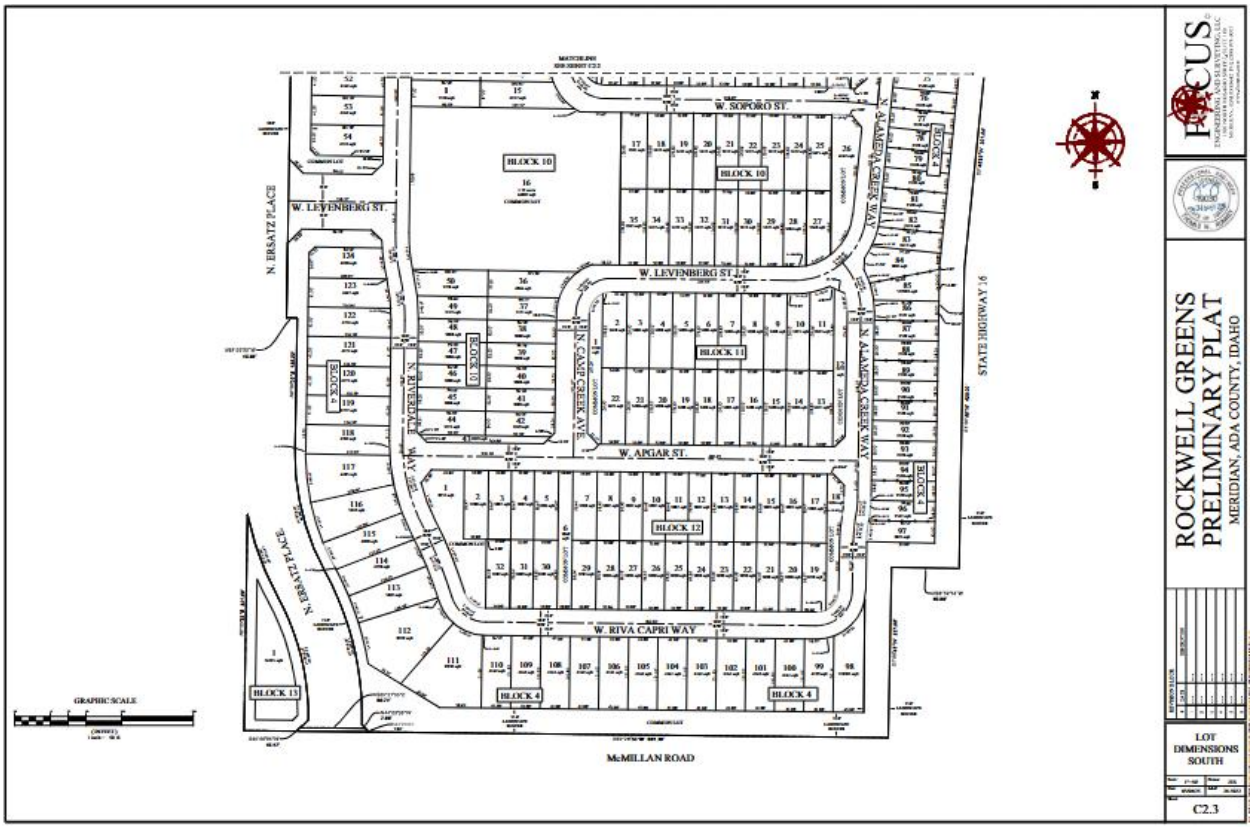
G. Preliminary Plat (date: 3/6/2025)






ROCKWELL GREENS
PRELIMINARY PLAT
MERIDIAN, ADA COUNTY, IDAHO
LOT DIMENSIONS NORTH
C2.1
N. ERSATZ PLACE
W. SNOWTURANT ST.
W. GEM PREP ST.
N. RIVERDALE AVE.
N. CAMP CREEK AVE.
N. GALLISON AVE.
N. ALAMEDA CREEK AVE.
STATE HIGHWAY 16
GRAPHIC SCALE


ROCKWELL GREENS
PRELIMINARY PLAT
MERIDIAN, ADA COUNTY, IDAHO
LOT DIMENSIONS CENTER
C2.2
N. ERSATZ PLACE
N. RIVERDALE AVE.
N. CAMP CREEK AVE.
N. GALLISON AVE.
N. ALAMEDA CREEK AVE.
W. DOUBLE ROCK ST.
W. AVILLA ST.
W. SOPORO ST.
W. LIVINBERG ST.
STATE HIGHWAY 16
GRAPHIC SCALE


W. SOPORO ST.
W. LEVENBERG ST.
W. APGAR ST.
W. RIVA CAPRI WAY
N. ALAMEDA CREEK WAY
N. CAVE CREEK WAY
N. ERSATZ PLACE
STATE HIGHWAY 16
McMILLAN ROAD
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 4
BLOCK 13
GRAPHIC SCALE
ROCKWELL GREENS
PRELIMINARY PLAT
MERIDIAN, ADA COUNTY, IDAHO
LOT DIMENSIONS SOUTH
C2.3

H. Building Elevations (date: 1/23/2025)

Single-Family Attached

Single-Family Detached

I. Annexation Legal Description & Exhibit Map

Sawtooth Land Surveying, LLC
P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Rockwell Annexation

BASIS OF BEARINGS is S. 01°00'47" W. between a found aluminum cap marking the 1/4 corner common to Sections 28 and 29 and a found brass cap marking the southeast corner of Section 29, T. 4 N., R. 1 W., B.M., Ada County, Idaho.

