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

In the Matter of the Request for Annexation 0.014 of an acre of land from RUT in Ada County to the R-8 zoning district, including the remaining portion of the E. Rosalyn Street cul-de-sac right-of-way, and combined Preliminary/Final Plat consisting of three (3) residential building lots and 1 common lot on 0.733 acres in the R-8 zoning district, by Givens Pursley, LLP.

Case No(s). H-2023-0056

For the City Council Hearing Date of: July 9, 2024 (Findings on July 23, 2024)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of July 9, 2024, incorporated by reference)

2. Process Facts (see attached Staff Report for the hearing date of July 9, 2024, incorporated by reference)

3. Application and Property Facts (see attached Staff Report for the hearing date of July 9, 2024, incorporated by reference)

4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of July 9, 2024, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).

2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.

3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.

4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.

5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.

6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of July 9, 2024, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

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

1. The applicant's request for annexation and combine preliminary/final plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of July 9, 2024, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory

takings analysis.

G. Attached: Staff Report for the hearing date of July 9, 2024

By action of the City Council at its regular meeting held on the _____ day of _____, 2024.

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

_____
Mayor Robert E. Simison

Attest:

_____
Chris Johnson
City Clerk

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

By: _____ Dated: _____
City Clerk's Office

EXHIBIT A

STAFF REPORT	
COMMUNITY DEVELOPMENT DEPARTMENT	

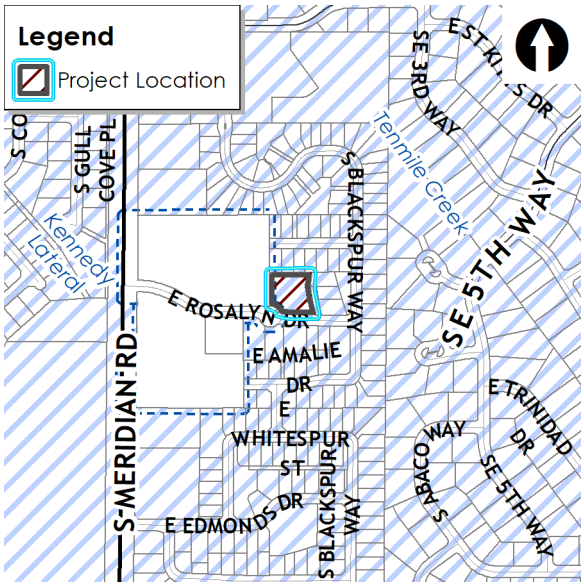
HEARING DATE: ~~May 14, 2024~~ Continued to July 9, 2024

TO: Mayor & City Council

FROM: Stacy Hersh, Associate Planner
208-884-5533

SUBJECT: Rosalyn Subdivision
H-2023-0056

LOCATION: 200 E. Rosalyn Drive (Parcel #'s R7699020020 and R2114050060)



I. PROJECT DESCRIPTION

Annexation of 0.014 acre of land with an R-8 zoning district, including the remaining portion of the E. Rosalyn Street cul-de-sac right of way; combined Preliminary/Final Plat consisting of 6 residential building lots and one (1) common lot on 0.733 acres in the R-8 zoning district for Rosalyn Subdivision.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	0.014 Annexation including the remaining portion of the cul-de-sac right of way; 0.733 acres combined PFP	
Future Land Use Designation	Low Density Residential (LDR)	
Existing Land Use	Single-family residential (SFR)	
Proposed Land Use(s)	Single-family detached residential	
Current Zoning	R-8 (Medium Density Residential)	
Proposed Zoning	R-8 (Medium Density Residential)	
Lots (# and type; bldg/common)	6 building lots; 1 common lot	
Phasing plan (# of phases)	1	
Number of Residential Units (type of units)	6 single-family detached units	
Density (gross & net)	6.87 units/acre (gross)	
Open Space (acres, total [%] / buffer / qualified)	0%, not required for developments under 5 acres	

Amenities	None	
Physical Features (waterways, hazards, flood plain, hillside)	None	

Neighborhood meeting date	12/12/2023	
History (previous approvals)	San Gorgonio Subdivision SHP H-2023-0092 (4-Lots); ROW vacation of the E. Rosalyn Street cul-de-sac Instrument #2023-034331.	

B. Community Metrics

Description	**Details**	**Page**
Ada County Highway District		
• Staff report (yes/no)	Yes	
• Requires ACHD Commission Action (yes/no)	No	
• Existing Conditions	E. Rosalyn Drive is classified as a local street already improved with curb, gutter, and sidewalk.	
• CIP/IFYWP		

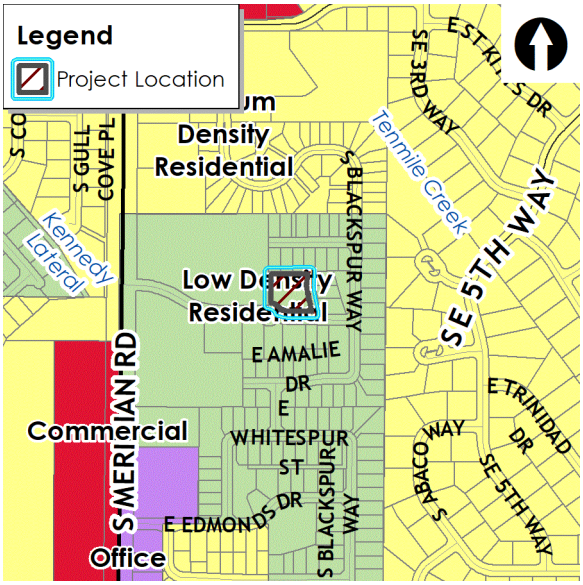
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	E. Rosalyn Drive is classified as a local street. Access is existing and improvements were constructed previously as required with Larkspur Subdivision No. 2.	
Proposed Road Improvements	None	
Fire Service	*No comments received*	
Police Service	*No comments received.*	

