

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



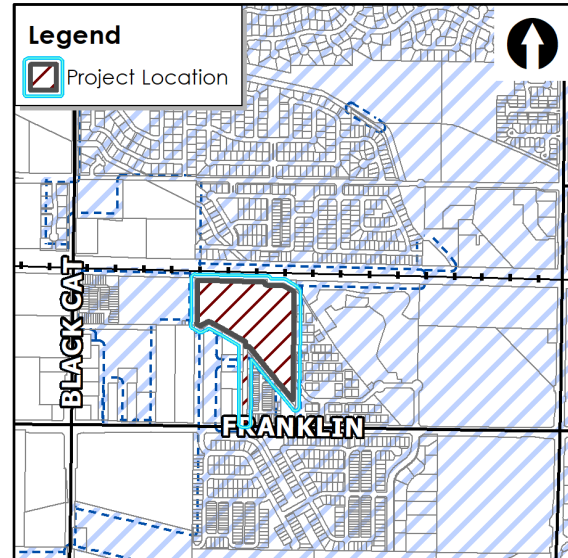
HEARING DATE: January 23, 2024

TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533

SUBJECT: Newkirk Subdivison No. 1
FP-2023-0020

LOCATION: 4250 W. Franklin Rd., in the SW 1/4 of
Section 10, T.3N., R.1W. (Parcel
#S1210346801)



I. PROJECT DESCRIPTION

Final Plat consisting of 62 (44 single-family attached and 18 townhomes) building lots and 10 (8 landscape, 1 common driveway, 1 alley) common lots on 21.41-acres of land in the TN-R (Traditional Neighborhood Residential) zoning district for Newkirk No. 1 Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Laren Bailey, Conger Group – 4824 W. Fairview Avenue, Boise, ID 83706

B. Owner:

Chris Nolan, Lansing Farm LLC – P.O Box 372, Eagle, ID 83616

C. Representative:

Laren Bailey, Conger Group – 4824 W. Fairview Avenue, Boise, ID 83706

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2022-0088) as required by UDC 11-6B-3C.2. The submitted final plat is for the same number of building lots and common area as approved with the preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required. ACHD required the applicant to extend Skill Hill Street from the Ascent Subdivision as part of the preliminary plat approval. After further review of the area, ACHD determined the grade was too steep and removed this condition of approval. Revised plans were submitted to the city and ACHD for approval.

Alternative Compliance

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. The applicant requested alternative compliance for the proposed four (4) lots on the north side of the common driveway as depicted in the drawing below.



The proposed dwelling units are two sets of attached units and not individual detached dwelling units as shown in the drawing below. Because the dwellings are attached units and cannot be separated to meet the code requirement, staff has no objection to granting the alternative compliance request based on the unique circumstances presented by the attached units in this specific development plan.



Findings:

1. Strict adherence or application of the requirements are not feasible; or

The proposed dwelling units are two sets of attached units and not individual detached dwelling units as shown in the drawing below. Because the dwellings are attached units and cannot be separated to meet the code requirement

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

Staff has no objection to granting the alternative compliance request based on the unique circumstances presented by the attached units in this specific development plan.

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

The alternative means only affects the lot located off of the common drive and will not be detrimental to the public welfare or impair the intended uses and character of the surrounding properties.

