



STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

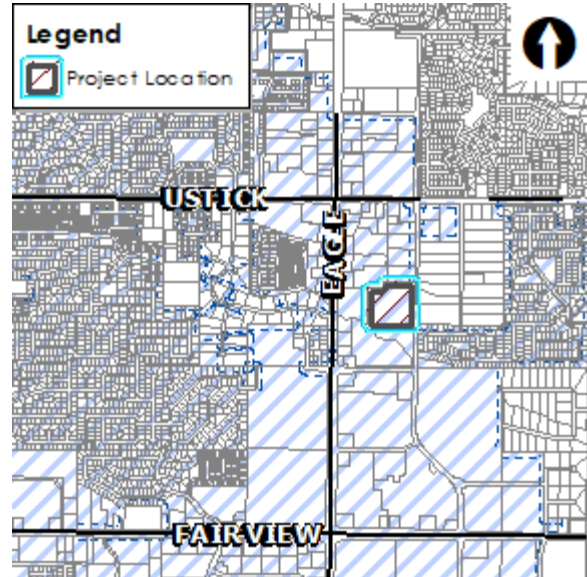
HEARING DATE: 10/21/2021

TO: Planning & Zoning Commission

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: MCU-2021-0008
Village Apartments

LOCATION: 2600 N. Eagle Rd., in the NW ¼ of Section 4, T.3N., R.1E. (Parcel #S1104233730)



I. PROJECT DESCRIPTION

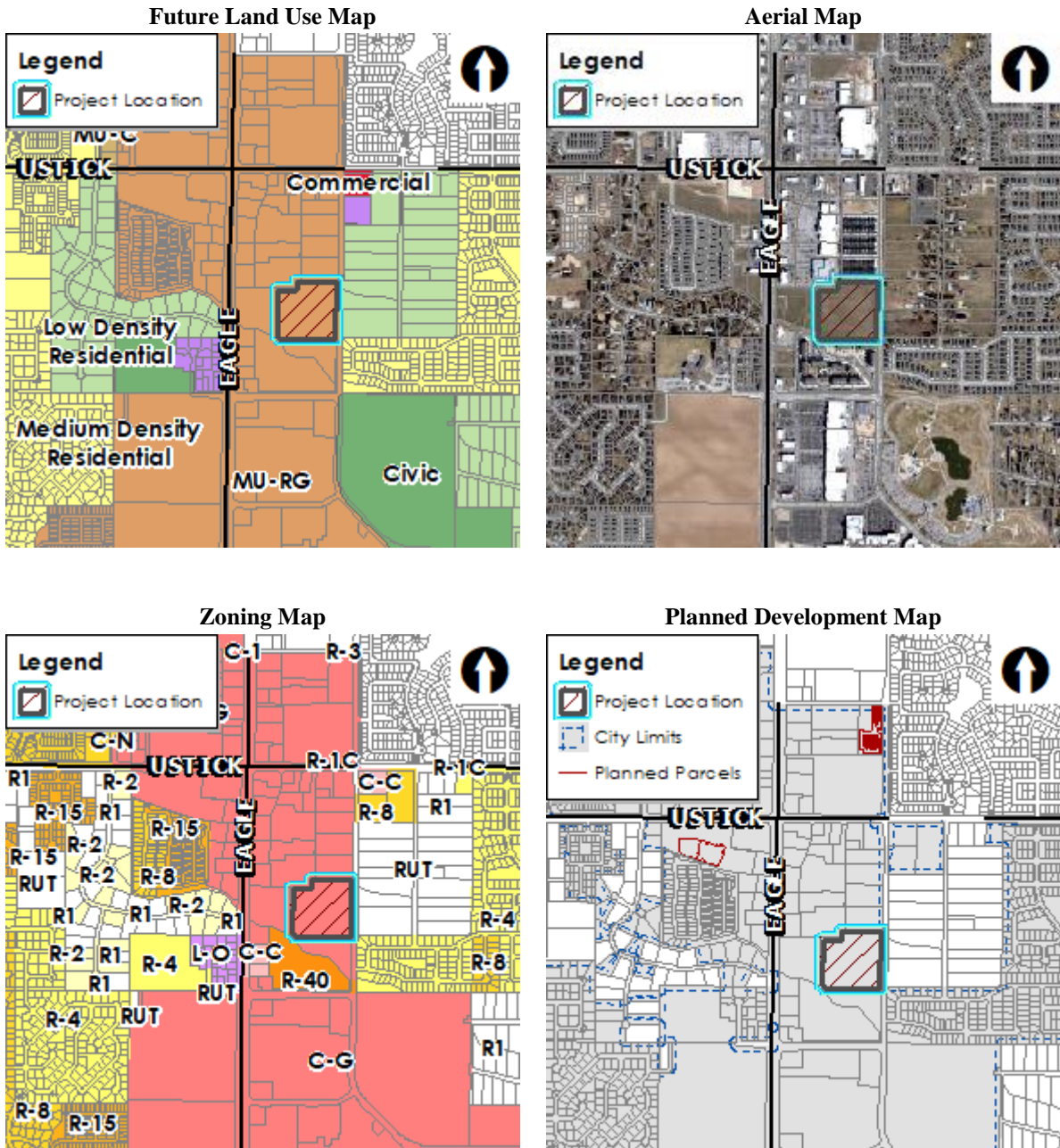
Modification to the previously approved conditional use permit (CUP-15-019) to update the conceptual development plan and building elevations and eliminate the requirement for pedestrian & vehicular connectivity/cross-access to be provided to the residential development to the north