West Ada School District	*No comments received.*	
Distance (elem, ms, hs)		
Capacity of Schools		
# of Students Enrolled		
Wastewater		
• Distance to Sewer Services	Water available at the site	
• Sewer Shed		
• Estimated Project Sewer ERU's	See application – Additional 900 gpd committed to model.	
• WRRF Declining Balance	WRRF decline balance is 14.62 MGD	
• Project Consistent with WW Master Plan/Facility Plan	Yes	
• Impacts/Concerns	See Public Works' Site-Specific Conditions in Section B.	
Water		
• Distance to Services	Water available at the site.	
• Pressure Zone	3	

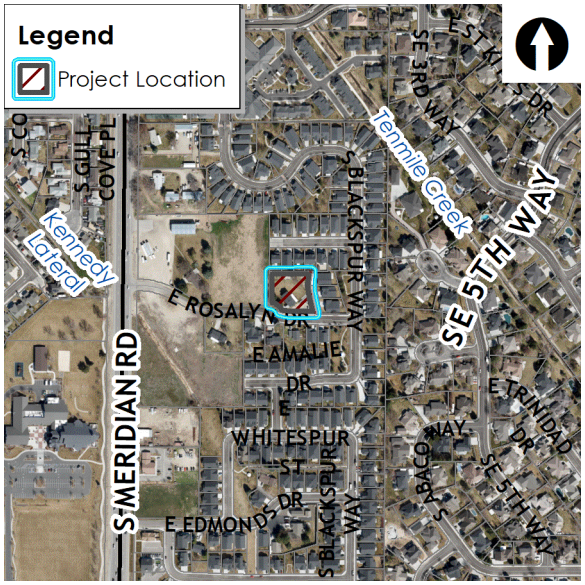
• Estimated Project Water ERU's	See application
• Water Quality Concerns	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	See Public Works' Site-Specific Conditions in Section B.

C. Project Maps

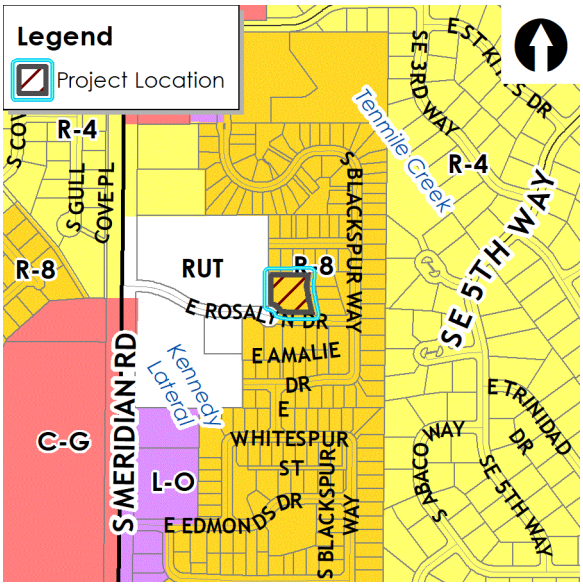
Future Land Use Map



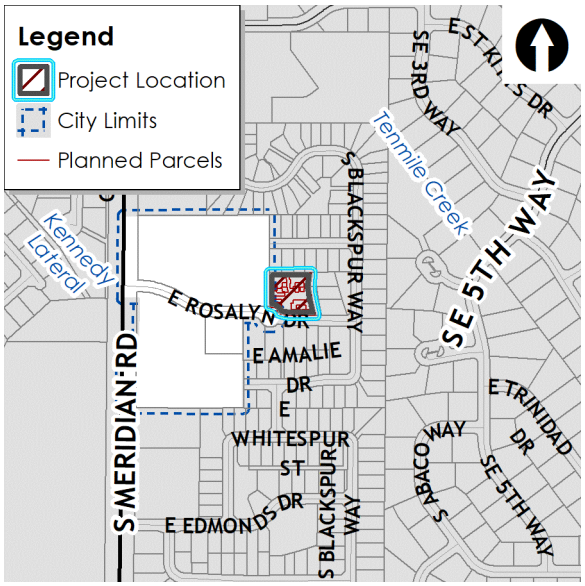
Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Brett & Julie Bingham, B-B Rosalyn LLC – P.O. Box 266, Meridian, ID 83680

B. Owner:

Brett & Julie Bingham, B-B Rosalyn LLC – P.O. Box 266, Meridian, ID 83680

C. Representative:

Kristen McNeill, Givens Pursley LLP – 601 W. Bannock Street, Boise, ID 83702

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	1/02/2024	3/24/2024
Radius notification mailed to property owners within 500 feet	12/29/2023	3/22/2024
Public hearing notice sign posted on site	1/5/2024	3/12/2024
Nextdoor posting	12/29/2023	3/25/2024

V. COMPREHENSIVE PLAN ANALYSIS

LAND USE: This property is designated as Low-Density Residential (LDR) on the Future Land Use Map (FLUM) contained in the *Comprehensive Plan.* This designation is intended to allow for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. This property was annexed in 2005 with and R-8 zone and granted approval for step-up in density which was allowed under the previous Comprehensive Plan. This policy was removed from the Comprehensive Plan with the 2019 update.

The Applicant proposes a 6-lot subdivision for six single-family residential detached homes at a gross density of 6.87 units per acre, which exceeds the density range intended in the LDR designation. Since a majority of the property is already annexed and zoned with the R-8 district staff must analyze the project based on the merits of the governing zoning district regardless of the proposed density. Below is staff's analysis on how the project meets other pertinent Comp Plan policies.

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- "Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian's present and future residents." (2.01.02D)

  The proposed single-family detached dwellings with a mix of lot sizes will contribute to the variety of housing options in this area and within the City as desired. All existing housing in this area are comprised of single-family detached dwellings on similar sized lots.

- "Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services." (3.03.03F)

  City water and sewer service is available and can be extended by the developer with development in accord with UDC 11-3A-21.

- "Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City." (2.01.01G)

  This area consists primarily of single-family detached dwellings surrounding the subject property, six single-family detached dwellings are proposed within this development. The proposed development offers lot sizes ranging from 4,060 to 5,219 square feet (s.f.) consistent with lot sizes in the area.

- "Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices." (3.07.01A)

  The single-family detached dwellings contribute to the variety of residential categories within the surrounding area as desired.

