

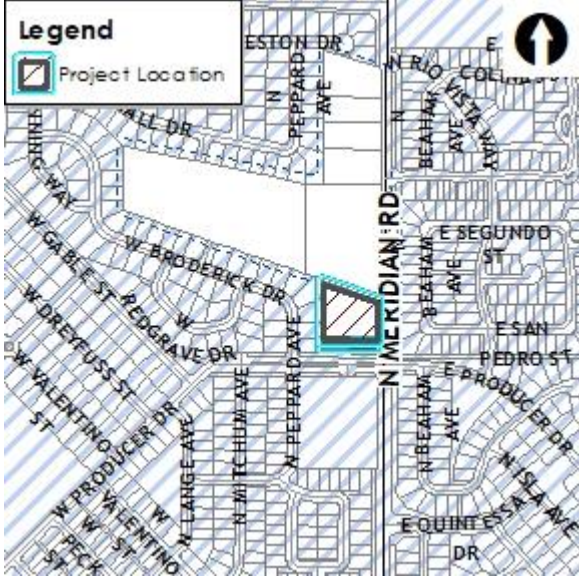
HEARING DATE: May 4, 2023

TO: Planning & Zoning Commission

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

SUBJECT: Bordeaux Estates
H-2022-0062

LOCATION: 5665 N. Meridian Rd., generally located in the northeast ¼ of Section 25, T.4N., R.1W. (Parcels #S0425142315 & R6905370210)



I. PROJECT DESCRIPTION

Annexation of two (2) acres of land with an R-8 zoning district; and combined preliminary & final plat consisting of four (4) building lots and one (1) common lot on 2.22-acres of land in the R-8 zoning district for Bordeaux Estates Subdivision.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details
Acreage	2.22 acres
Future Land Use Designation	Medium Density Residential (MDR)
Existing Land Use	Rural residential
Proposed Land Use(s)	Single-family detached dwellings (3 new homes & 1 existing home)
Current Zoning	Rural Urban Transition (RUT) in Ada County & Medium-density Residential (R-8)
Proposed Zoning	R-8
Lots (# and type; bldg/common)	4 building/1 common
Phasing plan (# of phases)	1
Number of Residential Units (type of units)	4 single-family detached units
Density (gross & net)	1.8 units/acre (gross)
Open Space (acres, total [%] / buffer / qualified)	NA
Amenities	NA
Physical Features (waterways, hazards, flood plain, hillside)	None

Neighborhood meeting date	6/28/22
History (previous approvals)	A Record of Survey (#0099) was approved in 1980 on the northern parcel (#S0425142315). The southern parcel (#R6905370210) was annexed and included in the Paramount North development as Lot 5, Block 49, Paramount Sub. #21 (AZ-12-002 , Ordinance # 12-1522).

B. Community Metrics

Description	Details
Ada County Highway District	
<ul style="list-style-type: none"> Staff report (yes/no) 	Yes
<ul style="list-style-type: none"> Requires ACHD Commission Action (yes/no) 	No
<ul style="list-style-type: none"> TIS (yes/no) 	No (not required)
<ul style="list-style-type: none"> Existing Conditions 	There are (2) existing driveways via N. Meridian Rd.
<ul style="list-style-type: none"> CIP/IFYWP 	<ul style="list-style-type: none"> Meridian Road is scheduled in the IFYWP to be widened to 3-lanes from McMillian Road to SH-20/26 (Chinden Boulevard) with the design year in 2025 and the construction date not yet determined. Producer Drive is scheduled in the IFYWP as a community improvement project to establish new bikeway corridors, including wayfinding/bikeway signage in 2026.
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed via a common driveway from W. Producer Dr.
Proposed Road Improvements	None
Fire Service	<i>No comments received</i>
Police Service	<i>No comments received</i>
West Ada School District	<i>No comments received</i>
Distance (elem, ms, hs)	
Capacity of Schools	
# of Students Enrolled	
Wastewater	
<ul style="list-style-type: none"> Distance to Sewer Services 	Directly adjacent
<ul style="list-style-type: none"> Sewer Shed 	
<ul style="list-style-type: none"> Estimated Project Sewer ERU's 	
<ul style="list-style-type: none"> WRRF Declining Balance 	
<ul style="list-style-type: none"> Project Consistent with WW Master Plan/Facility Plan 	
<ul style="list-style-type: none"> Impacts/Concerns 	
Water	
<ul style="list-style-type: none"> Distance to Services 	Directly adjacent
<ul style="list-style-type: none"> Pressure Zone 	
<ul style="list-style-type: none"> Estimated Project Water ERU's 	See application
<ul style="list-style-type: none"> Water Quality Concerns 	None
<ul style="list-style-type: none"> Project Consistent with Water Master Plan 	Yes
<ul style="list-style-type: none"> Impacts/Concerns 	