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	11.38 acres	
Future Land Use Designation	Mixed Use – Regional (MU-R)	
Existing Land Use	Vacant/undeveloped land approved for a multi-family development (apartments)	
Proposed Land Use(s)	Multi-family residential	
Current Zoning	C-G (General Retail & Service Commercial District)	
Physical Features (waterways, hazards, flood plain, hillside)	The Milk Lateral runs across the northeast corner of the site within a 50’ NMID easement and the Finch Lateral runs along the southwest boundary of the site within an 80’ wide easement that partially encroaches on this site.	
Neighborhood meeting date; # of attendees:	8/11/21 & 8/12/21; 1 attendee (Henry Duskett)	
History (previous approvals)	AZ-03-021 (DA Inst. #104129529); PBA-14-005; MDA-15-012 [DA Inst. # 2017-121321 (removed subject property from previous DA)]; A-2017-0277 (CUP time extension);	

A. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Stephanie Hopkins, KM Engineering, LLP – 5725 N. Discovery Way, Boise, ID 83713

B. Owner:

Derek Gasser, GFI – Meridian Investments, LLC – 74 East 500 South, Ste. 200, Bountiful, UT 84010

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date
Newspaper Notification	10/5/2021
Radius notification mailed to properties within 300 feet	10/5/2021
Site Posting Date	10/7/2021
Next Door posting	10/5/2021

V. STAFF ANALYSIS

The existing Conditional Use Permit (CUP-15-019) approved for the subject property is for a 336-unit multi-family development on 11.38-acres of land in the C-G zoning district with a gross density of 29.5 units per acre. Eleven (11) 4-story walk-up garden style structures [(10) 32-plexes and (1) 16-plex] containing a mix of 1- (136) and 2-bedroom (200) units and a 4,389 square foot clubhouse containing a business center, leasing office, exercise room, great room, a pool room and bike storage with a covered patio was proposed (see site plan & elevations in Section VII.A).

This application proposes to modify the site layout and building elevations and eliminate the requirement for pedestrian & vehicular connectivity/cross-access to be provided to the residential development to the north.

The same number of dwelling units (i.e. 336) are proposed among six (6) 4-story buildings containing 56 units with elevators and internal access for security. A mix of 1-bedroom (200), 2-bedroom (120) and 3-bedroom (16) units are proposed. The two (2) residential buildings previously shown in the center of the development adjacent to the clubhouse and common area were removed and common open space with amenities and a clubhouse are now solely proposed in this area with multi-family structures around the perimeter. This change allows for a larger central open space area. **Note: Because the proposed use, number of multi-family units and height/number of stories of the structures isn't proposed to change, Staff deems the proposed development plan to be generally consistent with the site development plan included in the Development Agreement as required.**

Specific Use Standards: The proposed multi-family development is subject to the specific use standards listed in UDC [11-4-3-27](#), Multi-Family Development. Plans submitted with the Certificate of Zoning Compliance application should demonstrate compliance with these standards.

Access: One (1) access is proposed via N. Records Ave., a collector street, at the east boundary of the site. A driveway connection is proposed at the southwest corner of the site to the multi-family development (Regency at River Valley) to the south and two (2) driveway connections are proposed to the west to the future commercial development for interconnectivity. **Staff recommends cross-access/ingress-egress easements are recorded granting access to these properties.**

Staff is amenable to the request to remove the requirement for pedestrian and vehicular connectivity/cross-access to be provided to the residential development to the north as there is a sidewalk along Records Ave. that will provide pedestrian connectivity and UDC 11-3A-3A doesn't require vehicular cross-access/ingress-egress easements to be provided between residential properties.

Common Open Space: Based on the square footage of the living area of the proposed dwelling units [320 between 500-1,200 square feet (s.f.); and 16 over 1,200 square feet], a minimum of 85,600 s.f. (or 1.97 acres) of common open space that meets the standards in UDC [11-4-3-27C](#) is required. A total of 88,591 s.f. (or 2.03 acres) is proposed, which is 2,991 s.f. (0.07 of an acre) more than the minimum required in accord with UDC standards. The site is also within close proximity to Kleiner Park, a 60-acre public park, that is 600'+/- to the southeast of this property.

Amenities: For multi-family developments with 75 units or more, four (4) amenities are required with at least one (1) from each category (i.e. quality of life, open space and recreation); for developments with more than 100 units, the decision-making body shall require additional amenities commensurate to the size of the proposed development.

Site amenities are proposed from each of the required categories as follows: a clubhouse with a fitness center, dog washing station and bike repair station, a swimming pool with a spa/hot tub, a 50' x 100' open space area, gazebos, and a dog park in the central common area; linear open space areas in various locations; and walking paths. **Staff recommends children's play equipment is also provided; a detail of the equipment should be submitted with the Certificate of Zoning Compliance application.**

Off-Street Vehicle & Bicycle Parking: Off-street parking is required per the standards listed in UDC Table [11-3C-6](#) for multi-family developments. Based on (200) 1-bedroom, (120) 2-bedroom and (16) 3-bedroom units, a minimum of 572 spaces are required with 336 of those being in a covered carport or garage. A total of 582 spaces are proposed in excess of the minimum standards, including 12 ADA spaces, with 336 of those being covered – 7 garages buildings are proposed along with carports.