- "Encourage compatible uses and site design to minimize conflicts and maximize use of land." (3.07.00)

  The proposed site design provides maximum use of the land with the proposed residential dwelling types. Staff considers the proposed development to be compatible with the existing developments on adjacent properties. The additional lots proposed for this site integrate well with the existing/surrounding residential dwellings. The proposed common drive exhibit appears to comply with the common drive standards outlined in UDC 11-6C-3D in Section VIII.E.

- "Support infill development that does not negatively impact the abutting, existing development. Infill projects in downtown should develop at higher densities, irrespective of existing development." (2.02.02C)

  The proposed development would not likely have a detrimental impact on the existing abutting developments to the east, west, and south.

- "Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development." (3.03.03A)

  The proposed development will connect to City water and sewer systems with development of the subdivision; services are required to be provided to and through this development in accord with current City plans.

- "Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity." (2.02.01D)

  A 5-foot-wide existing pedestrian sidewalk connection is located along E. Rosalyn Drive. The existing sidewalk provides a link between all subdivisions east of this site.

- "Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities." (3.03.03G)

  Urban sewer and water infrastructure and curb, gutter, and sidewalks are already provided with the proposed development of the subdivision.

- "Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe." (2.02.02)

  Development of the subject infill parcel will maximize public services.

Based on the analysis above, staff finds the proposed development is consistent with the Comprehensive Plan.

VI. STAFF ANALYSIS

A. ANNEXATION (AZ)

The Applicant proposes to annex 0.014 of an acre of land with an R-8 zoning district, including the remaining portion of the E. Rosalyn Street cul-de-sac right of way. A legal description and exhibit map for the annexation area is included in Section VIII.A. This property is within the City's Area of City Impact boundary.

A preliminary plat and conceptual building elevations were submitted showing how the property is proposed to be developed with six (6) single-family detached dwelling units and 1 common lot. The proposed use of the development is consistent with the MDR zoning designation.

Single-family detached dwellings are listed as a principal permitted use in the R-8 zoning district per UDC Table 11-2A-2. Future development is subject to the dimensional standards listed in UDC Table *11-2A-6* for the R-8 zoning district.

There is an existing home on this site directly adjacent to E. Rosalyn Drive. The property owner intends to remove the existing home upon development commencing on the site.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. **Since the AZ request only includes remnant and existing right-of way, staff is not recommending a DA.**

B. PRELIMINARY/FINAL PLAT (PFP):

The proposed preliminary plat consists of 6 building lots and 1 common lot on a 0.733-acre property in the existing R-8 zoning district. Proposed lots range in size from 4,060 to 5,219 square feet (s.f.) (or 0.093 to 0.12 acres). The subdivision is proposed to develop in one phase as shown in Section VIII.C.

Existing Structures/Site Improvements: An existing home on the property is proposed to be removed from this site. Any outbuildings located on this site should be removed with development of this property. **Prior to the City Engineer's signature on the final plat, all existing structures that do not conform to the setbacks of the district are required to be removed.**

Dimensional Standards (*UDC 11-2*): The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC *Table 11-2A-6* for the R-8 zoning district. **The proposed plat appears to comply with the dimensional standards of the district**. Per UDC 11-2A-3B.3, lots taking access from a common drive do not require street frontage.

Access: Access is proposed from E. Rosalyn Drive and a common driveway on Lot 6, Block 1. The interior Lots 3, 4, 5, and 7 Block 1 are proposed to take access via a common drive to E. Rosalyn Drive, meeting the street access requirements of UDC 11-3A-3A.

Common Driveways *(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 is proposing six (6) dwelling units with four (4) taking access off the common driveway, three (3) dwelling units are also located on one (1) side of the driveway in accordance with the UDC requirements.**

Parking (*UDC 11-3C*): Off-street parking is required to be provided in accord with the standards listed in *UDC Table 11-3C-6* for single-family dwellings based on the number of bedrooms per unit. Staff will confirm compliance with these standards at the time of building permit submittal for each residence. **Staff has concerns with overflow parking due to the number of units proposed within this subdivision.**

Landscaping (UDC *11-3B*): There are no street buffers required along local streets per UDC Table 11-2A-6. The applicant has provided a landscape plan in Section VIII.D. Landscaping is not required per the UDC.

Sidewalks (11-3A-17**):** E. Rosalyn Drive is improved with an existing 5-foot wide attached concrete sidewalk abutting the site in accord with UDC standards.

Utilities (*UDC 11-3A-21*): Connection to City water and sewer services is required in accord with UDC 11-3A-21.

Street lighting is required to be installed in accord with the City's adopted standards, specifications and ordinances, if required

Fencing (*UDC 11-3A-6, 11-3A-7)*: All fencing is required to comply with the standards listed in UDC 11-3A-7. **According to the submitted plans, the Applicant is not proposing fencing with this project.**

Pressurized Irrigation System (UDC *11-3A-15*): Underground pressurized irrigation water is required to be provided to each lot within the subdivision as set forth in UDC 11-3A-15.

Storm Drainage (UDC *11-3A-18):* An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18.

Building Elevations: Two (2) conceptual building elevations were submitted that demonstrate what future homes in this development will look like (see Section VIII.F). Variations of that appear to be single-story and two-story detached homes with a two-car garage are proposed. **The submitted elevations depict several different architectural and design styles with field materials of lap siding, differing color accents, roof profiles, stone and front porches.**

VII. DECISION

A. Staff:

Staff recommends approval of the proposed annexation, and combined preliminary plat/final plat per the provisions in Section IX in accord with the Findings in Section X.

B. The Meridian Planning & Zoning Commission heard these items on March 7, 2024. At the public hearing, the Commission moved to recommend approval of the subject Annexation and Combined Preliminary/Final Plat requests.

