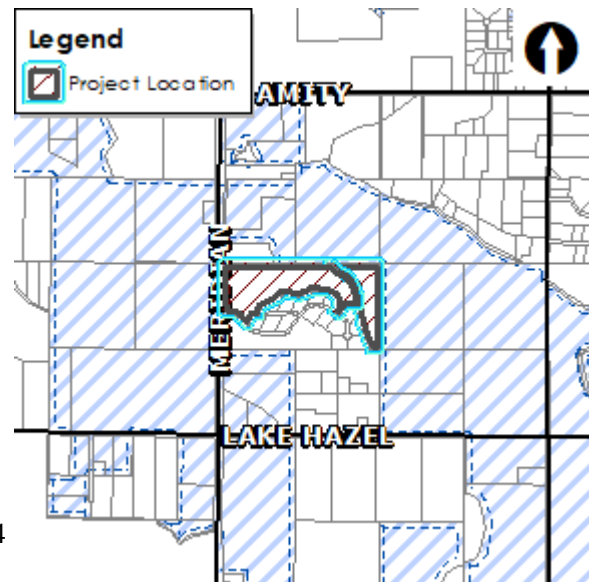


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING: June 1, 2021
 DATE: *Continued from: March 9, April 13, and May 18, 2021*
 TO: Mayor & City Council
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 SUBJECT: H-2020-0117
 Shafer View Terrace – AZ, PP
 LOCATION: East side of S. Meridian Rd./SH 69, midway between E. Amity Rd. and E. Lake Hazel Rd., in the SW ¼ of Section 31, T.3N., R.1E. (Parcels #R7824220044 & #R7824220042)



I. PROJECT DESCRIPTION

Annexation of a total of 40.48 acres of land with R-2 (10.66 acres) and R-4 (29.82 acres) zoning districts; and Preliminary Plat consisting of 50 buildable lots and 10 common lots on 39.01 acres of land in the R-2 and R-4 zoning districts.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	39.01 acres	
Existing/Proposed Zoning	RUT in Ada County/R-2 and R-4	
Future Land Use Designation	Low Density Residential (LDR) (3 or fewer units/acre)	
Existing Land Use(s)	Agricultural land	
Proposed Land Use(s)	Single-family residential (SFR)	
Lots (# and type; bldg./common)	50 buildable lots/10 common lots	
Phasing Plan (# of phases)	2 phases	
Number of Residential Units (type of units)	50 SFR detached dwellings	
Density (gross & net)	1.76 units/acre (gross); 3.30 units/acre (net)	
Open Space (acres, total [%]/buffer/qualified)	5.26 acres (or 18.55%) overall common open space – 4.05 acres (or 14.27%) of which is <i>qualified</i> open space	
Amenities	Multi-sport court, tot lot, gazebo shade structure, multi-use pathway	
Physical Features (waterways, hazards, flood plain, hillside)	The McBirney Lateral runs along the southern boundary and through the western portion of the site. Another	

Description	Details	Page
Neighborhood meeting date; # of attendees:	waterway exists on the eastern portion of the site between the proposed R-2 and R-4 zoned properties. 10/13/20; 14 attendees	
History (previous approvals)	This property was previously platted as Lot 4, Block 1, Shafer View Estates, developed in Ada County and recorded in 2002 (Bk. 84, Pg. 9403). It was deed restricted and was only allowed to be used for open space as defined in the non-farm development section of the Ada County code and the planned development section of the Ada County code for a period of not less than 15 years from the recording date of the subdivision plat. <i>This property was originally proposed to be annexed with the adjacent Apex development but was later withdrawn.</i>	

B. Community Metrics

Description	Details	Pg
Ada County Highway District		
• Staff report (yes/no)	Yes (draft)	
• Requires ACHD Commission Action (yes/no)	No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed via E. Shafer View Dr., local street, and E. Quartz Creek St., collector street	
Traffic Level of Service	ACHD does not set LOS thresholds for state highways.	
Stub Street/Interconnectivity/Cross Access	No stub streets exist to this property and no stub streets are proposed to adjacent properties.	
Existing Road Network	S. Meridian Rd./SH-69 exists along the west boundary and E. Shafer View Dr. exists along the south boundary.	
Existing Arterial Sidewalks / Buffers	No sidewalks or buffers exist along S. Meridian Rd./SH-69, a state highway, or E. Shafer View Dr., a local street	
Proposed Road Improvements	Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP): - The intersection of Amity Road and Meridian Road/SH-69 is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes on the east, and 7-lanes on the west leg, and signalized between 2031-2035. - The intersection of Lake Hazel Road and Meridian Road/SH-69 is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes on the east, and 7-lanes on the west leg, and signalized between 2036-2040. - Amity Road is listed in the CIP to be widened to 5-lanes from Meridian Road/SH-69 to Locust Grove Road between 2036-2040. - Lake Hazel Road is listed in the CIP to be widened to 3-lanes from Linder Road to Meridian Road/SH-69 between 2036-2040. - Lake Hazel Road is listed in the CIP to be widened to 5-lanes from Meridian Road/SH-69 to Locust Grove Road between 2036-2040. - Amity Road is scheduled in the IFYWP for pavement rehabilitation and pedestrian ramp construction from Meridian Road/SH-69 to Locust Grove Road in 2022.	
Fire Service		
• Distance to Fire Station	3.5 miles	
• Fire Response Time	Falls within 5:00 minute response time area - nearest station is Fire Station #6 – <i>can</i> meet response time goals	
• Resource Reliability	87% - <i>does</i> meet the target goal of 80% or greater	

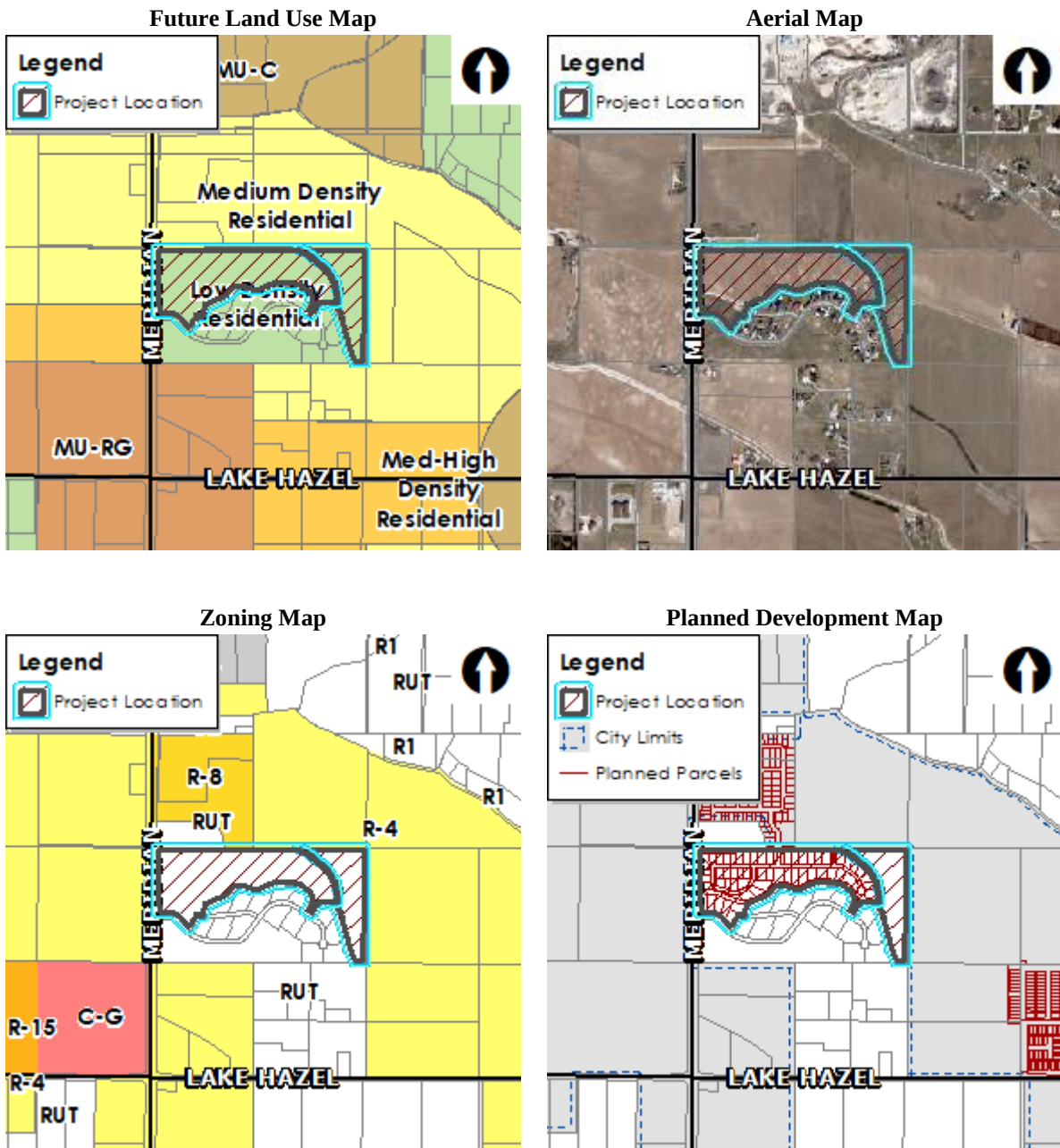
Description	Details	Pg
• Risk Identification	2 – current resources would <i>not</i> be adequate to supply service (open waterways)	
• Accessibility	Project meets all required access, road widths and turnaround.	
• Special/resource needs	Project will <i>not</i> require an aerial device; can meet this need in the required timeframe if a truck company is required.	
• Water Supply	Requires 1,000 gallons per minute for one hour, may be less if buildings are fully sprinklered.	
• Other Resources		