C. Project Maps

Future Land Use Map



Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Michelle Foley, J.J. Howard, LLC – 5983 W. State St., Ste. D, Boise, ID 83703

B. Owner:

Michael Jobs, 2 North Homes, LLC – PO Box 140798, Garden City, ID 83714

- C. Representative:
Same as Owner

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	4/19/2023	
Radius notification mailed to property owners within 300 feet	4/14/2023	
Public hearing notice sign posted on site	4/19/2023	
Nextdoor posting	4/14/2023	

V. COMPREHENSIVE PLAN ANALYSIS

LAND USE: This property is designated as Medium Density Residential (MDR) on the Future Land Use Map (FLUM) contained in the [Comprehensive Plan](#). This designation allows for dwelling units at gross densities of 3 to 8 dwelling units per acre.

The subject property is part of a larger enclave surrounded by single-family residential properties on land also designated MDR on the FLUM. The Applicant proposes a 4-lot subdivision for single-family residential detached homes at a gross density of 1.8 units per acre, which by itself is below the desired density range of the MDR designation but with the abutting Paramount subdivision development to the west and the undeveloped land to the north, the overall density is anticipated to be within the desired range for the area.

This property has limited access via a common driveway from W. Producer Dr. through an easement over land owned by the Paramount Owner’s Association. The Owner’s Association will only allow a maximum of four (4) homes to have access through the easement, thus preventing a greater density on this site. Additionally, a maximum of four (4) homes are allowed to have access from a common driveway per UDC 11-6C-3D.1. For these reasons, Staff finds the proposed development in general conformance with the Comprehensive Plan without an amendment to the FLUM.

TRANSPORTATION: The Master Street Map (MSM) does not depict any collector streets across this property. West Producer Dr. adjacent to the southern boundary of this site is a residential collector street.

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

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

The proposed single-family detached dwellings consisting of 2,500-5,558 square feet with a mix of larger lot sizes (i.e. 0.33-0.56-acre) will contribute to the variety of housing options in this area and within the City as desired.

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

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

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

The proposed larger homes on larger lots than typical will contribute to the diversity in housing types in this area. The proposed development offers a variety of lot sizes from 0.33-0.56-acre with home sizes consisting of 2,500-5,558 square feet.

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

The proposed site design with larger lot sizes will provide a good transition in density and lot sizes to abutting smaller lots to the west.

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

The proposed and existing adjacent uses are all single-family detached residential homes, which should be generally compatible with each other, thereby reducing conflicts and maximizing use of land.

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

Development of the subject property, which is part of a larger enclave area, should not negatively impact abutting existing development due to the larger lots sizes and density proposed. (This development is not downtown.)

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

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

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

A sidewalk exists to the south along W. Producer Dr. and a sidewalk is proposed with development within the street buffer along N. Meridian Rd. Because this site is within close proximity to both of these pedestrian facilities, which provide pedestrian connectivity to adjacent developments, no other pathways are proposed or required.

- “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 required to be provided with development of the subdivision.

- “Eliminate existing private treatment and septic systems on properties annexed into the City and instead connect users to the City wastewater system; discourage the prolonged use of private treatment septic systems for enclave properties.”

With redevelopment of the site, the existing home is required to connect to City water and sewer service; the existing septic system and well should be abandoned.

- “Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.” (6.01.02B)

There are currently two (2) access points on N. Meridian Rd. for this property. With development, both of these accesses will be closed and access will be provided via a common driveway from the adjacent collector street (i.e. Producer) along the southern boundary of the site.

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

Development of a portion of the larger infill area will contribute to maximizing public services.

VI. STAFF ANALYSIS

A. ANNEXATION (AZ)

The Applicant proposes to annex 2.0 acres of land with an R-8 zoning district, which is generally consistent with the MDR FLUM designation as discussed above in Section V.

A legal description and exhibit map for the annexation area is included in Section VIII.A. This property is within the City’s Area of City Impact boundary.

A combined preliminary and final plat and conceptual building elevations were submitted showing how the property is proposed to be subdivided and developed with three (3) new single-family residential detached dwellings; the existing home is proposed to remain and be remodeled (see Section VIII).

