

From: [Matthew Adams](#)
To: [Alan Tiefenbach](#)
Cc: [Bill Parsons](#); [Joe Bongiorno](#); [Tamara Thompson](#); [Brady Lasher \(brady@lasherenterprises.com\)](#); [Michael Thomas](#)
Subject: Chukar Ridge Sub - Council Hearing: Pre-Plat Resubmittal
Date: Thursday, July 2, 2020 12:03:04 PM
Attachments: [PP 200702 Chukar Ridge PP - Resubmittal OpenSpaceExhibit 119192.pdf](#)
[PP 200702 Chukar Ridge PP - Resubmittal 119192.pdf](#)

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Good Morning Alan -

Per the comments received from P&Z at our hearing on June 4 and summarized in your email received 6.5.20, we are listing the 5 items below as the "Meridian City P&Z Conditions". Each of these comments have been addressed and are reflected on the attached resubmittal.

1. 6' fence and 6' berm along State Highway 16 (I recommend you use the same landscaping and fencing as Gander Creek South).
Complete - Berm and Fence have been added. Refer to Detail 3&4/LP-02.
2. Reduce the common drives to serve no more than 3 residences.
Complete – see Driveway A, B, & C / PP-01
3. Add an extra amenity.
Complete – In addition to the extensive pathway system amenity we are proposing a tot lot feature in Lot 4 / Block 4. See LP-01 and detail 5/LP-02.
4. ACHD recommendations should be finalized.
*ACHD Staff report approved on consent agenda June 17, 2020 and received via email.
Applicant will work with ACHD to complete conditions of approval. All conditions are shown on pre-plat resubmittal.*
5. 2nd access will be established prior to Council.
Applicant will construct no more than 30 homes with current secondary fire access from McDermott Road. Prior to constructing home number 31 through 63, the applicant will provide one of the following additional solutions to mitigate the future construction of Hwy 16 Expressway.
 - *Construct roadway crossing of the McFadden Drain to connect to Gander Creek South. Graphic Exhibit will be prepared for council presentation.*
 - *Construct connection south to Ustick Road. Graphic Exhibit will be prepared for council presentation.*
 - *Fire Sprinkle all structures in excess of 30 units (units 31 through unit 63)*
The sequence and timing of development north and south of this project is unknown and we need to have the above options available.

Not listed in the email but discussed at the hearing was the request for a 10' wide buffer on the west edge of the project to mitigate for the future planned street construction by West Ada School District. We have also added the 10-FT buffer behind the lots on the west edge of the development.

We are also developing some additional graphics for our presentation to council but plan on simply

bringing those to the hearing. I will provide all exhibits and graphics to you as far in advance of the hearing as possible.

Please contact our office with any questions. Thank you,

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