

# COMMUNITY DEVELOPMENT DEPARTMENT REPORT



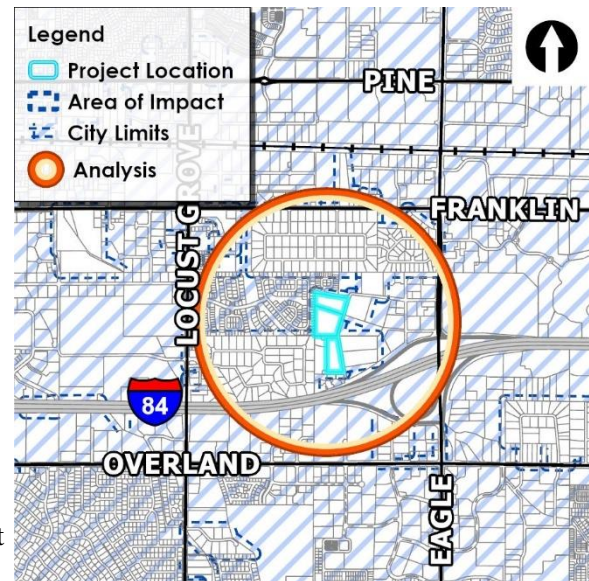
HEARING DATE: 5/6/2025

TO: Mayor & City Council  
FROM: Sonya Allen, Associate Planner  
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APPLICANT: Rodney Evans + Partners, LLC

SUBJECT: [H-2024-0059](#)  
Latitude Forty Three Subdivision – AZ,  
PP

LOCATION: 675, 715 and 955 S. Wells St., in the east  
1/2 of Section 17, T.3N., R.1E.



## I. PROJECT OVERVIEW

### A. Summary

Annexation of 17.27-acres of land with R-8 (13.78-acres), R-15 (2.42-acres) and C-N (1.07-acres) zoning; and Preliminary Plat to re-subdivide Lots 7, 21 and 22, Magic View Subdivision Amended into 79 residential lots, 1 commercial lot and 11 common/other lots on 15.97-acres of land in the R-8, R-15 and C-N zoning districts.

*Note: Since the original submittal, the plat was revised to include all public streets – private streets are no longer proposed; and the number of building lots were reduced from 81 residential lots, 1 commercial lot and 12 common/other lots to 79 residential lots, 1 commercial lot and 11 common lots.*

### B. Issues/Waivers

Per UDC 11-3A-6C.1, fencing along all natural waterways (i.e. Fivemile Creek) shall not prevent access to the waterway. In limited circumstances and in the interest of public safety, larger open water systems may require fencing as determined by the City Council, Director and/or Public Works Director.

**The Fivemile Creek bisects this site. A cross-section and photo of the creek is included below in Section VII.I, which depicts the approximate existing and finished grade on both sides of the creek, the slope and a 4' tall retaining wall on the south side of the creek. The slope on the north side is approximately 3:1, which meets the accessibility and maintenance standards for stormwater facilities in UDC 11-3B-11C.6 of a 3:1 slope or less – Staff recommends the north side remain open and not be fenced. The slope on the south side is approximately a 4:1 slope, which exceeds acceptable accessibility and maintenance standards – Staff recommends the south side is fenced with a 6' tall wrought iron fence for public safety in accord with UDC 11-3A-6C.3, unless the slope can be modified to 3:1 or less, in which case the creek should be accessible and not fenced. Council should consider Staff's recommendation and determine if it is appropriate.**

### C. Recommendation

Staff: Approval with the provisions included below in Section IV.

## D. Decision

Pending

## II. COMMUNITY METRICS

**Table 1: Land Use**

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped land	-
Proposed Land Use(s)	Single-family residential detached dwellings	-
Existing Zoning	RUT in Ada County	<a href="#">VII.A.2</a>
Proposed Zoning	R-8 (Medium Density Residential) (13.78-acres), R-15 (Medium High-Density Residential) (2.42-acres) and C-N (Neighborhood Business) (1.07-acres)	
Existing Future Land Use Map Designation	Medium Density Residential (MDR) & Mixed-Use Neighborhood (MU-N)	<a href="#">VII.A.3</a>

**Table 2: Process Facts**

Description	Details
Preapplication Meeting date	8/20/2024 PREAPP-2024-0128
Neighborhood Meeting	10/7/2024

**Table 3: Community Metrics**

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	Yes	
• Commission Action Required	No	
• Access	Access is proposed via E. Gentry Ln. and E. Wells Cir., local public streets; an emergency access only is proposed via E. Magic View Dr. through a common lot/driveway at the north end of the development. Public streets are proposed internally.	
• Traffic Level of Service	Meets ACHD's planning thresholds	
Traffic Impact Study (Y/N)	No (not required by ACHD)	
ITD Comments Received	<b>Yes – ITD requests a Traffic Impact Analysis (TIA) be provided as the development size and proximity to SH-55 will impact the State Highway system.</b>	
Meridian Fire	No comments received	
Meridian Police	No comments received	
Meridian Public Works Wastewater	Sewer is available from Wells St.; located in the Five Mile sewer shed (see conditions)	
Meridian Public Works Water	Water is available at site; each phase will need to be modeled to verify minimum fire flow pressure is maintained (see conditions).	

*See City/Agency Comments and Conditions Section for all department/agency and the [public record](#) for comments received on this application.*

### III. STAFF ANALYSIS

#### Comprehensive Plan and Unified Development Code (UDC)

##### A. General Overview

###### **Comprehensive Plan:**

Thirteen (13) acres of the subject property is designated on the Future Land Use Map (FLUM) in the Comprehensive Plan as Medium Density Residential (MDR) and the remaining 4.4-acres is designated Mixed Use – Neighborhood (MU-N).

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

The purpose of the MU-N designation is to allocate areas where neighborhood-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to avoid predominantly single-use developments by incorporating a variety of uses. Land uses in these areas should be primarily residential, comprising between 30% and 60% of the development area with gross densities ranging from six (6) to 12 units per acre (of the residential area), with supporting non-residential services. Multiple residential product types are desired within a single-mixed use area (see pp. 3-20 & 3-21 in the Comprehensive Plan for more info). Non-residential uses in these areas tend to be smaller scale and provide goods or services that people typically do not travel far for and need regularly. Employment opportunities for those living in the neighborhood are encouraged. Connectivity and access between the non-residential and residential land uses is critical in these areas. Tree-lined streets are also encouraged to be designed according to the conceptual MU-N plan depicted in Figure 3D in the Comprehensive Plan (see pp. 3-20 through 3-21 for more information on mixed use land uses and specifically MU-N uses in the Comprehensive Plan).

A total of 79 single-family residential detached homes on the property – 59 in MDR and 20 in MU-N – at an overall gross density of 4.85 dwelling units/acre in the residential areas of both designations. A gross density of 4.50 dwelling units/acre is proposed on the 13-acre MDR designated portion of the site and a gross density of 6.06 dwelling units/acre is proposed on the 3-acre residential portion of the MU-N designated area of the site, which is consistent with the density desired in the Comprehensive Plan for both designations.

Residential uses are proposed over 75% of the MU-N designated portion of the site with narrow 30-foot wide building lots with an average lot size of 2,791 square feet. A commercial pad is proposed on the remaining 25% of the MU-N designated area. Only one housing type (i.e. single-family detached) is proposed in the MU-N area, which Staff supports due to the small size of the site. A street pattern grid is proposed with blocks below 600-feet in length as desired. **Staff recommends tree-lined streets are provided along local streets within the MU-N designated area in accord with the Comprehensive Plan.** Although the percentage of proposed residential uses is 15% higher than desired in the MU-N area, Staff feels it's appropriate for the site as Staff envisions the area to the east of Wells St. and along Magic View Dr. developing with a higher percentage of commercial uses, which should average out.

Office uses exist to the south across E. Wells Cir. and an assisted living facility exists northeast of the site in the MU-N designated area. As only a small portion of the MU-N designated area has developed, Staff anticipates more of a variety of uses being provided in this area in the future when the remainder of the larger MU-N area develops or redevelops.

###### **Annexation & Zoning:**

Annexation of 17.27-acres of land is requested with R-8 (13.78-acres), R-15 (2.42-acres) and C-N (1.07-acres) zoning districts per the legal descriptions and exhibit maps included below in Section VII.C.

The area proposed to be zoned R-8 is mostly located in the MDR designation with a small portion where the creek is located in the MU-N designation; the area proposed to be zoned R-15 and C-N is located entirely within the MU-N designation.

**Preliminary Plat:**

A Preliminary Plat is proposed to re-subdivide Lots 7, 21 and 22, Magic View Subdivision Amended into 79 residential lots, 1 commercial lot and 11 common/other lots on 15.97-acres of land in the R-8, R-15 and C-N zoning districts. The plat is proposed to develop in two (2) phases as shown on the preliminary plat in Section VII.D.

The minimum lot size proposed in the R-8 district is 4,646 square feet (s.f.) with an average lot size of 5,629 s.f.; the minimum lot size in the R-15 district is 2,730 s.f. with an average lot size of 2,791 s.f. The C-N zoned lot is 29,634 s.f.

The proposed plat layout provides a good transition in lot sizes/widths to Snorting Bull Subdivision No. 2 (aka Woodbridge) to the west with some lots only being slightly off-set; **Staff recommends the Applicant consider revising the plat so that lot lines entirely align with adjacent lot lines as requested by abutting property owners.**

The proposed development is consistent with Comprehensive Plan Goal #3.07.01A which states, “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.”

**Table 4: Project Overview**

Description	Details
History	This property was included in Magic View Subdivision Amended plat as Lots 7, 21 and 22. <i>An annexation request was previously approved for this property in 2019, but the development agreement wasn't signed and consequently the property wasn't annexed (H-2019-0127 Andorra Senior Living). Another annexation request, which included a preliminary plat and a conditional use permit for an assisted living facility, was denied by Council in 2021 as it was deemed to not be in the best interest of the City [Wells Street Assisted Living/Andorra (<a href="#">H-2021-0024</a>)].</i>
Phasing Plan	2 phases
Physical Features	The Five Mile Creek crosses the southern portion of this property.
Acreage	15.97-acres
Lots	79 single-family residential building lots, 1 commercial lot and 11 common/other lots

## **B. Site Development and Use Analysis**

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

There are no existing structures on this site, all previous structures have been removed. There are existing trees on the site that may require mitigation in accord with the standards listed in UDC 11-3B-10C.5; the landscape plan should be revised to include mitigation information, as applicable.

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

Single-family residential detached dwellings are listed as principal permitted uses in the R-8 and R-15 zoning districts, per UDC Table 11-2A-2. An end-user has not yet been identified for the C-N zoned lot; allowed uses are listed in UDC Table 11-2B-3 for the C-N zoning district.

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

See UDC Tables 11-2A-6 and 11-2A-7 for dimensional standards of the R-8 and R-15 zoning districts, and UDC Table 11-2B-3 for dimensional standards of the C-N zoning district.

## C. Design Standards Analysis

### 1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):

Compliance with the structure and site design standards in UDC 11-3A-19 is required for the non-residential portion of the development. **The pathway proposed through the common area in the residential area on the southern portion of the site should extend into the non-residential portion of the site and provide a pedestrian connection to the building entrance to promote pedestrian mobility within the mixed use development.**

The proposed commercial structure is required to comply with the non-residential design standards listed in the Architectural Standards Manual (ASM); the proposed single-family detached structures are exempt from design standards.

**In accord with the Comprehensive Plan, non-residential buildings should transition to and compliment adjacent residential buildings in mass and form; and transitions between different land uses should include highly connected open space.**

### 2. Qualified Open Space & Amenities (*Comp Plan, UDC 11-4-3-27*):

The proposed development is consistent with the following Comprehensive Plan policies and goals:

- *Plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices* (policy #2.02.00); and
- *Open space should be prioritized along natural or naturalized amenities (i.e. creeks and canals), integrated with pathways and pedestrian corridors, and located away from site features that may obscure visibility and attract dangerous or illegal behavior.* (pg. 3-18)

Compliance with the open space and site amenity standards listed in UDC [11-3G-3](#) and [11-3G-4](#) is required.

A minimum of 15% (or 2.28-acres) qualified open space is required to be provided within the development based on 15.18-acres of land in the residential area. Open space is required to comply with the quality standards listed in UDC 11-3G-3A.2 and the qualified open space standards listed in UDC 11-3G-3B.

The Applicant proposes a total of 2.47-acres (or 16%) qualified open space consisting of active and passive areas that include open grassy areas exceeding 5,000 square feet in area with a natural waterway (i.e. the Fivemile Creek) and linear open space as shown on the open space exhibit in Section VII.I.

Amenities totaling a minimum of three (3) points are required to be provided based on 15.18-acres of residential development area. Site amenities totaling 12 points (pts.) are proposed from the Quality of Life and Recreation Activity categories as shown on the exhibit in Section VII.I as follows:

- Quality of Life: picnic area on a site 5,000 s.f. or greater in size (2 points)  
**Per UDC 11-3G-4C.5, a picnic area is required to include tables, benches, landscaping, and a structure for shade.**
- Recreation Activity Area: tot lot (1 point), two (2) paved pickleball sports courts (totaling 8 points), and approximately 700-feet of 10-foot wide multi-use pathway (under ¼ mile = 0 points).  
**Per UDC 11-3G-4D.3, 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 shall be provided nearby.**

**Per UDC 11-3G-4D.5, sports courts are required to have markings and include benches for seating.**

- i. The proposed common open space and site amenities meet and exceed UDC standards for such.
- ii. Landscaping is required to be provided in common open space areas in accord with the standards listed in UDC 11-3G-5B and maintained in accord with the standards listed in UDC 11-3G-5C.

The first phase of development consists of the land north of the Fivemile Creek and will include the picnic, playground and multi-use pathway amenities; the second phase consists of the land south of the creek and will include the two (2) pickleball court amenities.

3. Landscaping (*Comp Plan, UDC 11-3B*):

*Attractive landscaping and pedestrian friendly design is proposed within the development in accord with Comprehensive Plan Policy #5.01.02G.*

Landscaping is required to be provided within the development in accord with the standards listed in UDC 11-3B.

i. Landscape buffers along streets

A 10-foot wide street buffer is required along local streets (i.e. S. Wells St., Wells Cir., and S. Longitude Dr.) on the C-N zoned lot (i.e. Lot 14, Block 5) per UDC Table 11-2B-3; **landscaping is required to be installed within the buffer in accord with the standards listed in UDC [11-3B-7C](#) with development of the subdivision. The landscape plan submitted with the final plat application should include landscaping and calculations that demonstrate compliance with these standards.**

An 8-foot-wide perimeter street buffer is proposed along E. Magic View Dr. and S. Wells St., local streets. **Although street buffers aren't required along local streets in residential districts, a minimum setback of 10-feet is required for fences along streets. Therefore, the buffer should be widened as needed to provide a minimum 10-foot wide setback for the fence as measured from the property line in accord with UDC 11-3A-7C.3.**

**All street buffers are required to be in a common lot or on a permanent dedicated buffer easement, maintained by the property owner, homeowner's association or business owner's association per UDC 11-3B-7C.2a and should be depicted on the plat.**

ii. Storm integration

Stormwater integration is required in accord with the standards listed in UDC [11-3B-11C](#).

A [\*Geotechnical Recommendation Report\*](#) was submitted with this application and is included in the project file.

iii. Pathway landscaping

Landscaping is required along all pathways in accord with the standards listed in UDC [11-3B-12C](#). A 5' wide landscape strip is depicted on the landscape plan along both sides of the proposed multi-use pathway; **a mix of trees, shrubs, lawn, and/or other vegetative ground cover should be provided within the landscape strips next to the pathway.** A minimum of one (1) tree is required per 100 linear feet of pathway. **Staff recommends the required trees are spread out more evenly for shade purposes at approximately one (1) every 100'. A calculations table should be included on the landscape plan submitted with the final plat application that demonstrates compliance with the aforementioned standards.**

iv. Common open space

Common open space areas are required to be landscaped in accord with the standards in UDC 11-3G-5B and maintained in accord with the standards in UDC 11-3G-5C. **Calculations should be included on the landscape plan submitted with the final plat application that demonstrate compliance with these standards.**

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

Off-street parking is required to be provided for each dwelling unit based on the number of bedrooms per unit in accord with the standards for single-family detached dwellings in UDC Table 11-3C-6. On-street parking is available along both sides of internal public streets.

Off-street vehicle parking is required to be provided for non-residential uses in accord with the standards in UDC 11-3C-6B.1. Bicycle parking is required per the standards in UDC 11-3C-6G.

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

Several conceptual building elevations were submitted for the proposed single-story and 2-story single-family detached residential homes for each of the lot sizes proposed, included in Section VII.H below. A variety of materials are proposed including vertical and horizontal lap siding, board and batten siding, shake siding, smooth panel siding, and fenestration with masonry accents in a variety of colors and design elements/features with varying roof profiles and wall modulation that demonstrate the quality of development proposed. Single-family detached residential structures are exempt from the design standards in the Architectural Standards Manual (ASM).

Conceptual elevations were not submitted for the commercial structure on Lot 14, Block 5. The commercial structure is required to comply with the non-residential design standards in the ASM.

Staff is of the opinion the proposed conceptual building elevations are in accord with Comprehensive Plan Policy #5.01.02L: “*Support beautiful and high-quality development that reinforces neighborhood character and sustainability.*”

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

All fencing proposed on the site should comply with the standards listed in UDC 11-3A-6 and 11-3A-7. A variety of fencing types are proposed as shown on the landscape plan in Section VII.F below. All existing perimeter fencing will either be retained and protected or replaced; the developer will coordinate with all affected neighbors.

**Per UDC 11-3A-6C.1, fencing along all natural waterways shall not prevent access to the waterway. In limited circumstances and in the interest of public safety, larger open water systems may require fencing as determined by the City Council, Director and/or Public Works Director. A cross-section and photo of the creek is included below in Section VII.I, which depicts the approximate existing and finished grade on both sides of the creek, the slope and a 4’ tall retaining wall on the south side of the creek. Approximately a 3:1 slope is shown on the north side of the creek. Because the slope on the north side meets the slope requirements in UDC 11-3B-11C.6 for accessibility and maintenance of stormwater facilities of 3:1 or less, Staff recommends this side remain open and not be fenced in accord with UDC 11-3A-6C.1 but recommends a 6’ tall open vision wrought iron fence is installed along the south side of the creek for public safety since the slope in that area exceeds acceptable standards for accessibility *unless* the slope can be modified to be 3:1 or less – Council may determine otherwise.**

**Fencing depicted along S. Hickory St. on Lots 6 and 7, Block 3 and Lots 5 and 6, Block 2 and along E. Magic View Dr. and S. Wells St. is required to be setback a minimum of 10’ from the street side property line per UDC 11-3A-7C.3. The maximum fence height in the required front yard including the front and side yard property lines shall be 3-feet for a closed vision**

fence and 4-feet for an open vision fence per UDC 11-3A-7C.2. The fencing plan and landscape plan should be revised accordingly to comply with UDC standards.

Side yard fences that follow the side yard property line are only allowed where the side setback is five or greater per UDC 11-3A-7C.5. This restriction applies to the R-15 zoned lots if a 3' setback is proposed.

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

No parkways are proposed; however, Staff is recommending detached sidewalks with parkways for tree-lined streets are provided in the MU-N designated portion of the site in accord with the standards for such in UDC 11-3A-17.

**D. Transportation Analysis**

A Traffic Impact Study (TIS) was not submitted for this development as ACHD did not require one.

Due to the development size and proximity to SH-55, impacts to the State Highway System are anticipated. The SH-55 corridor is already congested and this project will increase the number of vehicle trips. Therefore, the Idaho Transportation Department (ITD) has requested a Traffic Impact Analysis (TIA) be submitted for this development and may make further comments upon review of the TIA. The developer is working on this request.

Residents in Woodbridge Subdivision to the west have expressed concern pertaining to the high volume of traffic currently passing through their neighborhood between S. Locust Grove Rd. and E. Magic View Dr. via E. Woodbridge Dr. for access to S. Eagle Rd. and the negative impact the proposed development will have, which will exacerbate an already challenging situation. To alleviate this, the Applicant is not proposing public access via E. Magic View Dr. to discourage cut-through traffic.

**Capital Improvements Plan (CIP)/Integrated Five Year Work Plan (IFYWP):** The bridge (#1224) over the Five Mile Creek on S. Wells Street is scheduled in the IFYWP to be replaced in 2029. The bridge is currently designed to match existing facilities, which do not include bicycle lanes or pedestrian walkways; however, the width of the bridge will accommodate these improvements in the future when adjacent properties redevelop and provide these facilities. ACHD will require a road trust from the developer for the cost of these improvements and include them in their project if this development goes forward.

**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
** Magic View Drive	712-feet	Local Commercial	80	N/A
** Wells Street	1,575-feet	Local Commercial	N/A	N/A
** Wells Circle	344-feet	Local Commercial	N/A	N/A

\*\* ACHD does not set level of service thresholds for local streets.