Police Service																																																																										
- Distance to Police Station - Police Response Time	4 miles The average emergency response time in the City is just under 4 minutes (meets target goal of 3-5 minutes) <table border="1"> <thead> <tr> <th colspan="3">Meridian Police Department - Shafer View North</th> </tr> </thead> <tbody> <tr> <td>Location of new development -</td> <td colspan="2">East of N Meridian Rd Between E Amity Rd & E Lake Hazel Rd</td> </tr> <tr> <td>Time Frame -</td> <td colspan="2">01/01/2019 -12/31/2020</td> </tr> <tr> <td>Level of Service (LoS)- Delivered</td> <td colspan="2">By Reporting District (RD - M777)</td> </tr> <tr> <td colspan="3">Calls for Service (CFS): Response Times: Dispatch to Arrival (all units)</td> </tr> <tr> <td colspan="3">Average Response Times by Priority: 'City of Meridian'</td> </tr> <tr> <td>Priority 3 (MPD Goal is within 3 to 5 minutes)</td> <td></td> <td>3:43</td> </tr> <tr> <td>Priority 2 (MPD Goal is within 8 to 10 minutes)</td> <td></td> <td>7:11</td> </tr> <tr> <td>Priority 1 (MPD Goal is within 15 to 20 minutes)</td> <td></td> <td>10:37</td> </tr> <tr> <td colspan="3">Average Response Times by Priority: 'M777'</td> </tr> <tr> <td>Priority 3</td> <td></td> <td>5:42</td> </tr> <tr> <td>Priority 2</td> <td></td> <td>11:43</td> </tr> <tr> <td>Priority 1</td> <td></td> <td>8:36</td> </tr> <tr> <td colspan="3">Calls for Service (CFS): Calls occurring in RD 'M777'</td> </tr> <tr> <td>CFS Count Total</td> <td></td> <td>55</td> </tr> <tr> <td colspan="3">% of Calls for Service split by Priority in 'M777'</td> </tr> <tr> <td>% of P3 CFS</td> <td></td> <td>1.8%</td> </tr> <tr> <td>% of P2 CFS</td> <td></td> <td>74.5%</td> </tr> <tr> <td>% of P1 CFS</td> <td></td> <td>23.6%</td> </tr> <tr> <td>% of P0 CFS</td> <td></td> <td>0.0%</td> </tr> <tr> <td colspan="3">Crimes</td> </tr> <tr> <td>Crime Count Total</td> <td></td> <td>22</td> </tr> <tr> <td colspan="3">Crashes</td> </tr> <tr> <td>*Crash Count Total</td> <td></td> <td>46</td> </tr> </tbody> </table> Analyst Note (s): Response Time and Calls for Service (CFS) by Priority - Most frequent priority call types; • Priority 3 calls involved Subject at the Door. • Priority 2 calls most frequently involved Traffic Stops, Stalled Vehicles, and Welfare Checks (911 Hang Ups). • Priority 1 calls most frequently involved No Contact Order Report, VIN Inspections, and Citizen Assists. Crime (occurred date) - Most frequent crimes involved; • Driving Under the Influence, and • Liquor Law Violations (Open Container (Driver), Alcoholic Beverage Possession Under Age 21, etc.), and • Drug/Narcotic Violations (Possession of Marijuana). *Crashes - Most frequent crashes were; • 41.3% injury type crashes, • 26.1% property damage reports, and • 32.6% non-reportable crashes. Priority Response Times Defined: Priority 0 type calls are no priority type of calls. Priority 1 type calls are for non-emergency type of calls where the officer will arrive at the earliest convenience, and shall obey all traffic laws. Priority 2 type calls require an urgent response where the officer will arrive as soon as practical, and should obey all traffic laws. Priority 3 type calls are an emergency response in which the lights and siren and driving as authorized for an emergency vehicle by Idaho Code to facilitate the quick and safe arrival of an officer to the scene. *Some data may be incomplete due to report processing times and/or system updates. Crashes include CC- RD is Caller Building.	Meridian Police Department - Shafer View North			Location of new development -	East of N Meridian Rd Between E Amity Rd & E Lake Hazel Rd		Time Frame -	01/01/2019 -12/31/2020		Level of Service (LoS)- Delivered	By Reporting District (RD - M777)		Calls for Service (CFS): Response Times: Dispatch to Arrival (all units)			Average Response Times by Priority: 'City of Meridian'			Priority 3 (MPD Goal is within 3 to 5 minutes)		3:43	Priority 2 (MPD Goal is within 8 to 10 minutes)		7:11	Priority 1 (MPD Goal is within 15 to 20 minutes)		10:37	Average Response Times by Priority: 'M777'			Priority 3		5:42	Priority 2		11:43	Priority 1		8:36	Calls for Service (CFS): Calls occurring in RD 'M777'			CFS Count Total		55	% of Calls for Service split by Priority in 'M777'			% of P3 CFS		1.8%	% of P2 CFS		74.5%	% of P1 CFS		23.6%	% of P0 CFS		0.0%	Crimes			Crime Count Total		22	Crashes			*Crash Count Total		46	
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West Ada School District
Distance (elem, ms, hs)

Capacity of Schools	<table><tr><th></th><th>Enrollment</th><th>Capacity</th><th>Miles (Dev. to School)</th></tr><tr><td>Mary McPherson Elementary*</td><td>481*</td><td>675</td><td>1.3</td></tr><tr><td>Victory Middle School</td><td>868</td><td>1000</td><td>2.8</td></tr><tr><td>Mountain View High School</td><td>2218</td><td>2175</td><td>3.9</td></tr></table> *Enrollment number is estimated for the 2021-2022 school year based on current enrollment and future growth in the respective attendance area. It reflects changes made to the Mary McPherson Elementary attendance area.		Enrollment	Capacity	Miles (Dev. to School)	Mary McPherson Elementary*	481*	675	1.3	Victory Middle School	868	1000	2.8	Mountain View High School	2218	2175	3.9
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Mary McPherson Elementary*		481*	675	1.3													
Victory Middle School		868	1000	2.8													
Mountain View High School	2218	2175	3.9														
# of Students Enrolled																	
# of Students Predicted from this development	35 school aged children predicted from this development by WASD.																
Wastewater																	
Distance to Sewer Services	Directly adjacent																
Sewer Shed	South Black Cat Trunk Shed																
Estimated Project Sewer ERU's	See application																
WRRF Declining Balance	14.02																
Project Consistent with WW Master Plan/Facility Plan	Yes																
Impacts/concerns	- Flow is committed - See Public Works Site Specific Conditions																
Water																	
Distance to Water Services	Directly adjacent																
Pressure Zone	5																
Estimated Project Water ERU's	See application																
Water Quality	None																
Project Consistent with Water Master Plan	Yes																
Impacts/Concerns	See Public Works Site Specific Conditions																

C. Project Area Maps



A. Applicant:

Mary Wall, Breckon Land Design – PO Box 44465, Boise, ID 83711

B. Owners:

James Chambers, 39, LLC – 5356 N. Troon Pl., Boise, ID 83713

DWT Investments, LLC – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

C. Representative:

Same as Applicant

III. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Notification published in newspaper	1/15/2021	2/19/2021
Notification mailed to property owners within 300 feet	1/12/2021	2/16/2021
Applicant posted public hearing notice on site	1/21/2021	2/26/2021
Nextdoor posting	1/12/2021	2/16/2021

IV. COMPREHENSIVE PLAN ANALYSIS ([Comprehensive Plan](#))

The Future Land Use Map (FLUM) contained in the Comprehensive Plan designates this property as Low Density Residential (LDR).

The LDR designation allows for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails and other appropriate means should enhance the character of the area.

The proposed development consists of a total of 50 single-family detached dwellings on large lots [i.e. 12,000 square foot (s.f.) minimum] on 39.01 acres of land at an overall gross density of 1.76 units/acre, which falls within the density range desired in LDR designated areas. This property abuts a County subdivision, Shafer View Estates, to the south and will provide a transition to future urban properties to the north, zoned R-4 and R-8.

The following Comprehensive Plan Policies are applicable to this development:

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

Only one housing type, single-family detached, is proposed which Staff believes is appropriate due to the large lot sizes and density desired in LDR designated areas. The variety of lot sizes (i.e. 8,600-23,600 s.f.) proposed will provide for diversity in styles of homes, which Staff believes will contribute to the variety of housing in the City to meet the preferences and financial capabilities of Meridian’s present and future residents.

- “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.

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

The proposed density and lot sizes should be compatible with the rural residential homes/properties to the south on 1+ acre lots in the County and future urban residential development to the north and east in the City.

- “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; services are required to be provided to and though this development in accord with current City plans.

- “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 services are available to this site and can be extended by the developer with development in accord with UDC 11-3A-21. The emergency response times for Police Dept. and Fire Dept. meets the established goals.

- “With new subdivision plats, require the design and construction of pathway connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.” (2.02.01A)

A 10-foot wide multi-use pathway is proposed within the street buffer along S. Meridian Rd./SH-69 as required by the Pathways Master Plan and UDC 11-3H-4C.4. A total of 4.05 acres of qualified open space is proposed along with quality amenities (i.e. sports court, gazebo, tot lot, multi-use pathway).

- “Evaluate comprehensive impacts of growth and consider City Master Plans and Strategic Plans in all land use decisions (e.g., traffic impacts, school enrollment, and parks).” (3.01.01A)

The Traffic Impact Study (TIS) was not required by ACHD for this development.

WASD submitted comments stating that approximately 35 school aged children are estimated to be generated by this development; enrollment at Mary McPherson Elementary School and Victory Middle School is currently under capacity and Mountain View High School is over capacity (see Section VIII.I). According to the Community Development’s school impact analysis, enrollment at Victory Middle School will be slightly over capacity at build-out of building permits already issued in this area at 104% (Mary McPherson will be 95% and Mountain View will be 109%) (see Section VIII.J).

The closest City Park to this site is Discovery Park, consisting of 77-acres, to the southeast on E. Lake Hazel Rd., ¼ mile east of S. Locust Grove Rd. A future City Park is designated on the FLUM within a half mile of this site to the west.

- “Require all 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 proposed site design features a 1:1, 2:1 and 3:1 transition in proposed lots to existing lots in Shafer View Estates to the south. These lots are separated by an existing 41-foot wide easement for the McBirney Lateral which provides an added buffer between rural lots and proposed urban lots.

- “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 proposed as required with this development.

In summary, Staff believes the proposed development plan is generally consistent with the vision of the Comprehensive Plan per the analysis above.

V. UNIFIED DEVELOPMENT CODE ANALYSIS ([UDC](#))

A. Annexation:

The proposed annexation is for 40.48 acres of land with R-2 (10.66 acres) and R-4 (29.82 acres) zoning districts, which includes adjacent right-of-way to the section line of S. Meridian Rd./SH-69 and to the centerline of E. Quartz Creek St.

A total of 50 residential dwelling units are proposed to develop on the site at an overall gross density of 1.76 units per acre consistent with the associated LDR FLUM designation for the site. Although the proposed density is more consistent with an R-2 (Low Density Residential) zoning district, the Applicant requests R-4 in order to provide a transition in lot sizes between the existing rural residential subdivision to the south (Shafer View Estates) and the future urban residential subdivision approved to the north (Prevail Subdivision), zoned R-8. Larger lots are proposed adjacent to the southern boundary that gradually transition to smaller lots to the north.

The property is contiguous to City annexed land and is within the City's Area of City Impact boundary. A legal description and exhibit map of the overall annexation area along with individual legal descriptions and exhibit maps for the R-2 and R-4 zoning districts are included in Section VIII.A.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. To ensure future development is consistent with the Comprehensive Plan and with the development plan proposed with this application, Staff recommends a new DA is required with this application, containing the provisions noted in Section VIII.A, as discussed below.

B. Preliminary Plat:

The proposed plat is a re-subdivision of Lot 4, Block 1, Shafer View Estates, developed in Ada County and recorded in 2002 (Bk. 84, Pg. 9403). This lot was deed restricted and was only allowed to be used for open space as defined in the non-farm development section of the Ada County code and the planned development section of the Ada County code for a period of not less than 15 years from the recording date of the subdivision plat. The required time period has elapsed and the lot is now eligible for redevelopment.

The proposed preliminary plat consists of 50 buildable lots and 10 common lots on 39.01 acres of land in the R-2 and R-4 zoning districts. The subdivision is proposed to develop in three (3) phases as shown on the phasing plan in Section VII.B. The first and second phases consist of 28.35 acres and is proposed to develop with 50 single-family detached homes at a gross density of 1.76 units per acre and a net density of 3.30 units per acre with an average lot size of 13,444 s.f. The third phase consists of 10.66 acres and is proposed to be platted as one large lot that will be developed at a later date under a separate application by the property owner. This portion of the site is under separate ownership from the rest of the site and was previously illegally split off; therefore, it's ineligible for development until included in a subdivision to create a legal lot for development purposes.

Existing Structures/Site Improvements:

There are no existing structures or site improvements on this property other than a private drainage facility on Lot 6, Block 6.

Proposed Use Analysis:

Single-family detached dwellings are listed as a principal permitted uses in both the R-2 and R-4 zoning districts per UDC Table [11-2A-2](#): Allowed Uses in the Residential Districts.

Dimensional Standards (UDC [11-2A](#)):

Development of the proposed lots is required to comply with the dimensional standards of the R-2 district in [UDC Table 11-2A-4](#) and the R-4 district in [\(UDC Table 11-2A-5\)](#), as applicable.

Subdivision Design and Improvement Standards (UDC [11-6C-3](#)):

Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3, including but not limited to streets and block face.

Block faces are limited to 750' in length without an intersecting street or alley but may extend up to 1,000' where a pedestrian connection is provided as set forth in UDC 11-6C-3F.3. City Council may approve a block face up to 1,200' in length where block design is constrained by certain site conditions that include a large waterway or irrigation facility; block faces over 1,200 feet require a waiver from Council. A 90 degree turn in a roadway may constitute a break in the block face; however, overall pedestrian and vehicular connectivity will be considered when evaluating the appropriateness of block lengths greater than 750' in length – additional pedestrian and/or roadway connections may be required.