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

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. **To ensure the subject property develops as proposed, Staff recommends a DA is required with the provisions discussed herein and included in Section IX.A.**

B. PRELIMINARY PLAT/FINAL PLAT(PFP):

The proposed combined preliminary/final plat consists of four (4) building lots and one (1) common lot on 2.22 acres of land in the proposed R-8 zoning district as shown in Section VIII.B. A portion of the proposed subdivision is a resubdivision of Lot 5, Block 49, Paramount Subdivision No. 21. Proposed lots range in size from 0.33-0.56-acre with home sizes consisting of 2,500-5,558 square feet. The subdivision is proposed to develop in one (1) phase.

Existing Structures/Site Improvements: There is an existing home with an attached garage and several outbuildings on the property. The existing home is proposed to remain; the attached garage and other structures are proposed to be removed. **Prior to the City Engineer’s signature on the final plat, all existing structures that don’t comply with the setbacks of the district shall be removed. The existing home will be required to obtain a new address.**

It appears the existing home will encroach 1+/- foot into the required 35-foot wide street buffer along N. Meridian Rd. If so, it’s considered a nonconforming structure and is subject to the standards listed in UDC [11-1B-5](#).

Dimensional Standards (UDC 11-2): The proposed plat, existing structures and subsequent development are required to comply with the dimensional standards listed in UDC [Table 11-2A-6](#) for the R-8 zoning district. The proposed lots comply with the dimensional standards of the district. If the existing home is unable to comply with the minimum setbacks of the district it may be deemed a

nonconforming structure as defined in UDC [11-1A-1](#). **The symbols for the “adjacent lot line” and the “easement” appear to be the same on the final plat; change one of them to another symbol.**

Access: Access is proposed via a common driveway from W. Producer Dr., a residential collector street adjacent to the southern boundary of this site. A common driveway exhibit was submitted as shown in Section VIII.C that complies with the standards listed in UDC [11-6C-3D](#); **however, the setbacks for Lots 1 and 2 depicted on the exhibit do not all comply with the minimum setbacks for the R-8 district and a 35-foot wide landscape buffer is required, not a 25-foot wide buffer. The exhibit should be revised prior to the Council hearing to reflect compliance with the dimensional standards [i.e. the north side of Lot 2 should be the rear setback and the west side should be the side setback; the existing home appears to encroach within the rear and possibly the (south) side setback; the street buffer needs to be widened to 35-feet; and the fence along Meridian Rd. (if proposed) needs to be placed on the interior edge of the street buffer].**

A perpetual ingress/egress easement shall be filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. A copy of such should be submitted with the final plat for City Engineer signature. **Alternatively, plat note #8 could be modified to include this information.** Direct access via N. Meridian Rd., an arterial street, is prohibited. The garage for the existing home accessed via N. Meridian Rd. is being removed and a new detached garage constructed, which will be accessed from the common driveway.

Use of the common driveway is dependent on obtaining an access easement from the Paramount Owner’s Association for access over Lot 2, Block 49, Paramount Sub. No. 15 and Lot 3, Block 49, Paramount Sub. No. 21. A [draft](#) of the easement was submitted that has not yet been signed and recorded. **Prior to signature on the final plat by the City Engineer, the easement shall be recorded and graphically depicted on the final plat with a recorded instrument number of the easement.**

Landscaping (UDC [11-3B](#)): A 25-foot wide street buffer is depicted on the plat along N. Meridian Rd. **The buffer is required to be widened to 35-feet in accord with UDC Table [11-2A-6](#) as Meridian Rd. is classified as an entryway corridor; the buffer should be landscaped in accord with the standards listed in UDC [11-3B-7C](#). Additional landscape design features are required within landscape buffers along entryway corridors per the standards in UDC [11-3B-7C.3f](#). The proposed buffer incorporates a 3:1 berm with a boulder wall at the back edge of the buffer at a maximum height of 3-feet.** Alternative compliance may be requested to the width of the street buffer as set forth in UDC [11-3B-7C.1c](#); however, a reduction to the buffer width shall not affect building setbacks – all structures shall be set back from the property line a minimum of the buffer width required in the district (except for nonconforming structures).

There are several existing trees on the site – where possible, existing trees are proposed to be retained; however, some will need to be removed with development as depicted on the landscape plan. Mitigation is required in accord with the standards listed in UDC [11-3B-10C.5](#); calculations demonstrating compliance with the aforementioned standards should be depicted on the landscape plan.

Common Open Space & Site Amenities (UDC [11-3G-3](#)): Because the site is below 5-acres in size, common open space is not required per UDC [11-3G-2](#).

Pathways: There are no pathways depicted on the Pathways Master Plan for this site. A 10-foot wide multi-use pathway exists within the street buffer along Producer Dr. adjacent to the south boundary of the site.