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

1. Access is proposed for the site via existing and proposed local public streets. Access to the northern portion of the development is proposed via S. Wells St. from E. Gentry Ave., existing unopened right-of-way. An emergency only access is proposed via E. Magic View Dr. at the northern boundary of the site via a common driveway on Lot 22, Block 1. Access to the southern portion of the development is proposed via S. Wells St. and E. Wells Cir.

Two (2) stub streets are proposed to the west to be extended with future development for access and interconnectivity with adjacent developments; no stub streets exist to this property.

Local street connectivity is proposed within the development in accord with Comprehensive Plan Policy #6.01.02B, “Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.”

2. Multiuse Pathways (UDC 11-3A-5):

Multi-use pathways are required to be provided with development in accord with the Pathways Master Plan. A 10’ wide segment of the City’s multi-use pathway system is proposed from S. Wells St. to the west along the north side of the Fivemile Creek and to the north and west property line for connection to the existing pathway in Woodbridge Subdivision, in accord with the Plan. A pathway stub is also provided to the property to the west (Parcel #R5443010202) for future extension.

3. Pathways (Comp Plan, UDC 11-3A-8):

All pathways should be constructed in accord with the standards listed in UDC [11-3A-8](#) and in accord with the site specific geotechnical report for light duty paving per UDC 11-3B-12C.3. In the case where no geotechnical report is available pathways shall be built using two and one-half (2.5) inches of asphaltic concrete over four (4) inches of crushed aggregate base over ten (10) inches of structural subbase over compacted subgrade. Materials and methods shall conform to ISPWC standard specifications.

Pathways are depicted on the landscape plan through the internal common areas for pedestrian access to amenities and the commercial pad on the south end of the site. A multi-use pathway is stubbed to the west boundary of this property from Woodbridge Subdivision.

4. Sidewalks (UDC 11-3A-17):

All sidewalks should be constructed in accord with the standards listed in UDC [11-3A-17](#). Five-foot wide attached sidewalks are proposed along all local streets within and adjacent to the development. **As noted above, Staff recommends detached sidewalks with landscaped parkways are provided in the MU-N designated portion of the site in accord with the Comprehensive Plan.** ~~In the interim of the bridge being replaced across the Fivemile Creek, Staff recommends a minimum 5’ wide temporary asphalt pathway is provided along Wells St. if there is adequate area alongside the existing road.~~ ACHD confirmed there isn’t adequate area for the pathway.

5. Subdivision Regulations (UDC 11-6):

Compliance with the subdivision design and improvements standards listed in UDC [11-6C-3](#) is required.

**Common driveways:** Three (3) common driveways are proposed, which are required to comply with the standards listed in UDC 11-6C-3D. Common driveways should be paved with a surface with the capability of supporting fire vehicles and equipment. A common driveway exhibit is included in Section VII.E below that depicts the setbacks, building envelope and orientation of the lots and structures.

**Block face:** All of the proposed block faces comply with the required standards.

**The subject property should be subdivided prior to submittal of any building permit applications for the phase of development in which they are located.**

## E. Services Analysis

See Service Accessibility Report in Section VII.B below.

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

All waterways, except natural waterways, are required to be piped unless used as a water amenity or linear open space, in which case they may be left open as set forth in UDC 11-3A-6.

The Fivemile Creek, a natural waterway, bisects this site within a 100' wide easement and should remain open and be protected during development. Building lots do not and should not encroach within the easement. A cross-section of the creek is included in Section VII.I below that shows the approximate existing and finished grade on both sides of the creek, slope and a 4' tall retaining wall on the south side of the creek.

A portion of this site is located within the floodway in zones X and AE. **A floodplain permit is required before any grading in the floodplain begins. Floodplain permits are required for each building in the floodplain along with elevation certificates certifying lowest floor elevation is 2 feet above base flood elevation.**

2. Pressurized Irrigation (*UDC 11-3A-15*):  
Underground pressurized irrigation water is required to be provided in each development as set forth in UDC [11-3A-15](#).
3. Storm Drainage (*UDC 11-3A-18*):  
An adequate storm drainage system is required in accord with the adopted standards, specifications and ordinances; design and construction shall follow Best Management Practice as adopted by the City per UDC 11-3A-18.
4. Utilities (*Comp Plan, UDC 11-3A-21*):  
All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

Water service is available at the site and sewer service is available from S. Wells St. **Each phase of the development will need to be modeled to verify minimum fire flow pressure is maintained.**

5. Topography  
This property slopes down to the center from the north and the south ends of the site as shown on Sheet 3 of the plat.
6. Hazards  
Staff is unaware of any hazards that exist on this site other than the Fivemile Creek, which may present a danger to young children.

#### IV. CITY/AGENCY COMMENTS & CONDITIONS

##### A. Meridian Planning Division

1. A new Development Agreement (DA) shall be required as a provision of the Annexation and Zoning application.  
  
Prior to approval of the annexation ordinance, a new DA shall be entered into between the City of Meridian, the property owner at the time of annexation ordinance adoption, and the developer. **A final plat application shall not be submitted until the annexation is finalized.** 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 request. The new DA shall incorporate the following provisions:
  - i. Future development of the subject property shall be generally consistent with the preliminary plat, phasing plan, landscape plan, open space and site amenity exhibit and conceptual building

elevations included below in Section VII, the conditions contained herein and the standards in the Unified Development Code (UDC).

- ii. The subject property shall be subdivided prior to submittal of any building permit applications for the phase of development in which they are located.
  - iii. The pathway through the common area in the residential portion of the Mixed Use – Neighborhood (MU-N) designated portion of the site shall extend into the non-residential portion of the site and provide a pedestrian connection to the main building entrance to promote pedestrian mobility within the mixed-use development in accordance with the Comprehensive Plan.
  - iv. Tree-lined streets with detached sidewalks shall be provided in the MU-N designated portion of the development in accordance with the Comprehensive Plan for MU-N designated areas.
  - v. Administrative design review shall be required for the commercial structure in accord with the non-residential design standards in the Architectural Standards Manual. The non-residential building shall transition to and compliment adjacent residential buildings in mass and form in accord with the Comprehensive Plan. *Single-family detached structures are exempt from design standards.*
2. The final plat shall include the following revisions:
- i. Graphically depict the 14-foot-wide public pedestrian easement for the multi-use pathway with the recorded instrument number of the easement.
  - ii. Depict a 10-foot-wide street buffer along S. Wells St., Wells Cir., and S. Longitude Dr. on the C-N zoned lot (i.e. Lot 14, Block 5) per UDC Table 11-2B-3, in a common lot or on a permanent dedicated buffer easement, maintained by the property owner, homeowner's association or business owner's association per UDC 11-3B-7C.2a.
  - iii. Depict detached sidewalks with parkways in the MU-N designated portion of the site in accord with the standards listed in UDC 11-3A-17 and the Comprehensive Plan.
  - iv. Perpetual ingress/egress shall be required for the common driveways either by a recorded easement or as a note on a recorded final plat as set forth in UDC 11-6C-3D. The easement or plat note shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.
  - v. Widen the street buffer along E. Magic View Dr. and S. Wells St. to allow for a 10-foot wide minimum setback from the property line for perimeter fencing along streets in accord with UDC 11-3A-7C.3.
  - vi. Remove the sidewalk along the west side of S. Longitude Dr. and provide right-of-way to the west property line.
3. The landscape plan shall include the following revisions:
- i. Depict tables, benches, landscaping, and a structure for shade for the picnic area amenity, in accord with UDC 11-3G-4C.5; include a detail for these items.
  - ii. Depict commercial grade play equipment scaled and designed for the use and safety of younger children for the tot lot; benches for seating shall be provided nearby in accord with UDC 11-3G-4D.3; include a detail for these items.

- iii. Per UDC 11-3G-4D.5, sports courts are required to have markings and include benches for seating; include a detail for these items.
  - iv. The 5-foot-wide landscape strips along pathways shall include a mix of trees, shrubs, lawn, and/or other vegetative ground cover as set forth in UDC 11-3B-12C; trees should be spaced out more evenly for shade purposes at approximately one (1) every 100 linear feet, additional trees beyond the minimum number may be provided.
  - v. Depict landscaping within minimum 10-foot wide street buffers adjacent to local streets on Lot 14, Block 5 in accord with the standards listed in UDC 11-3B-7C.
  - vi. Fencing along S. Hickory St. on Lots 5 and 6, Block 2 and Lots 6 and 7, Block 3 shall be depicted a minimum of 10-feet from the street side property line per UDC 11-3A-7C.3.
  - vii. The maximum fence height in the required front yard including the front and side yard property lines shall be 3-feet for a closed vision fence and 4-feet for an open vision fence per UDC 11-3A-7C.2; revise accordingly.
  - viii. Include a calculations table that demonstrates compliance with the standards for landscaping within street buffers (UDC 11-3B-7C), along pathways (UDC 11-3B-12C) and within common open space areas (UDC 11-3G-5B).
  - ix. Depict detached sidewalks with parkways for tree lined streets in the MU-N designated portion of the site in accord with the standards listed in UDC 11-3A-17 and the guidelines in the Comprehensive Plan.
  - x. Widen the street buffer along E. Magic View Dr. and S. Wells St. to allow for a 10-foot wide minimum setback for perimeter fencing from the property line in accord with UDC 11-3A-7C.3.
  - xi. Remove the fencing depicted along the north side of the Fivemile Creek and depict 6-foot tall wrought iron fencing along the south side of the Fivemile Creek for public safety, unless otherwise modified by City Council.
  - xii. Depict a minimum 5-foot wide temporary asphalt pathway along Wells St. if there is adequate area alongside the existing road. *ACHD confirmed there is not adequate area for a pathway.*
  - xiii. Include mitigation information for existing trees on the site that are being removed with development in accord with the standards listed in UDC 11-3B-10C.5, as applicable.
  - xiv. Remove the sidewalk along the west side of S. Longitude Dr. and provide right-of-way to the west property line.
4. The common driveways shall be constructed in accord with the standards listed in UDC 11-6C-3D and building setbacks shall be as shown on the common driveway exhibit in Section VII.E.
  5. All pathways shall be constructed in accord with the site-specific geotechnical report for light duty paving per UDC 11-3B-12C.3. In the case where no geotechnical report is available pathways shall be built using two and one-half (2.5) inches of asphaltic concrete over four (4) inches of crushed aggregate base over ten (10) inches of structural subbase over compacted subgrade. Materials and methods shall conform to ISPWC standard specifications.
  6. Submit a 14-foot-wide public pedestrian easement for the multi-use pathway on this site prior to submittal of the final plat for City Engineer signature.
  7. Off-street parking shall be provided for all single-family residential dwellings in accord with the standards for such listed in UDC Table [11-3C-6](#).

8. The Fivemile Creek shall remain open as a natural amenity and shall not be piped or otherwise covered in accord with UDC 11-3A-6 and shall be protected during development.
9. All waterways, except natural waterways (i.e. the Fivemile Creek), intersecting, crossing or lying within the area being development are required to be piped unless used as a water amenity or linear open space, in which case they may be left open as set forth in UDC [11-3A-6](#). If left open, fencing may be required in accord with the standards listed in UDC [11-3A-6C](#).
10. Wayfinding address signage shall be provided at the public street for homes accessed via common driveways (i.e. Lots 6-8 and 19-20 and 31-32, Block 1).
11. A floodplain permit is required before any grading in the floodplain begins. Floodplain permits are required for each building in the floodplain along with elevation certificates certifying lowest floor elevation is 2 feet above base flood elevation.
12. Side yard fences that follow the side yard property line are only allowed where the side setback is five or greater per UDC 11-3A-7C.5. This restriction applies to the R-15 zoned lots if a 3-foot side setback is proposed.
13. Approval of the preliminary plat shall become null and void if the applicant fails to obtain the city engineer's signature on the first phase final plat within two (2) years of City Council's approval of the preliminary plat; or a time extension may be requested as set forth in UDC 11-6B-7.

*Other Agency comments may be accessed in the project file in the public record. Copy and paste the following link into your browser:*

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=367307&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 Commission finds the proposed map amendment and development plan generally complies with provisions of the Comprehensive Plan pertaining to transition in density, residential densities and compatibility with adjacent uses.*
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;  
*The Commission finds the proposed amendment to the R-8 and R-15 zoning districts is consistent with the purpose statement of the residential districts in that it contributes to the range of housing opportunities in this area consistent with the Comprehensive Plan.*
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;  
*The Commission finds the proposed map amendment should not be materially detrimental to the public health and safety but recommends the Commission and Council rely on public testimony to determine this finding.*

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

*The Commission finds the proposed map amendment should not result in an adverse impact upon the delivery of services by any political subdivision providing public services, including the school district based on 2024-2025 student enrollment numbers.*

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

*The Commission finds the proposed annexation with the recommended conditions of approval is in the best interest of the City.*

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

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

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

*The Commission finds the proposed plat is in conformance with the Comprehensive Plan and is consistent with the UDC with the conditions contained herein.*

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

*The Commission finds public services are available to the site 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;

*ACHD is planning to construct a new bridge across the Fivemile Creek in the CIP; no other improvements are planned. Other than that, the Commission finds there are no scheduled public improvements that affect development of this site.*

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

*The Commission finds there is public financial capability of supporting services for the proposed development.*

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

*The Commission finds the proposed development should not be detrimental to the public health, safety or general welfare but recommends the Commission and Council rely on public testimony to determine this finding.*

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

*The Commission finds the Fivemile Creek, which crosses this site, should be preserved and protected during development of this site. Staff is unaware of any other such features that exist on this site but if any others exist, they shall be preserved.*

## **VI. ACTION**

### **A. Staff:**

Staff recommends approval of the proposed AZ and PP requests with the requirement of a development agreement and the conditions of approval included above in Section IV.

- B. The Meridian Planning & Zoning Commission heard these items on April 3, 2025. At the public hearing, the Commission moved to recommend approval of the subject AZ and PP requests.

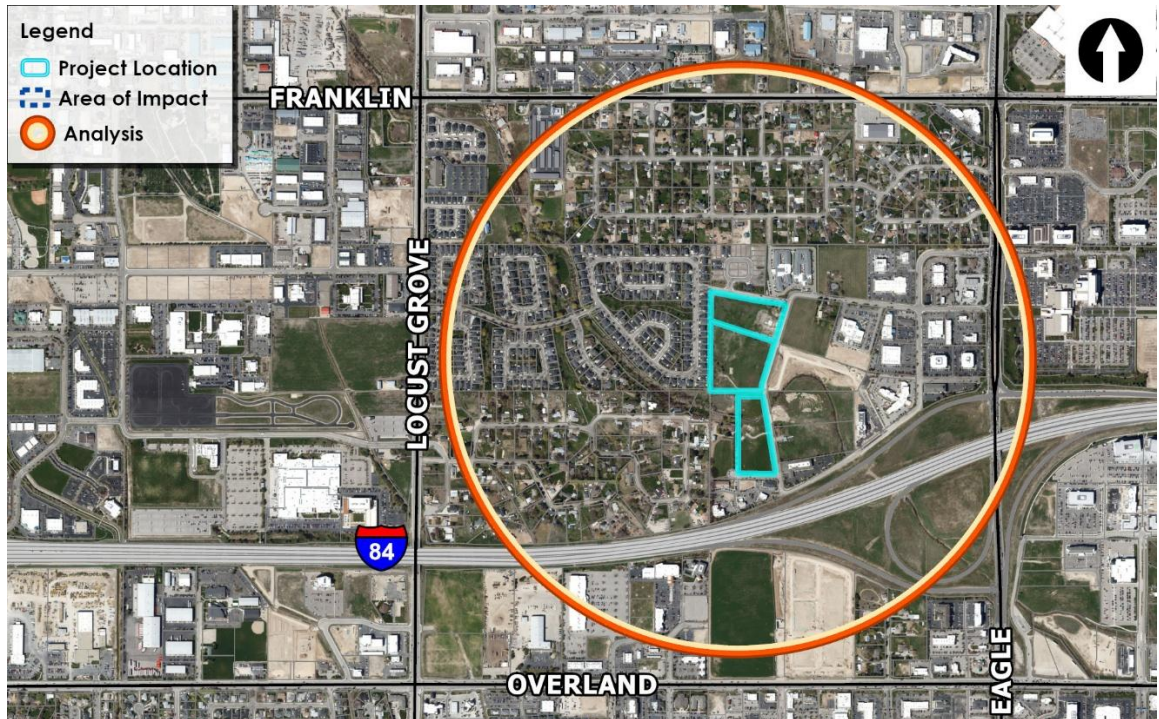
1. Summary of Commission public hearing:
  - a. In favor: Ben Semple, Rodney Evans + Partners, LLC
  - b. In opposition: None
  - c. Commenting: Robin McCulley
  - d. Written testimony: Ben Semple, Rodney Evans + Partners, LLC; Robin McCulley; Cassy Peck; Celeste Fox; Kathleen Lewis; Tanya Bader; Erin Russell; Raymond Spencer
  - e. Staff presenting application: Sonya Allen
  - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
  - a. The existing fence along Woodbridge's east boundary (the site's west boundary) is crooked and doesn't lie on the property line in many places due to the location of existing trees & poor construction; request for details on what the plan is for fencing along the west boundary of the site – desire for vinyl fencing not to be an approved material in this area;
  - b. The high volume of traffic going through Woodbridge subdivision between Locust Grove & Eagle Roads, which will worsen with more homes being developed in this area; long wait times at the intersection of Eagle/Allen at the traffic signal and safety concerns – request for this area to be rezoned for non-residential uses;
  - c. Privacy issues with 2-story homes being built next to single-story homes; and question if 2-story homes will have windows facing adjacent rear yards;
  - d. Request for the developer to provide details in writing of their planned building setbacks on lots next to Woodbridge to be included in the DA;
  - e. Request for the developer to address what future builders can do to prevent drainage issues on abutting lots in Woodbridge due to the higher elevation of the subject property;
  - f. Ms. McCulley expressed concern about a tree located along her rear property line and how it would be impacted by a new fence.
3. Key issue(s) of discussion by Commission:
  - a. General consensus the proposed development will fit in well with the existing residential development to the west (i.e. Woodbridge);
  - b. Recognition of the traffic issues in this area;
  - c. Agreement with Staff's recommendation pertaining to fencing along the Fivemile Creek.
4. Commission change(s) to Staff recommendation:
  - a. At Staff's request, the Commission included new conditions requiring mitigation information to be included on the landscape plan for existing trees on the site that are being removed with development in accord with the standards listed in UDC 11-3B-10C.5, as applicable; and removal of the sidewalk along the west side of Longitude Dr. with provision of ROW to the west property line.
5. Outstanding issue(s) for City Council:
  - a. Council should determine if the fencing recommended by Staff along the Fivemile Creek is appropriate as set forth in UDC 11-3A-6C.