The face of Block 3 exceeds 1,200' and does not provide a pedestrian connection other than the emergency access driveway which may serve as a pedestrian connection between the proposed subdivision and Shafer View Estates to the south. **The Applicant requests City Council approval of the proposed block length due to existing site constraints that include the following: 1) the narrow configuration of the subject property; 2) the location of the McBirney Lateral, a large waterway/irrigation facility, that runs along the southern boundary and through the western portion of the proposed subdivision; and 3) the existing Shafer View subdivision that abuts the site to the south, south of the lateral, which does not include any pedestrian pathways or stub streets to this property. If not approved, the plat should be reconfigured to comply with this standard. An emergency access road for Fire Dept. is proposed between the end of the cul-de-sac and E. Shafer View Rd. but it's not a public access.**

The cul-de-sac length complies with UDC standards.

Access (UDC [11-3A-3](#))

Direct lot access is proposed via E. Shafer View Dr., an existing local street along the southern boundary of the site, for the lots south of the McBirney Lateral; the lots north of the lateral will be accessed via two (2) accesses from E. Quartz Creek St., a planned collector street along the northern boundary of the site. The UDC (11-3A-3) restricts and limits access points to collector streets where access to a local street is available. Local street access is not available to the northern portion of the proposed development. Due to the configuration of the property, without the easterly second access, the cul-de-sac would exceed the maximum length standard of 500' allowed by the UDC ([11-6C-3B.4](#)). Therefore, Staff is supportive of the proposed accesses.

An emergency access for the Fire Dept. is proposed between the cul-de-sac and E. Shafer View Drive. A public street connection is not proposed to E. Shafer View Dr. for several reasons, including the following: 1) residents in Shafer View Estates were strongly opposed to the connection; 2) modification to the McBirney Lateral would be necessary to design a public road in that location and the lateral is under the jurisdiction of the Bureau of Reclamation (BOR) and the process for modifications to their canal and an encroachment on their easement is very time consuming (i.e. 12+/- months) with no guarantees of approval; 3) approval from Nampa-Kuna

Irrigation District would also be needed as they have irrigation piping located in this area as well; 4) a public road through that area would require a new pump system for the Shafer View Estates irrigation system as the road would go through the existing pump system – moving the pump system would also require moving/modifying a large BOR irrigation pipe that feeds the irrigation pump station; and 5) the cost of design and irrigation infrastructure work required to put in a public road is estimated to be \$100,000.00 to \$150,000.00 (see Applicant's [explanation](#) for more detail). For these reasons, Staff does not recommend a connection is provided.

Access to the R-2 zoned portion of the site is anticipated to be provided from the east as that portion of the site is planned to develop with the Apex development to the east.

Direct lot access via S. Meridian Rd./SH-69 and E. Quartz Creek St. is prohibited.

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 detached dwellings based on the number of bedrooms per unit.

The proposed street sections accommodate on-street parking on both sides of the streets for guests in addition to driveway parking spaces on each lot. Staff is of the opinion sufficient parking can be provided for this development.

Pathways (UDC [11-3A-8](#)):

A 10' wide detached multi-use pathway is proposed as required within the street buffer along S. Meridian Rd./SH-69 per UDC [11-3H-4C.4](#) and the Pathways Master Plan. **The pathway is required to be placed in a 14-foot wide public use easement, which shall be submitted to the Planning Division prior to submittal for City Engineer signature on the final plat(s) for Phase 1.** If the pathway will be located entirely within the right-of-way, a public pedestrian easement is not needed.

Sidewalks (UDC [11-3A-17](#)):

Sidewalks are required to be provided adjacent to all streets as set forth in UDC 11-3A-17. Where the multi-use pathway is required along S. Meridian Rd./SH-69, the pathway may take the place of the sidewalk. A combination of attached and detached sidewalks are proposed within the development as depicted on the landscape plan.

Parkways (UDC [11-3A-17](#)):

Eight-foot wide parkways are proposed along all internal public streets where detached sidewalks are proposed. All parkways should be constructed in accord with the standards listed in UDC [11-3A-17E](#).

Landscaping (UDC [11-3B](#)):

A 35-foot wide street buffer is required adjacent to S. Meridian Rd./SH-69, an entryway corridor; and a 20-foot wide street buffer is required adjacent to E. Quartz Creek St., a collector street, as proposed. Landscaping is required to be installed within the buffer per the standards listed in [UDC 11-3B-7C](#), which require buffers to be planted with a *mix* of trees and shrubs, lawn, or other vegetative groundcover. Street buffer landscaping is proposed in *excess* of UDC standards as shown on the landscape plan in Section VII.C.

Common open space is required to be landscaped in accord with the standards listed in UDC 11-3G-3E. At a *minimum*, one tree per 8,000 square feet of common area is required to be provided along with lawn or other vegetative groundcover. Landscaping is proposed in *excess* of UDC standards as shown on the landscape plan in Section VII.C.

Landscaping is required adjacent to the pathway along S. Meridian Rd./SH-69 per the standards in UDC [11-3B-12C](#). A 5' wide landscape strip is required on both sides of the pathway planted with a *mix* of trees, shrubs, lawn and/or other vegetative ground cover. **The Landscape**

Requirements table should include the linear feet of pathway with the required vs. proposed number of trees to demonstrate compliance with UDC standards.

Landscaping is required within parkways per the standards listed in UDC [11-3A-17](#) and [11-3B-7C](#). **The Landscape Requirements table should include the linear feet of parkways within the development with the required vs. proposed number of trees to demonstrate compliance with UDC standards.**

There are existing trees on this site at the fronts of Lots 1-5, Block 6 along E. Shafer View Dr. If any of these trees are proposed to be removed, mitigation may be required per the standards listed in UDC 11-3B-10C.5. Contact the City Arborist, Matt Perkins, prior to removing any trees from the site to determine mitigation requirements.

Noise Mitigation (UDC [11-3H-4D](#)):

Noise abatement is required for residential uses adjoining state highways as set forth in the standards listed in UDC 11-3H-4D.

A 4-foot tall berm with a 6-foot tall solid wall by Simtek is proposed along S. Meridian Rd. as noise abatement as depicted on the detail on Sheet L1.0 of the Landscape Plan. Architectural elements are proposed to break up monotonous wall planes as required. **~~A detail of the proposed wall that demonstrates compliance with the standards listed in UDC 11-3H-4D should be submitted with the final plat for the first phase of development.~~** *Depicted on the revised landscape plan.*

Qualified Open Space (UDC [11-3G](#)):

A minimum of 10% *qualified* open space meeting the standards listed in UDC 11-3G-3B is required for developments over 5 acres in size. Based on the area of the plat, 39.01 acres, a minimum of 3.90 acres of qualified open space is required.

A total of 5.26 acres (or 18.55%) of common open space is provided within the overall development, 4.05 acres (or 14.27%) of which is qualified per the standards in UDC 11-3G-3B, which *exceeds* UDC standards (see open space exhibit in Section VII.D). Qualified open space consists of half the street buffer along S. Meridian Rd./SH-69, all of the street buffer along E. Quartz Creek St., 8-foot wide parkways, linear open space, and open grassy areas of at least 50' x 100' in area. Lot 9, Block 3 does contain a pond but it does not encompass more than 25% of the required open space area as required. **The pond is required to have recirculated water and should be maintained such that it doesn't become a mosquito breeding ground as set forth in UDC 11-3G-3B.7.**

Qualified Site Amenities (UDC [11-3G](#)):

A minimum of one (1) *qualified* site amenity is required for developments over 5 acres in size and up to 20 acres, with one (1) additional amenity required for each additional 20 acres of development area.

Based on a total of 39.01 acres of development area, a minimum of one (1) qualified site amenity is required. A multi-sport court, tot lot, gazebo shade structure and segment of the City's multi-use pathway system is proposed in *excess* of UDC standards.

Storm Drainage:

An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction is required to follow Best Management Practices as adopted by the City. The Applicant submitted a [Limited Geotechnical Engineering Report](#) for the subdivision.

The preliminary plat depicts an existing private drainage facility and existing & proposed ACHD drainage facilities and easements.

Pressure Irrigation (UDC [11-3A-15](#)):

Underground pressurized irrigation water is required to be provided for each and every lot in the subdivision as required in UDC 11-3A-15.

Utilities (UDC [11-3A-21](#)):

Utilities are required to be provided to the subdivision as required in UDC 11-3A-21.

Waterways (UDC [11-3A-6](#)):

The McBirney Lateral is a large open waterway that lies within a 41-foot wide easement along the southern boundary of the site and through the western portion of the site. Another waterway (38' wide) exists on the eastern portion of the site between the proposed R-2 and R-4 zoned property ~~within a 23-foot wide NMID and BKID easement; the Applicant verified with the Boise Project Board of Control that the waterway is not within an easement.~~ This project is not within the flood plain.

The UDC allows waterways such as this to remain open when used as a water amenity or linear open space as defined in UC 11-1A-1; otherwise, they are required to be piped or otherwise covered per UDC 11-3A-6B. The decision-making body may waive this requirement if it finds the public purpose requiring such will not be served and public safety can be preserved.

The Applicant is not proposing to improve the McBirney Lateral as a water amenity or linear open space but is proposing to install a 6-foot tall wrought iron fence along the waterway to deter access to the waterway and ensure public safety. The Applicant requests approval of a waiver from Council to allow the waterway to remain open and not be piped. The Applicant states the Boise Project Board of Control opposes any improvements within their right-of-way. The other waterway should be piped or improved as a water amenity or linear open space as required.

Fencing (UDC [11-3A-6](#) and [11-3A-7](#)):

All fencing is required to comply with the standards listed in UDC 11-3A-6C for fencing along waterways and the general fencing standards in 11-3A-7.

A mix of 6-foot tall wrought iron and 6-foot tall solid vinyl fencing is proposed adjacent to common areas; 6-foot tall wrought iron fencing is proposed along the McBirney Lateral. **There appears to be gaps in the fencing along the lateral on common lots that abut the waterway; fencing should be included in these areas to prevent access to the waterway and to ensure public safety.**

Building Elevations (UDC [11-3A-19](#) | [Architectural Standards Manual](#)):

Conceptual building elevations have not yet been prepared for this development. However, the Applicant did submit several sample photos of 2-story homes that will be similar to those constructed in this development, included in Section VII.E. *Single-family detached dwellings are exempt from the design standards in the Architectural Standards Manual.*

Because homes on lots that abut S. Meridian Rd. and E. Quartz Creek St. will be highly visible, the rear and/or side of structures on lots that face those streets should incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. Single-story structures are exempt from this requirement.

VI. DECISION

A. Staff:

Staff recommends approval of the requested annexation and preliminary plat with the conditions noted in Section VIII per the Findings in Section IX.

B. The Meridian Planning & Zoning Commission heard these items on February 4, 2021. 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: Jon Breckon, Breckon Land Design (Applicant's Representative)
- b. In opposition: None
- c. Commenting: Marvin Ward, Gayle Ward
- d. Written testimony: Mary Wall, Breckon Land Design
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. Concern pertaining to safety of access to Lots 2-5, Block 6 accessed via Shafer View Dr. with the configuration of E. Shafer View Dr. and change in grade in that area;
- b. Preference for 1-acre lots to be provided on the south side of the McBirney Lateral consistent with adjacent existing 1-acre lots in Shafer View Estates.
- c. Applicant testified they are willing to add more landscaping at the entry to the development near the S. Meridian Rd./SH-69 and E. Shafer View Dr. intersection.

3. Key issue(s) of discussion by Commission:

- a. In favor of the provision of additional landscaping at the entrance of the subdivision at the intersection of S. Meridian Rd./SH-69 and E. Shafer View Dr. as offered by the Applicant;
- b. Possibility of reducing the number of homes in the area south of the McBirney Lateral (Lots 2-6, Block 6) to enhance safety in that area;
- c. Concern pertaining to lack of comments from ITD;
- d. Would prefer a better transition in lot sizes to the south, specifically Lots 15-17, Block 3 (maybe lose a lot);
- e. Discussion regarding the proposed amenities;
- f. Opinion that the style and size of the proposed homes should be compatible with adjacent homes in Shafer View Estates.