Based on 582 vehicle parking spaces, a minimum of 23 bicycle parking spaces are required that comply with the standards listed in UDC [11-3C-5C](#). A total of 25 spaces are proposed in excess of the minimum standards; four (4) bicycle racks are proposed at various locations for each building.

Landscaping: Landscaping should be provided in street buffers in accord with the standards listed in UDC [11-3B-7C](#). Internal common open space areas are required to be landscaped in accord with the standards listed in UDC [11-3G-3E](#). Parking lot and perimeter landscaping is required per the standards listed in UDC [11-3B-8C](#). Landscaping is required along all pathways in accord with the standards listed in UDC [11-3B-12C](#). **A landscape plan that complies with these standards is required to be submitted with the Certificate of Zoning Compliance application.**

Pathways: Pathways are proposed throughout the site through the central common area and between buildings. No multi-use pathways are depicted on the Pathways Master Plan on this site.

Waterways: The Milk Lateral crosses the northeast corner of the site and lies within a 50-foot wide NMID easement; the Finch Lateral runs along the southwest boundary of the site within an 80-foot wide easement which partially encroaches on this site. The existing Development Agreement (Inst. #[2017-121321](#)) requires the Milk Lateral to be piped in accord with UDC 11-3A-6A. If not already piped, the Finch Lateral where it lies on this site should be piped in accord with UDC [11-3A-6](#) unless used as a water amenity or linear open space as defined in UDC 11-1A-1.

Fencing: Any proposed fencing is required to comply with the standards listed in UDC [11-3A-7](#).

Stormwater: An adequate storm drainage system shall be 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. **Storm drainage facilities should be depicted on the site/landscape plan.**

Building Elevations: A conceptual building elevation for the 4-story multi-family structures was submitted as shown in Section VII.D. Final design is required to comply with the design standards in the Architectural Standards Manual.

Wayfinding signage and clear addressing should be provided on buildings for emergency responders; coordinate with Joe Bongiorno, Fire Dept. and Terri Ricks, Land Development. The Applicant should coordinate with the Police Dept. on emergency access for the secured buildings.

Certificate of Zoning Compliance/Design Review: A Certificate of Zoning Compliance and Design Review application(s) is required to be submitted for the proposed use prior to submittal of building permit applications to ensure consistency with the provisions in the development agreement, conditions in Section VIII, UDC standards and design standards in the Architectural Standards Manual.

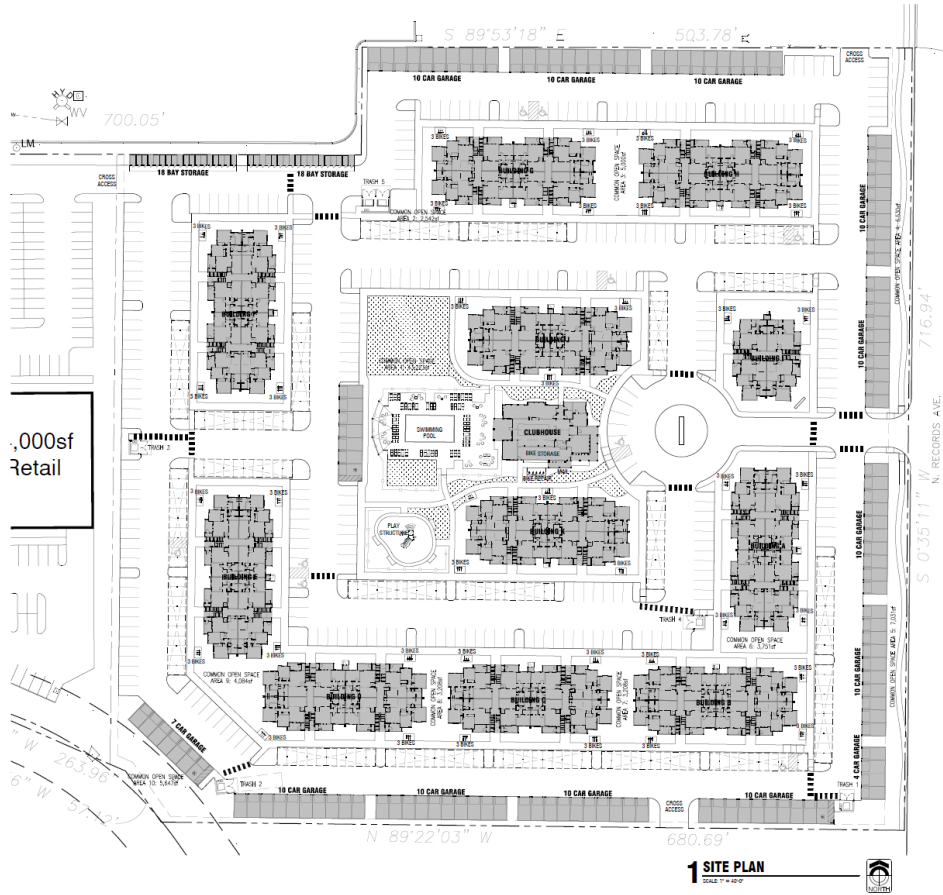
VI. DECISION

A. Staff:

Staff finds the proposed changes result in more diversity in rental options with the addition of 3-bedroom units, a larger central common open space area and in general, a higher quality of development. Therefore, Staff recommends approval of the proposed conditional use permit modification with the conditions included in Section VIII per the Findings in Section IX.