## VII. EXHIBITS

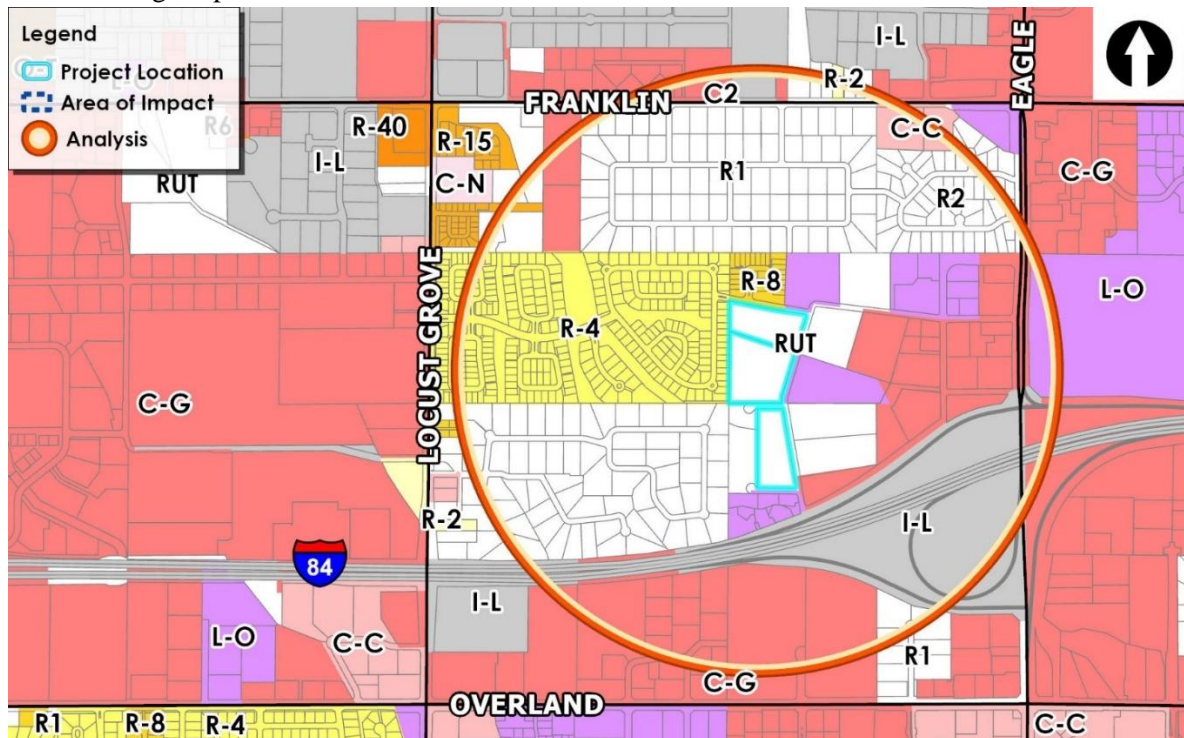
### A. Project Area Maps

(link to [Project Overview](#))

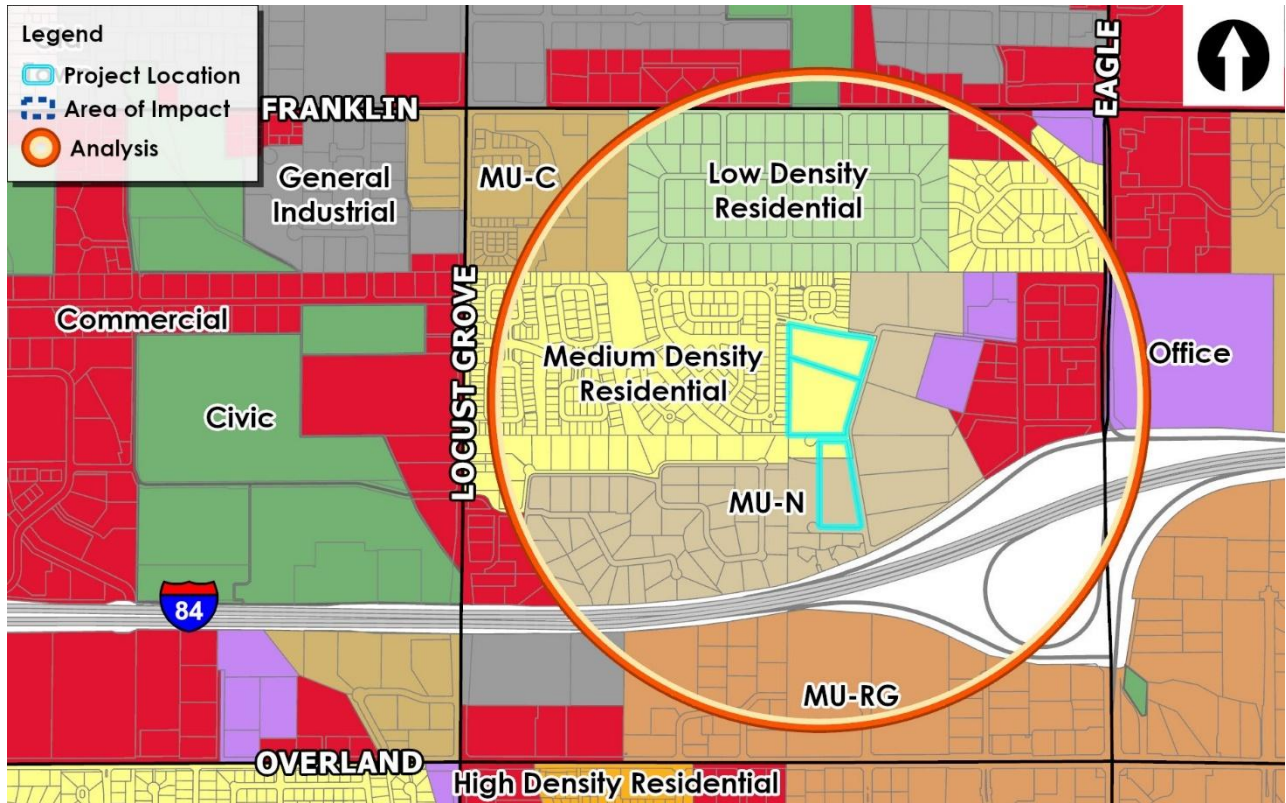
#### 1. Aerial



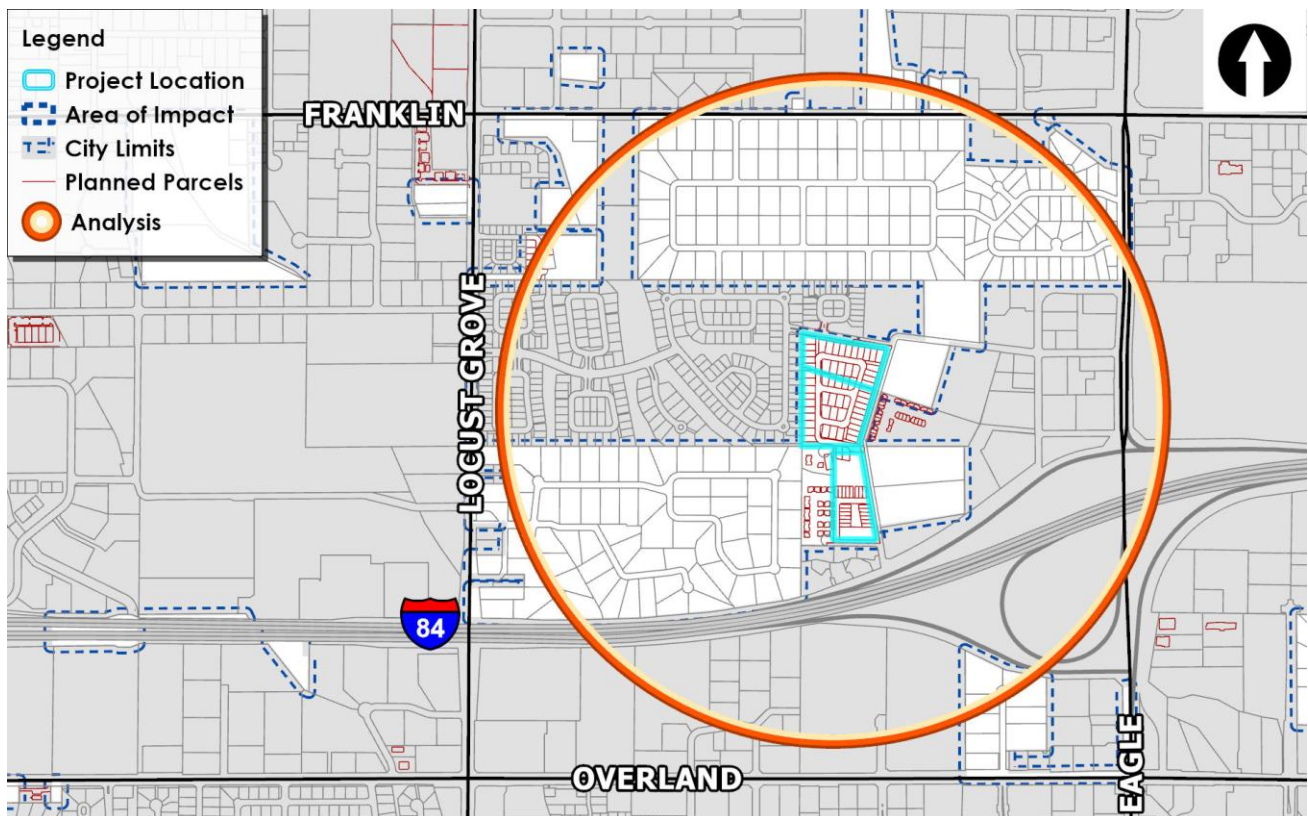
#### 2. Zoning Map



### 3. Future Land Use



### 4. Planned Development Map



## B. Service Accessibility Report

### PARCEL R5443010220 SERVICE ACCESSIBILITY

<b>Overall Score: 26</b>	<b>21st Percentile</b>
--------------------------	------------------------

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 5-9 min.	YELLOW
Emergency Services Police	Meets response time goals most of the time	GREEN
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) matches existing (# of lanes)	GREEN
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

Report generated on 02-21-2025 by MERIDIAN\sallen

## C. Annexation Legal Description & Exhibit Map



October 10, 2024

### Latitude Forty Three Annexation Description

Lots 7, 21 and 22 of the Amended Magic View Subdivision, filed in Book 52 of Plats at Pages 4445-4446, Ada County Records, being located in the East Half of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Center Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, from which the North Quarter Corner of said Section 17 bears North 00°23'48" East, 2,657.09 feet; said Commencing Point being the Southwest Corner of said Lot 22;

Thence along the Lot Lines of said Lots 7, 21 and 22 the following nine (9) courses and distances:

1. North 00°23'48" East, a distance of 901.42 feet;
2. South 80°09'03" East, a distance of 409.00 feet;
3. North 09°50'57" East, a distance of 25.00 feet;
4. South 80°09'03" East, a distance of 312.19 feet;
5. South 16°49'09" West, a distance of 802.30 feet;
6. South 09°36'26" East, a distance of 824.91 feet;
7. North 89°15'33" West, a distance of 373.45 feet;
8. North 00°01'21" West, a distance of 773.67 feet;
9. North 89°57'50" West, a distance of 252.88 feet to the POINT OF BEGINNING of this description.

Containing 752,265 square feet or 17.27 acres of land.



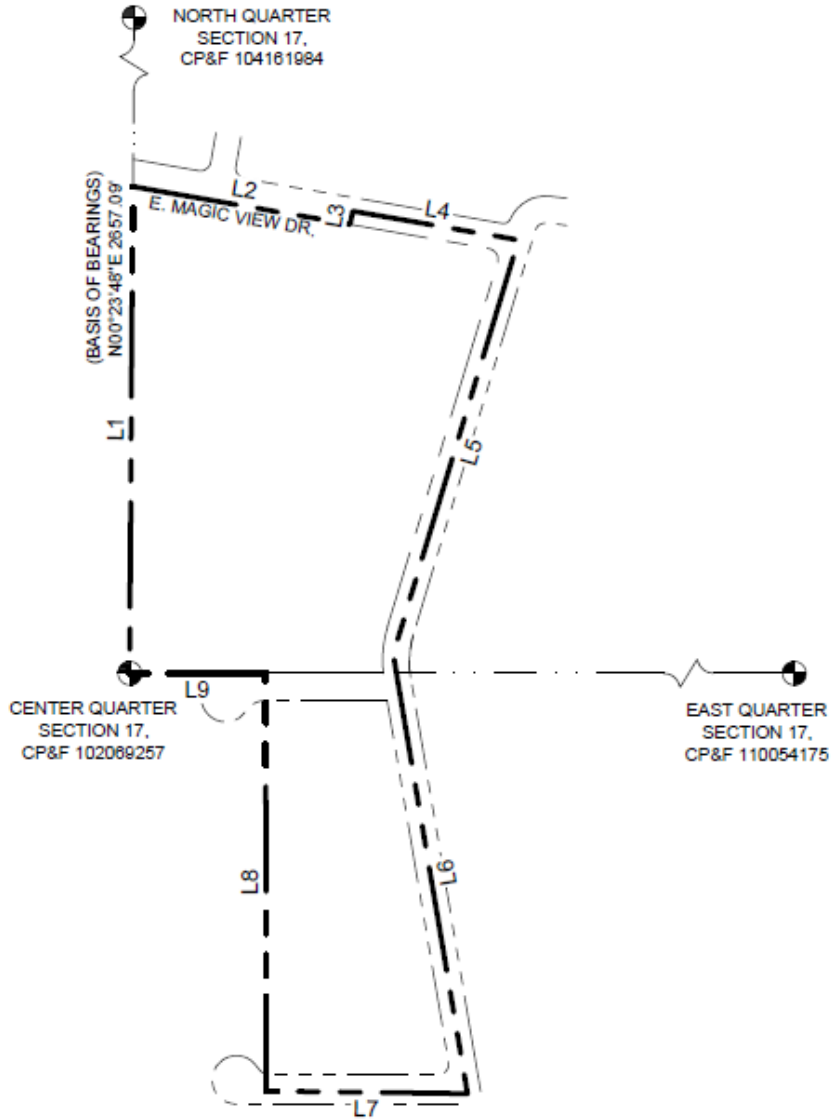
[kimley-horn.com](http://kimley-horn.com)

1100 W Idaho Street, Suite 210, Boise, ID 83702

208-297-2885

K:\BOL\_C\193130000 Wells Street Townhomes\Project Files\109-KH-Survey\Cad\193130000-Wells Street.dwg Annex Exhibit Oct 10, 2024 4:43pm by: Brad Daley

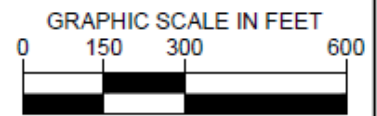
LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°23'48"E	901.42'
L2	S80°09'03"E	409.00'
L3	N09°50'57"E	25.00'
L4	S80°09'03"E	312.19'
L5	S16°49'09"W	802.30'
L6	S09°36'26"E	824.91'
L7	N89°15'33"W	373.45'
L8	N00°01'21"W	773.67'
L9	N89°57'50"W	252.88'



## LEGEND



- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- QUARTER CORNER



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BOISE, IDAHO 83702  
PHONE: (208) 297-2889  
www.kimley-horn.com

PROJECT:  
**LATITUDE 43  
ANNEXATION**

TITLE:  
**EXHIBIT "B"**

JOB NO.: 193130000  
SCALE: 1" = 300'  
DATE: 10/10/2024  
SHEET:  
**SHEET 2 OF 2**

October 10, 2024

Latitude Forty Three  
R-8 Zone Description

**Lots 7, 21 and 22 of the Amended Magic View Subdivision, filed in Book 52 of Plats at Pages 4445-4446, Ada County Records, being located in the East Half of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:**

**Commencing at the Center Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, from which the North Quarter Corner of said Section 17 bears North 00°23'48" East, 2,657.09 feet; said Commencing Point being the Southwest Corner of said Lot 22;**

**Thence along the Lot Lines of said Lots 7, 21 and 22 the following seven (7) courses and distances:**

- 1. North 00°23'48" East, a distance of 901.42 feet;**
- 2. South 80°09'03" East, a distance of 409.00 feet;**
- 3. North 09°50'57" East, a distance of 25.00 feet;**
- 4. South 80°09'03" East, a distance of 312.19 feet;**
- 5. South 16°49'09" West, a distance of 802.30 feet;**
- 6. South 09°36'26" East, a distance of 363.80 feet;**
- 7. North 89°15'44" West, a distance of 296.67 feet;**

**Thence North 00°01'21" West, a distance of 320.03 feet to the Westerly Lot line of said Lot 21;**

**Thence along said Lot line North 89°57'50" West, a distance of 252.88 feet to the POINT OF BEGINNING of this description,**

**Containing 600,279 square feet or 13.78 acres of land.**





October 10, 2024

**Latitude Forty Three**  
**R-15 Zone Description**

**A portion of Lot 21 of the Amended Magic View Subdivision, filed in Book 52 of Plats at Pages 4445-4446, Ada County Records, being located in the East Half of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:**

**Commencing at the Center Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, from which the North Quarter Corner of said Section 17 bears North 00°23'48" East, 2,657.09 feet; Thence South 320.19 feet, and East 253.01 feet to the POINT OF BEGINNING;**

**Thence South 89°15'44" East, a distance of 296.67 feet to the Easterly Lot line of said Lot 21;**

**Thence along said Lot line South 09°36'26" East, a distance of 330.37 feet;**

**Thence North 89°15'44" West, a distance of 351.68 feet to the Westerly Lot line of said Lot 21;**

**Thence along said Lot line North 00°01'21" West, a distance of 325.03 feet to the POINT OF BEGINNING of this description.**

**Containing 105,356 square feet or 2.42 acres of land.**



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1100 W Idaho Street, Suite 210, Boise, ID 83702

208-297-2885

October 10, 2024

Latitude Forty Three  
C-N Zone Description

A portion of Lot 21 of the Amended Magic View Subdivision, filed in Book 52 of Plats at Pages 4445-4446, Ada County Records, being located in the East Half of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Center Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, from which the North Quarter Corner of said Section 17 bears North 00°23'48" East, 2,657.09 feet; Thence South 645.22 feet, and East 253.14 feet to the POINT OF BEGINNING;

Thence South 89°15'44" East, a distance of 351.68 feet to the Easterly Lot line of said Lot 21;

Thence along the Lot Lines of said Lot 21 the following three (3) courses and distances:

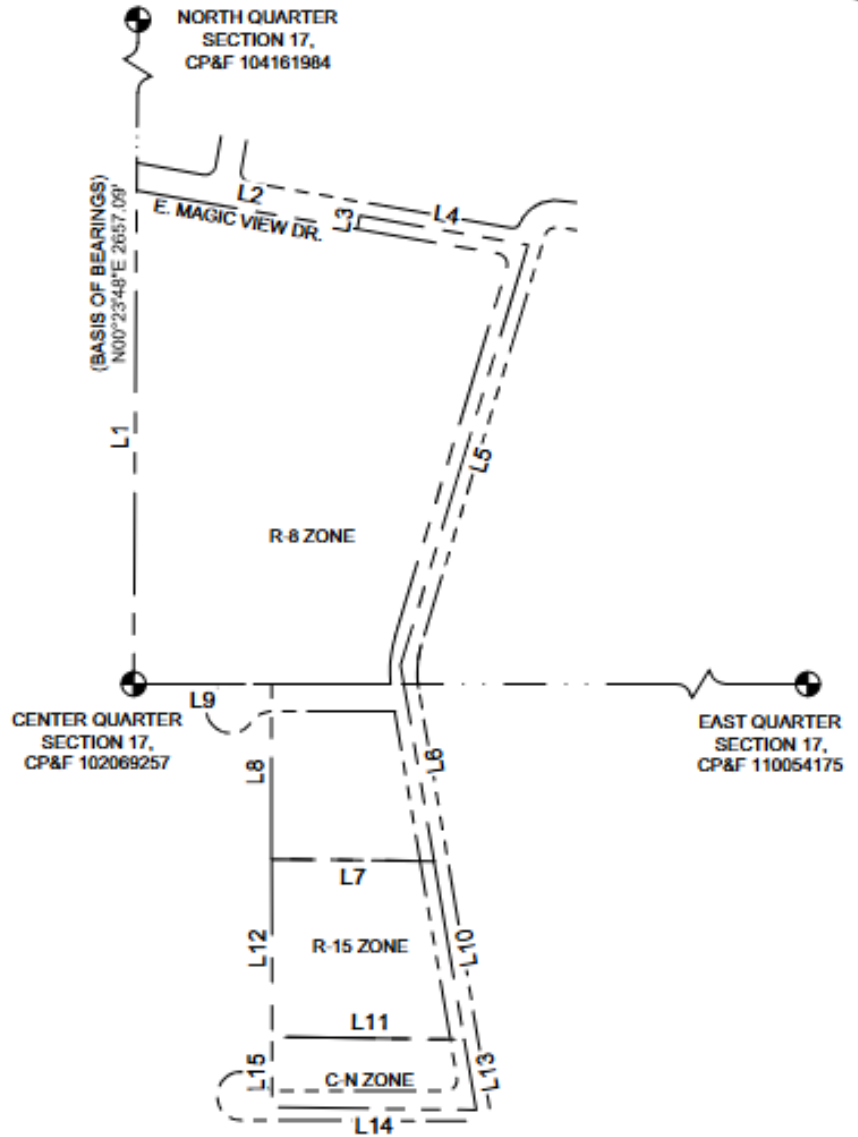
1. Thence South 09°36'26" East, a distance of 130.75 feet;
2. Thence North 89°15'33" West, a distance of 373.45 feet;
3. Thence North 00°01'21" West, a distance of 128.61 feet to the POINT OF BEGINNING of this description.

Containing 46,631 square feet or 1.07 acres of land.