Sidewalks ([11-3A-17](#)): Five-foot wide detached sidewalks are typically required within street buffers along arterial streets. **However, because ACHD is changing policy to require detached 10-foot wide**

pathways along arterial streets in lieu of on-street bike lanes for safety reasons, Staff recommends a 10-foot wide sidewalk is required as a provision of the development agreement.

Parking: Off-street parking is required to be provided for each home based on the total number of bedrooms per unit as set forth in UDC [Table 11-3C-6](#). Because the attached garage is proposed to be removed from the existing home, Staff recommends a provision in the DA requiring a new garage to be constructed as proposed that provides parking in accord with UDC standards.

Fencing: All fencing is required to comply with the standards listed in UDC [11-3A-7](#). The landscape plan depicts existing fencing along the west boundary of the site. A 6-foot tall closed vision fence is depicted along the east boundary of the site at the back edge of the street buffer, which will need to be widened to a minimum of 35 feet. A 6-foot tall closed vision wood fence exists along the southern boundary of the site. **A 6-foot tall cedar fence is proposed along the north boundary of the site, which should be depicted on the plans.**

Waterways: There are no waterways that cross this site. Any irrigation ditches crossing this site shall be piped or otherwise covered as set forth in UDC [11-3A-6B.3](#).

Utilities (UDC [11-3A-21](#)): Connection to City water and sewer services is required in accord with UDC 11-3A-21. **The existing home is required to connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC [9-1-4](#) and [9-4-8](#).**

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

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

Storm Drainage (UDC [11-3A-18](#)): An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18. A [storm drainage report](#) and [Geotechnical Engineering Evaluation](#) was submitted with this application.

Building Elevations: One (1) conceptual building elevation for Lots 2, 3 and 5 and one (1) conceptual elevation of the remodeled existing home on Lot 1 with a new addition and detached garage in a modern farmhouse design was submitted as shown in Section VIII.F. Building materials consist of hardi or LP board & batten siding mixed with 8" lap siding, merril stone and natural wood accents, and architectural asphalt shingles with standing seam metal roof accents. Design review is not required for single-family detached structures. However, because the rear and/or sides of homes facing N. Meridian Rd. and W. Producer Dr. will be highly visible, those elevations 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 adjacent public streets.

VII. DECISION

A. Staff:

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

VIII. EXHIBITS

A. Annexation Legal Description and Exhibit Map

ANNEXATION
FOR
2 NORTH HOMES

A parcel of land lying in the S 1/2 of the NE 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at a Brass Cap marking the NE corner of Section 25; thence along the East Section line S.0° 24' 56" W., 2,391.71 feet to a point monumented by a 5/8 inch iron pin, said point being the POINT OF BEGINNING;

Thence S.0° 24' 56" W., continuing along the east line of Section 25 209.45 feet to a point;

Thence N 89° 25' 24" W along the north line of lots 4 and 5 block 49 of Paramount Subdivision No. 21 329.09 feet to a point monumented by a 5/8 inch iron pin;