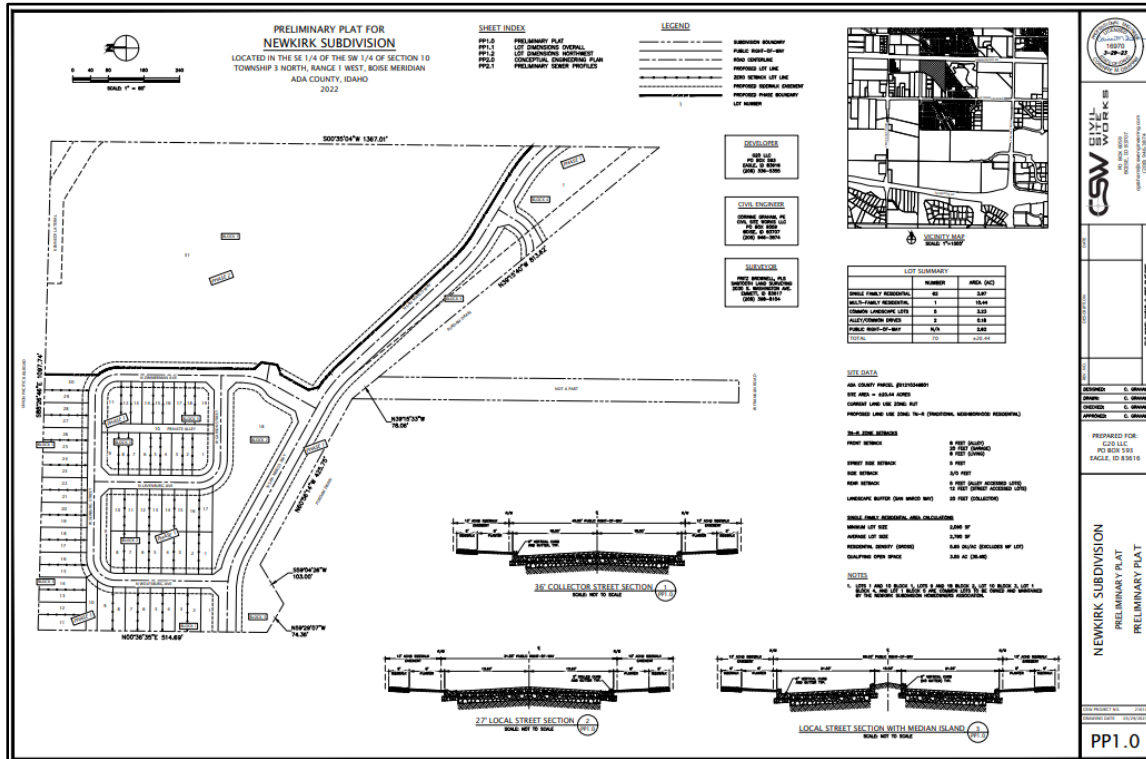
IV. DECISION

A. Staff:

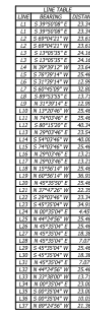
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report. Director has approved the request for alternative compliance for the common driveway within the development per the conditions in Section VI, in accord with the analysis in Section III.

V. EXHIBITS

B. Preliminary Plat (dated: 3/29/23)



[illegible]



LEGEND

-  SUBURBAN BOUNDARY LINE
 LOT LINES
 CENTERLINE
 ZERO LOT LINE
 PUBLIC UTILITY, IRRIGATION AND DRAINAGE EXEMPT
 FOUND SUMP
 FOUND ALLUVIUM
 SET SUMP
 SET SUMP
 CALCULATED POINT
 LOT NUMBER
 ACHD STORM DRAIN EXEMPT - SEE NOTE 12
 ACHD SEWERAGE EXEMPT - SEE NOTE 14
 GRAVITY IRRIGATION EXEMPT - SEE NOTE 17
 POB
 POINT OF BEGINNING



2030 S. WASHINGTON AVE
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC

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SHEET: 2 OF 5
DATE: 10/2023
DRAWN BY: AR
CHECKED BY: JB
DATE: 12/13/82
DATE: 12/13/81-FP



- SYMBOLS**
- SURVECTION BOUNDARY LINE
LOT LINES
CENTERLINE
STREET LOT LINE
PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT
FOUND S/P REBAR/CAP PLS 12374 ON AS NOTED
FOUND ALUMINUM CAP
SET S/P REBAR/CAP PLS 12374
SET S/P REBAR/CAP PLS 12374
CALCULATED POINT
SET MARKER
ACID STORMS DRAIN EASEMENT - SEE NOTE 12
ACID SIDEWALK EASEMENT - SEE NOTE 14
GRAVITY IRRIGATION EASEMENT - SEE NOTE 17
POINT OF BEGINNING

REFERENCES

- | | |
|-----|------------------------------|
| R1) | RECORD OF SURVEY NO. 12682 |
| R2) | RECORD OF SURVEY NO. 13395 |
| R3) | RECORD OF SURVEY NO. 13285 |
| R4) | FAITTS SUBDIVISION, BOOK 57, |
| R5) | ASCENT SUBDIVISION, BOOK 5, |
| R6) | ENTRATA FARMS SUBDIVISION, |
| R7) | ENTRATA FARMS SUBDIVISION, |
| R8) | WARRANTY DEED INST. NO. 25, |
| R9) | RECORD OF SURVEY NO. 1220 |

SURVEYOR'S NARRATIVE

SURFTOOTH LAND SURVEYING WAS REQUESTED BY THE OWNERS TO PREPARE THE SUBDIVISION PLAT SHOWN HEREON.

THIS SUBDIVISION IS A PORTION OF PARCELS 1 OF RECORDS OF SURVEY (ROS) NO. 12250, ADA COUNTY RECORDS, THE BASIS OF BEARING FOR THE PLAT MATCHES THE BASIS OF BEARING FROM SAID ROS NO. 12250. THE SECTIONAL MONUMENTS AND THE FOUND BOUNDARY MONUMENTS FROM SAID ROS WERE USED TO DETERMINE THE BOUNDARY OF THE SUBDIVISION AND WERE LOCATED AS SHOWN ON SAID RECORD OF SURVEY.