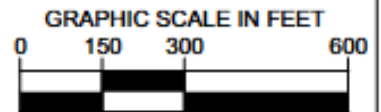
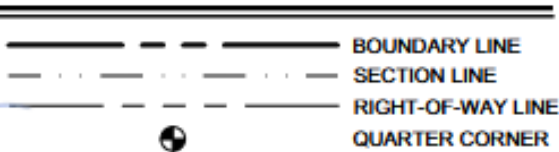


K:\BCI\_Cm1193130000 Wells Street Townhomes\_Project Files\06-KH-Survey\Cad1193130000-Wells Street.dwg R-8 Zone Oct 10, 2024 4:53pm by: Brad Daley

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°23'48"E	901.42'
L2	S80°09'03"E	409.00'
L3	N09°50'57"E	25.00'
L4	S80°09'03"E	312.19'
L5	S16°49'09"W	802.30'
L6	S09°36'26"E	363.80'
L7	N89°15'44"W	296.67'
L8	N00°01'21"W	320.03'
L9	N89°57'50"W	252.88'
L10	S09°36'26"E	330.37'
L11	S89°15'44"E	351.68'
L12	N00°01'21"W	325.03'
L13	S09°36'26"E	130.75'
L14	N89°15'33"W	373.45'
L15	N00°01'21"W	128.61'



## LEGEND



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PROJECT:  
**LATITUDE 43  
ZONES**

TITLE:  
**EXHIBIT "B"**

JOB NO.: 193130000  
SCALE: 1" = 300'  
DATE: 10/10/2024  
SHEET:  
**SHEET 4 OF 4**

## City of Meridian | Department Report

[illegible]

**DATA**  
 EXISTING ZONING: AIA COUNTY - RUT  
 PROPOSED ZONING: R-1S, R-2, C-4H  
 GROSS AREA: 17.27 AC  
 TOTAL AREA: 17.27 AC  
 - R-1S: 13.78 AC  
 - R-2: 2.42 AC  
 TOTAL NEIGHBORHOOD COMMERCIAL AREA:  
 TOTAL OPEN SPACE: 2.81 AC  
 TOTAL LOT AREA: 2.42 AC  
 PERCENTAGE ROUTED OFF-ROAD SPACE: 15.25%  
 TOTAL LOTS: 91  
 COMMER. LOTS: 1  
 RESIDENTIAL LOTS: 90  
 RESIDENTIAL LOTS: 79 (20 = 15/79 R-2)  
 RESIDENTIAL LOTS: 40 (20/40 C-4H)

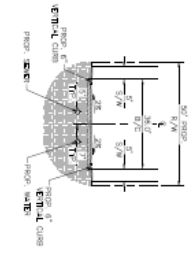
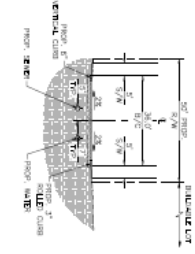
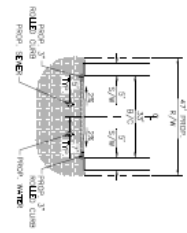
R/C	BACK OF CLER	
EXP	EVE OF PAYMENT	
EX	EXACT	
EX	EXITING	
CLER	CRIMINAL	
INV	INVESTIGATION	
INV	INVEST	
INV	INVESTIGATION	
HR	MANUEL	
HR	NOT TO SCALE	
N.D.	RIGHT-OF-WAY	
R/W	SANITARY SEWER	
SS	SEWER	
S/W	SEWER	
Typ	TYPICAL	
	NOTATION DETECT	

[illegible]

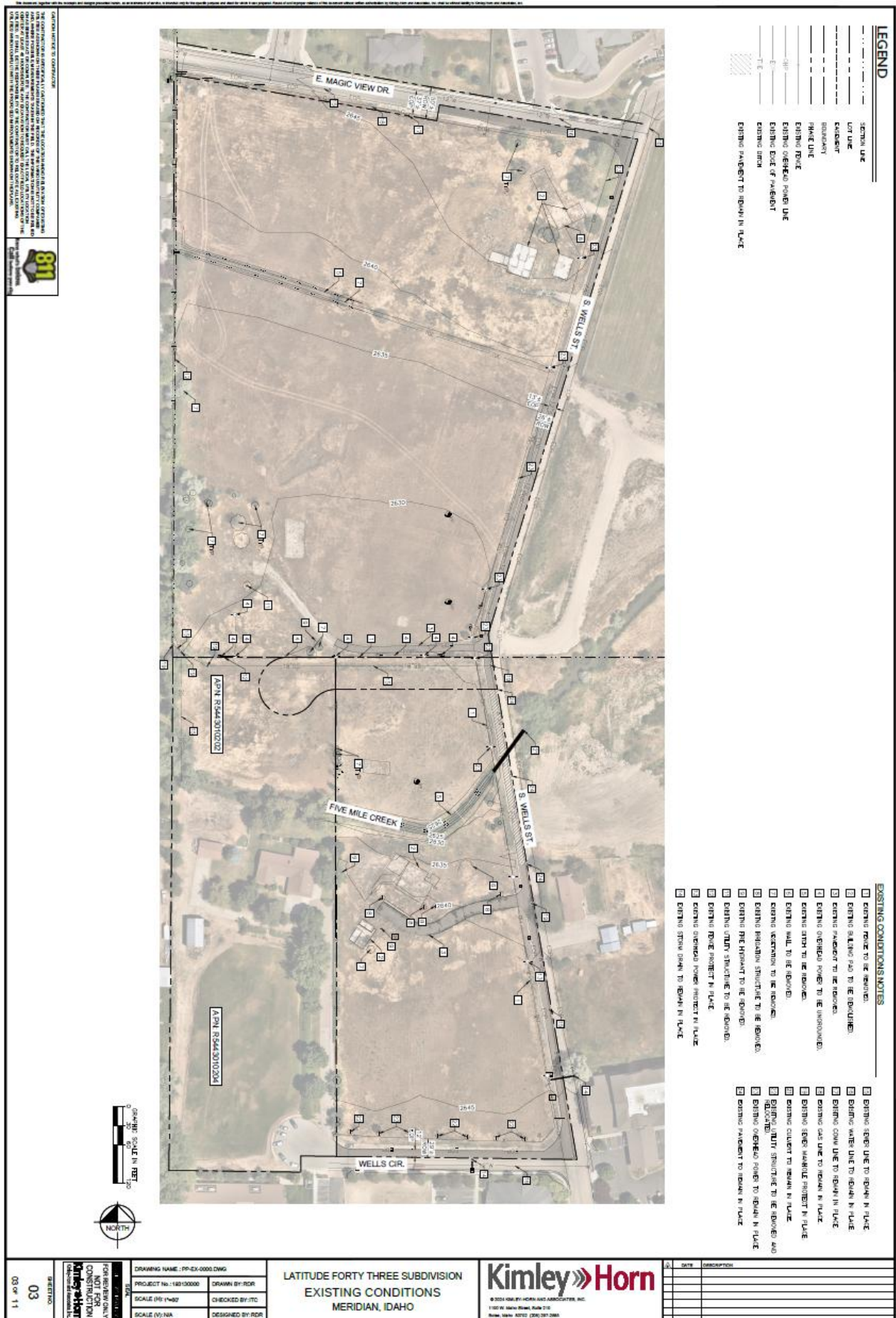
<b>CIVIL ENGINEER</b>	<b>OWNER/DEVELOPER</b>	<b>LAND SURVEYOR</b>	<b>PLANNER</b>
<b>PAUL H. HARRIS AND ASSOCIATES, INC.</b> 10000 W. 10TH AVE. SUITE 210 DENVER, CO 80231 PHONE: (303) 696-6487 FAX: (303) 696-6487 E-MAIL: PHH@PAULHARRIS.COM	<b>FIRSTSTEP-HARRIS AND ASSOCIATES, INC.</b> 10000 W. 10TH AVE. SUITE 210 DENVER, CO 80231 PHONE: (303) 696-6487 FAX: (303) 696-6487 E-MAIL: PHH@PAULHARRIS.COM	<b>HARRIS-HARRIS AND ASSOCIATES, INC.</b> 10000 W. 10TH AVE. SUITE 210 DENVER, CO 80231 PHONE: (303) 244-6507 FAX: (303) 244-6507 E-MAIL: PHH@PAULHARRIS.COM	<b>KONGE EVANS &amp; PARTNERS</b> 10000 W. 10TH AVE. SUITE 210 DENVER, CO 80231 PHONE: (303) 511-3300 FAX: (303) 511-3300 E-MAIL: KE@KONGE.COM

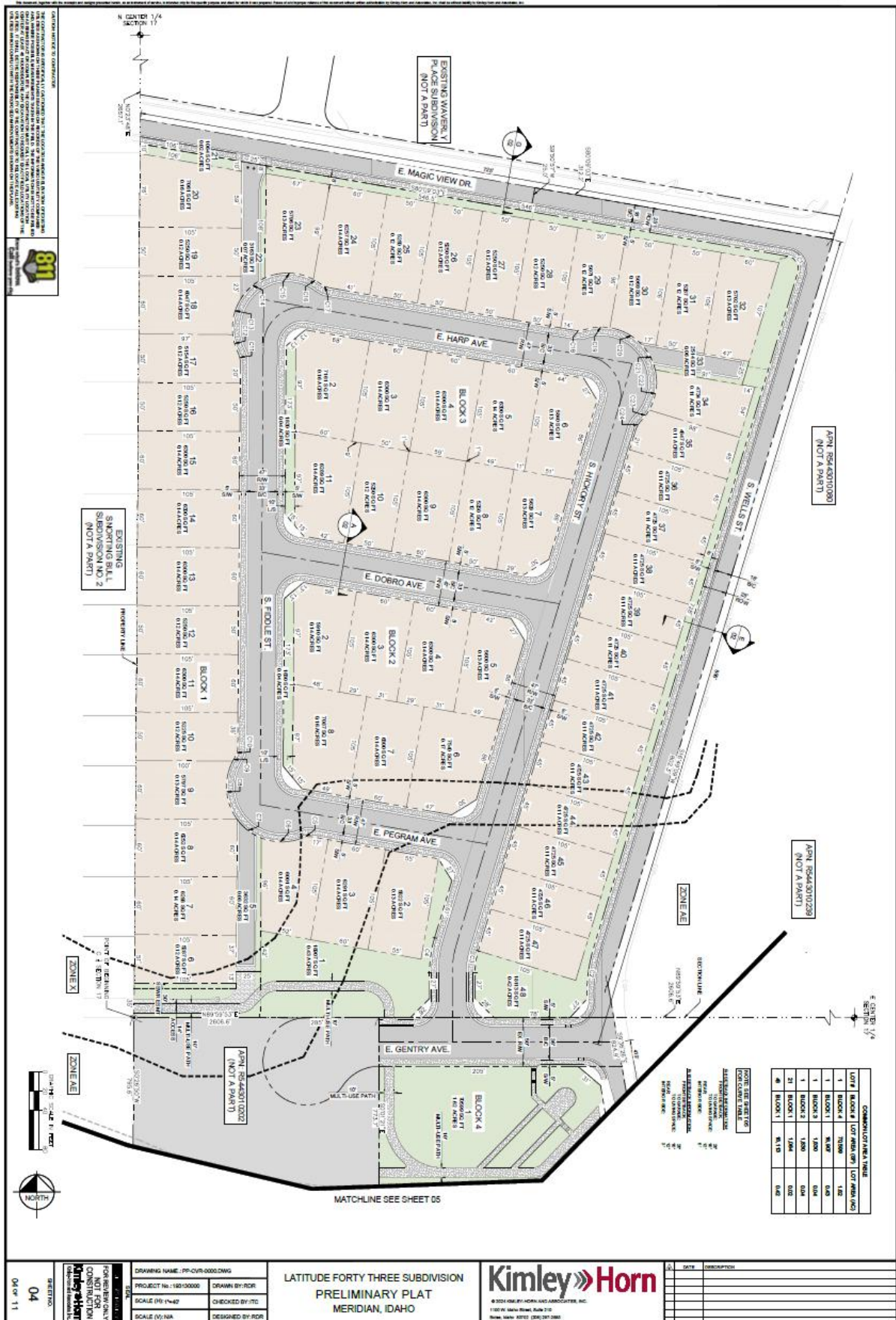
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01	COVER SHEET
02	DETAILS
03	EXISTING CONDUITS
04	PRELIMINARY PLAN
05	PRELIMINARY PLAN
06	ENGINEERING PLAN
07	ENGINEERING PLAN
08	ENGINEERING PLAN
09	ENGINEERING PLAN
10	ENGINEERING PLAN
11	DETAILS IN AIR

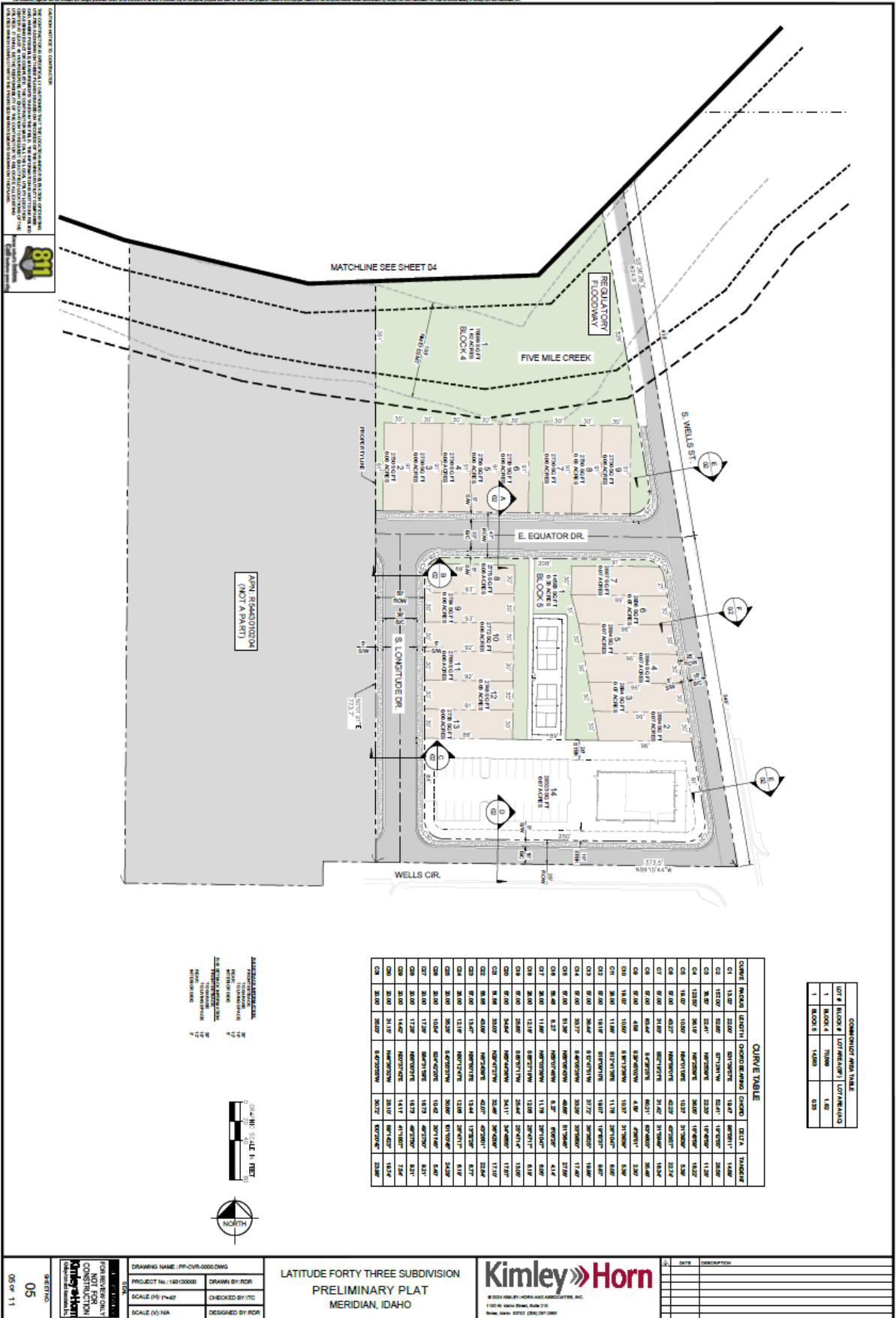
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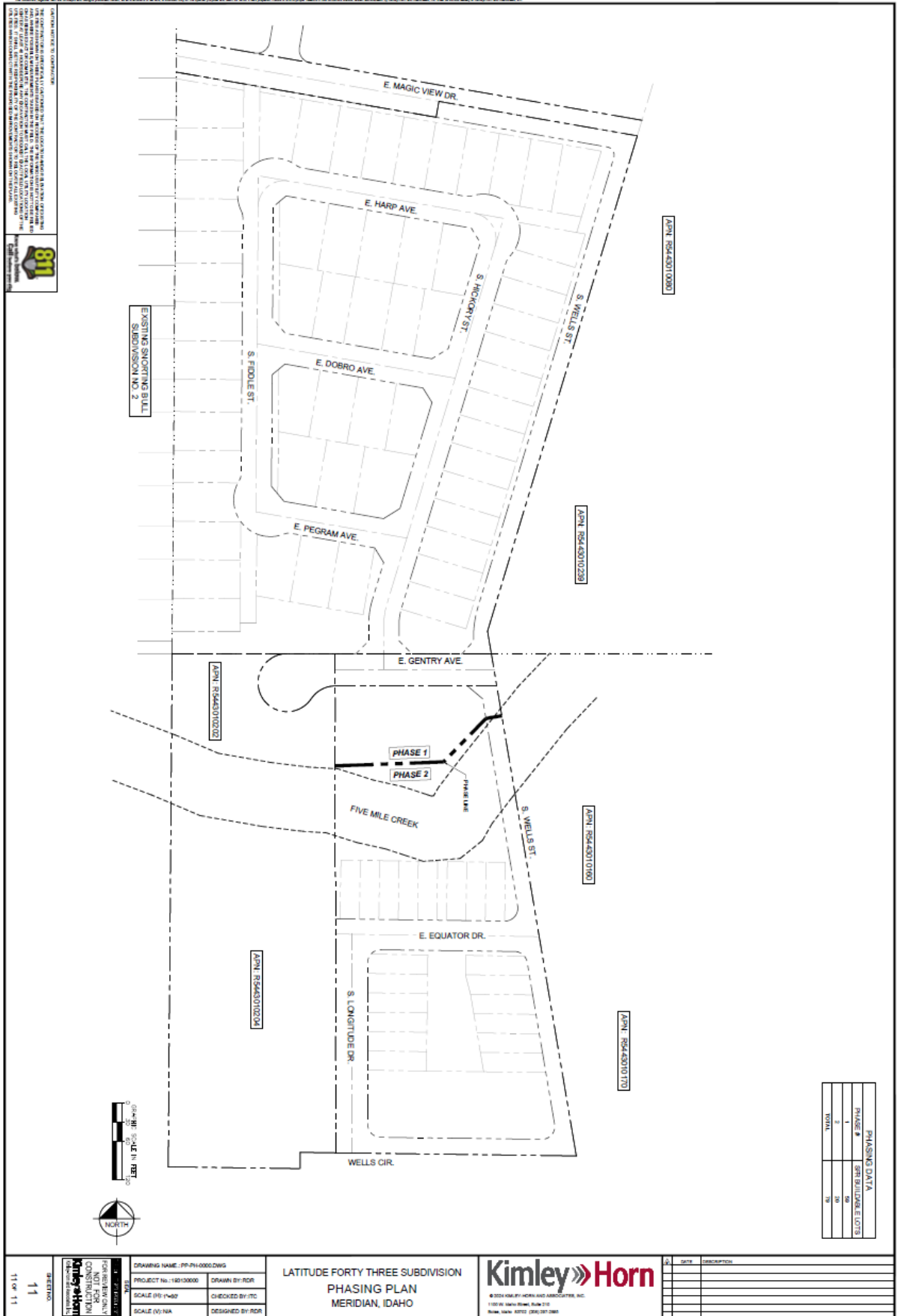
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02 OF 11	02	<div>PROJECT INFORMATION DRAWING INFORMATION CONSTRUCTION INFORMATION NOTES REVISIONS</div>	DRAWING NAME: PP-CVLS-0000.DWG PROJECT No.: 100100000 SCALE (P) N/A SCALE (U) N/A	DRAWN BY: RDR CHECKED BY: JTC DESIGNED BY: RDR	LATITUDE FORTY THREE SUBDIVISION DETAILS MERIDIAN, IDAHO	<div>S.</div>	DATE	DESCRIPTION