A parcel of land located in the E1/2 of the SE1/4 of Section 29, T. 4 N., R. 1 W., Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at an aluminum cap, PLS 3627 marking the 1/4 corner common to Sections 28 and 29;

Thence N. 89°22'35" W., coincident with the north line of said NE1/4 of the SE1/4, a distance of 787.02 feet to a 5/8" rebar with cap PLS 11574, and the **POINT OF BEGINNING**;

Thence S. 00°55'59" W., 517.60 feet to a 5/8" rebar with cap PLS 11574;

Thence S. 89°22'11" E., 786.30 feet to the east line of said SE1/4 and the centerline of McDermott Road;

Thence S. 01°00'47" W., coincident with said centerline and said east line, 797.66 feet to a 5/8" rebar with cap PLS 11574 marking the S1/16 corner common to Sections 29 and 28;

Thence continuing, S. 01°00'47" W., coincident with said centerline and said east line, 1315.36 feet to a brass cap PLS 8575 marking the southeast corner of said Section 29;

Thence N. 89°21'55" W., coincident with the south line of said SE1/4, a distance of 1321.36 feet to an aluminum cap PLS 7880 marking the E1/16 corner common to said Sections 28 and 29;

Thence N. 00°55'59" E., coincident with the west line of said SE1/4, a distance of 1315.24 feet to an aluminum cap marking the SE1/16 corner;

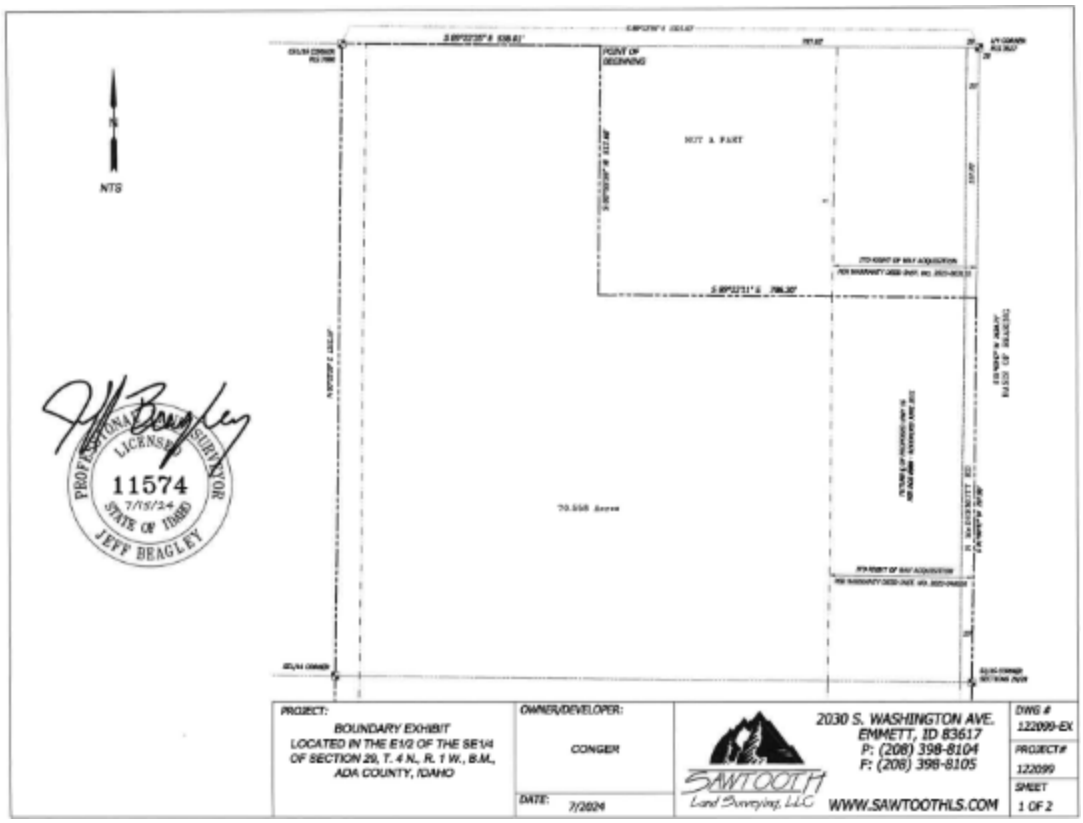
Thence continuing, N. 00°55'59" E., coincident with said west line, 1315.19 feet to an aluminum cap PLS 7880 marking the CE1/16 corner;