SEE SHEET 2 OF 5 FOR LINE/CURVE TABLES



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SHEET:	DATE:	DRAWN BY:	CHECKED BY:	DATE:	ISSUED:
3 OF 5	10/20/23	AR	JH	12/1/2023	12/1/2023-PP

NEWKIRK SUBDIVISION NO. 1

BOOK _____ PAGE _____

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNERS HEREBY CERTIFY THAT ALL LOTS IN THIS SUBDIVISION WILL BE SET ASIDE FOR THE USE OF THE CITY OF MERIDIAN, IDAHO MUNICIPAL WATER SYSTEM, INCORPORATED AND THAT THE CITY OF MERIDIAN, IDAHO HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 90-11-14)

THE EASEMENTS AND PRIVATE RIGHTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE SITED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

BASES OF BEARING: IS S. 89°15'34" E., BETWEEN A POUND ALUMINUM CAP PLS 14221 MARKING THE SW CORNER OF SECTION 10 AND A POUND ALUMINUM CAP PLS 14221 MARKING THE SE CORNER OF SECTION 10, BOTH IN TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO.

A TRACT OF LAND LOCATED IN THE E1/2 OF THE SE1/4 OF SECTION 10, T. 3 N., R. 1 W., 84 N., CITY OF MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 10;

THENCE S. 89°15'34" E., COINCIDENT WITH THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1200.31 FEET TO THE PILE CORNER OF SAID SECTION 10, MARKED BY AN ALUMINUM CAP PLS 14221;

THENCE LEAVING SAID SOUTH LINE, N. 0°30'30" E., COINCIDENT WITH THE WEST LINE OF THE SE1/4 OF THE SE1/4, A DISTANCE OF 108.13 FEET TO THE CENTERLINE OF THE POUND SHAW SHAUN, WITNESSED BY A 5/8" REBAR WITH CAP PLS 11574 BEARING N. 0°30'30" E., 46.34 FEET AND THE **POINT OF BEGINNING**;

THENCE CONTINUING N. 0°30'30" E., COINCIDENT WITH SAID WEST LINE, 54.89 FEET TO A POINT ON THE SOUTHERN 1/400TH OF WAY OF THE LAMAR PACIFIC RAILROAD, MARKED BY A 5/8" REBAR WITH CAP PLS 12496;

THENCE S. 89°54'40" E., COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY, 574.04 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, S. 0°25'04" W., 119.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, MARKED BY A 5/8" REBAR WITH CAP PLS 11574;

THENCE 48.34 FEET ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 85.50 FEET, A CENTRAL ANGLE OF 42°17'09", SUBTENDED BY A CHORD BEARING S. 20°33'31" E., 47.25 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 0°25'04" W., 306.55 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 34°04'01" E., 25.34 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 69°04'01" W., 31.00 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 69°04'01" W., 23.61 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 24°04'33" E., 24.36 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 17°03'33" E., 24.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE 70.04 FEET ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 12°52'25", SUBTENDED BY A CHORD BEARING S. 40°56'40" E., 65.90 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 42°04'23" E., 34.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT MARKED BY A 5/8" REBAR WITH CAP PLS 11574;

THENCE 76.42 FEET ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 17°04'14", SUBTENDED BY A CHORD BEARING S. 0°17'03" E., 70.30 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 58°32'04" E., 156.20 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT MARKED BY A 5/8" REBAR WITH CAP PLS 11574;

THENCE 61.70 FEET ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 14°17'09", SUBTENDED BY A CHORD BEARING S. 15°16'10" E., 60.40 FEET TO A POINT ON THE WEST BOUNDARY OF BENTLEY PARK SUBDIVISION NO. 1, AS SHOWN IN BOOK 117 OF PLATS, AT PAGES 1714-46, ADA COUNTY RECORDS, MARKED BY A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 0°38'10" W., COINCIDENT WITH SAID WEST BOUNDARY, 288.18 FEET TO SAID CENTERLINE AND THE SOUTHWEST CORNER OF SAID SUBDIVISION, AS SHOWN IN BOOK 117 OF PLATS, AT PAGES 1714-46, ADA COUNTY RECORDS, WITNESSED BY A 5/8" REBAR WITH CAP PLS 11574 BEARING N. 0°38'10" W., 288.18 FEET;

THENCE COINCIDENT WITH SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES:

THENCE N. 39°15'39" W., COINCIDENT WITH THE NORTH BOUNDARY AND PROLONGATION OF SAID ASCENT SUBDIVISION, 60.68 FEET, REFERENCED BY A 5/8" REBAR WITH CAP PLS 11574 BEARING N. 39°09'09" E., 24.64 FEET;

THENCE N. 69°04'01" W., 425.75 FEET, REFERENCED BY A 5/8" REBAR WITH CAP PLS 11574 BEARING N. 20°04'23" E., 26.76 FEET;

THENCE S. 89°04'01" W., 103.00 FEET, REFERENCED BY A 5/8" REBAR WITH CAP PLS 11574 BEARING N. 0°17'03" E., 48.53 FEET;

THENCE N. 0°29'03" W., 74.36 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 10.01 ACRES MORE OR LESS.