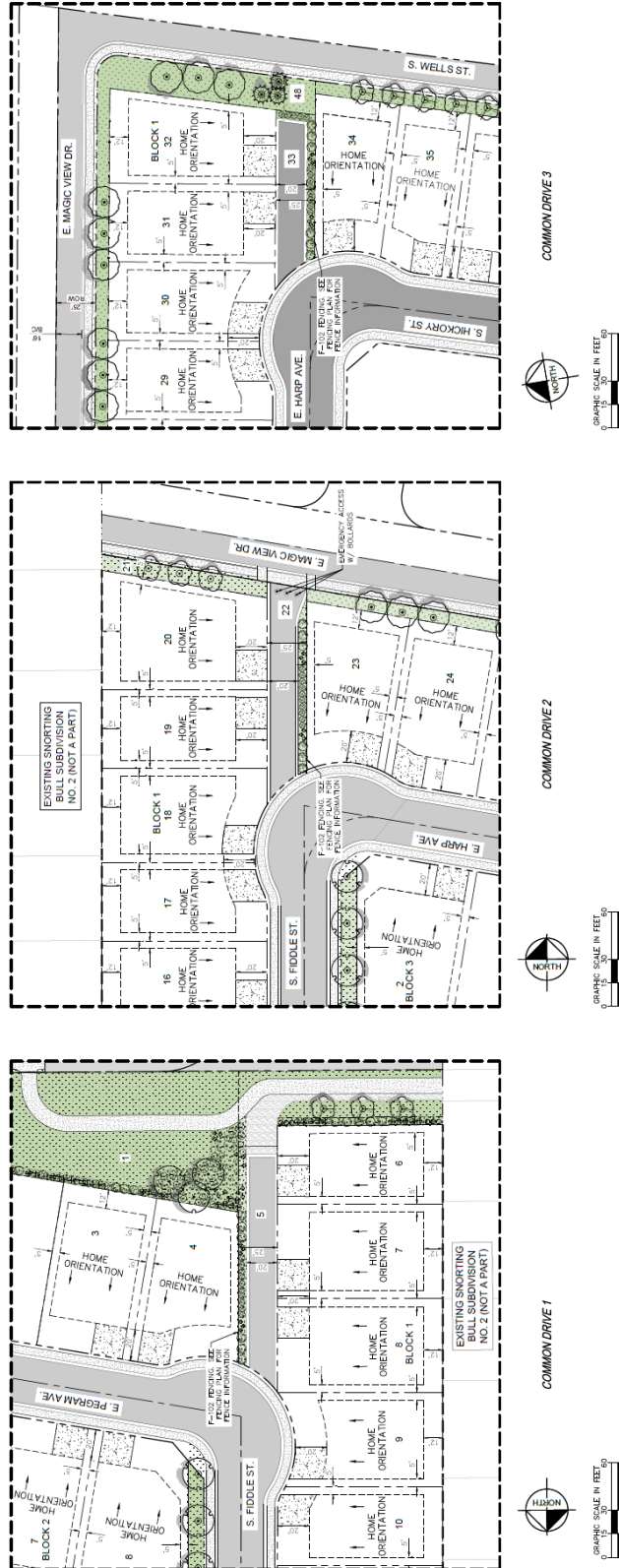






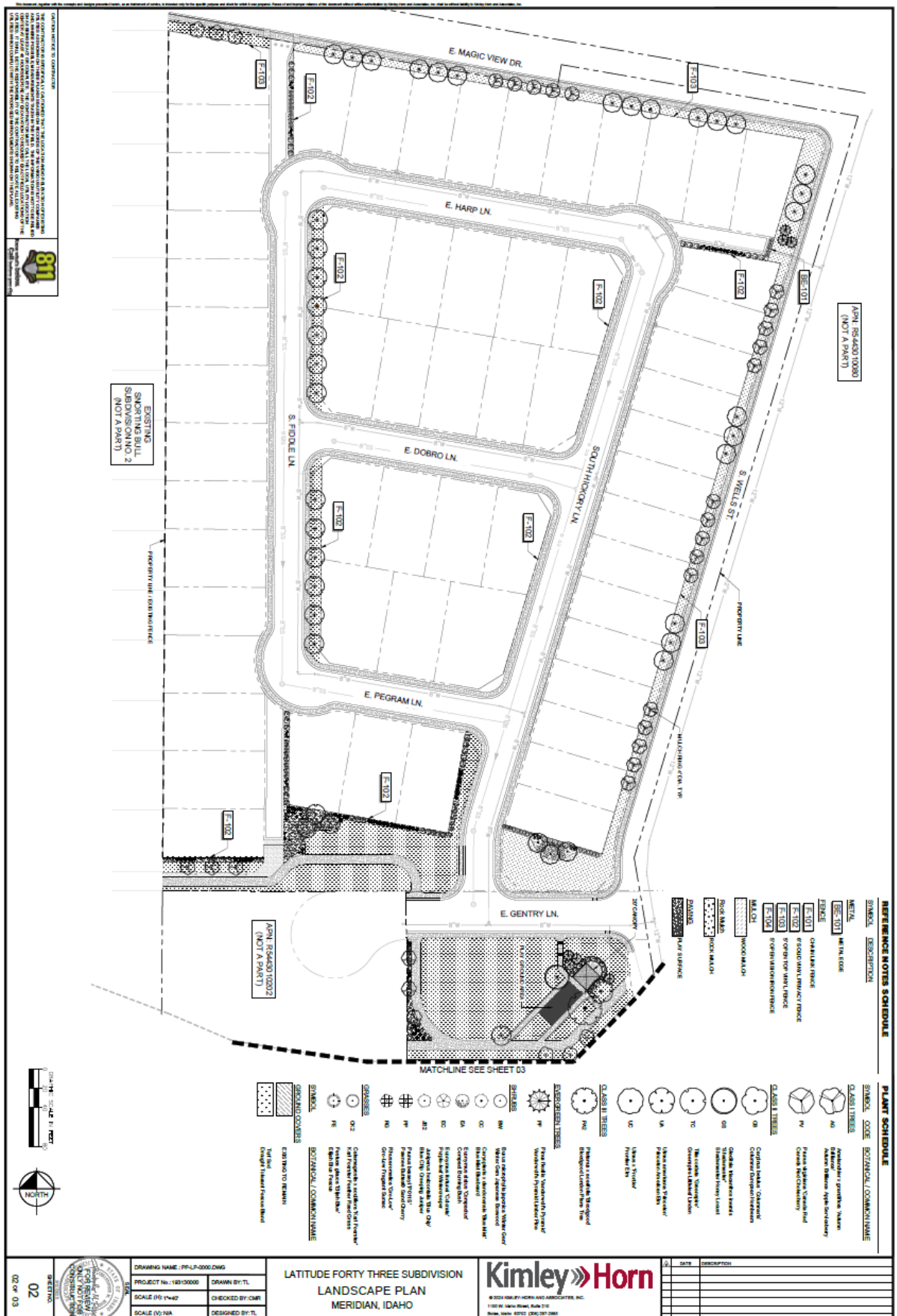


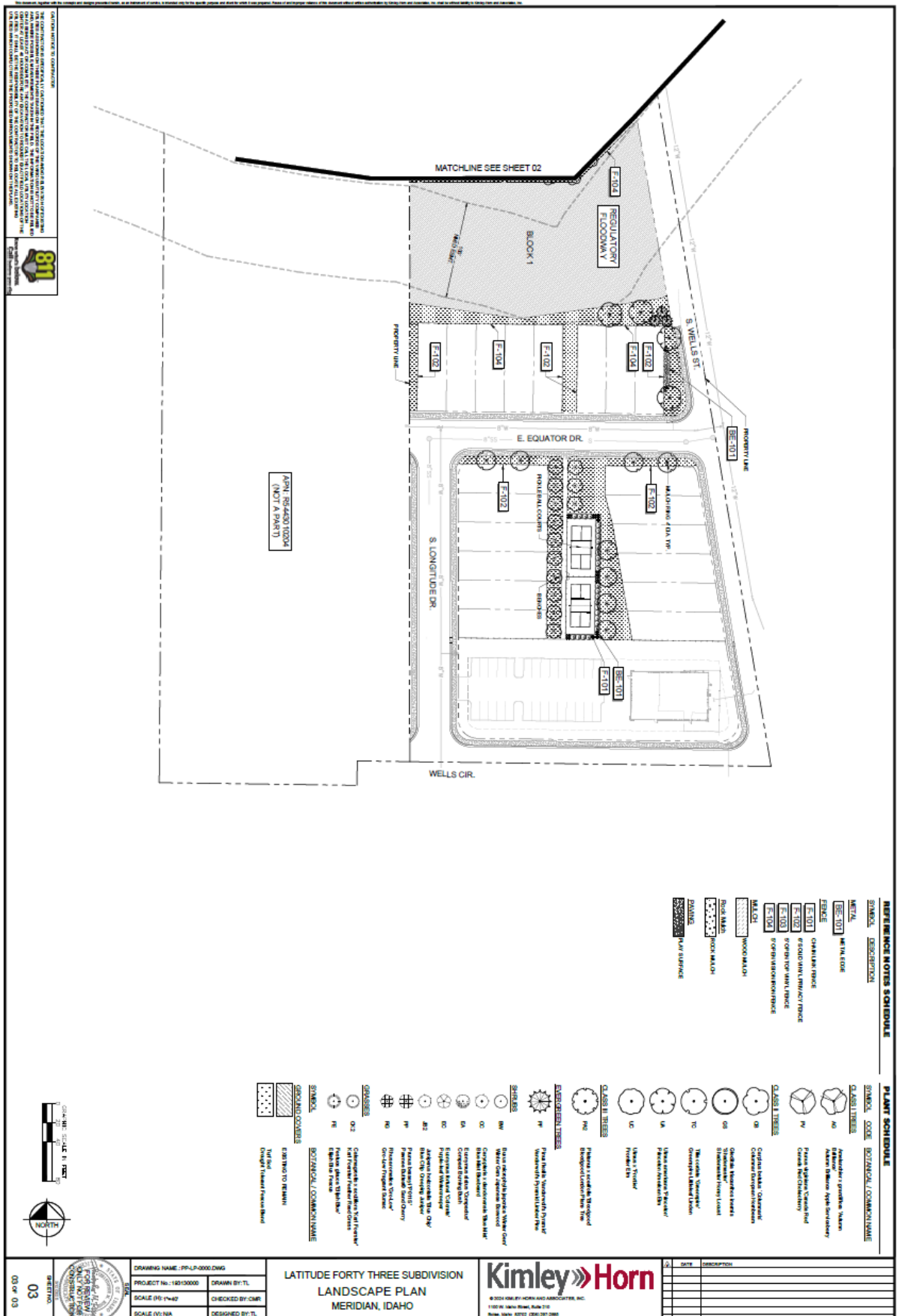
## E. Common Driveway Exhibit



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**FENCE SCHEDULE**

SYMBOL	SCALE	DESCRIPTION	DATE
F-101	CHAIN LINK FENCE	CHAIN LINK FENCE	2014
F-102	6" SOLID VINYL PRIVACY FENCE	6" SOLID VINYL PRIVACY FENCE	2014
F-103	6" OPEN TOP VINYL FENCE	6" OPEN TOP VINYL FENCE	2014
F-104	6" OPEN VISION RICH FENCE	6" OPEN VISION RICH FENCE	2014



1 6" CHAIN LINK FENCE - BLACK VINYL COATED  
(SAMPLE PHOTO SHOWN ON PLANS: GREEN)



2 6" SOLID VINYL PRIVACY FENCE  
(SAMPLE PHOTO SHOWN ON PLANS: RED)



3 6" OPEN TOP VINYL FENCE  
(SAMPLE PHOTO SHOWN ON PLANS: BLUE)

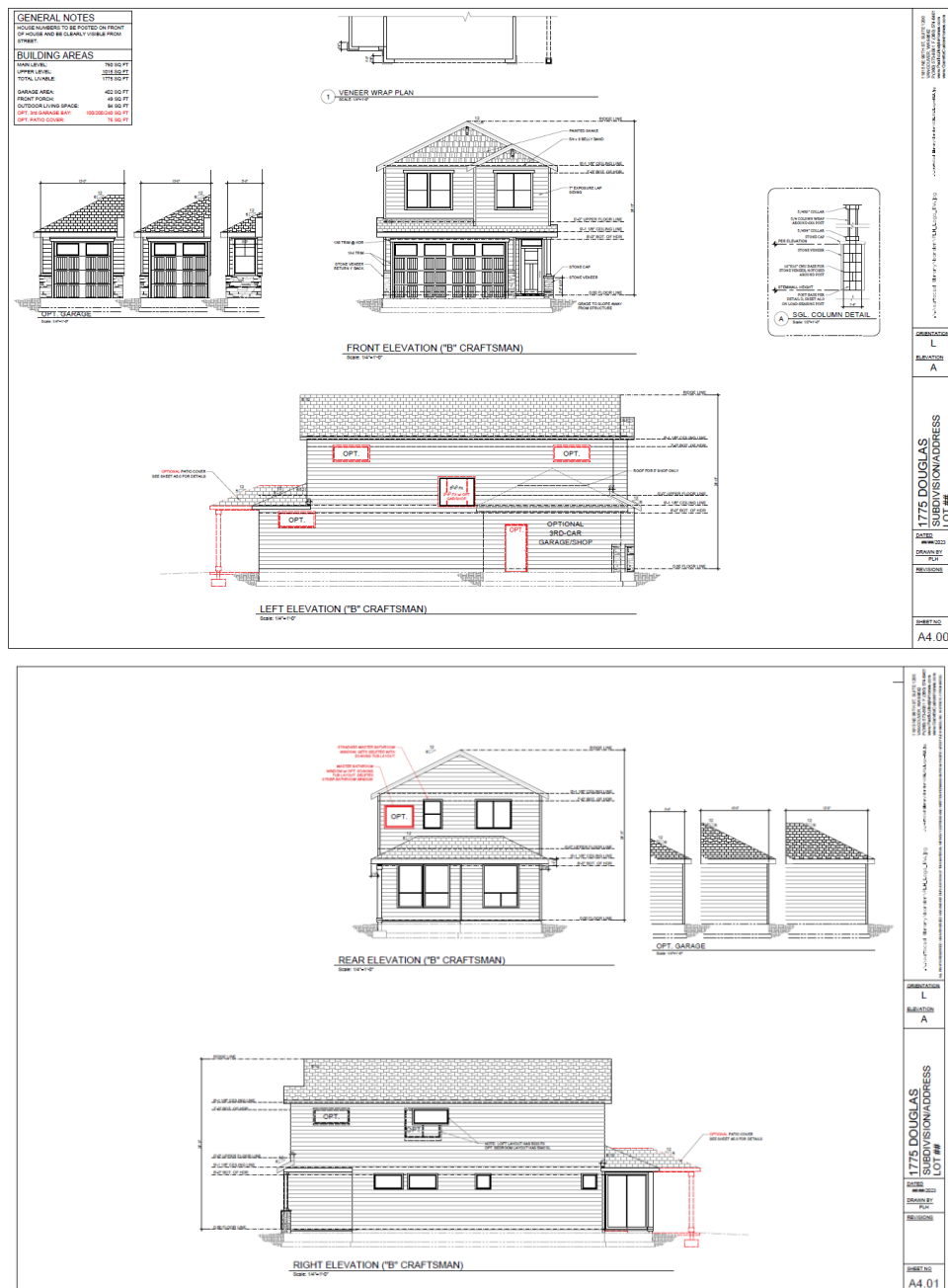


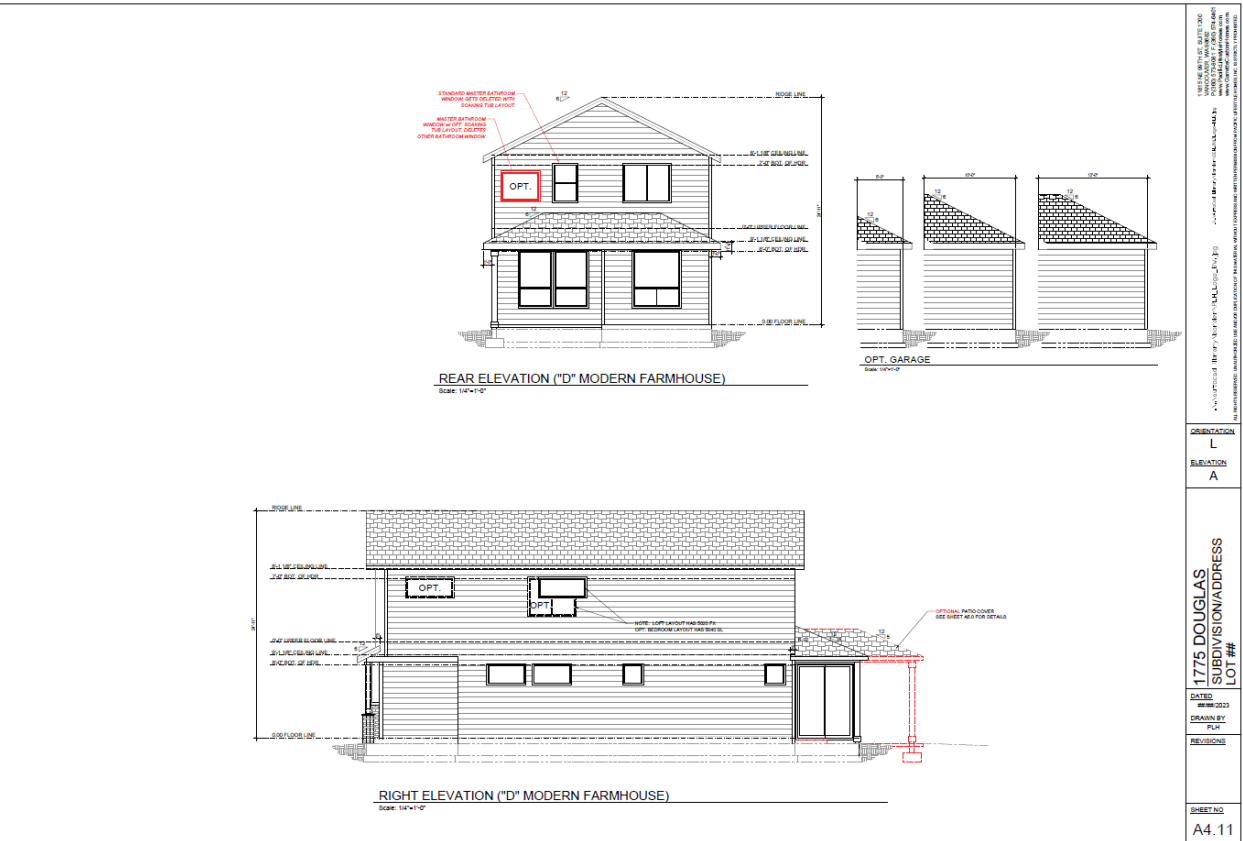
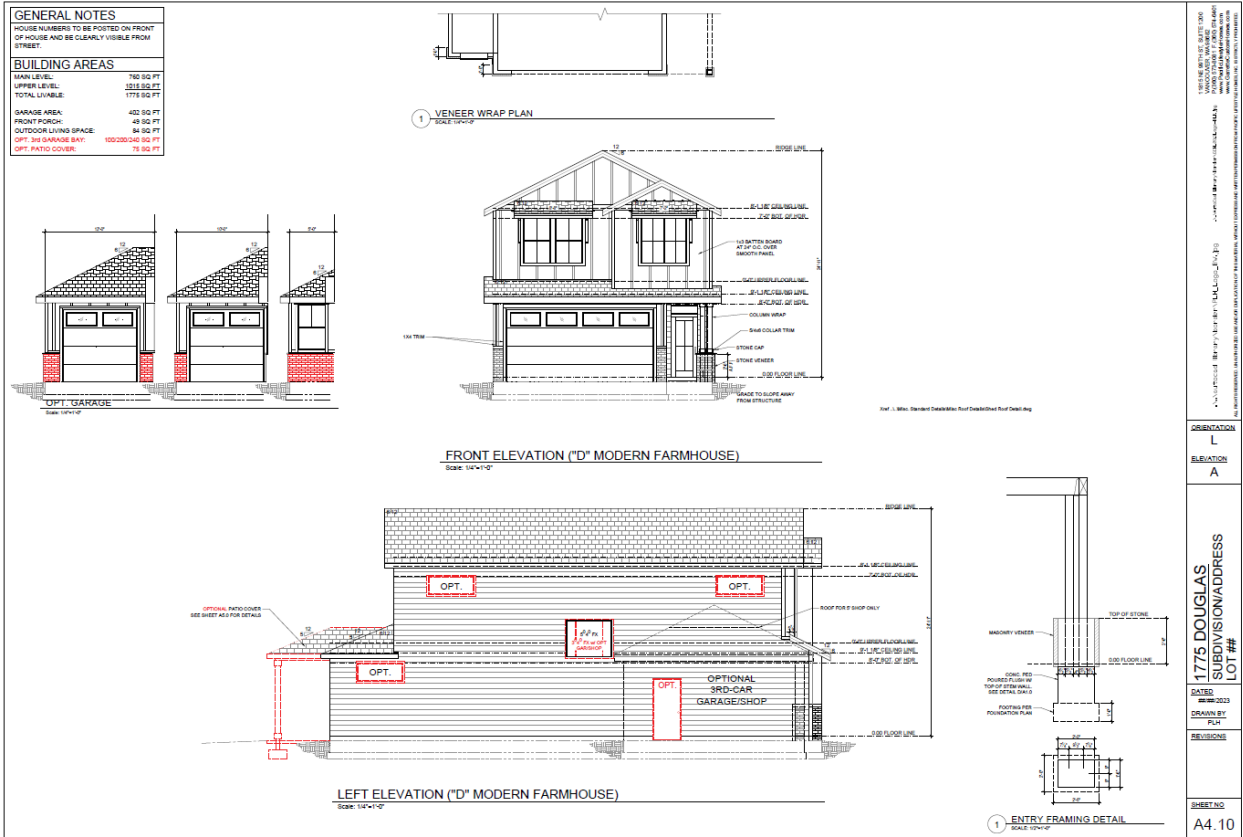
4 6" OPEN VISION RICH FENCE  
(SAMPLE PHOTO SHOWN ON PLANS: PURPLE)