4. Commission change(s) to Staff recommendation:

- a. At Staff's request, include a condition for the 38' wide slough/drain on the eastern portion of the site to be contained entirely within a common lot(s) with fencing required on both sides of the drain consistent with the standards in UDC 11-3A-7A.7b per UDC 11-3A-7A.7a;
- b. At Staff's request, include a condition requiring the common lot(s) containing the slough/drain to have vegetative groundcover to prevent fire hazard and unsightliness if the waterway is piped; and,
- c. At Staff's request, modify condition #9 to allow the option for the waterways on the site to be improved as a water amenity as an alternative to being piped as allowed by UDC 11-3A-6C.2 with submittal of construction drawings & relevant calculations prepared by a qualified licensed professional registered in the State of Idaho that demonstrates compliance with the requirements for water amenities as defined in UDC 11-1A-1.
- d. Include a condition for the entrance to the subdivision at the intersection of S. Meridian Rd./SH-69 and Shafer View Dr. to be improved with additional landscaping as offered by the Applicant;

- e. Include a condition for one (1) buildable lot to removed in the area of Lots 2-5, Block 6 south of the McBirney Lateral.
- 5. Outstanding issue(s) for City Council:
 - a. The Commission requested an ITD review of the project and comments prior to the Council hearing; comments from ITD are included in Section [VIII.N](#);
 - b. The Applicant's request for a waiver to UDC 11-3A-6 to allow the McBirney Lateral to remain open and not be piped;
 - c. The Applicant's request for a waiver to UDC 11-6C-3F.3b to exceed the maximum block length allowed of 1,200' as allowed by UDC 11-6C-3F.4; and,
 - d. The Applicant's request for a waiver to UDC 11-3A-3 to allow two (2) accesses via the collector street (E. Quartz Creek St.) along the northern boundary of the site.
- C. The Meridian City Council heard these items on March 9th, April 13th and May 18th. At the public hearing on May 18th, Council moved to continue the subject AZ and PP requests to the June 1st hearing.
 - 1. Summary of the City Council public hearing:
 - a. In favor: Jon Breckon, Breckon Land Design (Applicant's Representative)
 - b. In opposition: None
 - c. Commenting: Marvin Ward
 - d. Written testimony: Charles Boyd and Deborah Boyd
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
 - 2. Key issue(s) of public testimony:
 - a. Opposition to the lot sizes of the (4) lots accessed via Shafer View Dr.; would like lot sizes of at least 1-acre in size comparable with the 1 to 1.24-acre lot sizes in Shafer View Estates;
 - b. Safety concerns pertaining to driveways so close to Meridian Rd. and the topography in that area which creates poor visibility because of the immediate incline from Meridian Rd. – requests the number of lots are reduced to 2 in that area to ensure no driveways are placed near the top of the hill.
 - 3. Key issue(s) of discussion by City Council:
 - a. Council asked the Applicant if they were willing to pay their proportionate share for a right-turn lane as recommended by ITD – the response was yes, they are. Council would like more information from ITD in regard to when the turn lane would be constructed if funds are allocated for the improvement; what are future plans for widening/turn lanes for this area, how much money needs to be collected for turn lane before it's constructed? Does ITD have any other means of collecting funds for these improvements except through development.
 - b. The safety of the access onto Shafer View from S. Meridian Rd./SH-69 and additional homes with driveways near the intersection conflicting with the topography in that area (incline from Meridian Rd.);
 - c. The Applicant's request for a waiver to exceed the City's maximum block face standards;
 - d. The Applicant agreed to construct a right-turn lane if required by the City to ensure it's done in a timely manner rather than pay their proportionate share to ITD for the improvement.
 - 4. City Council change(s) to Commission recommendation:
 - a. Council continued this project to June 1st in order for Staff & the Applicant to work with ITD on northbound right-turn lane on S. Meridian Rd. onto E. Quartz Creek St.

(immediate need vs. long-term). See right turn lane exhibit submitted by the Applicant and conceptually approved by ITD in Section VII.F below.

VII. EXHIBITS

A. Annexation Legal Description & Exhibit Map



Annexation Land Description

A parcel of land being a portion of the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho and all of Lot 4, Block 1 of Shafer View Estates Subdivision as recorded in Book 64 of Plats at Pages 9403 and 9404, Records of Ada County, said parcel is located in the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the found aluminum cap monument at the Quarter Corner common to Section 31, T3N, R1E and Section 36, T3N, R1W as perpetuated by document 103052680, Records of Ada County, from which the found brass cap at the township corner common to Township 3 North, Ranges 1 East and 1 West, and Township 2 North, Ranges 1 East and 1 West as perpetuated by document 2019-015470, Records of Ada County bears S 00° 05' 17" E a distance of 2669.99 feet;

Thence N 89° 57' 18" E along the mid-section line for a distance of 2507.75 feet to the northeast corner of said Lot 4;

Thence S 00° 17' 00" W along the easterly line of said Lot 4 for a distance of 1342.40 feet;

Thence along the southerly boundary of said Lot 4 the following 6 courses and distances:

- 1.) N 89° 52' 35" W for a distance of 130.40 feet;
- 2.) N 23° 55' 33" W for a distance of 170.53 feet;
- 3.) N 16° 35' 10" W for a distance of 254.88 feet;
- 4.) N 14° 41' 14" W for a distance of 194.52 feet;
- 5.) N 31° 29' 55" W for a distance of 113.67 feet;
- 6.) N 89° 34' 47" W for a distance of 147.74 feet;

Thence S 34° 28' 44" W for a distance of 190.43 feet to the centerline of E. Shafer View Drive;

Thence N 55° 18' 49" W along said centerline for a distance of 100.09 feet;

Thence leaving said centerline N 34° 41' 11" E for a distance of 107.53 feet;

Thence along the southerly boundary of said Lot 4 the following 15 courses and distances:

- 1.) N 04° 09' 19" E for a distance of 90.81 feet;
- 2.) N 26° 42' 26" W for a distance of 85.32 feet;
- 3.) N 56° 39' 37" W for a distance of 87.95 feet;
- 4.) N 75° 35' 35" W for a distance of 90.88 feet;

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1602 W. Hays St., Suite 306 • Boise, ID 83702 • Phone: 208-488-4227 •
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- 5.) N 86° 33' 28" W for a distance of 185.49 feet;
- 6.) S 71° 44' 26" W for a distance of 113.88 feet;
- 7.) S 60° 59' 28" W for a distance of 112.30 feet;
- 8.) N 76° 52' 47" W for a distance of 210.54 feet;
- 9.) S 78° 31' 59" W for a distance of 45.73 feet;
- 10.) S 51° 53' 13" W for a distance of 147.64 feet;
- 11.) S 65° 24' 50" W for a distance of 258.22 feet;
- 12.) S 17° 39' 49" W for a distance of 98.75 feet;
- 13.) S 03° 59' 33" E for a distance of 50.00 feet;
- 14.) 88.38 feet along the arc of a 275.00 foot radius curve right having a central angle of 18° 24' 12" and a long chord bearing N 84° 38' 15" W a distance of 88.00 feet;
- 15.) S 28° 48' 47" W for a distance of 206.91 feet to the centerline of E. Shafer View Drive;

Thence along said centerline the following 4 courses and distances:

- 1.) 103.63 feet along the arc of a 500.00 foot radius curve right having a central angle of 11° 52' 28" and a long chord bearing N 47° 59' 54" W for a distance of 103.44 feet;
- 2.) N 42° 01' 36" W for a distance of 107.12 feet;
- 3.) 83.86 feet along the arc of a 100.00 foot radius curve left having a central angle of 48° 02' 45" and a long chord bearing N 66° 02' 58" W a distance of 81.42 feet;
- 4.) S 89° 55' 39" W for a distance of 219.88 feet to the section line;

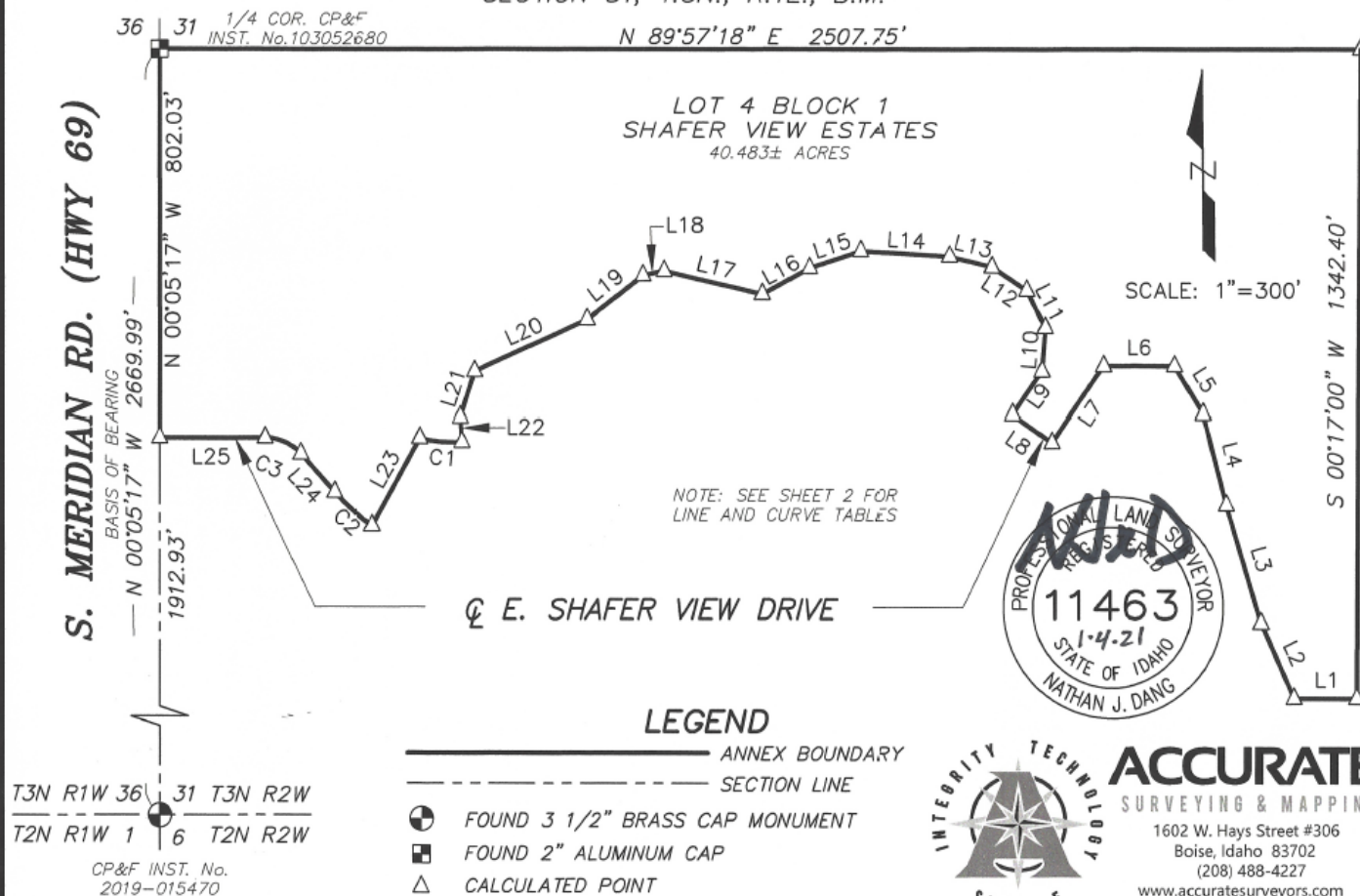
Thence N 00° 05' 17" W along the section line for a distance of 802.03 feet to the **REAL POINT OF BEGINNING**.

Parcel contains 40.483 acres, more or less.