GSL, LLC

JIM CONGER, AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA }

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM CONGER, KNOWN OR IDENTIFIED TO ME TO BE AN AUTHORIZED AGENT OF GSL, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR:

I, JEFF BEAGLEY, PLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF COMMENT" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE UNDOING UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PROTECTION AND PILING, ACT, IDAHO CODE 55-300, CHAPTER 55-302.

JEFF BEAGLEY



P.L.S. 11574

2030 S. WASHINGTON AVE.
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4 OF 5 10/2023 AR JB 121381 121381-PP

NEWKIRK SUBDIVISION NO.1

BOOK _____ PAGE _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 16, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER ON HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1306, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DHS DATE _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL, HELD ON THE _____ DAY OF _____, 2023 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK DATE _____

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR DATE _____

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER DATE _____

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC, AT _____ HOURS PAST _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2023, A.D., AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____, THIS INSTRUMENT BEING _____.

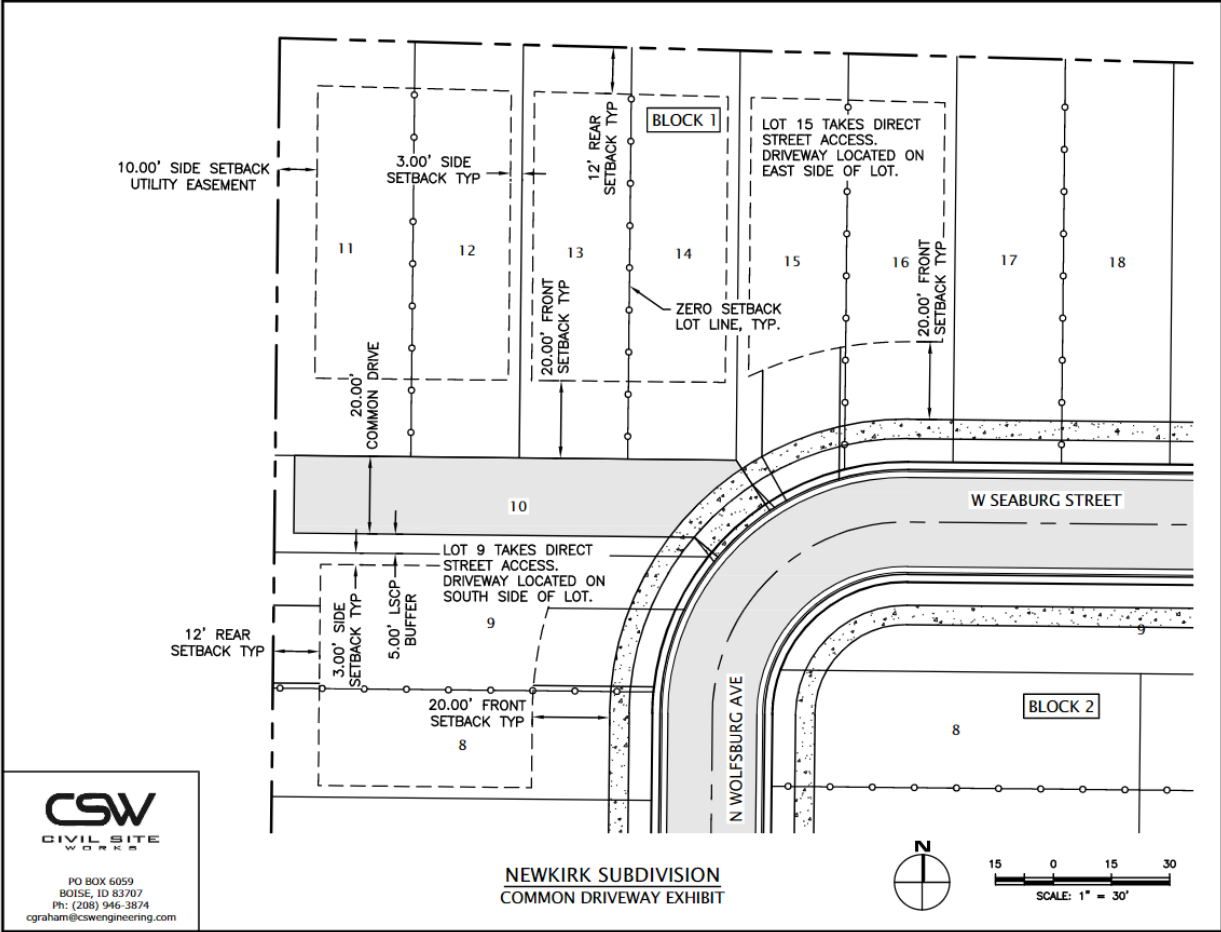
DEPUTY EX-OFFICIO RECORDER

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

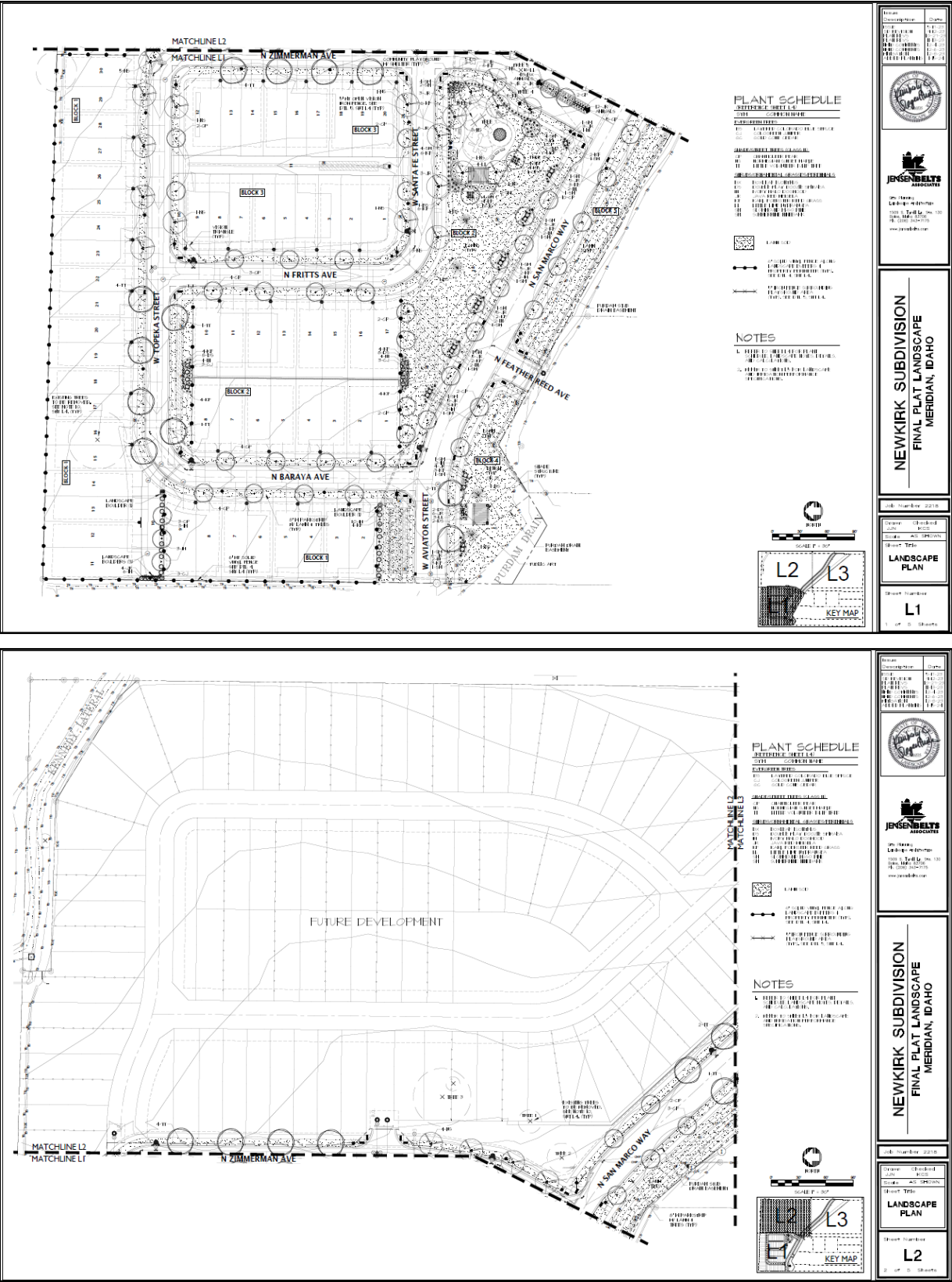
WWW.SAWTOOTHLS.COM

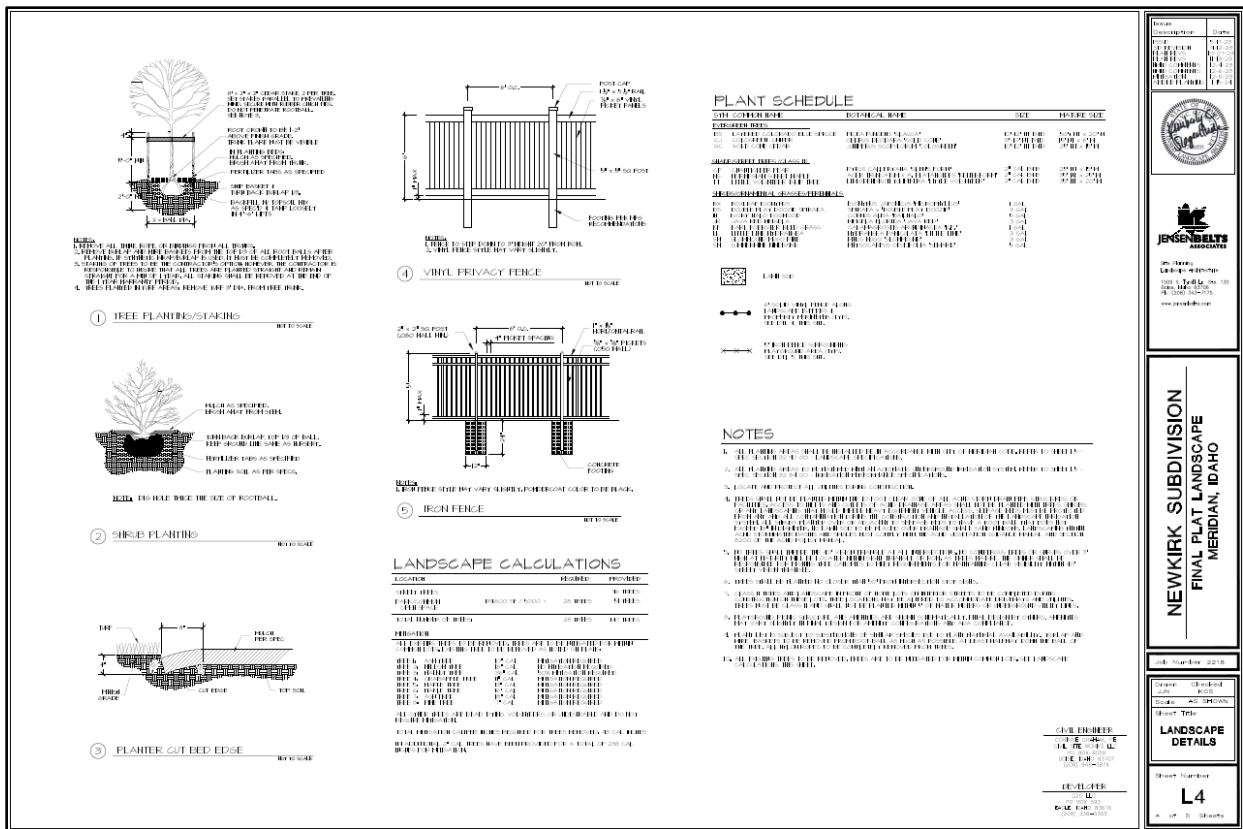
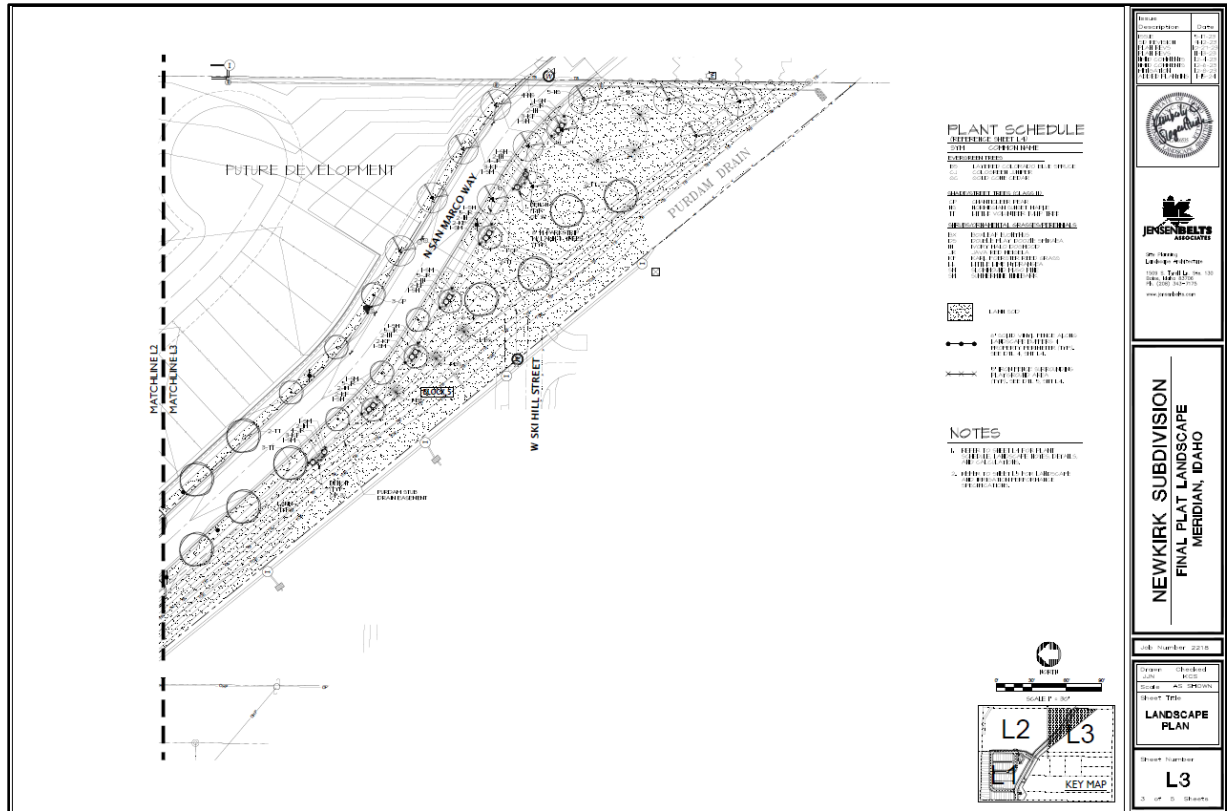
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D. Common Drive Exhibit