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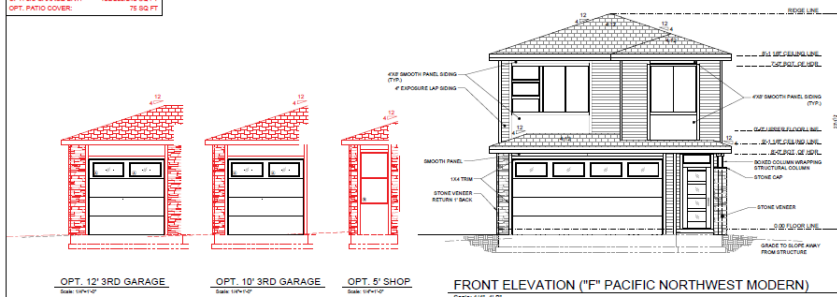
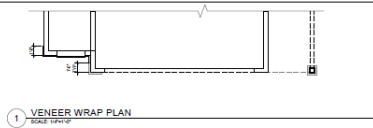


**24-foot-wide product for lots in Phase 2 (optional garage width does not apply):**





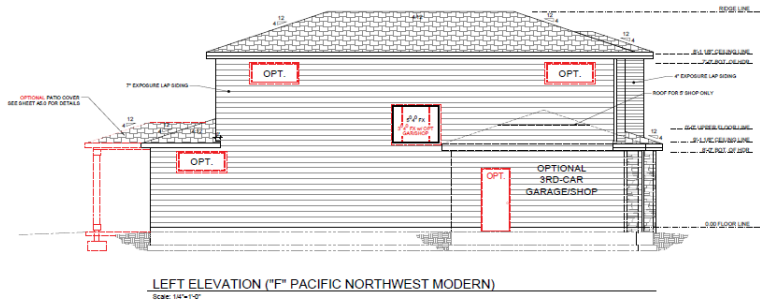
GENERAL NOTES	
HOUSE NUMBERS TO BE POSTED ON FRONT OF HOUSE AND BE CLEARLY VISIBLE FROM STREET.	
BUILDING AREAS	
MAIN LEVEL	762 SQ FT
UPPER LEVEL	303 SQ FT
TOTAL LIVABLE	1065 SQ FT
GARAGE AREA	462 SQ FT
FRONT PORCH	49 SQ FT
OUTDOOR LIVING SPACE	64 SQ FT
OPT. 3RD GARAGE BAY	100 SQ FT
OPT. PATIO COVER	78 SQ FT



OPT. 12' 3RD GARAGE  
Scale: 1/4"=1'-0"

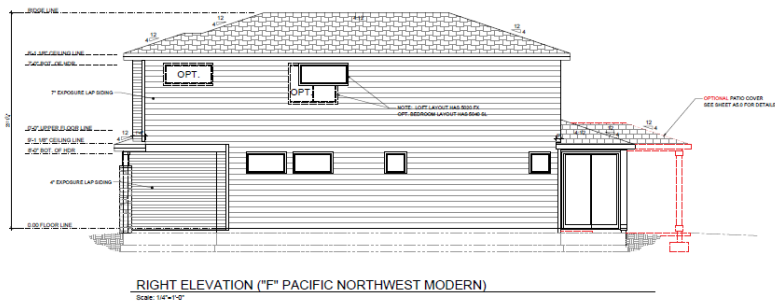
OPT. 10' 3RD GARAGE  
Scale: 1/4"=1'-0"

OPT. 8' SHOP  
Scale: 1/4"=1'-0"



LEFT ELEVATION ("F" PACIFIC NORTHWEST MODERN)  
Scale: 1/4"=1'-0"

REAR ELEVATION ("F" PACIFIC NORTHWEST MODERN)  
Scale: 1/4"=1'-0"

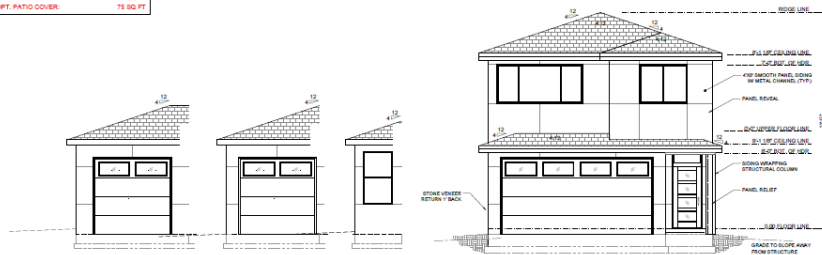


RIGHT ELEVATION ("F" PACIFIC NORTHWEST MODERN)  
Scale: 1/4"=1'-0"

1775 DOUGLAS SUBDIVISION ADDRESS LOT #	ORIENTATION L ELEVATION A
DATE 8/18/2023 DRAWN BY PLM	REVISIONS
SHEET NO. A4.20	

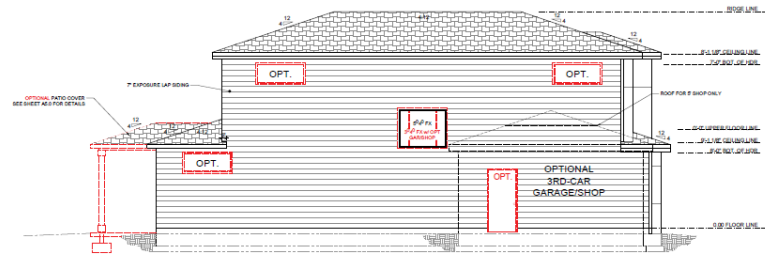
1775 DOUGLAS SUBDIVISION ADDRESS LOT #	ORIENTATION L ELEVATION A
DATE 8/18/2023 DRAWN BY PLM	REVISIONS
SHEET NO. A4.21	

GENERAL NOTES	
HOUSE NUMBERS TO BE POSTED ON FRONT OF HOUSE AND BE CLEARLY VISIBLE FROM STREET.	
BUILDING AREAS	
MAIN LEVEL:	760 SQ FT
UPPER LEVEL:	1016 SQ FT
TOTAL LIVABLE:	1776 SQ FT
GARAGE AREA:	402 SQ FT
FRONT PORCH:	49 SQ FT
OUTDOOR LIVING SPACE:	84 SQ FT
OPT. 3RD GARAGE BAY:	100/200/240 SQ FT
OPT. PATIO COVER:	76 SQ FT



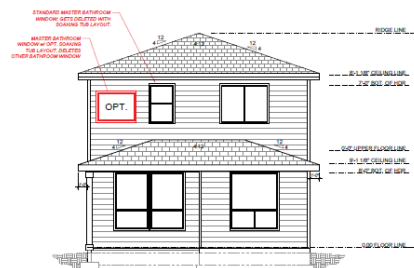
FRONT ELEVATION "G" (SLEEK CONTEMPORARY)

0036-1445/00/0000-0000\$10.00/0



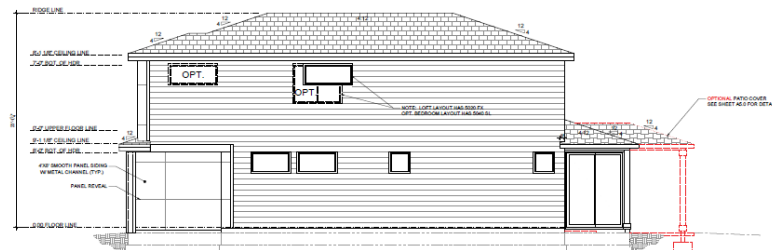
LEFT ELEVATION "G" (SLEEK CONTEMPORARY)

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



REAR ELEVATION "G" (SLEEK CONTEMPORARY)

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



RIGHT ELEVATION "G" (SLEEK CONTEMPORARY)

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

THE UNIVERSITY OF CHICAGO  
 5408 S. LESTER AVE. CHICAGO, IL 60637  
 TEL: 773/936-7329 FAX: 773/936-7329  
 WWW: WWW.CHICAGOEDU.EDU  
 WWW: WWW.CAMPUSCOUNSELOR.EDU

ORIENTATION  
L  
ELEVATION  
A

**1775 DOUGLAS**  
**SUBDIVISION/ADDRESS**  
**LOT ##**

<b>DATED</b> 08/08/2023
<b>DRAWN BY</b> PLH
<b>REVISIONS</b>

SHEET NO.  
A4.40

[illegible]

ORIENTATION  
L

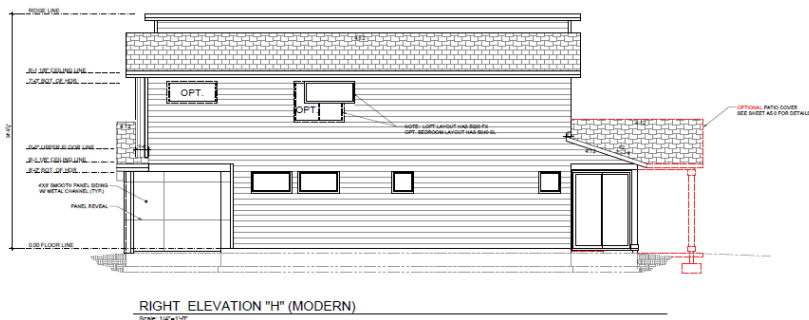
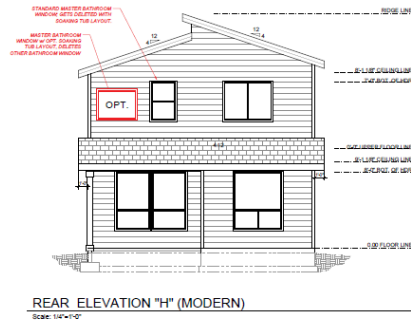
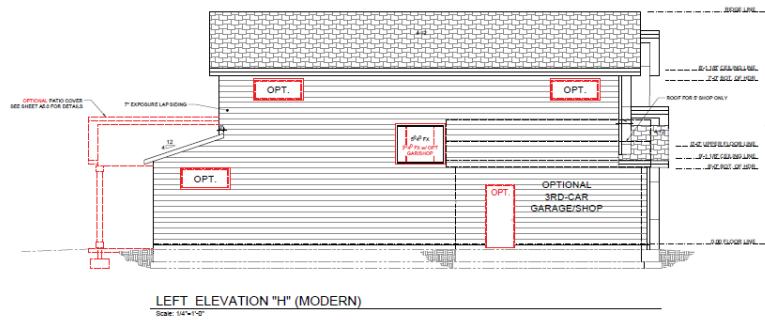
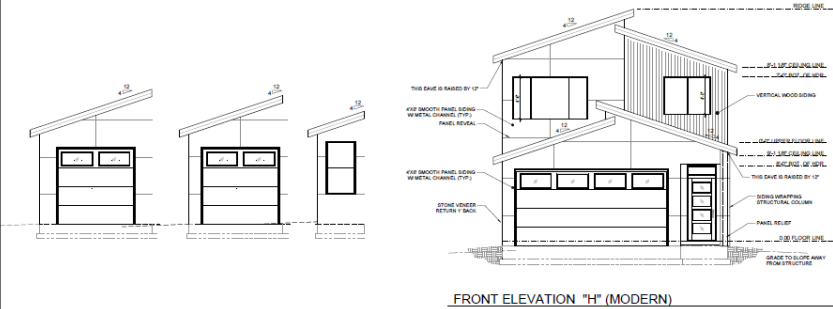
ELEVATION  
A

**1775 DOUGLAS**  
**SUBDIVISION/ADDRESS**  
**LOT ##**

<u>DATED</u> <del>2023</del> /2023
<u>DRAWN BY</u> PLH
<u>REVISIONS</u>

SHEET NO  
A4.41

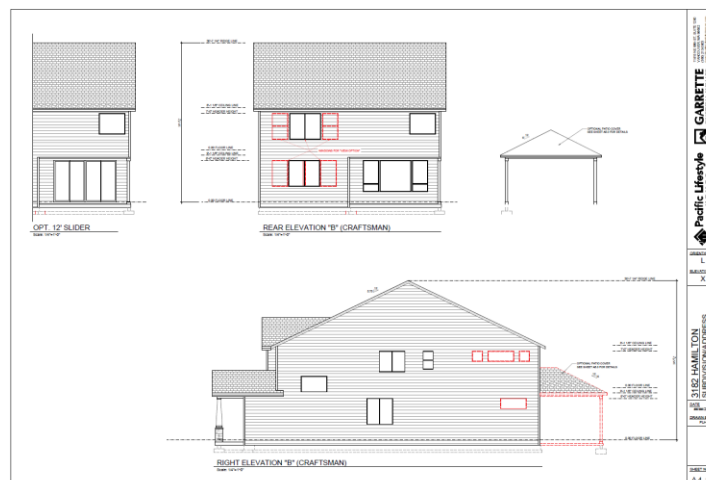
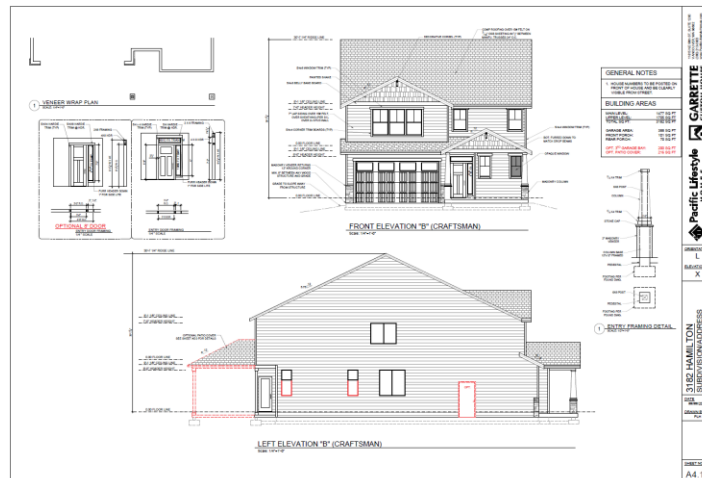
GENERAL NOTES	
HOUSE NUMBERS TO BE POSTED ON FRONT OF HOUSE AND BE CLEARLY VISIBLE FROM STREET.	
BUILDING AREAS	
MAIN LEVEL:	762 SQ FT
UPPER LEVEL:	1315 SQ FT
TOTAL LIVABLE:	1775 SQ FT
GARAGE AREA:	402 SQ FT
FRONT PORCH:	48 SQ FT
OUTDOOR LIVING SPACE:	84 SQ FT
OPT. 3RD GARAGE BAY:	100/200/340 SQ FT
OPT. PATIO COVER:	75 SQ FT