VII. EXHIBITS

A. Previously Approved Site Plan & Building Elevations (CUP-15-019)



,000sf
Retail

1 SITE PLAN
SCALE: 1"=40'

THE VILLAGE APARTMENTS

EAGLE ROAD MERIDIAN, IDAHO



OVERALL GENERAL SITE NOTES
 SCALE: 1"=40'-0"
 ZONING: C-6
 TOTAL AREA: 11.38 ACRES
 DENSITY PROPOSED: 29.5 D.U./ACRE

SITE NOTES:
 NUMBER OF APARTMENT BUILDINGS: 11
 NUMBER OF GARAGE BUILDINGS: 14
 NUMBER OF DWELLING UNITS: 336
 TOTAL PARKING REQUIRED/PROPOSED: 630/645
 OPEN SPACES/2% HC: 296/6
 COVERED SPACES REQUIRED/PROPOSED: 336/336
 GARAGE SPACES/2% HC: 128/3
 CARPORT SPACES/2% HC: 208/4

BICYCLE PARKING SPACES PROPOSED (1:25): 90
COMMON OPEN SPACE REQUIRED: 84,000 S.F.
 336 D.U. x 250 S.F./D.U.= 84,000 S.F.
COMMON OPEN SPACE PROPOSED: 84,097 S.F.

MAX. BLD. HT PROPOSED 45'-6"
 (MID POINT OF SLOPED ROOF)

- SITE DEVELOPMENT AMENITIES PROPOSED:**
- A. CLUBHOUSE
 - B. FITNESS CENTER (WITHIN CLUBHOUSE)
 - C. CHILDREN'S PLAY STRUCTURE
 - D. SWIMMING POOL
 - E. ENCLOSED BIKE STORAGE (WITHIN CLUBHOUSE)
 - F. BIKE REPAIR STATION
 - G. ON SITE STORAGE

DEVELOPER: DevCo, LLC
 4824 W. FAIRVIEW
 BOISE, IDAHO 83706
 (208) 336-5355

LANDSCAPE: TO ENGINEERS
 9777 CHINDEN BLVD.
 BOISE, IDAHO 83714
 (208) 323-2288

CIVIL ENGINEER/ CIVIL INNOVATIONS, LLC.
 PO BOX 170811
 BOISE, IDAHO 83717
 (208) 884-8181

ARCHITECT/PLANNER:



400 MAIN STREET
 BOISE, IDAHO 83702
 T (208) 343-3303
 F (208) 343-1300
 WWW.TAOARCHITECTS.COM

PROJECT

VILLAGE APARTMENTS

EAGLE ROAD
 MERIDIAN, IDAHO



FILE
 JULY 30, 2015
 15311 A1.0
 DAVID RUBY, AIA

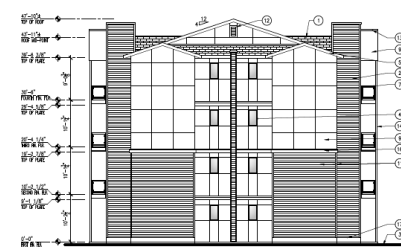
SHEET
CZC1.0
 ARCHITECTURAL SITE PLAN



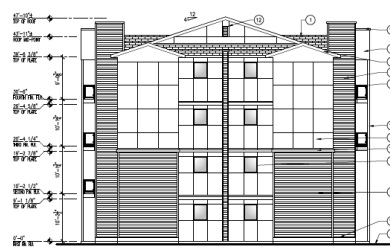
1 FRONT ELEVATION - BUILDING TYPE 2
SCALE 1/8" = 1'-0"



2 REAR ELEVATION - BUILDING TYPE 2
SCALE 1/8" = 1'-0"



3 LEFT ELEVATION - BUILDING TYPE 2
SCALE 1/8" = 1'-0"



4 RIGHT ELEVATION - BUILDING TYPE 2
SCALE 1/8" = 1'-0"

- KEYNOTES**
1. ARCHITECTURAL FINISHES: UNPAINTED FINISHED ROOF SHEATHING.
 2. PAINTED: TRIM, CASING, WOODWORK, LAMINATE, STAIN, ST. COUNTERTOP.
 3. EXTERIOR: BRICK, CLAY TILE, STONE, CONCRETE, METAL, STAINLESS STEEL, ALUMINUM, GLASS, AND POLYMER PANELS AT 20 MIL. SEE FINISH SCHEDULE FOR DETAILS.
 4. SOLUBLE GLAZES: 1/2" AND 3/4" PANELS.
 5. INSULATION: 2" POLYISOCYANURATE (PIR) INSULATION.
 6. EXTERIOR WALLS: 8" CMU WITH INSULATION, CONCRETE, METAL STUD WALL.
 7. WOOD: HARDWOOD, SEE SCHEDULE.
 8. WOOD: 2" X 4" DIMENSIONS WITH CONCRETE WALLS.
 9. FLOORING: CERAMIC TILE, SEE SCHEDULE.
 10. 1/2" X 1/2" X 1/2" FINISHED FLOOR (CEMENT BELL FLOOR).
 11. 2" X 4" WOOD FLOOR, METAL STUDS WITH FINISHED FLOOR (CEMENT BELL FLOOR).
 12. 1/2" X 1/2" GABLE END.
 13. HYDRONIC HEAT, FURNACE CAP.
 14. STEEL COLUMN.
 15. RADIANT HEATING PANELS, AND CHILLY BEAMS.
 16. CEILING: BELL FLOOR.
 17. 1/2" X 1/2" X 1/2" FINISHED FLOOR (CEMENT BELL FLOOR).
 18. BUILT IN: SEE SCHEDULE.
 19. FAN CONTROL CONNECTION.
 20. 1/2" X 1/2" X 1/2" FINISHED FLOOR (CEMENT BELL FLOOR).
 21. GLASS: SEE SCHEDULE FOR DETAILS.
 22. SHOWER: SEE SCHEDULE FOR DETAILS.
 23. 1/2" X 1/2" GABLE END.