1. Summary of Commission public hearing:
   a. In favor: Elizabeth Koeckeritz, Givens Pursley
   b. In opposition: Jan Larrea, Paul Pelletier, Ken Freeze, Nick Nauslar,
   c. Commenting: Elizabeth Koeckeritz, Givens Pursley
   d. Written testimony: Multiple letters of written testimonoy were submitted and can be found in the record online.
   e. Staff presenting application: Stacy Hersh, Associate Planner
   f. Other Staff commenting on application: Bill Parsons, Planning Supervisor
2. Key issue(s) of public testimony:

a. The Comprehensive Plan depicts this property as low density residential on the future land use map.
b. There are too many lots proposed within this development.
c. Lots smaller than 5,000 square feet should not be proposed for a development this small.
d. Concerns with the additional traffic and noise.

3. Key issue(s) of discussion by Commission:
   a. None
4. Commission change(s) to Staff recommendation:
   a. None
5. Outstanding issue(s) for City Council:
   a. None

C. The Meridian City Council heard these items on July 9, 2024. At the public hearing, the Council moved to approve the subject Annexation and combined Preliminary/Final Plat requests.

1. Summary of the City Council public hearing:
   a. In favor: Elizabeth Koecheritz, Givens Pursley
   b. In opposition: None
   c. Commenting: Elizabeth Koecheritz, Givens Pursley; Ken Freeze
   d. Written testimony: Ken Freeze, would like to see the existing Walnut Tree remain on the lot to the west and recommends that the Applicant construct driveways wide enough for three vehicles.
   e. Staff presenting application: Stacy Hersh, Associate Planner
   f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
   a. They are concerned about new owners purchasing the lots and then deciding to subdivide them further.
3. Key issue(s) of discussion by City Council:
   a. Council has approved the revised plat for a three-lot subdivision for the proposed project.
4. City Council change(s) to Commission recommendation:
   a. None

VIII. EXHIBITS

A. Annexation Legal Description and Exhibit Map

Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256
e-mail: dholzhey@masonandassociates.us

FOR: B-B ROSALYN LLC
JOB NO.: JY0323
DATE: December 6, 2023

EXHIBT "A"
ANNEXATION
OF
E. ROSALYN DR. CUL-DE-SAC

A parcel of land in the NW1/4 SW1/4 of Section 19, Township 3 North, Range 1 East, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the northwest corner of the NW1/4, said corner lying N. 00° 37' 11" E., 2649.85 feet from the southwest corner of the NW1/4;

Thence S. 00° 37' 11" W., 2296.92 feet along the west boundary of the NW1/4;

Thence N. 89° 44' 39" E., 620.87 feet to the northwest corner of Larkspur Subdivision No. 2 in Book 97 of Plats, Page 12314-12317, recorded in the Ada County Recorder's Office;

Thence S. 00° 17' 40" E., 387.96 feet to southwest corner of Lot 1 Block 1 of San Gorgonio Subdivision and the **POINT OF BEGINNING**;

Thence a distance of 194.29 feet along the curve right, having a radius of 45.00 feet, a central angle of 247° 23' 42", the long chord of which bears S 33° 23' 00" W., a distance of 74.87 feet;

Thence a distance of 23.52 feet along the curve left, having a radius of 20.00 feet, a central angle of 67° 22' 30", the long chord of which bears N 56° 36' 25" W., a distance of 22.19 feet;

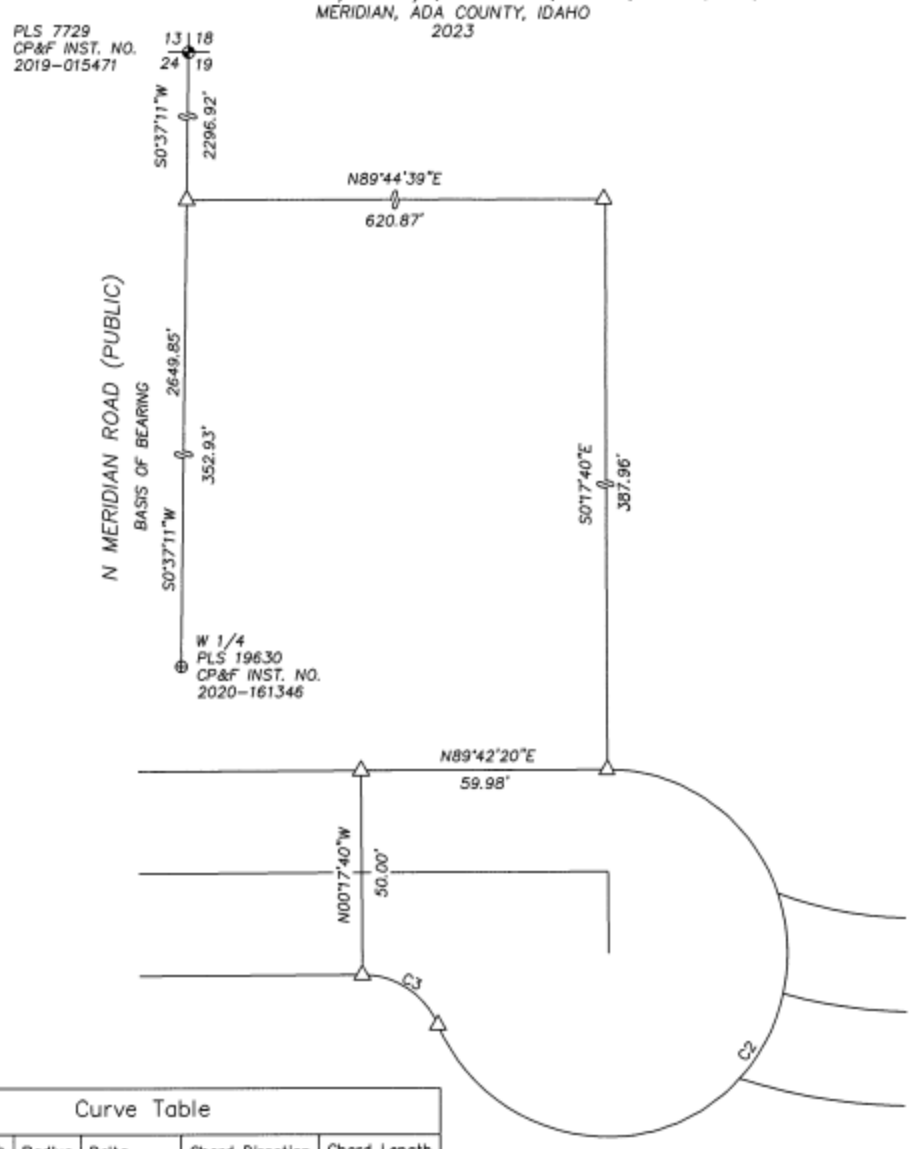
Thence N 00° 17' 40" W., 50.00 feet;

Thence N 89° 42' 20" E., 59.98 feet to the **POINT OF BEGINNING**.

Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
Page 1 of 1

EXHIBIT "B"

A PART OF THE NW 1/4 SW 1/4, SECTION 19, T. 3 N., R. 1 E., B.M., MERIDIAN, ADA COUNTY, IDAHO
2023



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	194.29	45.00	247°23'42"	N33°23'00"E	74.87
C3	23.52	20.00	67°22'30"	N56°36'25"W	22.19

ANNEXATION OF E.ROSALYN DR. CUL-DE-SAC

B-B ROSALYN LLC

Mason & Associates
Professional Engineers, Land Surveyors & Planners
84 3rd St. South, Nampa, ID 83651
(208) 454-8258

JOB NO.	JY0323
DWG NO.	BDY
SCALE:	N.T.S.
REV.	△
FIELD BOOK NO.	
DRAWN BY:	DH
DATE:	12/06/23

B. Preliminary Plat Legal Description and Exhibit Map

Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256
e-mail: dholzhey@masonandassociates.us

FOR: B-B ROSALYN LLC
JOB NO.: JY0323
DATE: October 10, 2023

SUBDIVISION BOUNDARY

A parcel of land being all of Lot 1 Block 1 of San Gorgonio Subdivision, in Book 118 of Plats, Page 18079-18081, recorded in the Ada County Recorder's Office and a portion of vacated right of way, in the NW1/4 SW1/4 of Section 19, Township 3 North, Range 1 East, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the northwest corner of the NW1/4, said corner lying N. 00° 37' 11" E., 2649.85 feet from the southwest corner of the NW1/4;

Thence S. 00° 37' 11" W., 2296.92 feet along the west boundary of the NW1/4;

Thence N. 89° 44' 39" E., 620.87 feet to the northwest corner of Larkspur Subdivision No. 2 in Book 97 of Plats, Page 12314-12317, recorded in the Ada County Recorder's Office;

Thence S. 00° 17' 40" E., 245.00 feet to northwest corner of Lot 1 Block 1 of San Gorgonio Subdivision and the **POINT OF BEGINNING**;

Thence N. 89° 44' 39" E., 179.66 feet along the northerly boundary of Lot 1 to the northeast corner of Lot 1;

Thence along the easterly boundary of Lot 1 Block 1 of San Gorgonio Subdivision the following courses and distances;

Thence S. 06° 21' 41" W., 60.40 feet;

Thence S. 08° 33' 35" E., 60.64 feet;

Thence S. 13° 15' 00" E., 64.29 feet to the southeast corner of Lot 1;

Thence along the southerly boundary of Lot 1 and the vacated right of way the following courses and distances;

Thence N. 88° 53' 28" W., 121.88 feet to the beginning of a curve right;

Thence a distance of 30.84 feet along the curve right, having a radius of 93.00 feet, a central angle of 19° 00' 03", the long chord of which bears N 79° 23' 28" W., a distance of 30.70 feet;

Thence N. 70° 32' 53" W., 46.54 feet;

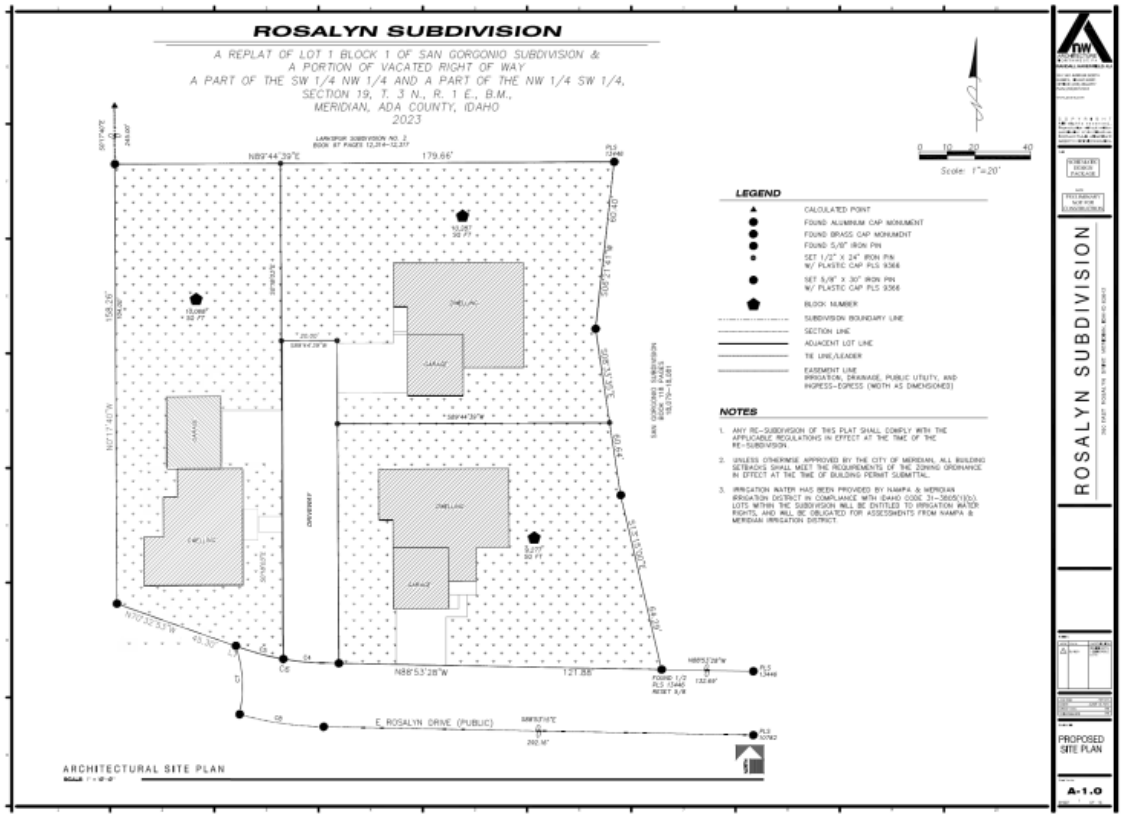
Thence N. 00° 17' 40" W., 15.30 feet to the southwest corner of Lot 1;