ANNEXATION MAP

PARCEL LYING IN THE N 1/2 OF THE SW 1/4,
SECTION 31, T.3N., R.1E., B.M.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'35" W	130.40'
L2	N 23°55'33" W	170.53'
L3	N 16°35'10" W	254.88'
L4	N 14°41'14" W	194.52'
L5	N 31°29'55" W	113.67'
L6	N 89°34'47" W	147.74'
L7	S 34°28'44" W	190.43'
L8	N 55°18'49" W	100.09'
L9	N 34°41'11" E	107.53'
L10	N 04°09'19" E	90.81'
L11	N 26°42'26" W	85.32'
L12	N 56°39'37" W	87.95'
L13	N 75°35'35" W	90.88'
L14	N 86°33'28" W	185.49'
L15	S 71°44'26" W	113.88'
L16	S 60°59'28" W	112.30'
L17	N 76°52'47" W	210.54'
L18	S 78°31'59" W	45.73'
L19	S 51°53'13" W	147.64'
L20	S 65°24'50" W	258.22'
L21	S 17°40'26" W	98.75'
L22	S 03°59'33" E	50.00'
L23	S 28°48'47" W	206.91'
L24	N 42°01'36" W	107.12'
L25	S 89°55'39" W	219.88'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.38'	275.00'	18°24'50"	S 84°38'15" E	88.00'
C2	103.63'	500.00'	11°52'28"	N 47°59'54" W	103.44'
C3	83.86'	100.00'	48°02'45"	N 66°02'58" W	81.42'



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SHEET 2 OF 2 JOB 20-227

R-2 Legal Description:



9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

January 6, 2020
Project No. 18-037
Legal Description
Portion of Lot 4, Block 1 of
Shafer View Estates

Exhibit A

A parcel of land being a portion of Lot 4, Block 1 of Shafer View Estates (Book 84 of Plats, Pages 9403-9404, records of Ada County, Idaho) which is situated in the North 1/2 of the Southwest 1/4 of Section 31, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada county, Idaho, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar marking the Center of said Section 31 (also being the northeast corner of said Lot 4, Block 1), which bears N89°57'15"E a distance of 2,507.62 feet from an aluminum cap marking the West 1/4 corner of said Section 31, thence following the easterly line of said North 1/2 of the Southwest 1/4, S00°16'52"W a distance of 1,342.44 feet (formerly S00°15'38"W a distance of 1/342.81 feet) to the southeast corner of said North 1/2 of the Southwest 1/4 (also being the southeast corner of said Lot 4, Block 1); Thence leaving said easterly line and following the southerly line of said North 1/2 of the Southwest 1/4, N89°52'31"W a distance of 130.43 feet to the southeast corner of Lot 13, Block 1 of said Shafer View Estates; Thence leaving said southerly line and following the boundary of Lot 4, Block 1 the following courses:

1. N23°55'33"W (formerly N23°56'32"W) a distance of 170.57 feet;
2. N16°35'10"W (formerly N16°36'09"W) a distance of 254.88 feet;
3. N14°41'01"W (formerly N14°42'00"W) a distance of 193.75 feet;
4. N31°15'14"W (formerly N31°16'13"W) a distance of 114.54 feet to a found 1/2-inch rebar;
5. N89°52'31"W (formerly N89°53'30"W) a distance of 23.81 feet to a point on the northerly line of the 41-foot wide McBirney Lateral easement;

Thence leaving the boundary of said Lot 4, Block 1 and following said northerly line the following courses:

1. N77°19'36"E a distance of 75.47 feet;
2. N75°37'04"E a distance of 27.30 feet to a point on the centerline of the 38-foot wide drain ditch easement shown on said Shafer View Estates subdivision plat;

Thence leaving said northerly line and following said centerline the following courses:

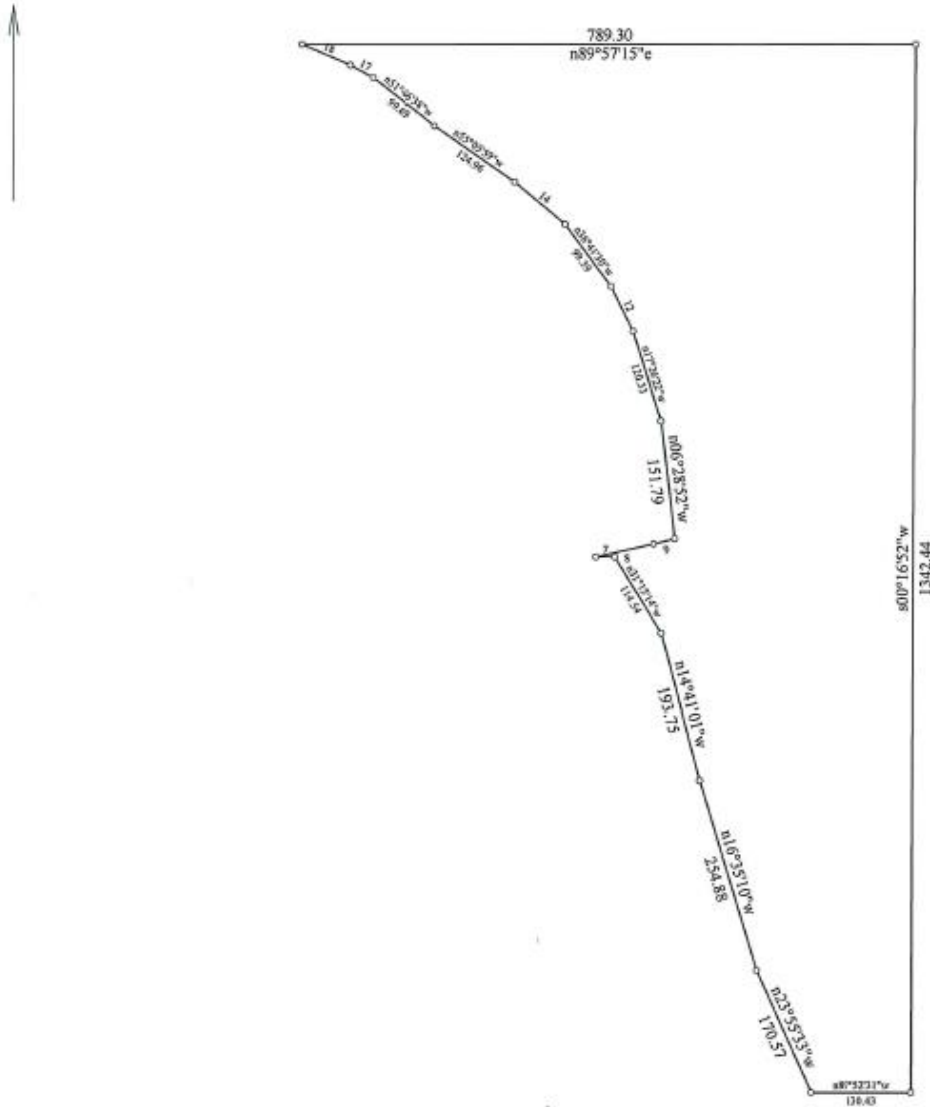
1. N06°28'52"W a distance of 151.79 feet;
2. N17°26'22"W a distance of 120.33 feet;
3. N25°50'09"W a distance of 63.86 feet;
4. N36°41'30"W a distance of 99.39 feet;
5. N50°03'15"W a distance of 84.54 feet;
6. N55°05'59"W a distance of 124.96 feet;
7. N51°46'38"W a distance of 99.63 feet;
8. N61°36'51"W a distance of 33.43 feet;
9. N67°05'46"W a distance of 68.04 feet to the northerly line of said North 1/2 of the Southwest 1/4 (also being the northerly line of said Lot 4, Block 1);

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Thence leaving said centerline and following said northerly line, N89°57'15"E a distance of 789.30 feet to the
POINT OF BEGINNING.

Said parcel contains 10.66 acres, more or less.





Title:		Date: 01-06-2020
Scale: 1 inch = 200 feet	File:	
Tract 1: 10.661 Acres: 464381 Sq Feet: Closure = n63.4107w 0.01 Feet: Precision = 1/331449: Perimeter = 3968 Feet		
001=s00.1652w 1342.44	008=n77.1936e 75.47	015=n55.0559w 124.96
002=n89.5231w 130.43	009=n75.3704e 27.30	016=n51.4638w 99.63
003=n23.5533w 170.57	010=n06.2852w 151.79	017=n61.3651w 33.43
004=n16.3510w 254.88	011=n17.2622w 120.33	018=n67.0546w 68.04
005=n14.4101w 193.75	012=n25.5009w 63.86	019=n89.5715e 789.30
006=n31.1514w 114.54	013=n36.4130w 99.39	
007=n89.5231w 23.81	014=n50.0315w 84.54	



R4 Rezone Land Description

A parcel of land being a portion of Lot 4, Block 1 of Shafer View Estates Subdivision as recorded in Book 64 of Plats at Pages 9403 and 9404, Records of Ada County, said parcel is located in the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the found aluminum cap monument at the Quarter Corner common to Section 31, T3N, R1E and Section 36, T3N, R1W as perpetuated by document 103052680, Records of Ada County, from which the found brass cap at the township corner common to Township 3 North, Ranges 1 East and 1 West, and Township 2 North, Ranges 1 East and 1 West as perpetuated by document 2019-015470, Records of Ada County bears S 00° 05' 17" E a distance of 2669.99 feet;

Thence N 89° 57' 18" E along the mid-section line for a distance of 1718.45 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 67° 05' 19" E for a distance of 68.04 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 61° 36' 51" E for a distance of 33.43 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 51° 46' 38" E for a distance of 99.63 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 55° 05' 59" E for a distance of 124.96 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 50° 03' 15" E for a distance of 84.54 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 36° 41' 30" E for a distance of 99.39 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 25° 50' 09" E for a distance of 63.86 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 17° 26' 22" E for a distance of 120.33 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

(CONTINUED ON NEXT PAGE)

Thence S 06° 28' 52" E for a distance of 151.79 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 75° 37' 04" W for a distance of 27.30 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 77° 19' 36" W for a distance of 75.47 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence N 89° 38' 36" W for a distance of 124.09 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 34° 28' 44" W for a distance of 190.43 feet to the centerline of E. Shafer View Drive; stamped PLS 11463;

Thence N 55° 18' 49" W along said centerline for a distance of 100.09 feet;

Thence N 34° 41' 11" E for a distance of 107.53 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence N 04° 09' 19" E for a distance of 90.81 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence N 26° 42' 26" W for a distance of 85.32 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence N 56° 39' 37" W for a distance of 87.95 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence N 75° 35' 35" W for a distance of 90.88 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence N 86° 33' 28" W for a distance of 185.49 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 71° 44' 26" W for a distance of 113.88 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 60° 59' 28" W for a distance of 112.30 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

(CONTINUED ON NEXT PAGE)



Thence N 76° 52' 47" W for a distance of 210.54 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 78° 31' 59" W for a distance of 45.73 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 51° 53' 13" W for a distance of 147.64 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 65° 24' 50" W for a distance of 258.22 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 17° 39' 49" W for a distance of 98.75 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 03° 59' 33" E for a distance of 50.00 feet to a found ½ inch iron pin, replaced with a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence 88.38 feet along the arc of a 275.00 foot radius curve right having a central angle of 18° 24' 12" and a long chord bearing N 84° 38' 15" W a distance of 88.00 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence S 28° 48' 47" W for a distance of 206.91 feet to the centerline of E. Shafer View Drive;

Thence along said centerline 103.63 feet along the arc of a 500.00 foot radius curve right having a central angle of 11° 52' 28" and a long chord bearing N 47° 59' 54" W for a distance of 103.44 feet;

Thence continuing N 42° 01' 36" W for a distance of 107.12 feet to a set 5/8th inch iron pin with a cap stamped PLS 11463;

Thence continuing 83.86 feet along the arc of a 100.00 foot radius curve left having a central angle of 48° 02' 45" and a long chord bearing N 66° 02' 58" W a distance of 81.42 feet;

Thence S 89° 55' 39" W for a distance of 219.88 feet to the centerline of S. Meridian Road (State Highway 69);