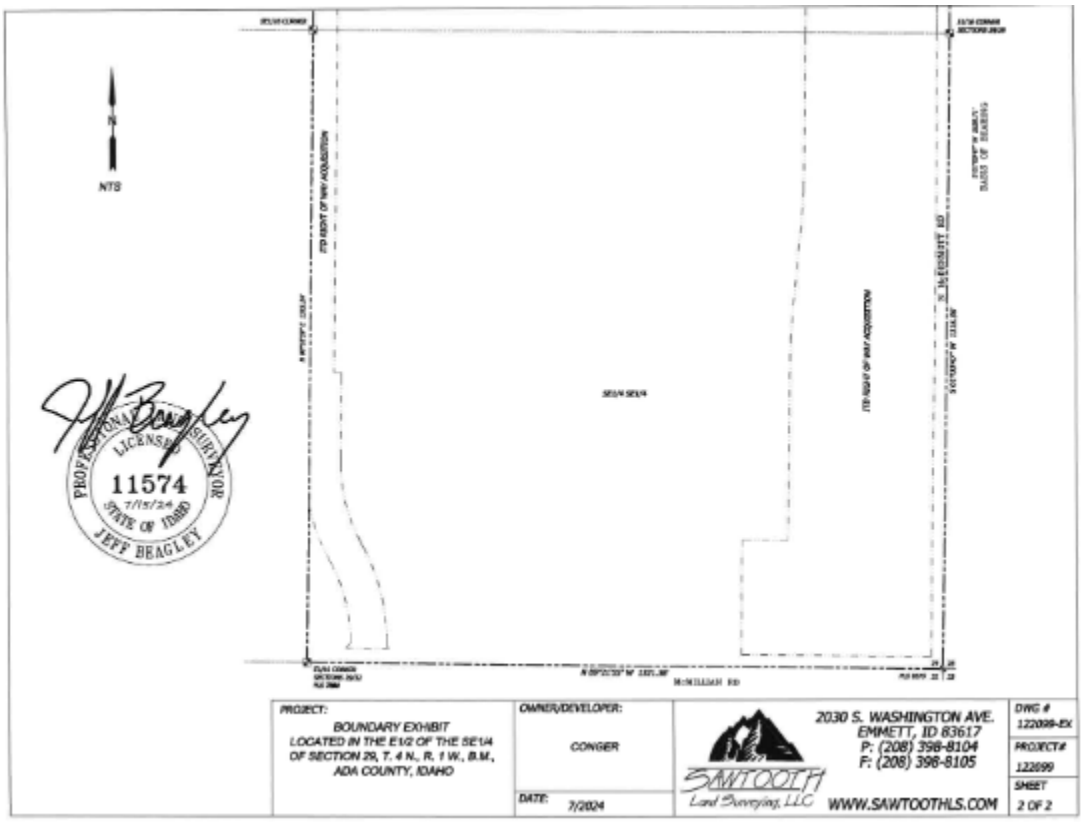
Thence S. 89°22'35" E., coincident with said north line 538.01 feet to the **POINT OF BEGINNING**.

Said parcel contains 70.558 acres more or less.

PROFESSIONAL LAND SURVEYOR
11574
7/15/24
STATE OF IDAHO
JEFF BEAGLEY

P:\2022\1 EMT\122099-ANVIL PARCELS SURVEY\Survey\Drawings\Descriptions\122099 Rockwell Overall Annexation.docx
Page | 1


NTS
POINT OF BEGINNING
NOT A PART
PROJECT:
BOUNDARY EXHIBIT
LOCATED IN THE E1/2 OF THE SE1/4
OF SECTION 29, T. 4 N., R. 1 W., B.M.,
ADA COUNTY, IDAHO
OWNER/DEVELOPER:
CONGER
DATE: 7/2024
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105
SAWTOOTH
Land Surveying, LLC
WWW.SAWTOOTHLS.COM
DWG # 122099-EX
PROJECT# 122099
SHEET 1 OF 2
PROFESSIONAL LICENSED SURVEYOR
11574
7/15/24
STATE OF IDAHO
JEFF BEAGLEY


NTS
SE1/4 SE1/4
McMILLAN RD
PROJECT:
BOUNDARY EXHIBIT
LOCATED IN THE E1/2 OF THE SE1/4
OF SECTION 29, T. 4 N., R. 1 W., B.M.,
ADA COUNTY, IDAHO
OWNER/DEVELOPER:
CONGER
DATE: 7/2024
2030 S. WASHINGTON AVE.
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F: (208) 398-8105
SAWTOOTH
Land Surveying, LLC
WWW.SAWTOOTHLS.COM
DWG # 122099-EX
PROJECT# 122099
SHEET 2 OF 2
PROFESSIONAL LICENSED SURVEYOR
11574
7/15/24
STATE OF IDAHO
JEFF BEAGLEY