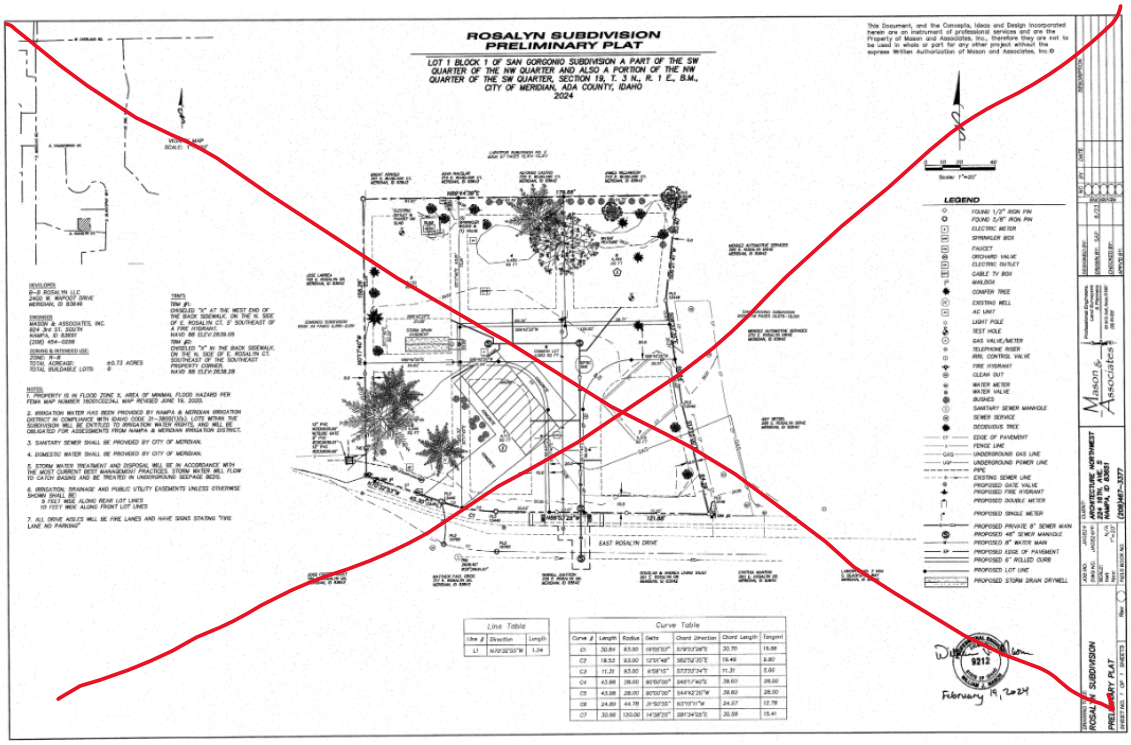
Thence N. 00° 17' 40" W., 142.96 feet along the westerly boundary of Lot 1 to the **POINT OF BEGINNING**.

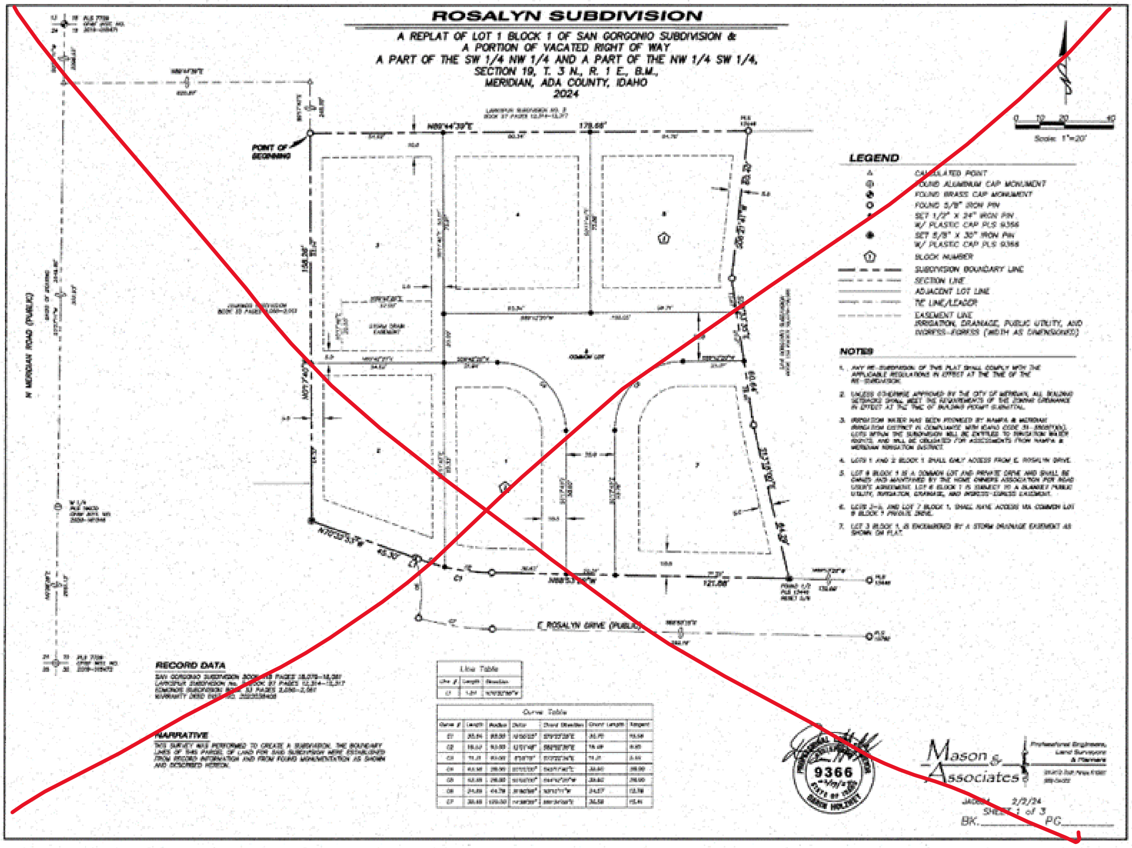
This parcel contains 0.733 acres more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.