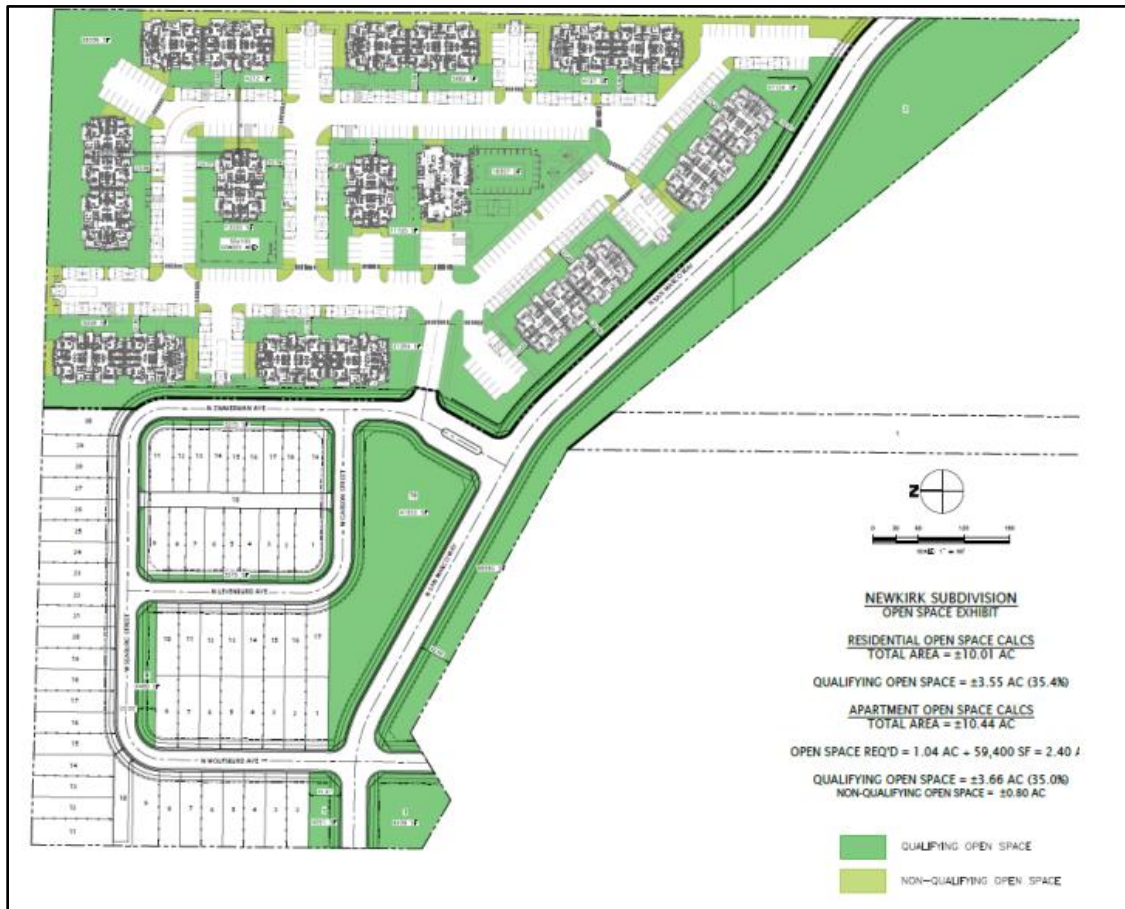


E. Landscape Plan – Final Plat (dated: 12/8/23)





F. Common Open Space Exhibit & Calculations



Project: Newkirk Neighborhood

Date: 11.11.2022

Block	Lot	Sqft Open Space	Dimensions	Description	Code Section
1	1	4,051	41.31' x 98'	Collector Frontage	C
1	31	159,430	-	Multi-Family Open Space	MF
2	9	4,485	188' x 21.06'	End Cap	B
2	18	39,734	-	Large Park	A
4	1	8,792	-	Collector Frontage/ Park	A,C
5	2	85,885	-	Collector Frontage	A,C
-	-	6,550	-	Parkway Strip	E
Subtotals			Acres	Percent of Total	
Total Sqft		308,927	7.09197888		
Qualified Open Space Ac.		7.09			
Total Project Acres		20.45			
Non-Qualifying Open Space		0.80			
Percent of Qualified Open Space		34.68%			
Arterial and Collector Frontage		98,728	2.27	31.96%	
Buffers & Endcaps		4,485	0.10	1.45%	
Hillside		0	0.00	0.00%	
"Useable"		205,714	4.72	66.59%	