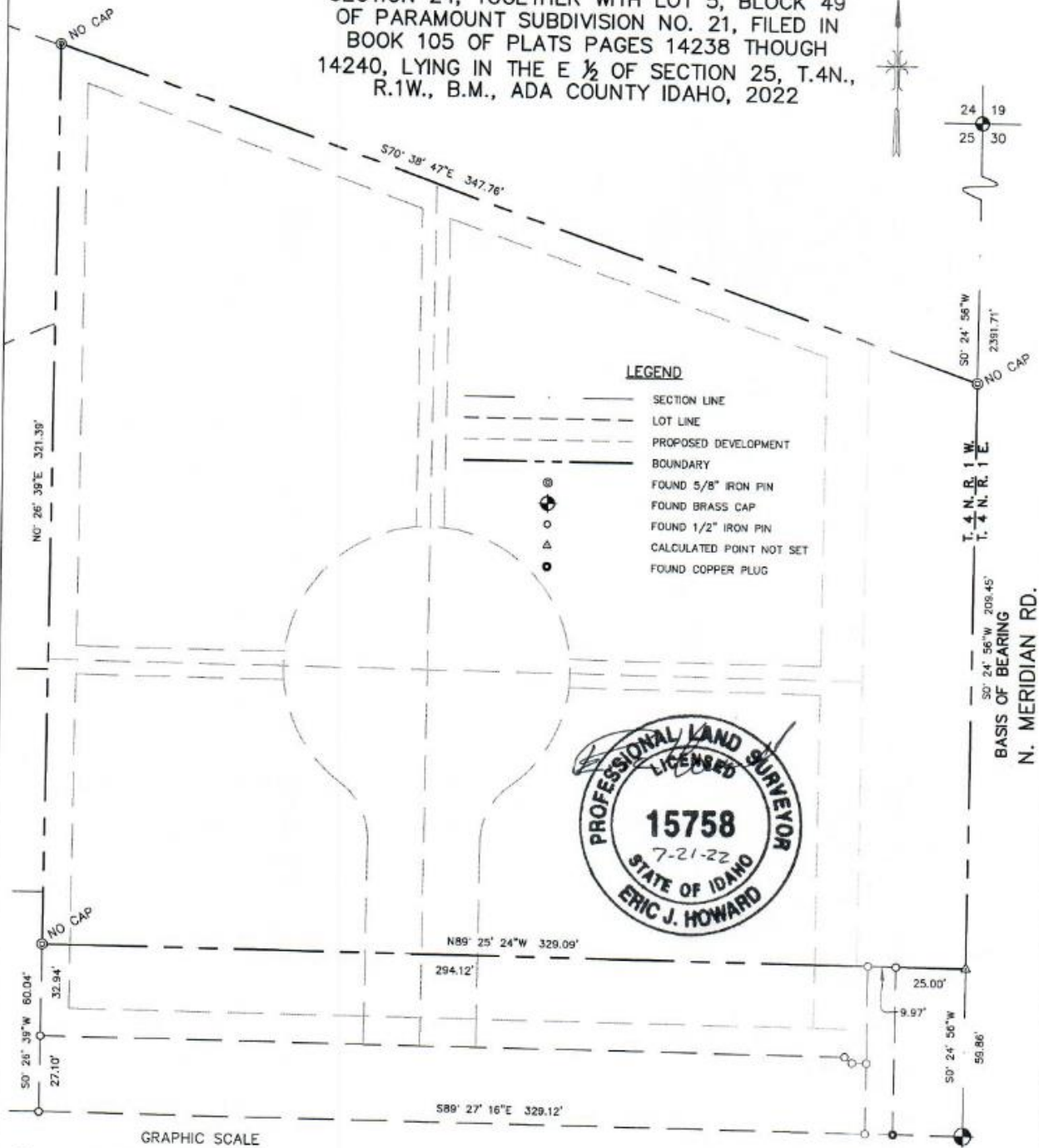
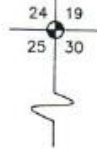
Thence N.0° 26' 39" E., 321.39 feet to a point being the north easterly most corner of lot 9 block 49 of Paramount Subdivision No. 21 and monumented by a 5/8 inch iron pin;

Thence S.70° 38' 47" E., 347.76 feet to the POINT OF BEGINNING.

Said parcel contains 2.00 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

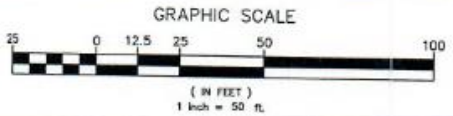


ANNEXATION EXHIBIT DRAWING SHOWING A PORTION OF THE S. 1/2 OF THE N.E. 1/4 OF SECTION 24, TOGETHER WITH LOT 5, BLOCK 49 OF PARAMOUNT SUBDIVISION NO. 21, FILED IN BOOK 105 OF PLATS PAGES 14238 THOUGH 14240, LYING IN THE E 1/2 OF SECTION 25, T.4N., R.1W., B.M., ADA COUNTY IDAHO, 2022



LEGEND

- SECTION LINE
- - - LOT LINE
- · - · - PROPOSED DEVELOPMENT
- BOUNDARY
- ⊙ FOUND 5/8" IRON PIN
- ⊕ FOUND BRASS CAP
- △ FOUND 1/2" IRON PIN
- CALCULATED POINT NOT SET
- FOUND COPPER PLUG