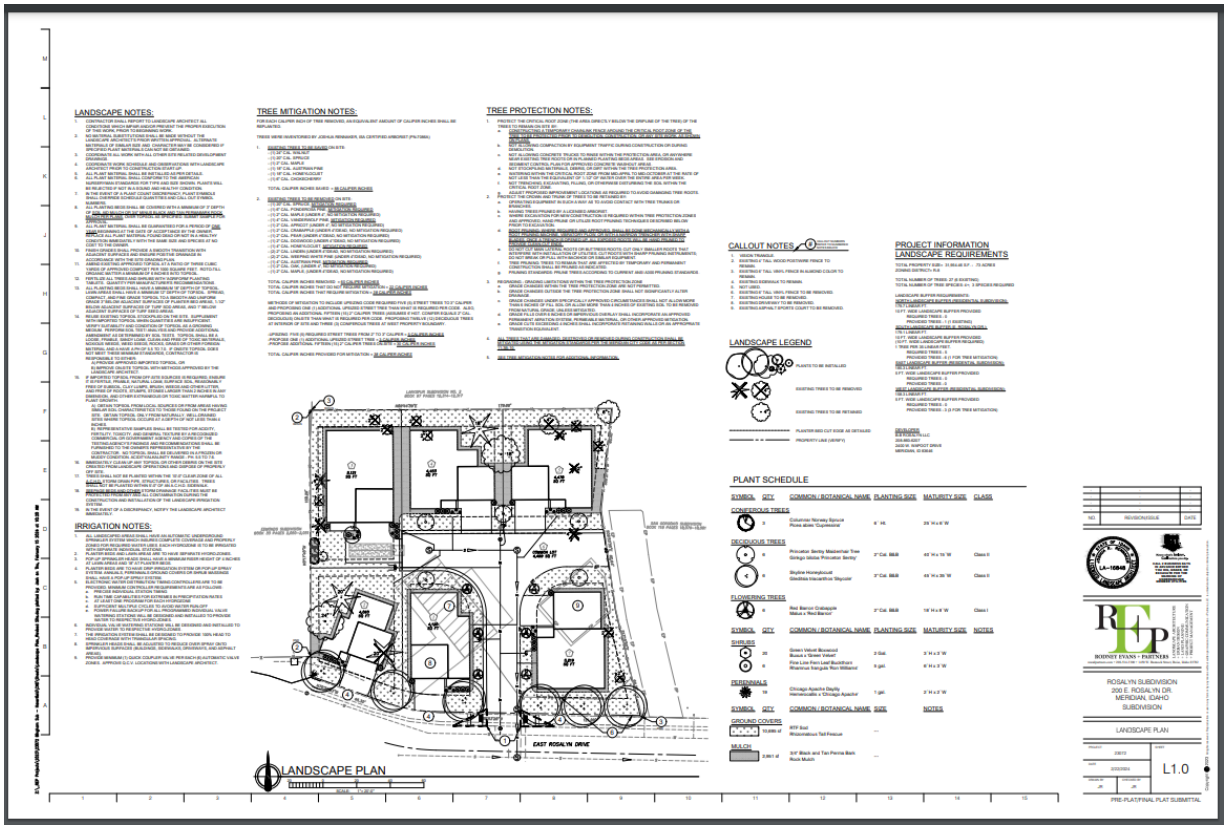
C. Revised Preliminary Plat/Final Plat (dated: ~~2/19/2024 & 2/19/2024~~ June 14, 2024)