G. Site Amenities

Proposed Amenities Single-family Area:

A. Large 1-Acre, Play Park (Block 2, Lot 18) – The Newkirk Neighborhood Park will contain the following recreation facilities:

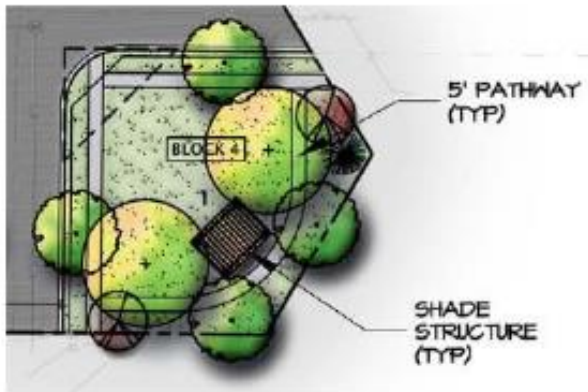
- Play Structure
- Swings
- Seating Benches
- Shade Structure
- Climbing Rocks
- Climbing Dome
- Large Grass play area
- Attractive Landscaping
- Playground fencing for safety



B. Pathways – The Newkirk Neighborhood will include the following pedestrian pathways:

- **5' Wide Separated Pedestrian Pathway on Both sides of N. San Marco Way – 2,770 LF**

Pedestrian pathways within the Newkirk Neighborhood will total over one half mile in length.



C. Pathway Park (Block 4, Lot 1) - The Newkirk Neighborhood Park will contain a small pedestrian park including:

- **Shade Structure**
- **Additional Pathway**
- **Seating Areas**
- **Attractive Landscaping**

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2022-0088 (AZ, PP); DA Inst. #2023-051358, PBA Inst # 2023-047023 and A-2023-0135.
2. The final plat shown in Section V.B, prepared by Sawtooth Land Surveying, LLC, stamped on 10/23/23 by Jeff Beagley, shall be revised prior to signature on the final plat by the City Engineer, as follows:

Plat Notes:

- a. Note #6: Include the recorded ACHD license agreement number.
- b. Note #9: Include the development agreement instrument number.
- c. Note #14: Include the recorded instrument number for ACHD sidewalk easement.
- d. Note #15: Include the recorded instrument number of the City of Meridian water easement.
- e. Note #16: Include the language for the construction of the common driveway/lot which should include the following language: "capable of supporting an imposed weight of 82,000 GVW per IFC Section 503.2.4.
- f. Note #17: Include the recorded license agreement instrument number for the Nampa Meridian Irrigation District.

- g. Add note that states access for lots within Block 3 shall take access from Lot 11 which is a private alley.
 - h. Add note to state “Direct access to Franklin Road and San Marco Way/Aviator Street is prohibited.
 - i. Remove the Ski Hill Street extension as the grade is too steep per ACHD.
3. Future development shall be consistent with the minimum dimensional standards listed in UDC Table [11-2D-6](#) for the TN-R zoning district.
 4. The Applicant shall comply with all ACHD conditions of approval.
 5. The Applicant shall obtain Certificate of Zoning Compliance and Administrative Design Review approval for the multi-family development prior to building permit submittal.
 6. The landscape plan prepared by Kimberly C. Segen Thaler, JensenBelts Associates dated 1/15/2024, included in Section VE, is approved as submitted.
 7. A perpetual ingress/egress easement shall be filed with the Ada County Recorder for the common driveway, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. This may be accomplished through depiction of the easement on the face of the final plat and an accompanying note. If a separate easement is recorded, a copy shall be submitted to the Planning Division with the final plat for City Engineer signature.
 8. Per UDC [11-2D-6F](#), all dwelling units shall have a minimum of two (2) lights at the front of the unit. All dwelling units on alley accessed properties shall have a minimum of two (2) lights along the alley. All lighting shall prevent uplighting and shall be on a photocell that activates the lighting at dusk and turns it off at dawn.
 9. Zimmerman Lane will not be dedicated as public right-of-way, except for the two stub locations at Atomic St. and Chair Lift St. Dedicate such stub locations to ACHD in configurations required by ACHD prior to the City Engineer’s signature on the first final plat. Before recordation of the annexation ordinance AND the City’s acceptance of the modified AZ and Plat boundaries to remove Zimmerman Lane, the applicant shall record a property boundary adjustment between the Newkirk property and the three (3) selected adjacent County parcels immediately to the west to facilitate conveyance of the Zimmerman Lane property as proposed. Proof of such conveyance shall be provided to City staff prior to City Engineer’s signature on the first final plat. The alternative compliance request has been approved as submitted.
 10. Staff’s failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. PUBLIC WORKS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=286169&dbid=0&repo=MeridianCity>

C. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=287222&dbid=0&repo=MeridianCity>

D. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=287028&dbid=0&repo=MeridianCity>

E. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=289313&dbid=0&repo=MeridianCity>