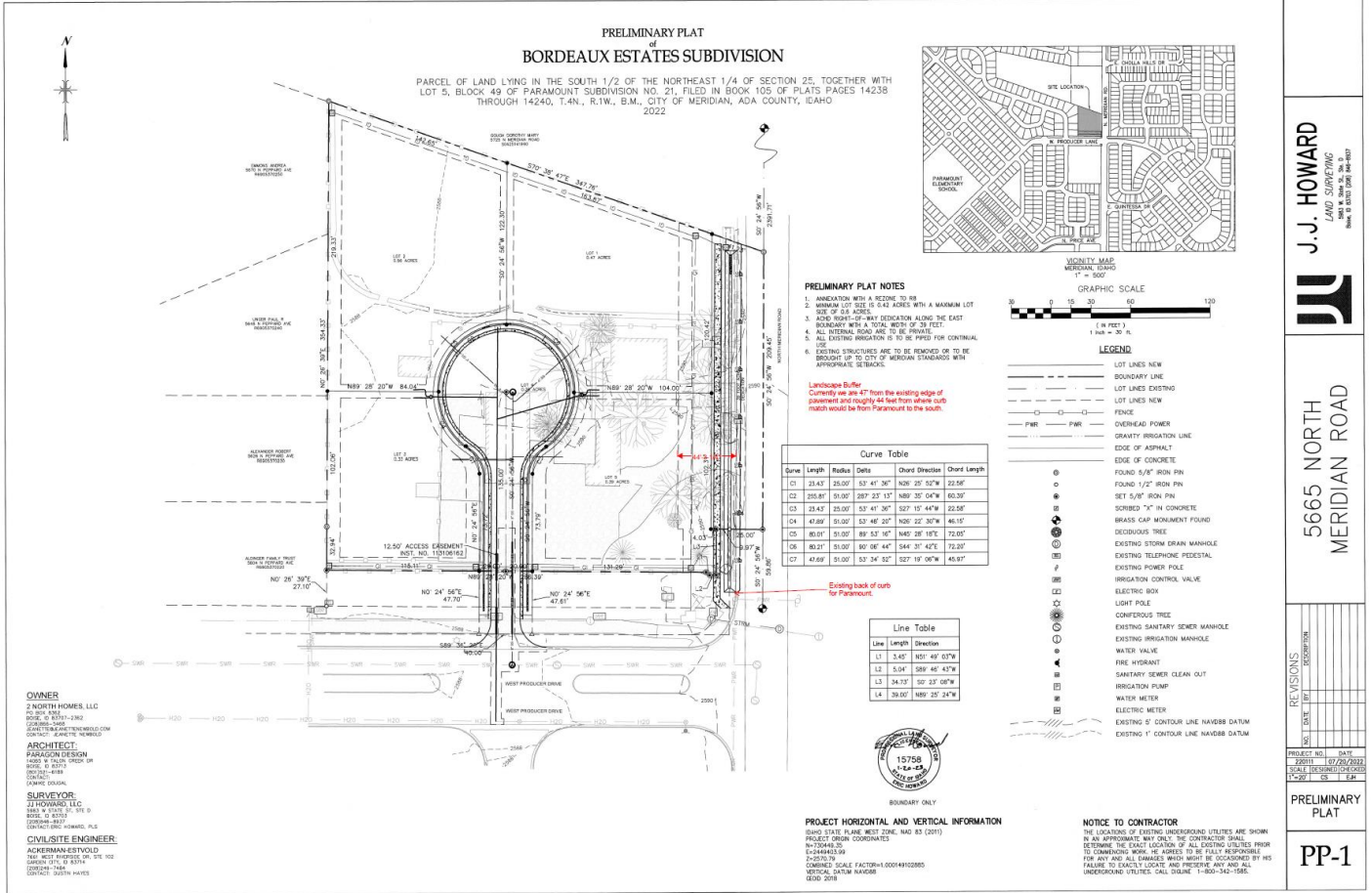


W. PRODUCER DR.

30° 24' 56" W 208.45'
BASIS OF BEARING
N. MERIDIAN RD.

 J.J. HOWARD MAPPING / SURVEYING <small>2022 N. STATE ST., STE. 0 / Boise, Idaho 83720 (208) 344-8827</small>	DATE: 07/21/2022	DESIGN BY: E.J.H.		SHEET: OF 1 1	ANNEXATION EXHIBIT A
	SCALE: 1" = 50'	DRAWN BY: TWW	DRAWING NO. 220111		