1775 DOUGLAS SUBDIVISION ADDRESS LOT #	DATE: 08/2023 DRAWN BY: PLH REVISIONS:	SHEET NO: A4.50
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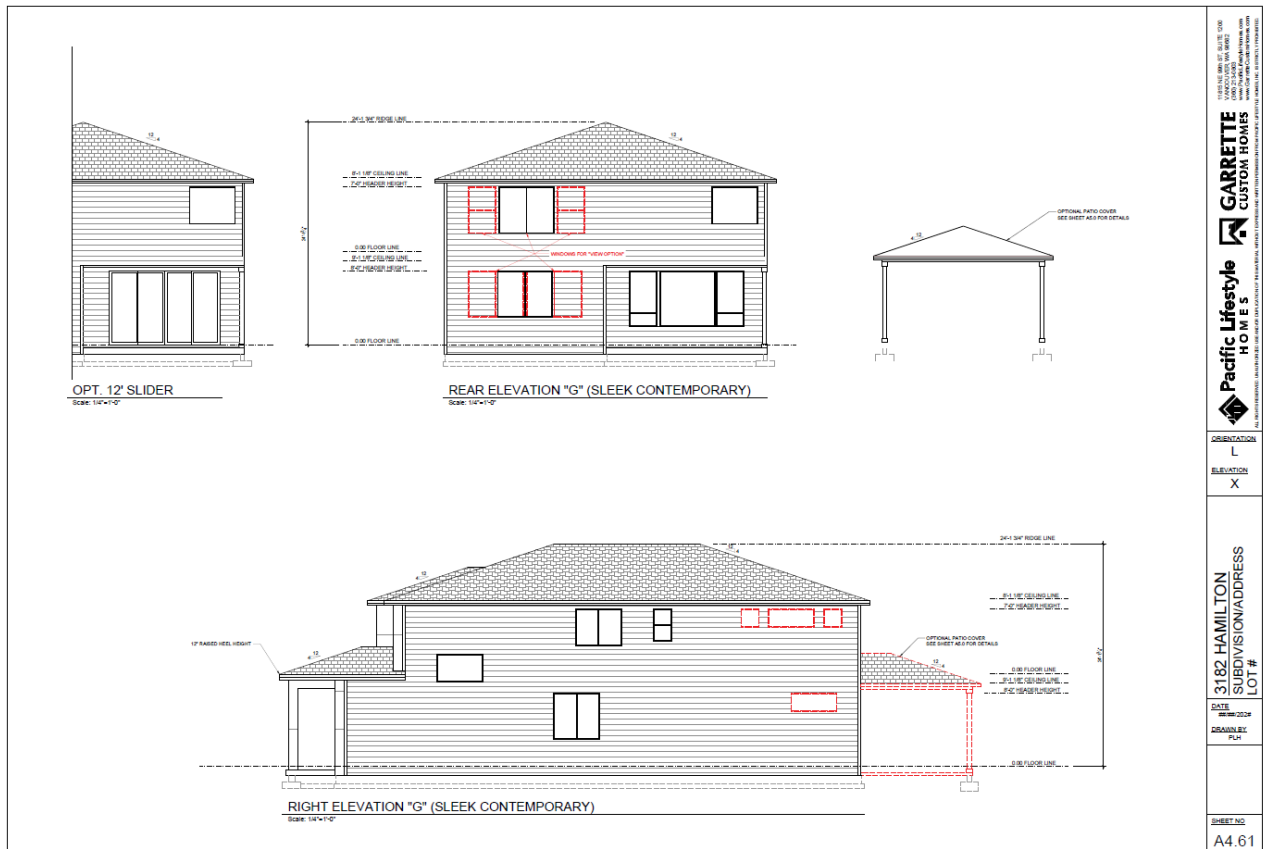
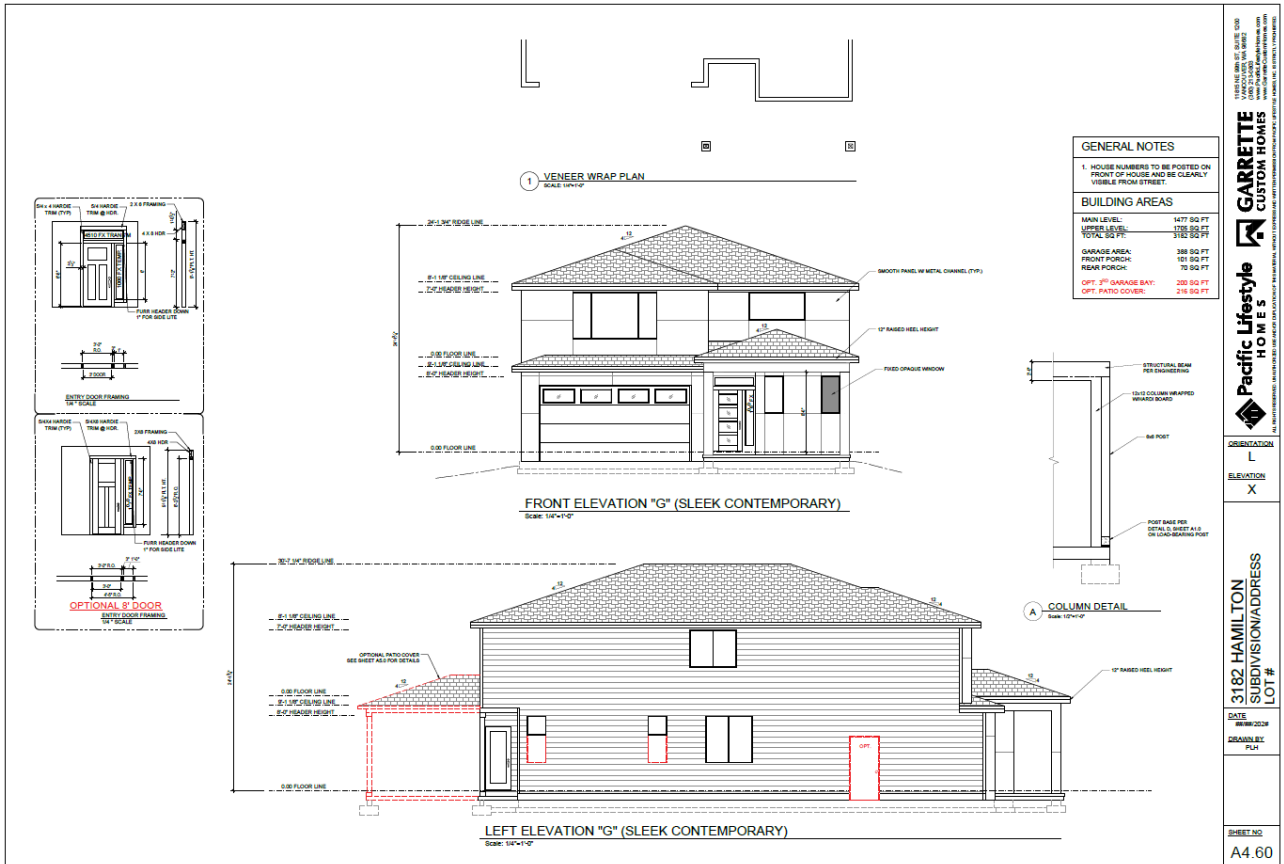
1775 DOUGLAS SUBDIVISION ADDRESS LOT #	DATE: 08/2023 DRAWN BY: PLH REVISIONS:	SHEET NO: A4.51
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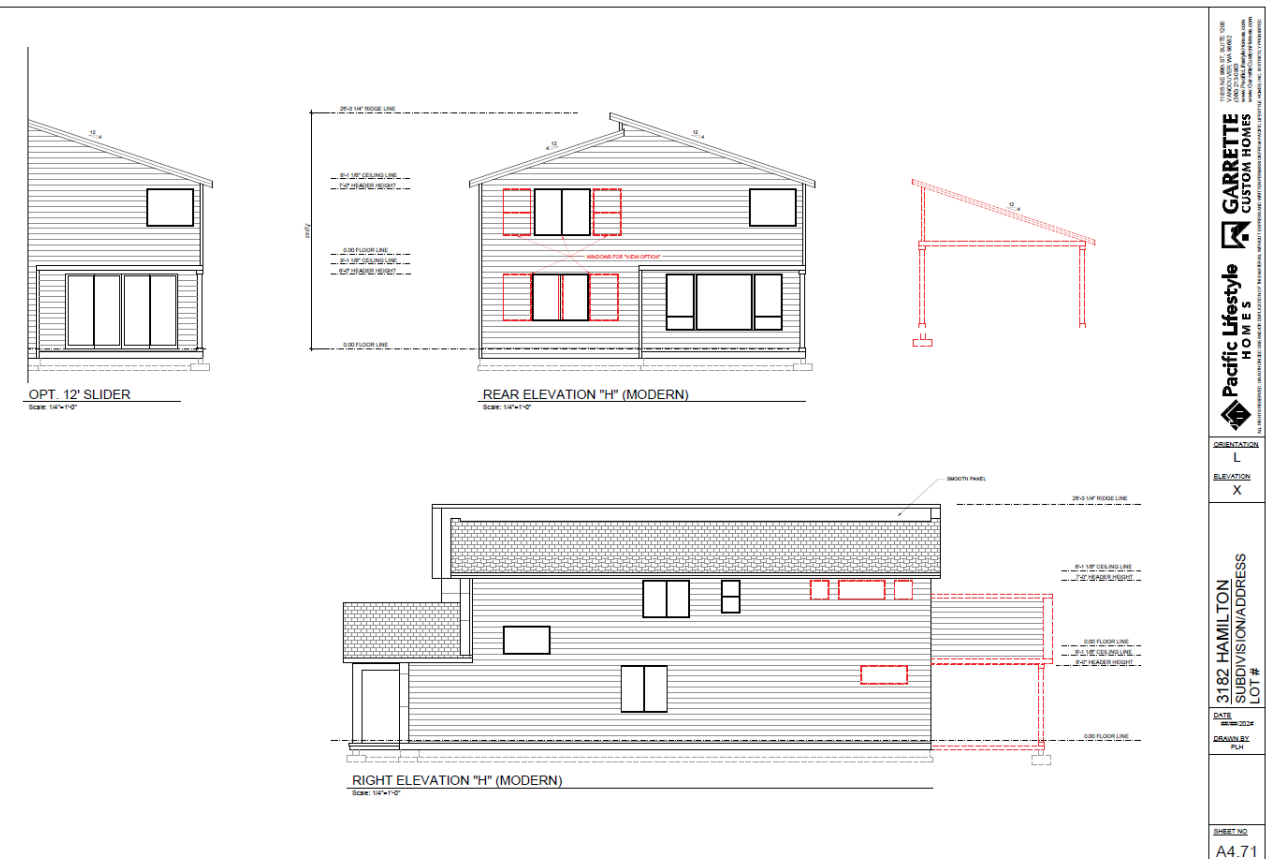
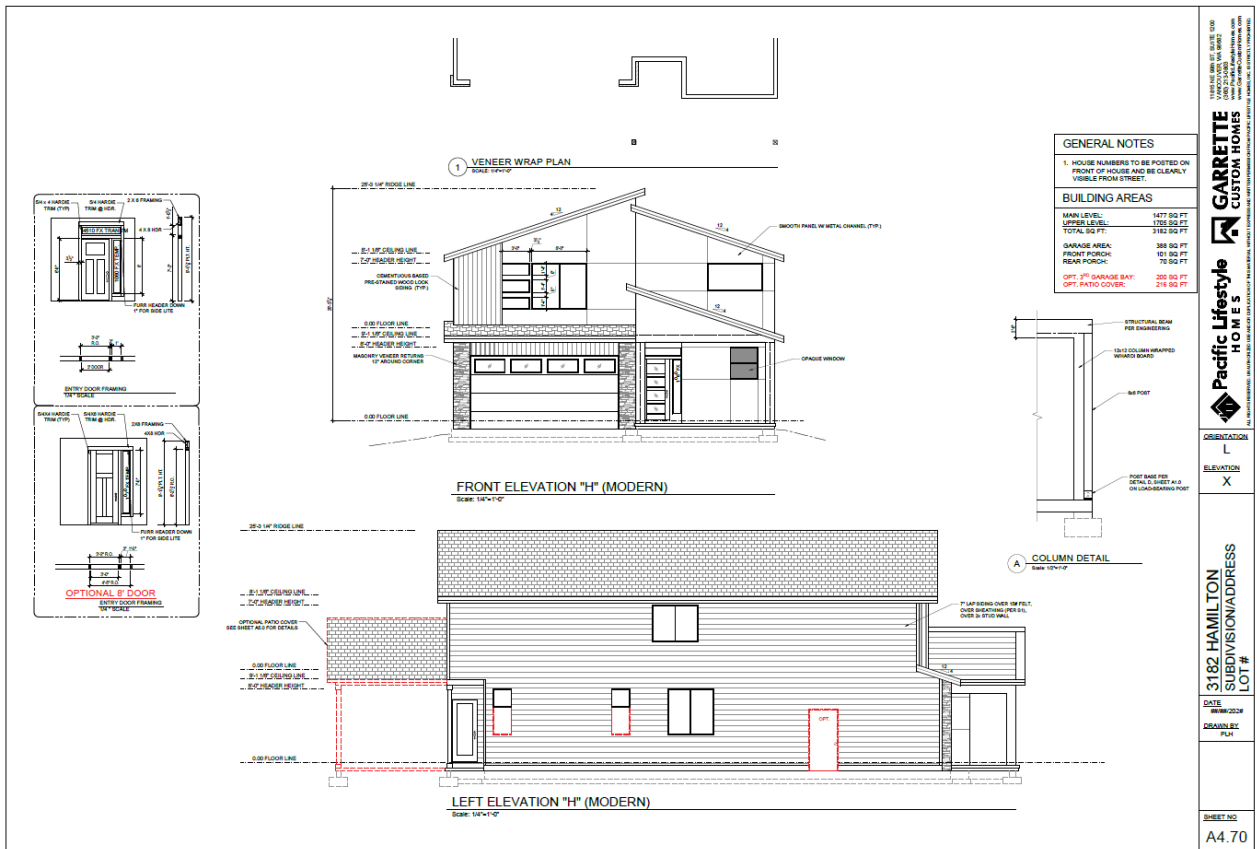
35-foot-wide product for lots that are 45' or wider:



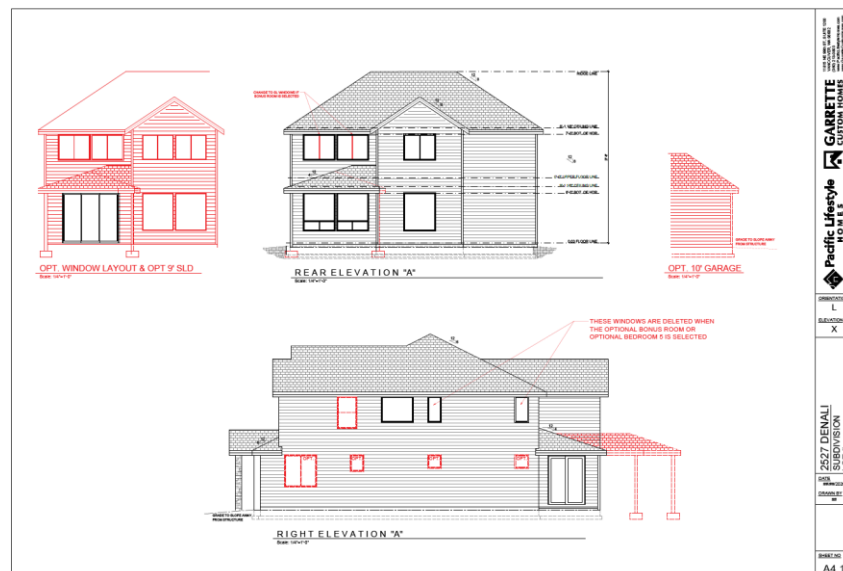
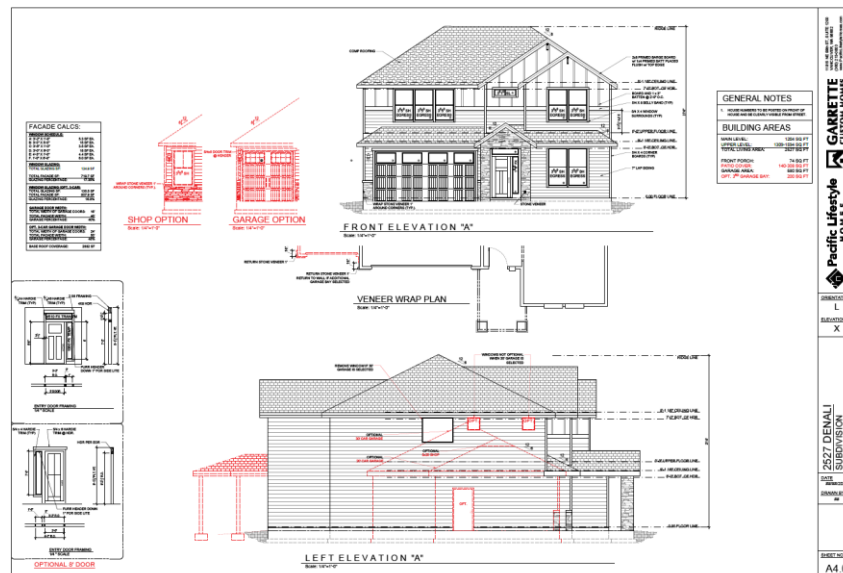


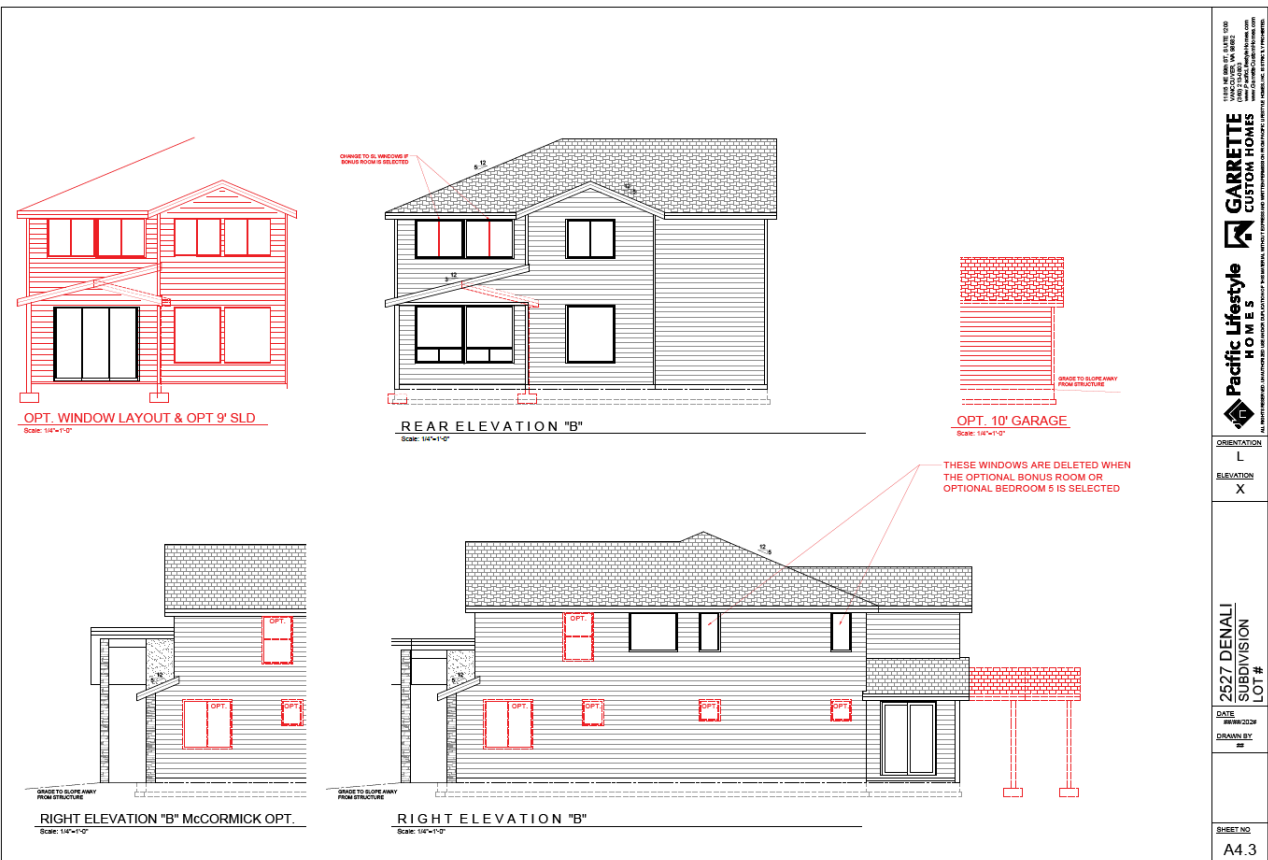
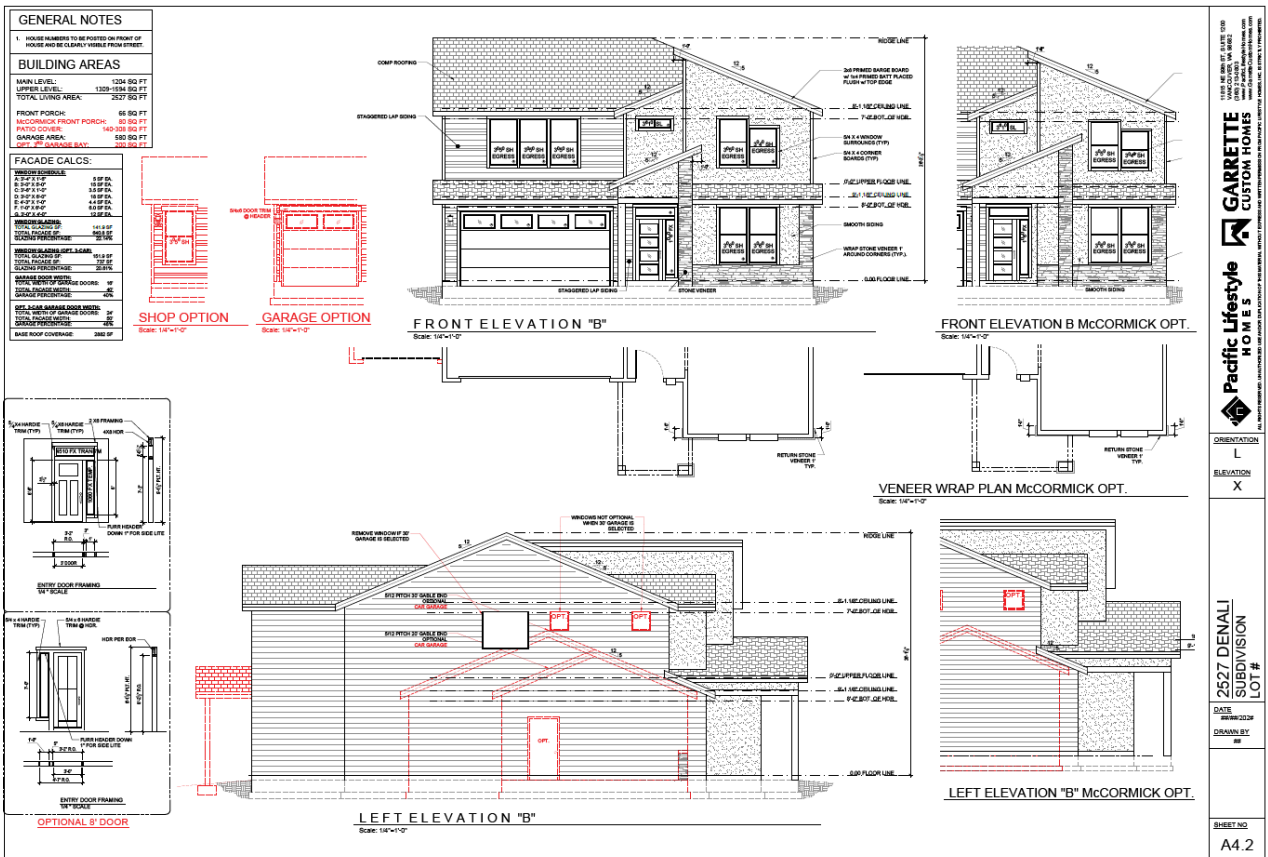