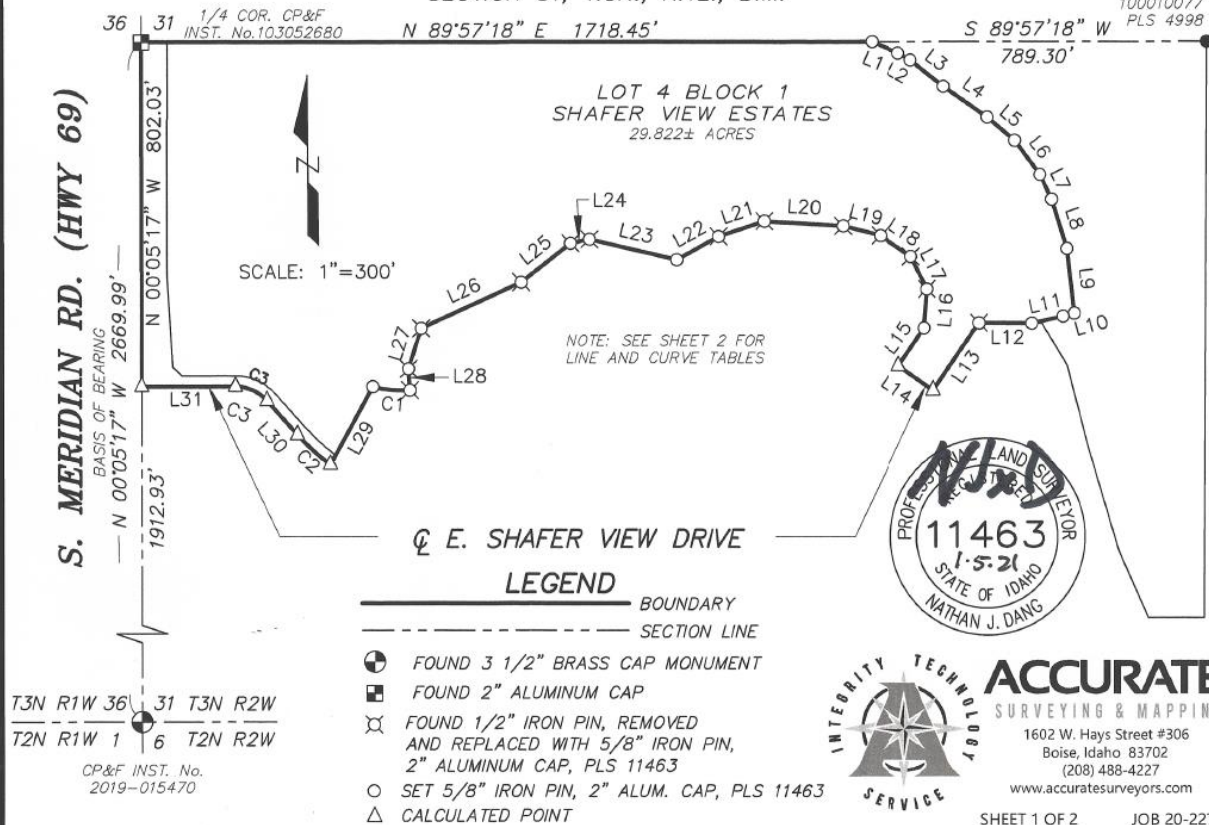
Thence N 00° 05' 17" W along said centerline for a distance of 802.03 feet to the **REAL POINT OF BEGINNING**.

Parcel contains 29.822 acres, more or less.



PARCEL LYING IN THE N 1/2 OF THE SW 1/4,
SECTION 31, T.3N., R.1E., B.M.

CP&F INST. No.
100010077
18" W PLS 4998



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°05'19" E	68.04'
L2	S 61°36'51" E	33.43'
L3	S 51°46'38" E	99.63'
L4	S 55°05'59" E	124.96'
L5	S 50°03'15" E	84.54'
L6	S 36°41'30" E	99.39'
L7	S 25°50'09" E	63.86'
L8	S 17°26'22" E	120.33'
L9	S 06°28'52" E	151.79'
L10	S 75°35'46" W	27.28'
L11	S 77°19'36" W	75.47'
L12	N 89°38'36" W	124.09'
L13	S 34°28'44" W	190.43'
L14	N 55°18'49" W	100.09'
L15	N 34°41'11" E	107.53'
L16	N 04°09'19" E	90.81'
L17	N 26°42'26" W	85.32'
L18	N 56°39'37" W	87.95'
L19	N 75°35'35" W	90.88'
L20	N 86°33'28" W	185.49'
L21	S 71°44'26" W	113.88'
L22	S 60°59'28" W	112.30'
L23	N 76°52'47" W	210.54'
L24	S 78°31'59" W	45.73'
L25	S 51°53'13" W	147.64'
L26	S 65°24'50" W	258.22'
L27	S 17°39'49" W	98.75'
L28	S 03°59'33" E	50.00'
L29	S 28°48'47" W	206.91'
L30	N 42°01'36" W	107.12'
L31	S 89°55'39" W	219.88'

CURVE TABLE

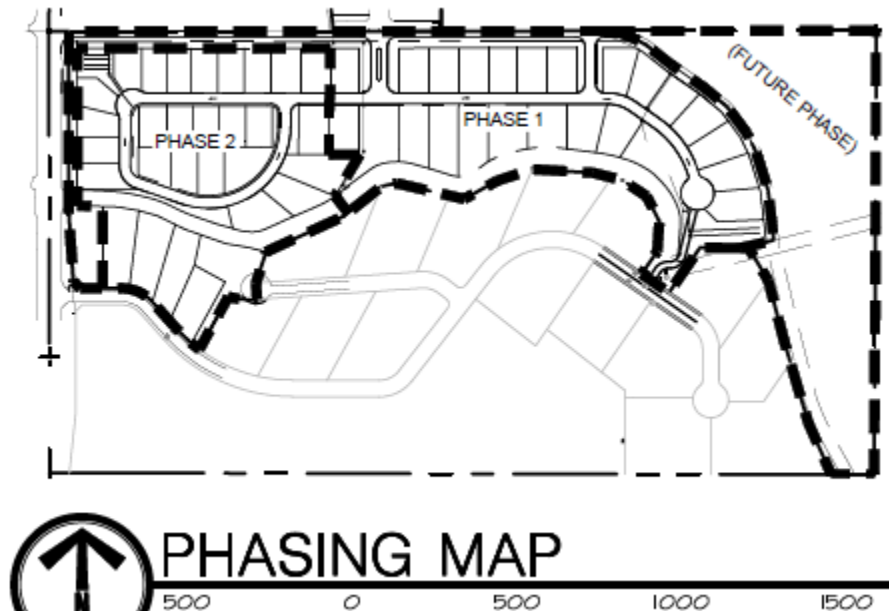
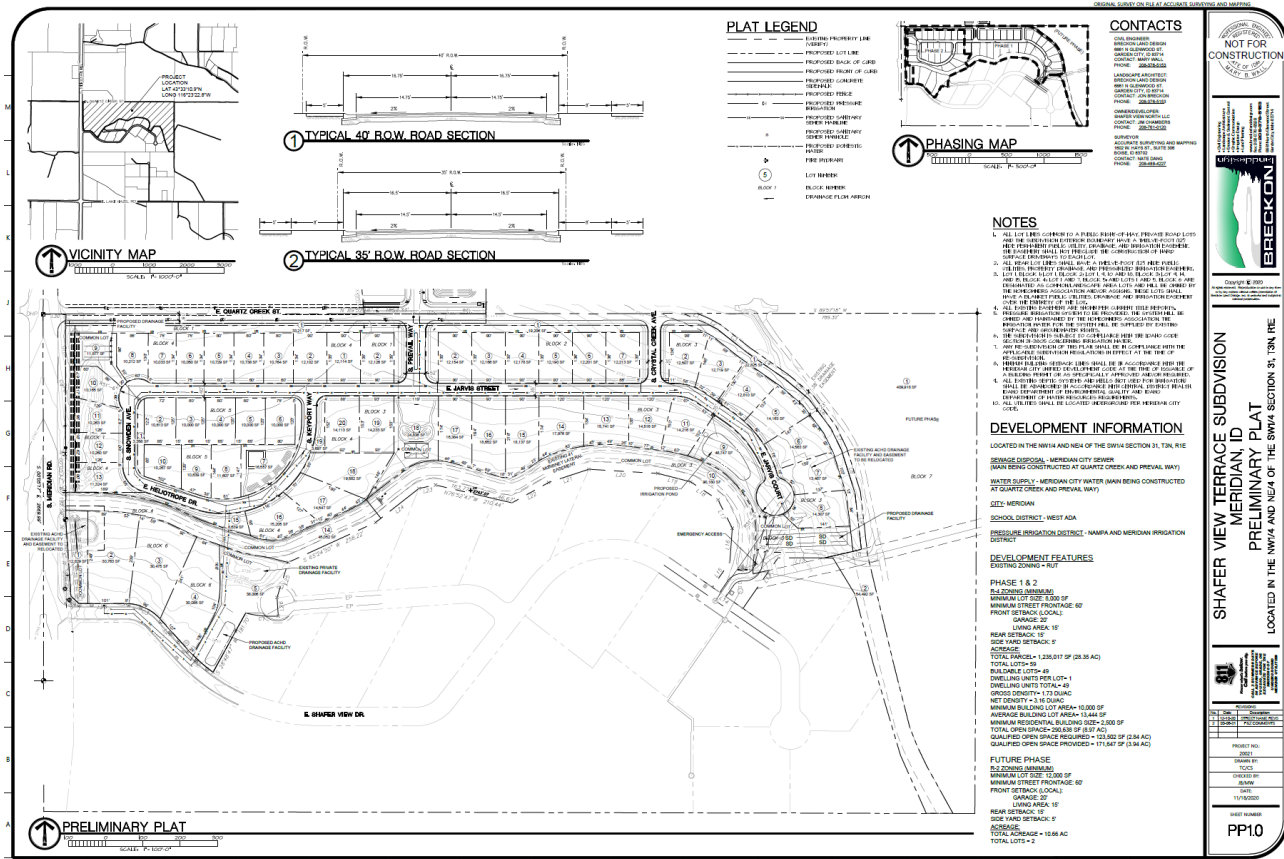
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.38'	275.00'	18°24'50"	S 84°38'15" E	88.00'
C2	103.63'	500.00'	11°52'28"	N 47°59'54" W	103.44'
C3	83.86'	100.00'	48°02'45"	S 66°02'58" E	81.42'



ACCURATE
SURVEYING & MAPPING
1602 W. Hays Street #306
Boise, Idaho 83702
(208) 488-4227
www.accuratesurveyors.com