VILLAGE APARTMENTS
EAGLE ROAD
MERCER, COLORADO

DATE: JUNE 23, 2015
BY: DAVID RILEY
PROJECT: VILLAGE APARTMENTS

A5.0
BUILDING EXTERIOR ELEVATIONS

TYPICAL RESIDENCE



FRONT



REAR



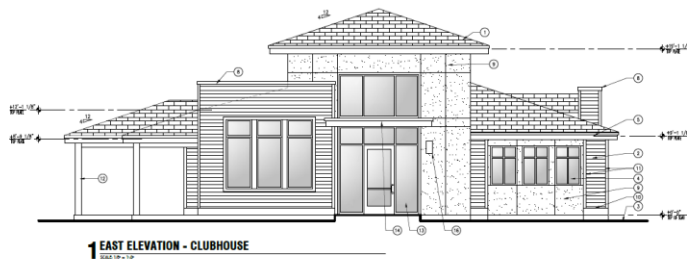
LEFT



RIGHT



Building Elevation Rendering



KEYNOTES

1. HORIZONTAL SHIMMED INTERIOR KEY FINISH
2. FRESH COATED INTERIOR UPPER LEVEL, F EXPOSURE, PAINT
3. FRESH COATED LOWER LEVEL PAINT FINISH, 20 MM, SEE DRAWING FOR FINISH
4. STONE CLADDING, RANDOM TREATMENT FINISH
5. THE FINISHED WOOD FLOOR, 3/4" x 1/4" OAK SUB-FLOOR, 2" OAK FINISH
6. THE FINISHED WOOD FLOOR, COMPLETE, SEE TO SEE DRAWING FOR FINISH
7. THE FINISHED WOOD FINISH, OAK
8. FINISHING TOUCHES, SEE TO SEE DRAWING FOR FINISH
9. 1/2" x 1/4" FIBER CEMENT SILL AND STOP FLASHING
10. 2" x 4" BRICK, AND CORNER TRIM FINISH, SEE TO SEE DRAWING FOR FINISH
11. WOOD CLADDING, RANDOM TREATMENT FINISH
12. ALUMINUM EXTERIOR DOOR SYSTEM
13. WOOD CLADDING
14. WOOD CLADDING
15. WOOD CLADDING
16. WOOD CLADDING
17. WOOD CLADDING
18. WOOD CLADDING
19. WOOD CLADDING



PROJECT
VILLAGE APARTMENTS
EAGLE ROAD
MERCIDIAN, IDAHO



DATE: AUGUST 21, 2019
BY: [Signature]
FOR: [Signature]
PROJECT: [Signature]

AC5.0
CLUBHOUSE
EXTERIOR ELEVATIONS



1 WEST ELEVATION - CLUBHOUSE
Scale 1/8" = 1'-0"

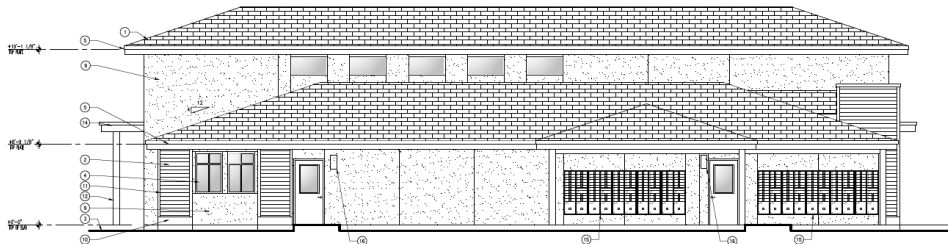
- KEYNOTES**
1. ARCHITECTURAL CHANGES PERMITTED: STEEP BRICKS.
 2. FRESH COAST MATERIALS LAPPED OVERLAP 1" OFFSET. PAINT PER 17 CODE.
 3. FRESH COAST, SLOPE AWAY FROM BUILDING AT 2% MIN. SEE DRAWING PLAN BY 17020.
 4. COULDE GRAVEL ALUMINUM THERMOFLEX BRICKS.
 5. INTERIOR WITH FLOOR SLIP-17020 17020 17020.
 6. INTERIOR WITH FLOOR SLIP-17020 17020 17020.
 7. STEEL BRICKS.
 8. INTERIOR WITH FLOOR SLIP-17020 17020 17020.
 9. FLOORING: CERAMIC BRICKS.
 10. CERAMIC TILE FLOOR: CERAMIC BRICKS WITH 1/4" GROUT.
 11. STEEL BRICKS AND CERAMIC TILE: FRESH COAST OVER THE CERAMIC.
 12. STEEL CLEAN.
 13. ALUMINUM THERMOFLEX BRICKS.
 14. STEEL BRICKS.
 15. STEEL BRICKS.
 16. USE PROFILE, SEE DETAILING.