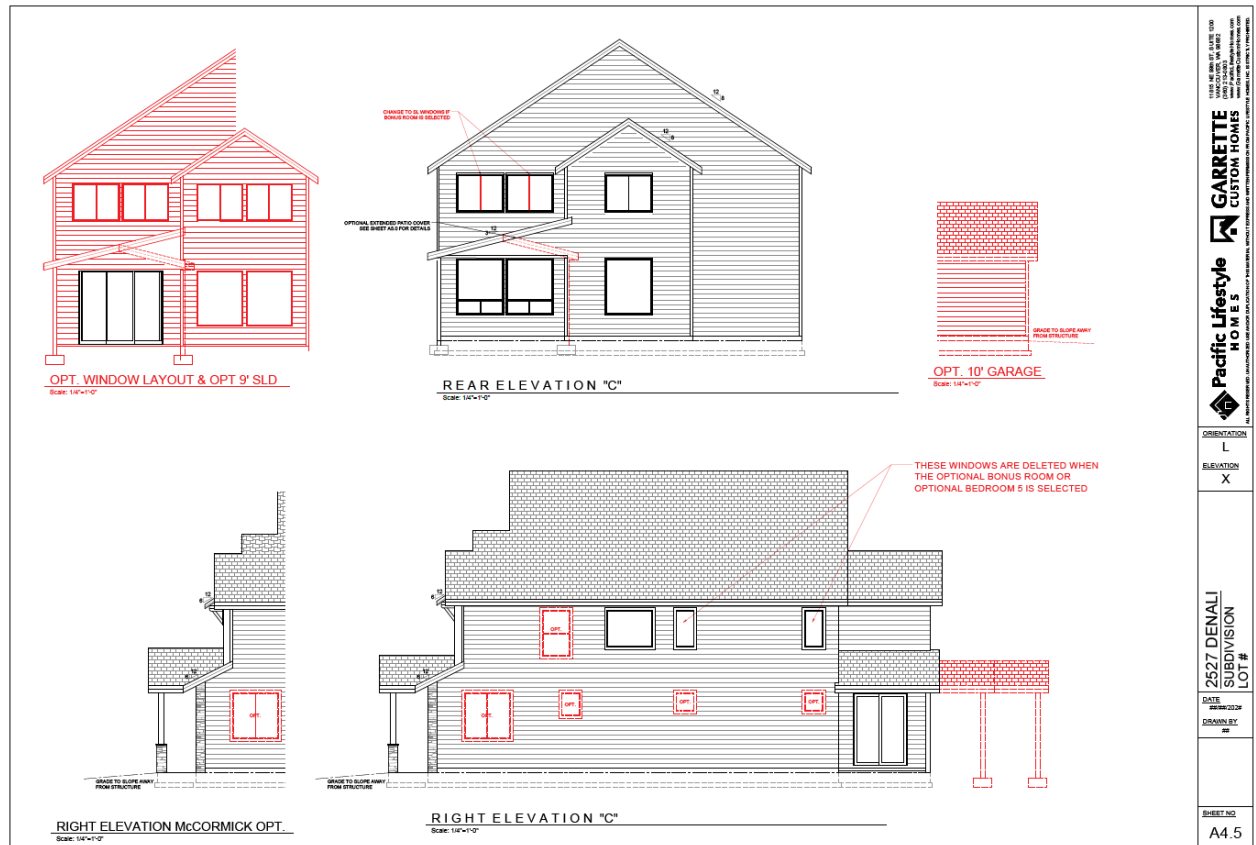
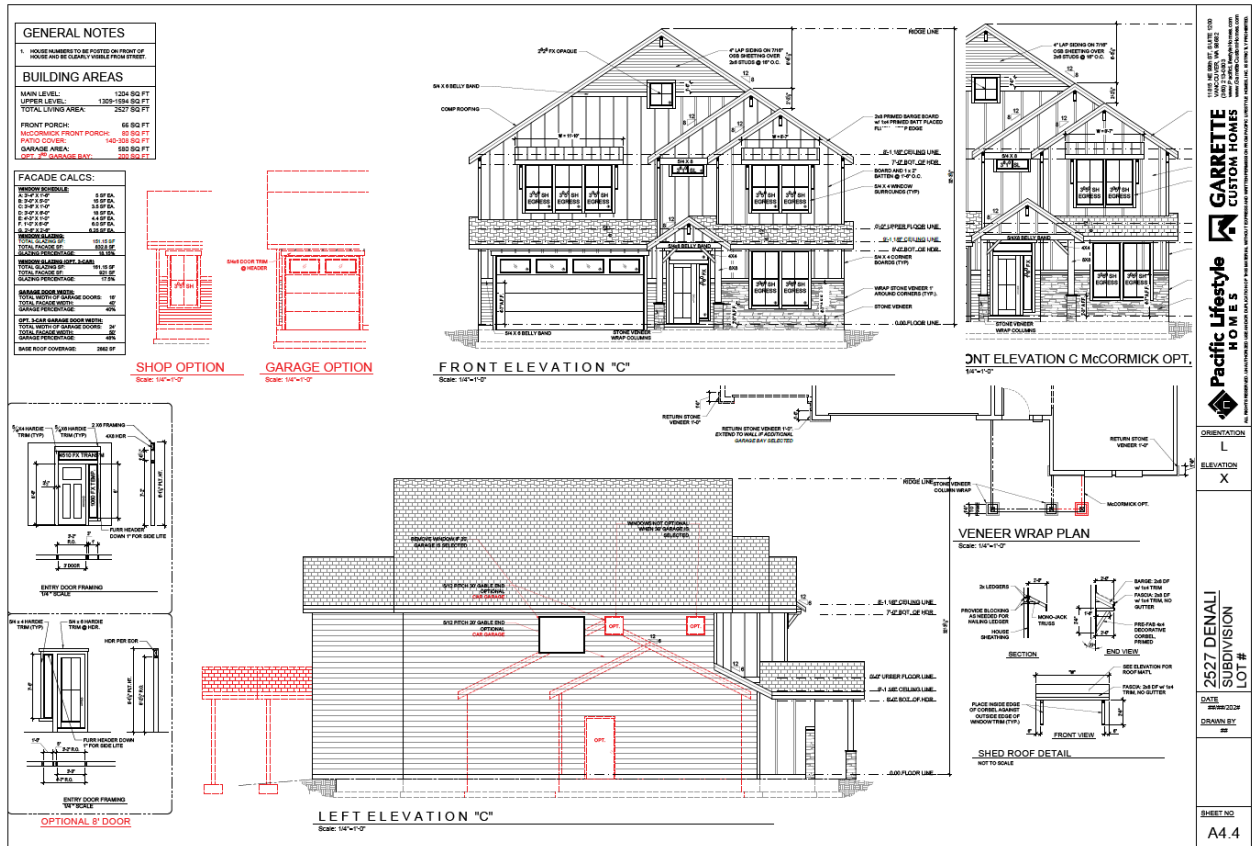




**40-foot-wide product for lots 50' or wider:**

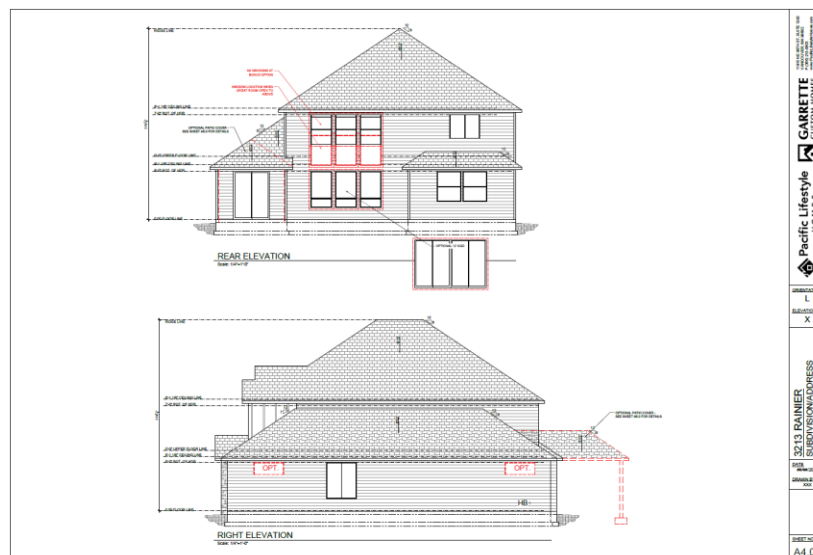
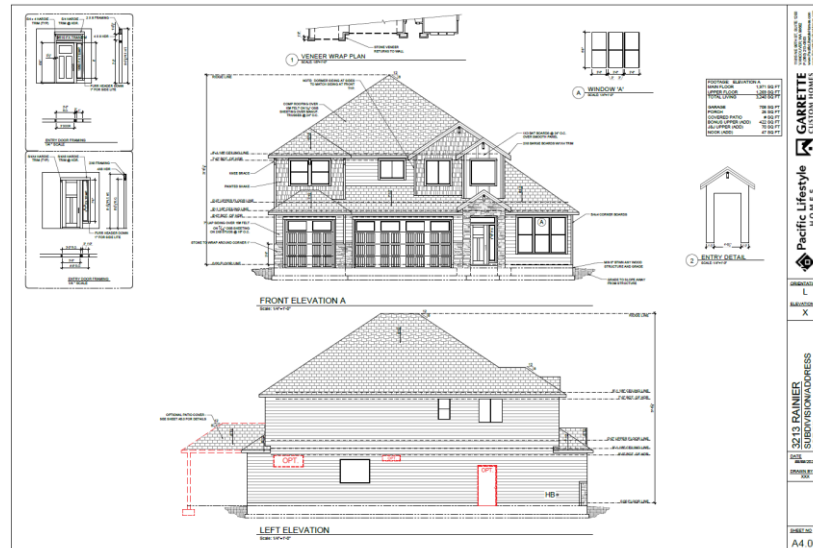


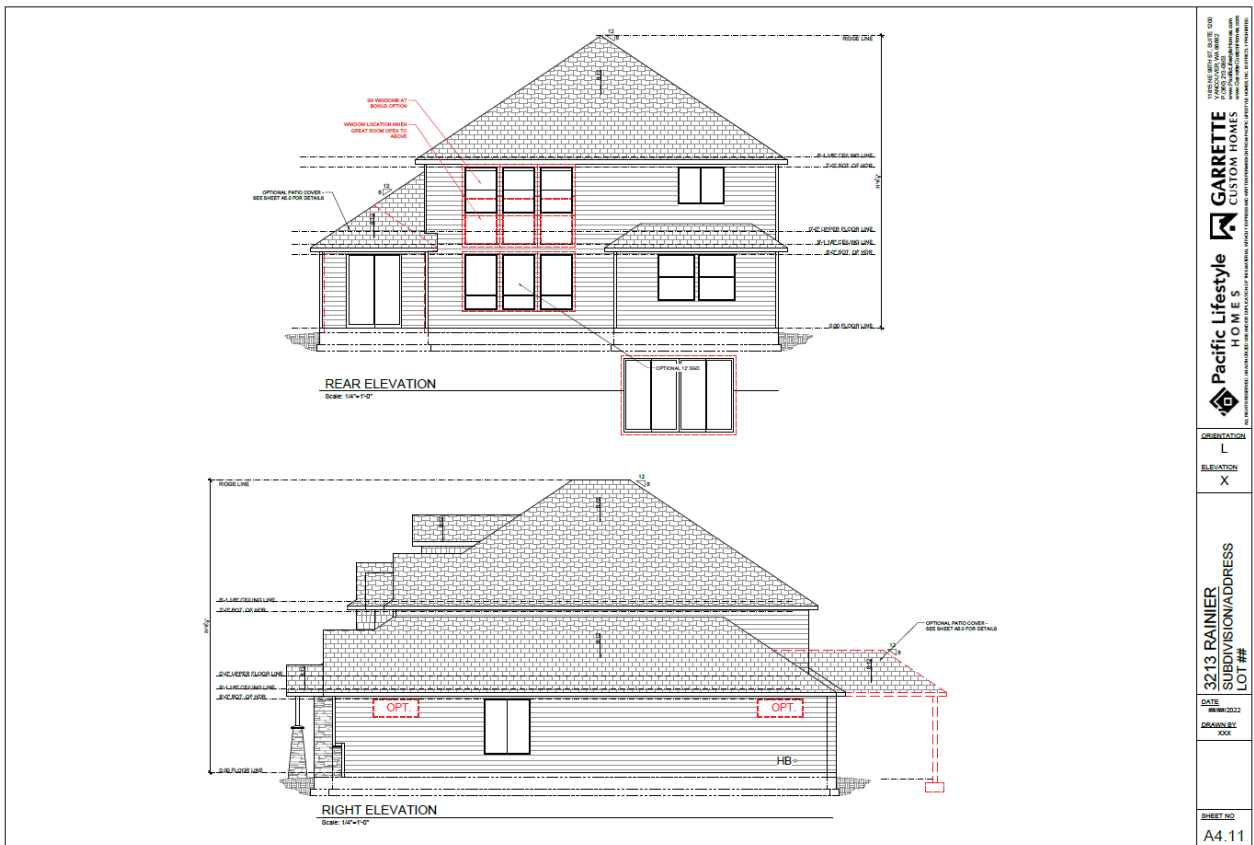
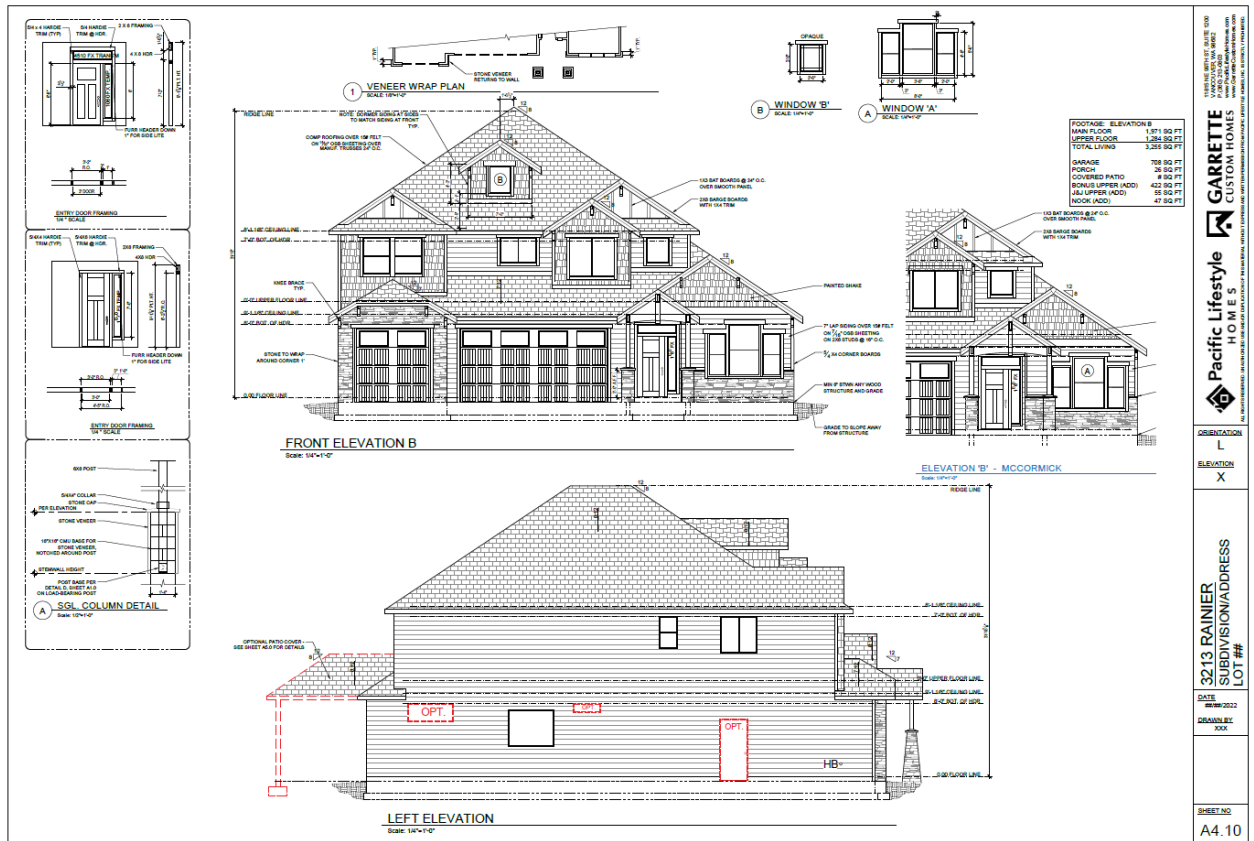




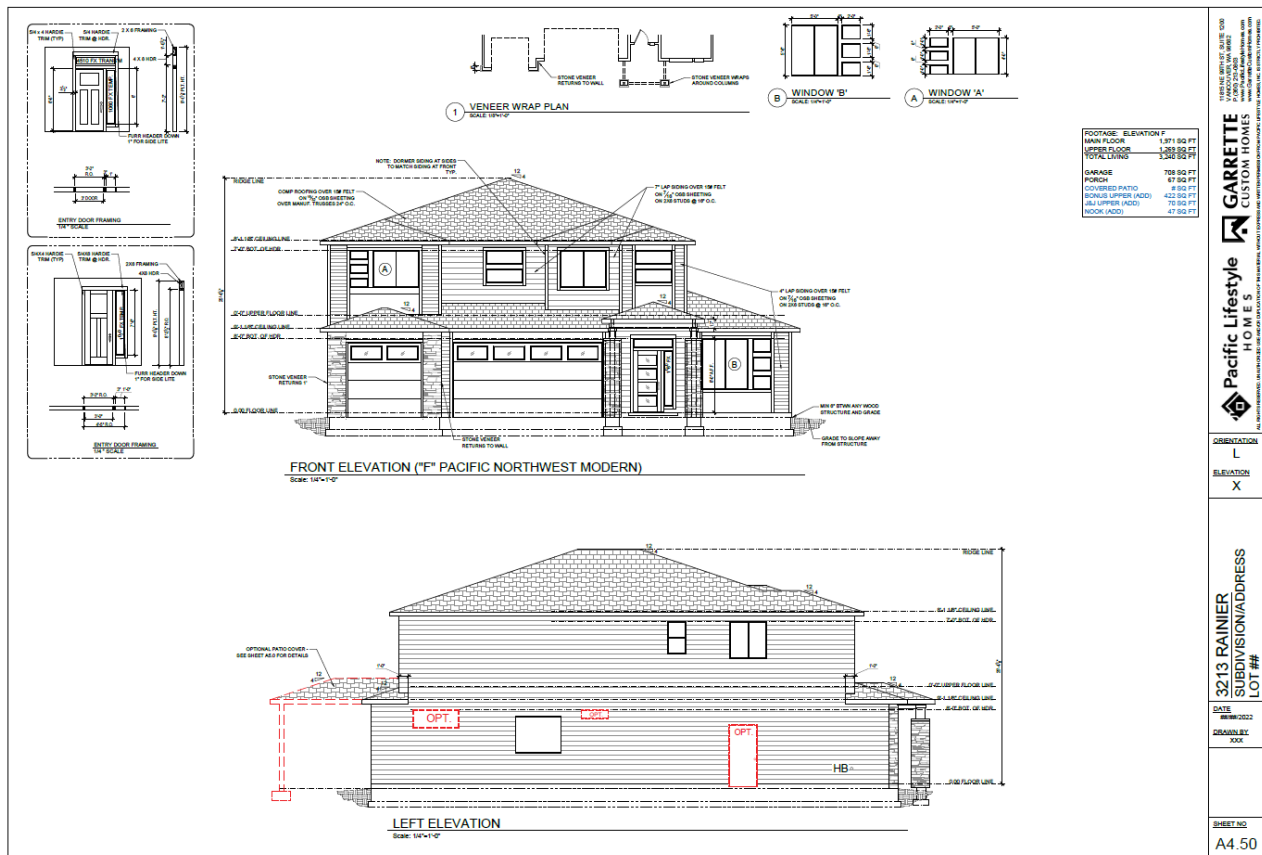


**50-foot-wide product for lots 60' or wider:**



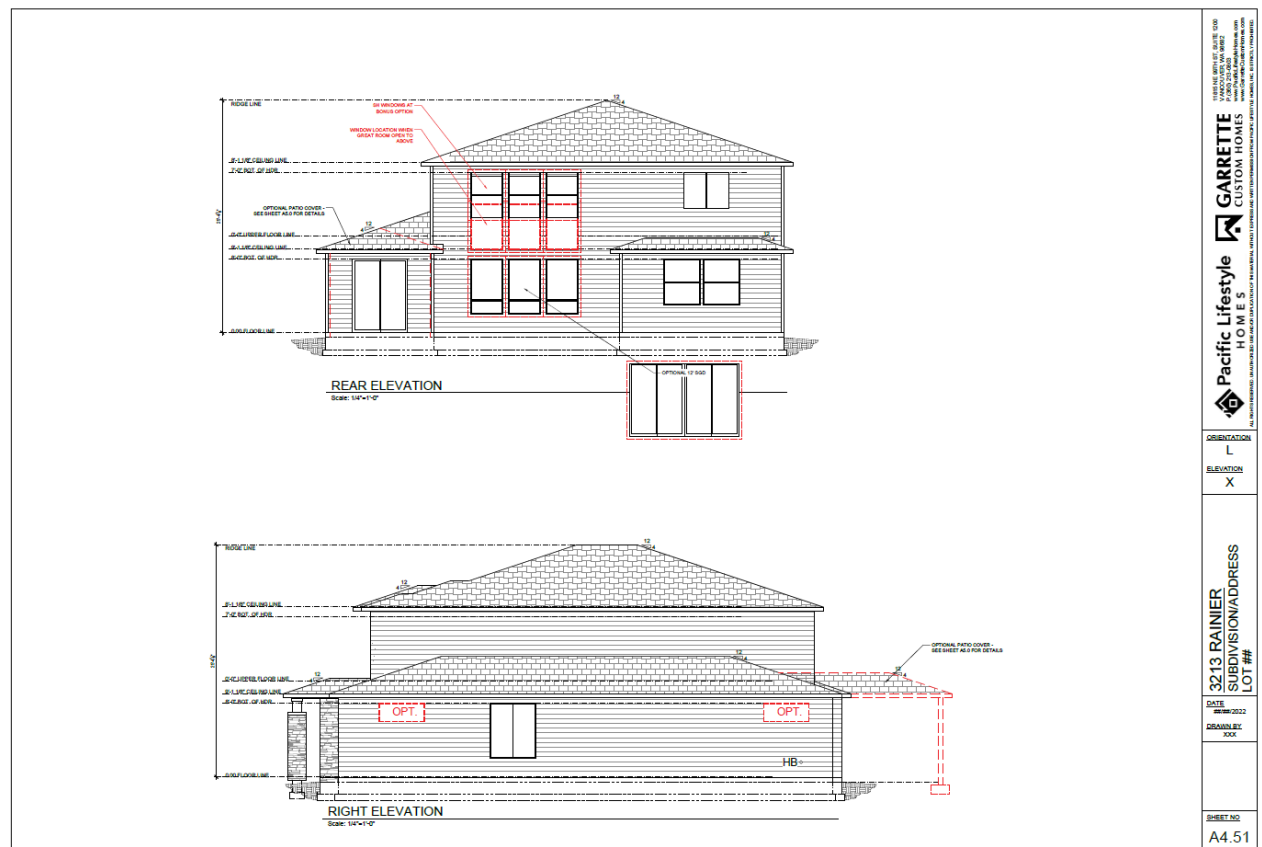






3213 RAINIER  
 SUBDIVISION/ADDRESS  
 LOT #  
 DATE: 08/2022  
 DRAWN BY: KKK  
 SHEET NO:  
 A4.50

Pacific Lifestyle  
 HOMES  
 GARRETTE  
 CUSTOM HOMES



3213 RAINIER  
 SUBDIVISION/ADDRESS  
 LOT #  
 DATE: 08/2022  
 DRAWN BY: KKK  
 SHEET NO:  
 A4.51

Pacific Lifestyle  
 HOMES  
 GARRETTE  
 CUSTOM HOMES

## I. Fivemile Creek Cross-Section & Photo