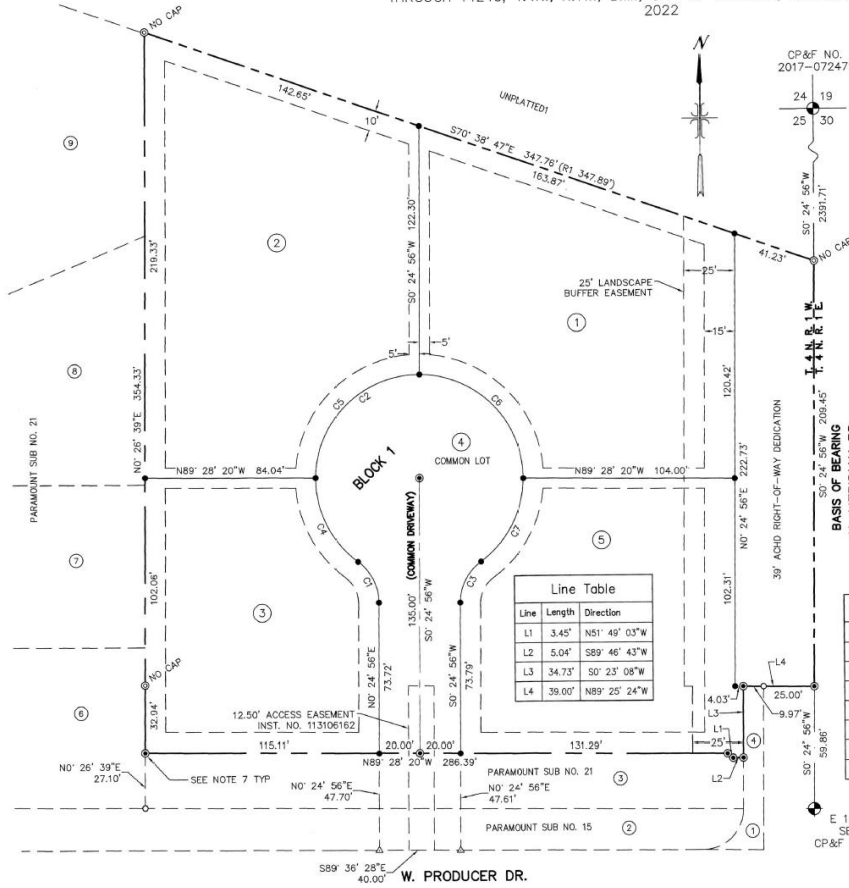
B. Preliminary Plat (dated: 1/20/23)



C. Final Plat (dated: 1/20/2023)

PLAT
of
BORDEAUX ESTATES SUBDIVISION

PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOGETHER WITH LOT 5, BLOCK 49 OF PARAMOUNT SUBDIVISION NO. 21, FILED IN BOOK 105 OF PLATS PAGES 14238 THROUGH 14240, T.4N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO 2022



Line Table

Line	Length	Direction
L1	3.45'	N51° 49' 03"W
L2	5.04'	S89° 46' 43"W
L3	34.73'	S0° 23' 08"W
L4	39.00'	N89° 25' 24"W

Curve Table

Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.43'	25.00'	53° 41' 36"	N26° 25' 52"W	22.58'
C2	255.81'	51.00'	287° 23' 13"	N89° 35' 04"W	60.39'
C3	23.43'	25.00'	53° 41' 36"	S27° 15' 44"W	22.58'
C4	47.89'	51.00'	53° 48' 20"	N26° 22' 30"W	46.15'
C5	80.01'	51.00'	89° 53' 16"	N45° 28' 18"E	72.05'
C6	80.21'	51.00'	90° 06' 44"	S44° 31' 42"E	72.20'
C7	47.69'	51.00'	53° 34' 52"	S27° 19' 06"W	45.97'

- NOTES**
- DIRECT ACCESS TO MERIDIAN ROAD IS PROHIBITED.
 - ALL LOTS COMMON TO A PUBLIC RIGHT OF WAY, COMMON LOT 4 AND THE EXTERIOR BOUNDARY OF THE SUBDIVISION HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE BORDEAUX OWNER'S ASSOCIATION OR ASSIGNS.
 - EACH SIDE OF INTERIOR LOTS LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE BORDEAUX OWNER'S ASSOCIATION OR ASSIGNS.
 - IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b) THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM. LOTS WITHIN THE SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM SETTLERS IRRIGATION DISTRICT FOR SAID IRRIGATION WATER.
 - THE PRESSURE IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT SHALL BE OWNED & MAINTAINED BY THE BORDEAUX OWNER'S ASSOCIATION OR ASSIGNS.
 - ANY RESUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN.
 - ALL 1/2" IRON PINS WERE FOUND IDENTIFYING LOT 5 BLOCK 49 OF PARAMOUNT SUBDIVISION AND WERE REPLACED WITH 5/8" IRON PINS AS NOTED IN THE LEGEND.
 - LOT 4 BLOCK 1 IS A COMMON LOT THAT SHALL BE OWNED AND MAINTAINED BY BORDEAUX ESTATES HOME OWNERS ASSOCIATION. THIS LOT IS SUBJECT TO A BLANKET PERMANENT PUBLIC UTILITIES EASEMENT TOGETHER WITH A BLANKET INGRESS EGRESS EASEMENT.