PROJECT
VILLAGE APARTMENTS
EAGLE ROAD
MERIDIAN, IDAHO

DATE
AUGUST 31, 2015
PROJECT ALSO
JOHN PRICE

SHEET
AC5.1
CLUBHOUSE
EXTERIOR ELEVATIONS



2 SOUTH ELEVATION - CLUBHOUSE
Scale 1/8" = 1'-0"

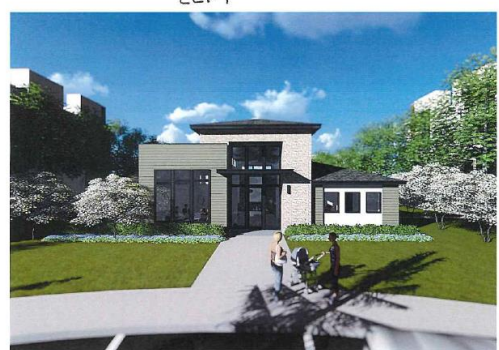
CLUBHOUSE



LEFT



RIGHT

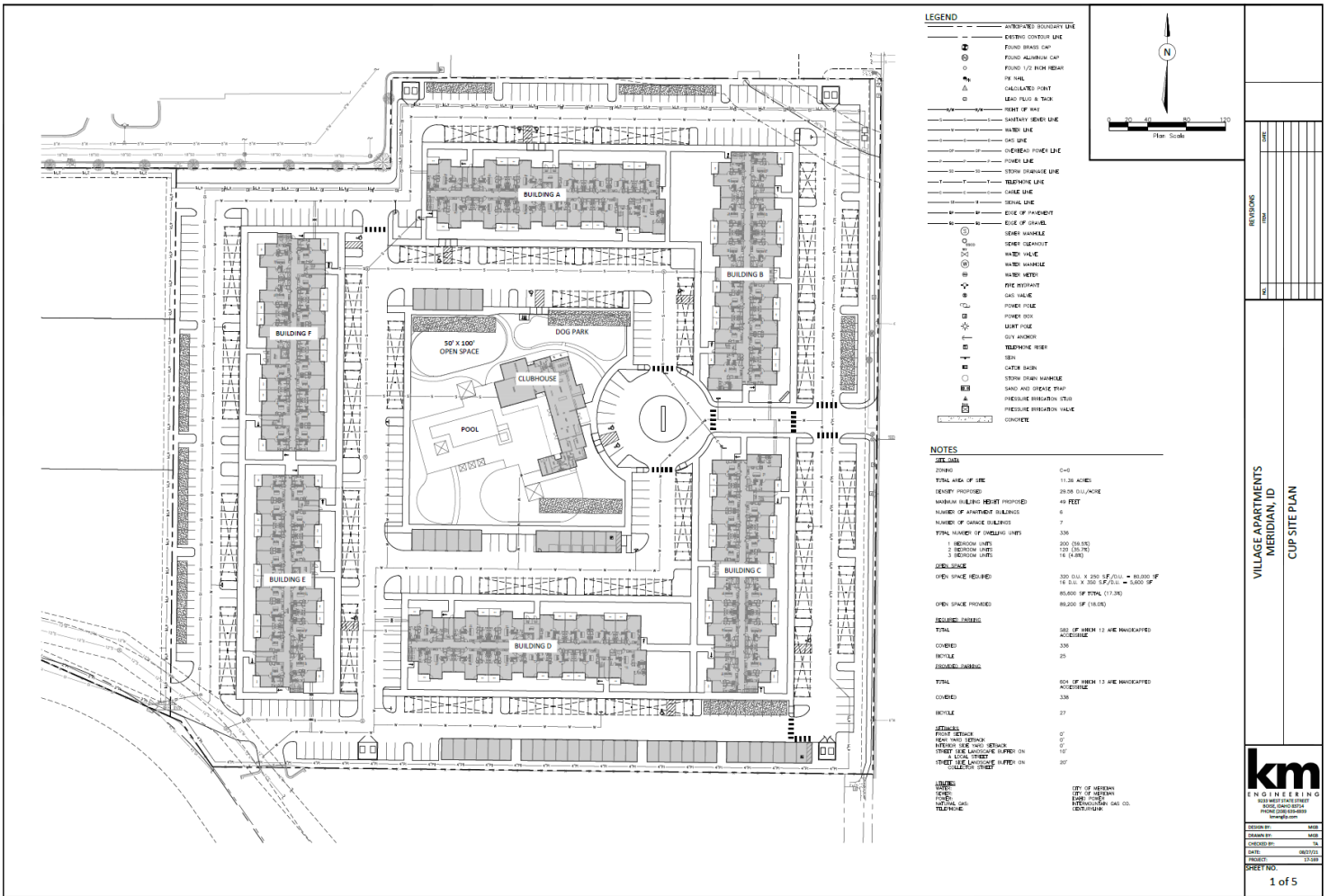


FRONT

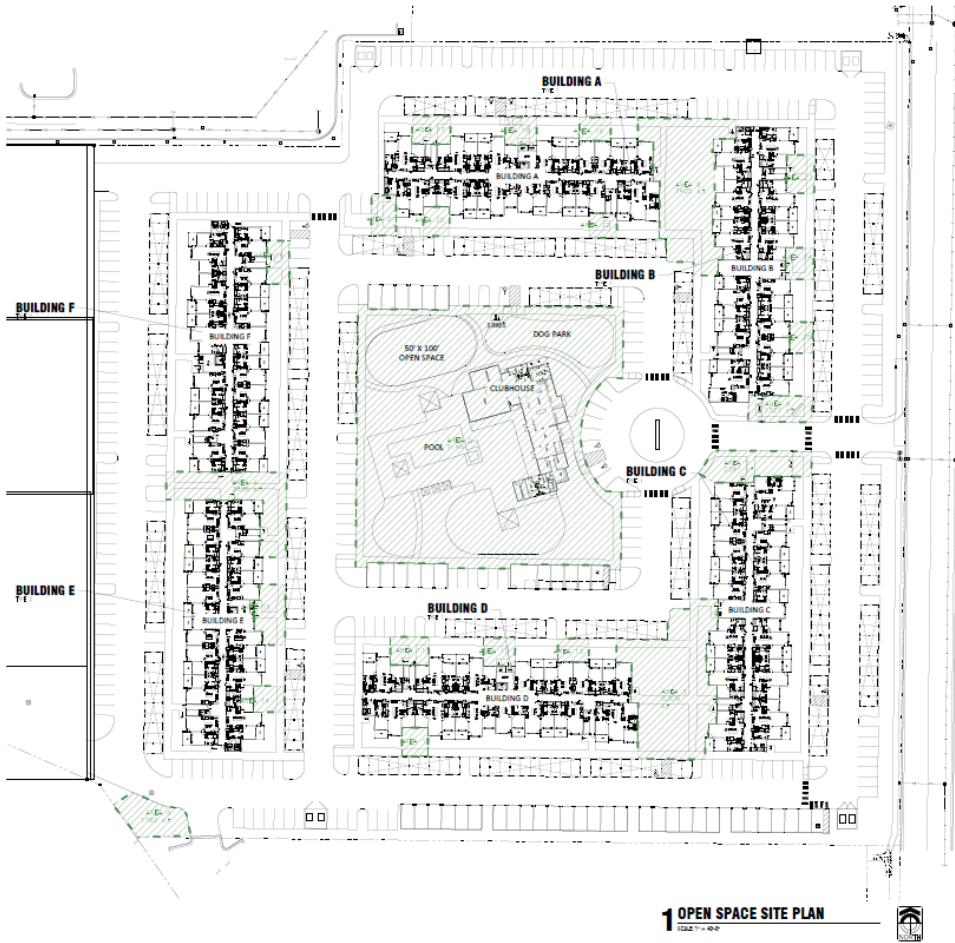


REAR

B. Proposed Site Plan (dated: 8/27/2021)



C. Open Space Exhibit (dated: 10/15/2021)



1 OPEN SPACE SITE PLAN

OPEN SPACE

EAGLE ROAD

MERIDIAN, IDAHO



NET USE	NET SQUARE	OPEN SPACE REQD (SQ)
AREA REQD	<3000'	0%
3000'	3001 - 10000'	5%
10000'	>10000'	10%
TOTAL		60,000 SF

OPEN SPACE PROVIDED

AREA 1:	84
AREA 2:	8400 SF
AREA 3:	2530 SF
AREA 4:	5146 SF
AREA 5:	1151 SF
AREA 6:	2381 SF
AREA 7:	1327 SF
AREA 8:	7400 SF
AREA 9:	2457 SF
AREA 10:	850 SF
AREA 11:	753 SF
AREA 12:	880 SF
AREA 13:	638 SF
AREA 14:	1138 SF
AREA 15:	735 SF
AREA 16:	850 SF
AREA 17:	780 SF
AREA 18:	370 SF
AREA 19:	850 SF
AREA 20:	780 SF
AREA 21:	780 SF
AREA 22:	850 SF
AREA 23:	780 SF
AREA 24:	850 SF
TOTAL:	84,851 SF (LARGELY MORE THAN REQUIRED)

TOTAL: 84,851 SF (LARGELY MORE THAN REQUIRED)

OPEN SPACE AS A PERCENTAGE OF TOTAL SITE: 18%

NOTE: ALL OPEN SPACES ARE GREATER THAN 400 SF, AND HAVE MINIMUM LENGTHS AND WIDTHS OF 20 FEET.