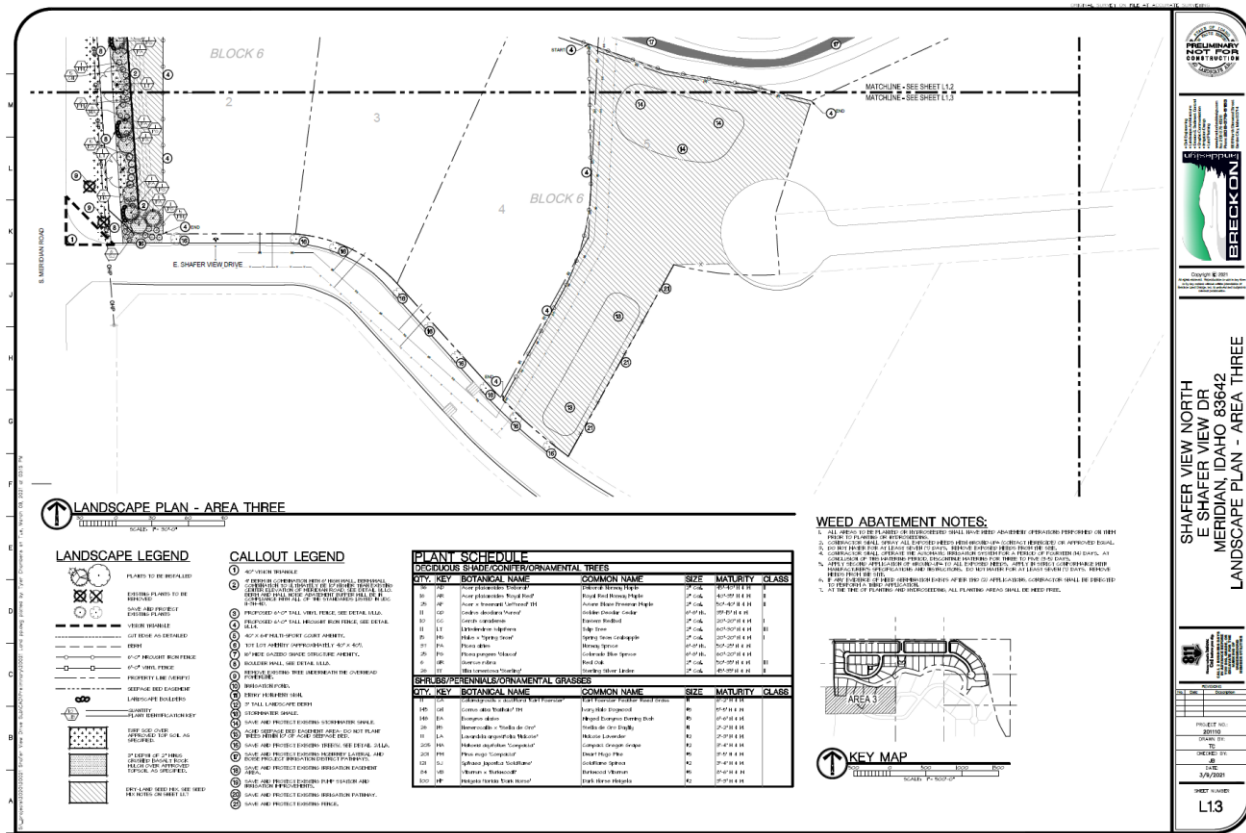
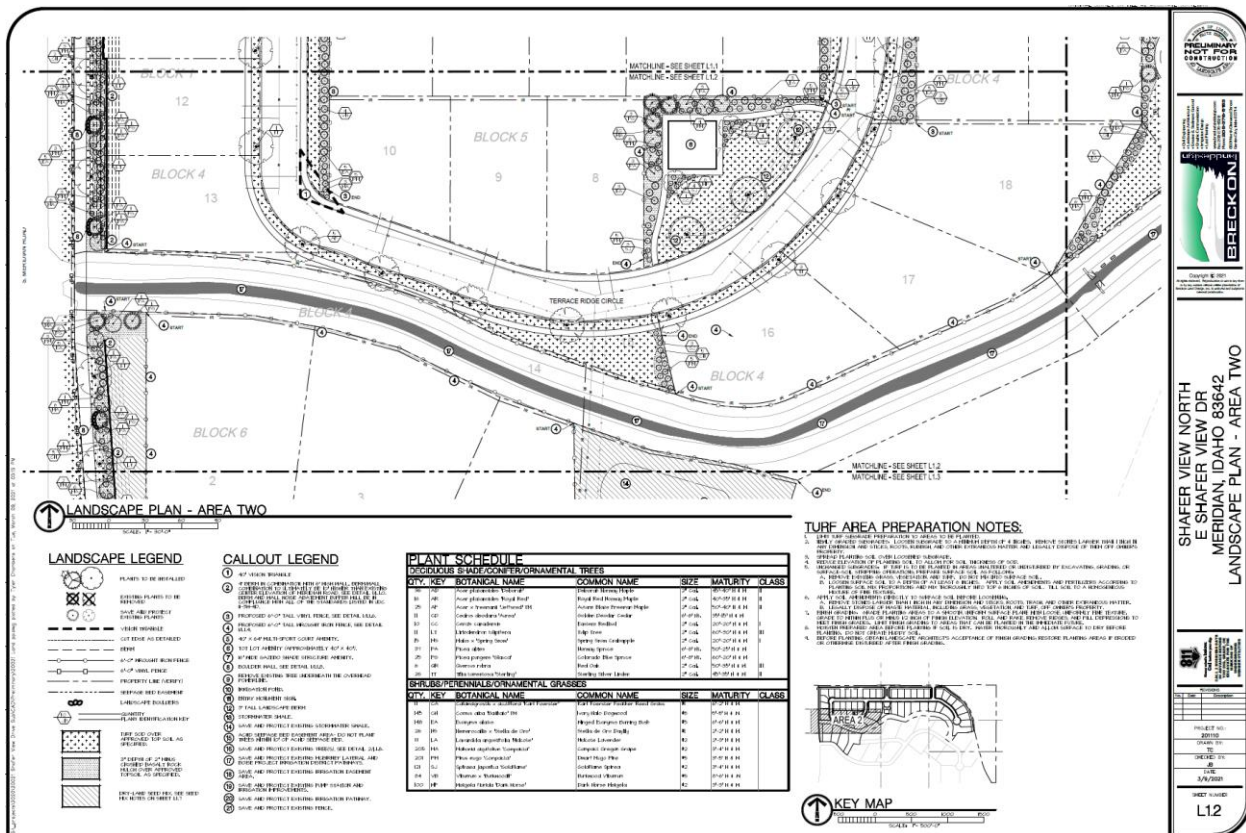
SHEET 2 OF 2 JOB 20-227

B. Preliminary Plat & Phasing Plan (date: ~~11/18/2020~~ 3/9/2021)



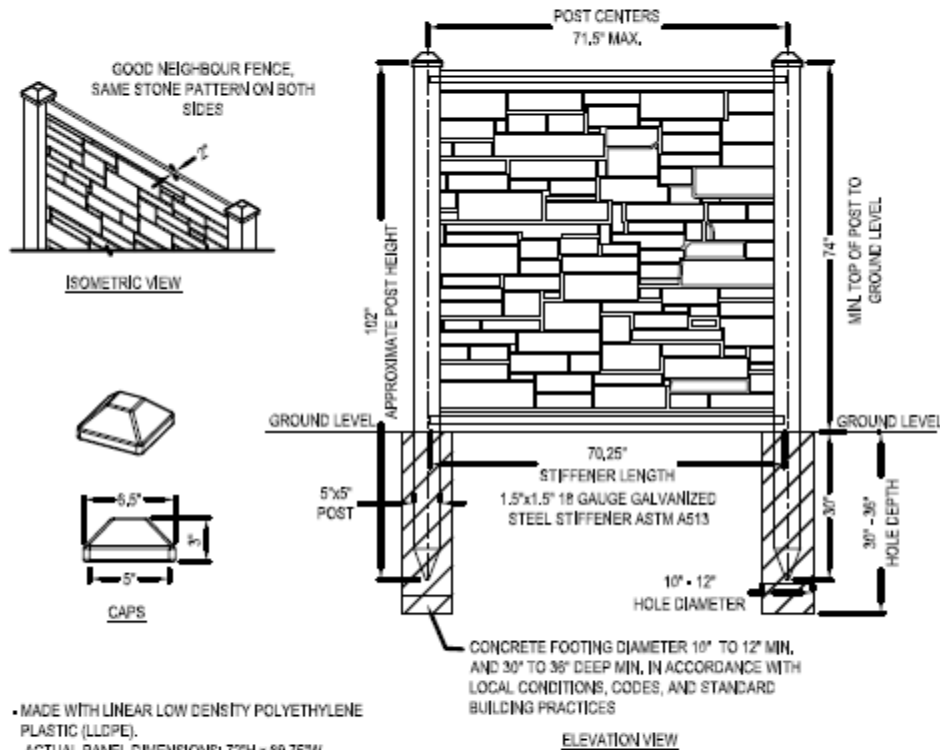
C. Landscape Plan (date: 5/17/2020 ~~2/3/2020~~ 3/9/2021)







SIM TEK FENCE
1330 WEST 400 NORTH
OREM, UT 84057
TOLL FREE: 1-866-648-9336
PHONE: (801) 655-5236
FAX: (801) 655-5240
www.simtekfence.com



- MADE WITH LINEAR LOW DENSITY POLYETHYLENE PLASTIC (LLDPE).
- ACTUAL PANEL DIMENSIONS: 72"H x 69.75"W
- PANEL WEIGHT 56LBS
- TOLERANCES ARE $\pm .5"$

NOTES:

1. US PATENTS 7,478,797 / 7,635,114 FOREIGN PATENTS PENDING.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
 4. DO NOT SCALE DRAWING.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info
- REFERENCE NUMBER 4312-002.



4312-002

REVISION DATE 05/09/2014

D. Open Space Exhibit (dated: 12/16/20 3/9/21)

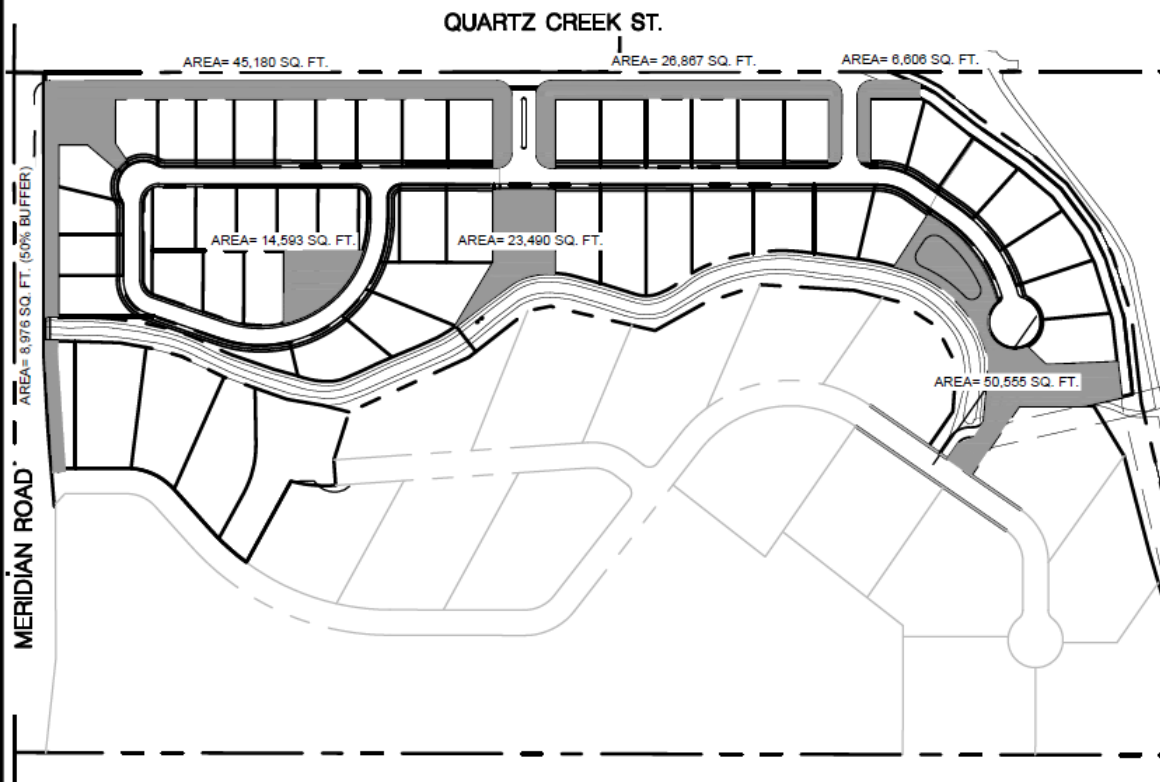
CITY OF MERIDIAN OPEN SPACE REQUIREMENTS

COMMON OPEN SPACE		
AS DEFINED BY THE MERIDIAN UDC 11-36-3 CODE REQUIREMENTS	REQUIRED (SEE QUALIFIED OPEN SPACE)	PROVIDED 288,174 (6.62 AC) 29.33%
QUALIFIED OPEN SPACE		
AS DEFINED BY THE MERIDIAN UDC 11-36-3 CODE REQUIREMENTS	REQUIRED 123,502 (2.84 AC) 10%	PROVIDED 176,267 (4.05 AC) 14.27%

LANDSCAPE LEGEND



QUALIFIED OPEN SPACE



• Civil Engineering
• Landscape Architecture
• Erosion & Sediment Control
• Graphic Communication
• Irrigation Design
• Land Planning
www.breckonlanddesign.com
Fax: 208-375-8008
Phone: 208-375-8183
9651 North Glenwood Street
Garden City, Idaho 83714