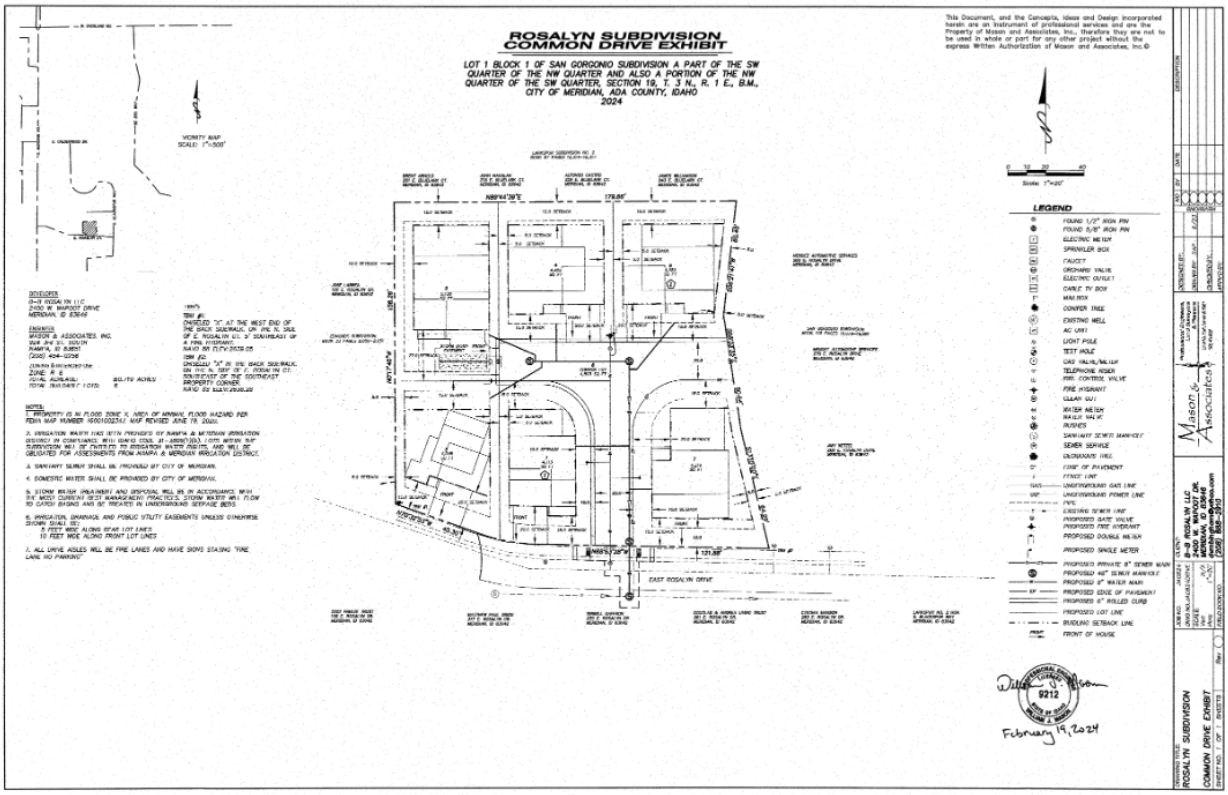



ROSALYN SUBDIVISION
A REPLAT OF LOT 1 BLOCK 1 OF SAN GORGONIO SUBDIVISION &
A PORTION OF VACATED RIGHT OF WAY
A PART OF THE SW 1/4 NW 1/4 AND A PART OF THE NW 1/4 SW 1/4,
SECTION 19, T. 3 N., R. 1 E., B.M.,
MERIDIAN, ADA COUNTY, IDAHO
2024
POINT OF BEGINNING
N MERIDIAN ROAD (PUBLIC)
E ROSALYN DRIVE (PUBLIC)
LEGEND
NOTES
RECORD DATA
NARRATIVE
Line Table
Curve Table
9366
Mason & Associates

D. Landscape Plan (dated: 2/21/2024)



E. Common Driveway Exhibit (dated: 2/19/2024)



F. Conceptual Building Elevations

IX. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, and conceptual building elevations included in Section VIII and the provisions contained herein.
2. The final plat prepared ~~and signed~~ by ~~Darin Holzhey with~~ Mason and Associates on ~~2/19/2024~~ June 14, 2024 is approved as submitted; the revised construction drawings shall be submitted with the final plat application for the City Enigneer's signature.
3. The landscape plan prepared by Joshua R. Rennaker with Rodney Evans + Partners on 2/22/2024 is approved as submitted.
4. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.
5. Prior to the City Engineer's signature on the final plat, all existing structures that do not conform to the setbacks of the R-8 zoning district shall be removed.
6. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
8. All fencing is required to comply with the standards listed in UDC 11-3A-7. If fencing is proposed for the development, the applicant should include it on the site plan submitted with the building permit. Additionally, solid fencing adjacent to common driveways shall be prohibited, unless separated by a minimum five (5) foot wide landscaped buffer planted with shrubs, lawn or other vegetative groundcover in accordance with UDC 11-6C-3D.5.
9. The Applicant shall comply with all ACHD conditions of approval.
10. The applicant and/or assigns shall have the continuing obligation to provide irrigation that meets the standards as set forth in UDC 11-3B-6 and to install and maintain all landscaping as set forth in UDC 11-3B-5, UDC 11-3B-13 and UDC 11-3B-14.
12. The preliminary/final plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or 20 obtain approval of a time extension as set forth in UDC 11-6B-7.

B. PUBLIC WORKS

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=312023&dbid=0&repo=MeridianCity

C. FIRE DEPARTMENT

No comments at this time.

D. POLICE DEPARTMENT

No comments at this time.

E. PARK'S DEPARTMENT

No comments at this time.

F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=315578&dbid=0&repo=MeridianCity

G. ADA COUNTY DEVELOPMENT SERVICES (ACDS)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=315717&dbid=0&repo=MeridianCity

H. WEST ADA SCHOOL DISTRICT (WASD)

No comments were received from WASD.

I. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=313137&dbid=0&repo=MeridianCity

J. IDAHO TRANSPORTATION DEPARTMENT (ITD)

https://weblink.meridiancity.org/WebLink/DocVie w.aspx?id=315718&dbid=0&repo=MeridianCity

K. ADA COUNTY HIGHWAY DISTRICT (ACHD)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=314790&dbid=0&repo=MeridianCity

X. FINDINGS

A. Annexation and/or Rezone (UDC 11-5B-3E)

Required Findings: 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;**

   Council finds the Applicant's request to annex 0.14 of an acre, including the remaining portion of the E. Rosalyn Street cul-de-sac right-of-way with R-8 zoning and develop single-family detached dwellings on the site are consistent with the R-8 zone and policies in the Plan in Section V. above, if all conditions of approval are met.

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

   Council finds the proposed map amendment to R-8 and development generally complies with the purpose statement of the residential districts in that it will contribute to the range of housing opportunities available in the City consistent with the Comprehensive Plan.

3. **The map amendment shall not be materially detrimental to the public health, safety, and welfare;**

   Council finds the proposed map amendment for the R-8 zoning for the 0.14 of an acre that encompasses the remaining portion of the E. Rosalyn Street cul-de-sac right-of-way, should not be detrimental to public health, safety and welfare.

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

   Council finds City services are available to be provided to this development. Comments were not received from WASD on this application so Staff is unable to determine impacts to the school district.

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

Council finds the proposed annexation is in the best interest of the city if all conditions of approval are met.

B. Combined Preliminary Plat/Final Plat (UDC 11-6B-4)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings: (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code; (Ord. 08-1372, 7-8-2008, eff. 7-8-2008)

   Council finds the proposed plat is generally in conformance with the UDC and the Comprehensive Plan.

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

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

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

   Council finds the proposed plat is in conformance with scheduled public improvements in accord with the City's capital improvement program.

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

   Council finds there is public financial capability of supporting services for the proposed development.

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

   Council finds the proposed development should not be detrimental to the public health, safety or general welfare.

6. The development preserves significant natural, scenic or historic features. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

   Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.