VILLAGE APARTMENTS
EAGLE ROAD
MERIDIAN, IDAHO

PRELIMINARY
NOT FOR
CONSTRUCTION

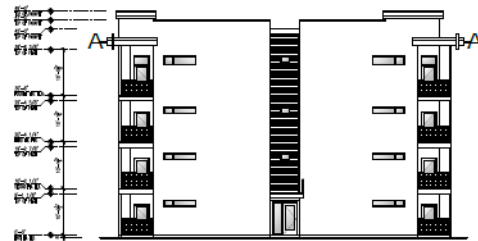
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OCTOBER 15, 2021
18-008 A1.0
DAVID RUBEY, AIA

A1.0
OPEN SPACE EXHIBIT

D. Proposed Conceptual Building Elevation



TYPICAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"



TYPICAL END ELEVATION
SCALE: 3/32" = 1'-0"



PROJECT
VILLAGE APARTMENTS
EAGLE ROAD
MERIDIAN, IDAHO

SCALE
**PRELIMINARY
NOT FOR
CONSTRUCTION**

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FILE
DATE: OCTOBER 14, 2021
DRAWN BY: DAVID RUBY, AIA

REVISIONS

SHEET
A5.0
EXTERIOR ELEVATIONS

VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

1. All future development shall comply with the provisions in the existing Development Agreement (MDA-15-012 [DA Inst. #[2017-121321](#)]) and the site plan, open space exhibit, amenities, submitted with this application and with the associated conditions of approval contained herein.
2. The site/landscape plan submitted with the Certificate of Zoning Compliance application shall include the following:
 - a. Demonstrate compliance with the specific use standards listed in UDC [11-4-3-27](#) Multi-Family Development, including but not limited to the following:
 - (1) All on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be depicted on the plan and be located in areas not visible from a public street, or shall be fully screened from view from a public street as set forth in UDC 11-4-3-27B.2.
 - (2) Depict the location of the property management office, maintenance storage area, a central mailbox location (including provisions for parcel mail) that provide safe pedestrian and/or vehicle access, and a directory and map of the development at an entrance or convenient location for those entering the development.
 - (3) Depict landscaping along the foundations of all street facing elevations as set forth in UDC 11-4-3-27E.2, as follows: the landscaped area shall be at least 3-foot wide and have an evergreen shrub with a minimum mature height of 24 inches for every 3 linear feet of foundation. The remainder of the area shall be landscaped with ground cover plants.
 - b. Depict children's play equipment in the central common area.
 - c. Include details for the children's play equipment and gazebos.
 - d. Depict a 20-foot wide street buffer along N. Records Ave., measured from the back of curb, landscaped per the standards listed in UDC [11-3B-7C](#).
 - e. Depict all proposed storm drainage facilities; landscaping shall comply with the standards listed in UDC [11-3B-11C](#).
 - f. Include a calculations table that demonstrates compliance with the landscape standards listed in UDC [11-3B-7C](#) (street buffer), [11-3B-8C](#) (parking lot), [11-3B-12C](#) (pathway), and [11-3G-3E](#) (common open space).
3. Submit floor plans for the units with the Certificate of Zoning Compliance application that demonstrate compliance with the private usable open space requirements in UDC 11-4-3-27B.3 (a minimum of 80 square feet is required for each unit).
4. The Milk Lateral shall be piped as set forth in the existing Development Agreement (Inst. #[2017-121321](#)) in accord with UDC 11-3A-6B. If not already piped, if the Finch Lateral lies on this site it shall also be piped in accord with UDC [11-3A-6B](#) unless used as a water amenity or linear open space as defined in UDC 11-1A-1.
5. The development is required to record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features as set forth in

UDC 11-4-3-27F; submit a copy of this recorded document to the Planning Division with the first Certificate of Zoning Compliance application.

6. A cross-access/ingress-egress easement shall be granted to the properties to the west (Parcel #S1104233650) and to the south (Parcel #R0748300210) in the locations where driveways are depicted on the site plan; a recorded copy of these easements shall be submitted with the Certificate of Zoning Compliance application for this development.
7. Wayfinding signage and clear addressing shall be provided on buildings for emergency responders. Coordinate with Joe Bongiorno, Fire Dept. and Terri Ricks, Land Development.
8. Coordinate with the Police Dept. on emergency access to the secured buildings.
9. A Certificate of Zoning Compliance (CZC) application shall be submitted and approved for the proposed use prior to submittal of a building permit application. An Administrative Design Review application shall be submitted concurrently with the CZC application to ensure consistency with the standards in the Architectural Standards Manual.

B. PUBLIC WORKS

SITE SPECIFIC CONDITIONS

1. No water or sewer infrastructure was shown with this record. Any new water or sewer infrastructure must be reviewed by Public Works.
2. Water must be connected to North Records Ave to the east.

GENERAL CONDITIONS

3. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
4. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
5. 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. 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.**
6. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). 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 receiving development plan approval.
7. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.

8. 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.
9. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
10. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
11. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
12. 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.
13. 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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. 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.
17. The design 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.
18. 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.
19. 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.
20. 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, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate 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.

IX. FINDINGS

Conditional Use (UDC 11-5B-6)

Findings: The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

Staff finds the site is large enough to accommodate the proposed development and meet all dimensional and development regulations of the C-G zoning district.

2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.

Staff finds the proposed use will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section VIII of this report.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

Staff finds the design, construction, operation and maintenance of the proposed use should be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

Staff finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section VIII of this report.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

Staff finds the proposed use will be served by essential public facilities and services as required.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

Staff finds the proposed use will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

Staff finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

Staff finds the proposed use will not result in the destruction, loss or damage of any such features.

9. Additional findings for the alteration or extension of a nonconforming use:

- a. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

This finding is not applicable.

- b. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

˘ *This finding is not applicable.*