SHAFER VIEW NORTH
MERIDIAN, IDAHO
OPEN SPACE EXHIBIT

3/9/2021

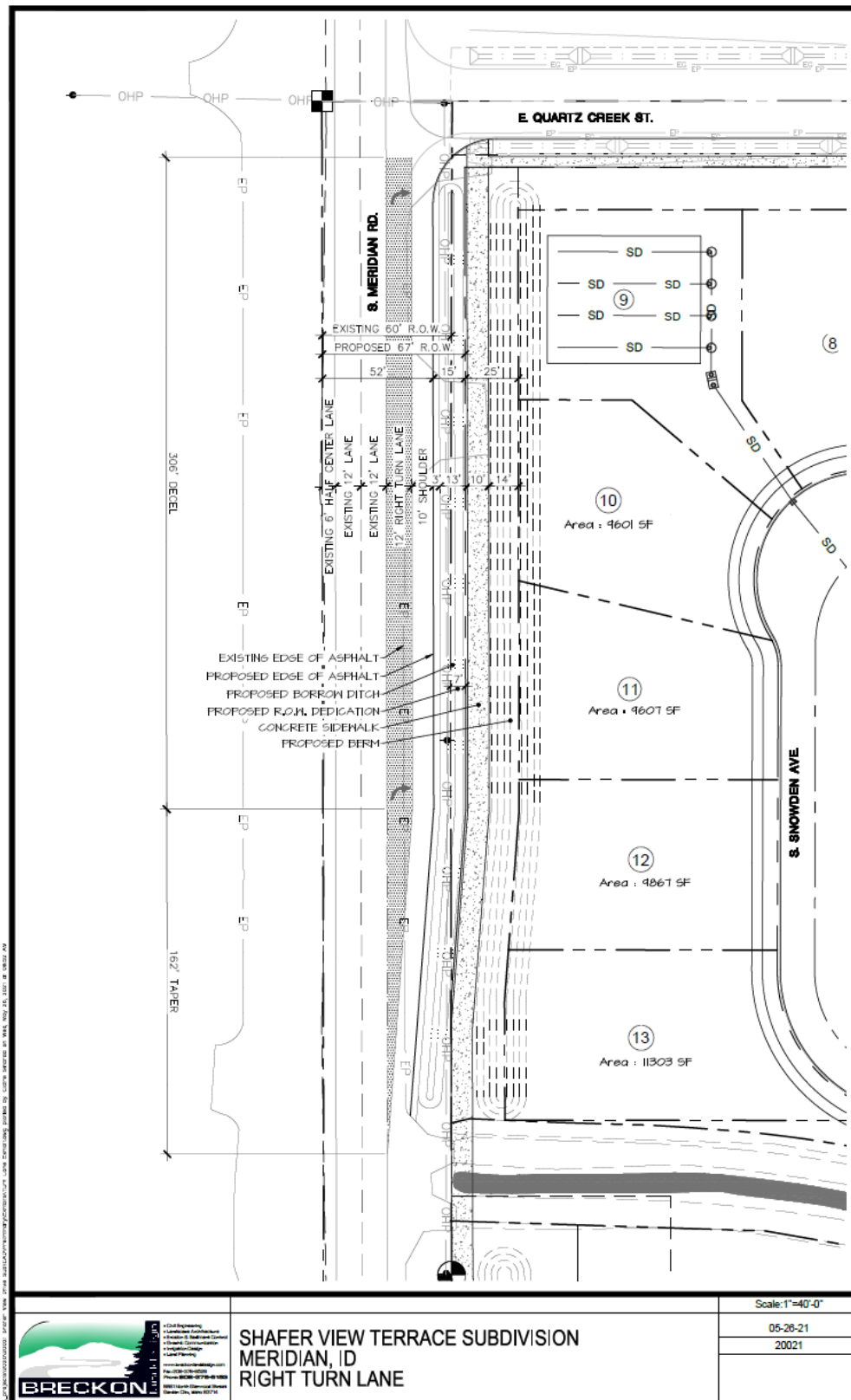
PROJECT # 20021

X1.0

E. Conceptual Building Elevations



F. Right-Turn Lane Exhibit



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian and the property owner(s) at the time of annexation ordinance adoption.

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

- a. Development of the subject property shall be generally consistent with the preliminary plat, phasing plan, landscape plan and conceptual building elevations.
 - b. A 10-foot wide multi-use pathway is required to be constructed along S. Meridian Rd./SH-69 in a public use easement in accord with UDC 11-3H-4C.4.
 - c. Noise abatement is required to be provided within the street buffer along S. Meridian Rd./SH-69 in accord with the standards listed in UDC 11-3H-4D.
 - d. A final plat shall be recorded that includes Lot 1, Block 7 prior to any development occurring on the property.
2. Development of the subject preliminary plat shall be consistent with the phasing plan included in Section VII.B.
 3. The final plat shall include the following revisions:
 - a. Include a note prohibiting direct lot access via S. Meridian Rd./SH-69 and E. Quartz Creek St.
 - b. Block 3 exceeds the maximum block face standards listed in UDC 11-6C-3F; the plat shall be revised to comply with these standards unless otherwise approved by City Council. *A waiver is requested from Council to exceed the maximum block face allowed of 1,200 feet to allow the block face as proposed.*
 - ~~c. The 38' wide drain on the eastern portion of the site shall be contained entirely within a common lot(s). Depicted on revised plat.~~
 - ~~d. Remove one (1) buildable lot in the vicinity of Lots 2-5, Block 6 south of the McBirney Lateral. Depicted on revised plat.~~
 4. The landscape plan included in Section VII.C ~~submitted with the final plat~~ shall be revised as follows:
 - a. ~~Include calculations in the Landscape Requirements table that demonstrate compliance with the standards for pathway (11-3B-12C) and parkway (11-3B-7C) landscaping; include required vs. provided number of trees. Done~~
 - b. ~~Include 6 foot tall wrought iron fencing on common lots that abut the McBirney Lateral to prevent access to the waterway to ensure public safety. Done~~
 - c. ~~Include a detail of the berm and wall required for noise abatement along S. Meridian Rd./SH-69 that demonstrates compliance with the standards listed in UDC 11-3H-4D. Done~~
 - d. ~~Include mitigation information for any existing trees that are removed from the site in accord with the standards listed in UDC 11-3B-10C.5. Contact the City Arborist, Matt~~

~~Perkins, prior to removing any trees from the site to determine mitigation requirements.~~
~~Done~~

- ~~e. The 38' wide drain on the eastern portion of the site shall be contained entirely within a common lot(s). Depict fencing on both sides of the drain consistent with the standards listed in UDC 11-3A-7A.7b per UDC 11-3A-7A.7a.~~ ~~Done~~
 - ~~f. If the drain on the eastern portion of the site is piped, depict vegetative groundcover on the common lot(s) containing the drain to prevent fire hazard and unsightliness.~~ ~~Done~~
 - ~~g. Depict additional landscaping at the entrance to the subdivision at the intersection of S. Meridian Rd./SH-69 and Shafer View Dr. as offered by the Applicant.~~
 - ~~h. Remove one (1) buildable lot in the vicinity of Lots 2-5, Block 6 south of the McBirney Lateral consistent with that shown on the revised preliminary plat.~~ ~~Done~~
- 5. A 14-foot wide public use easement shall be submitted to the Planning Division for the multi-use pathway along S. Meridian Rd./SH-69 prior to submittal of the Phase 1 final plat for City Engineer signature. If the pathway is located within the right-of-way, a public use easement is not required.
 - 6. Future development shall be consistent with the minimum dimensional standards listed in UDC Tables [11-2A-4](#) for the R-2 zoning district and [11-2A-5](#) for the R-4 zoning district..
 - 7. Off-street parking is required to be provided for all residential units in accord with the standards listed in [UDC Table 11-3C-6](#) based on the number of bedrooms per unit.
 - 8. The rear and/or sides of structures on lots that abut S. Meridian Rd. and E. Quartz Creek St. shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. *Single-story structures are exempt from this requirement.*
 - 9. All waterways on this site shall be piped unless otherwise waived by City Council as set forth in UDC [11-3A-6B](#). *As an alternative, the waterway may be left open if improved as a water amenity as defined in UDC [11-1A-1](#) (see also UDC [11-3A-6C.2](#)). The Applicant requests a waiver from City Council to allow the McBirney Lateral to remain open and not be piped.*
 - 10. The pond is required to have recirculated water and shall be maintained such that it doesn't become a mosquito breeding ground as set forth in UDC [11-3G-3B.7](#).

IX. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 The angle of sanitary sewer pipe going into and out of manholes needs to be minimum of 90- degrees.
- 1.2 All sanitary sewer manholes require a 14-foot wide access path that meets City requirements.
- 1.3 Sanitary sewer manholes should not be located in curb and gutter.
- 1.4 Add an 8-inch water mainline in Crystal Creek Way, and stub to the north for future connection.
- 1.5 The water mainline needs to be 12-inch diameter in Prevail Way, portion of Terrace Ridge Dr, portion of Terrace Ridge Circle and south out to E Shafer View Rd.

- 1.6 A street light plan will need to be included in the final plat application. Street light plan requirements are listed in section 6 of the City's Design Standards. A future installation agreement and funds are required for the required streetlights on S. Meridian Road pursuant to Section 6-4 B. of the Meridian Design Standards.
- 1.7 The geotechnical investigative report for this development, prepared by Materials Testing & Inspection, dated 02/10/2020, does not indicate a specific concern with regard to groundwater. Applicant shall be responsible for the adherence to the recommendation presented in this report.

2. General Conditions of Approval

- 2.1 Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
- 2.3 All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
- 2.4 Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
- 2.5 A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
- 2.6 The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
- 2.7 The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
- 2.8 In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.

- 2.9 Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
- 2.10 It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
- 2.11 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.12 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.13 All grading of the site shall be performed in conformance with MCC 11-1-4B.
- 2.14 Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
- 2.15 The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
- 2.16 The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
- 2.17 At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
- 2.18 Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
- 2.19 The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
- 2.20 Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.

- 2.21 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Water Department at (208)888-5242 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources.
- 2.22 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
- 2.23 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
- 2.24 All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

C. FIRE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=219456&dbid=0&repo=MeridianCity>

D. POLICE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=220250&dbid=0&repo=MeridianCity>

E. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=222017&dbid=0&repo=MeridianCity>

F. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=220261&dbid=0&repo=MeridianCity>

G. CENTRAL DISTRICT HEALTH DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=220014&dbid=0&repo=MeridianCity>

H. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=220034&dbid=0&repo=MeridianCity>

I. WEST ADA SCHOOL DISTRICT (WASD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=220564&dbid=0&repo=MeridianCity>

J. COMMUNITY DEVELOPMENT SCHOOL IMPACT ANALYSIS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=221041&dbid=0&repo=MeridianCity>

K. BOISE PROJECT BOARD OF CONTROL

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=219526&dbid=0&repo=MeridianCity>

L. ADA COUNTY DEVELOPMENT SERVICES

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=219424&dbid=0&repo=MeridianCity>

M. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=222031&dbid=0&repo=MeridianCity>

N. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=222250&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;

The Commission finds the proposed zoning map amendment to R-2 and R-4 and subsequent development is consistent with the Comprehensive Plan.

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

The Commission finds the proposed map amendment will allow for the development of single-family detached homes which will contribute to the range of housing opportunities available within the City consistent with the purpose statement of the residential districts.

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

The Commission finds the proposed zoning map amendment should not be detrimental to the 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

The Commission finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.

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

The Commission finds the proposed annexation is in the best interest of the City.

B. 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;

The Commission finds that the proposed plat is in substantial compliance with the adopted Comprehensive Plan in regard to land use, density and transportation. (Please see Comprehensive Plan Policies in, Section V of this report for more information.)

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

The Commission finds that public services will be provided to the subject property with development. (See Exhibit B of the Staff Report for more details from public service providers.)

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

Because City water and sewer and any other utilities will be provided by the development at their own cost, the Commission finds that the subdivision will not require the expenditure of capital improvement funds.

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 based upon comments from the public service providers (i.e., Police, Fire, ACHD, etc.). (See Section VIII for more information.)

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

The Commission is not aware of any health, safety, or environmental problems associated with the platting of this property. ACHD considers road safety issues in their analysis.

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

The Commission is unaware of any significant natural, scenic or historic features that exist on this site that require preserving.