LEGEND

- SECTION LINE
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 5/8" X 24" IRON PIN LS 15758
- SET 1/2" X 24" IRON PIN LS 15758
- CALCULATED POINT-NOT SET
- SUBDIVISION LOT NUMBERS
- ADJACENT LOT NUMBERS



E 1/4 CORNER SECTION 25
CP&F NO. 108119511

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

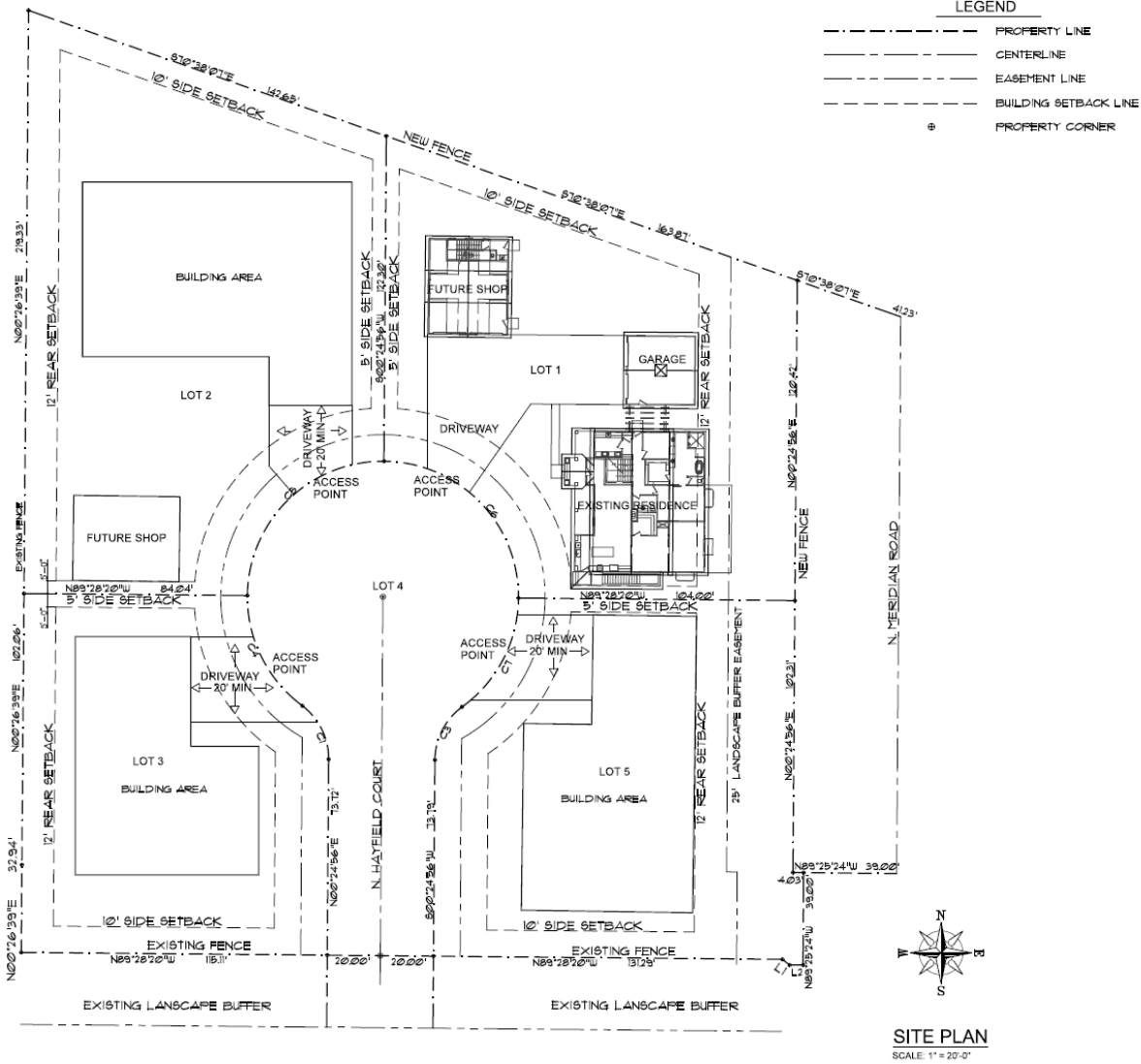
SURVEYOR
J. HOWARD, LLC,
5983 W. STATE ST., STE. D
BOISE, ID 83703
PHONE: (208)846.8937

ENGINEER
ACKERMAN-ESTVOLD
7661 WEST RIVERSIDE DR, STE. 102
GARDEN CITY, ID 83714
PHONE: (208)249-7484

OWNER/DEVELOPER
2 NORTH HOMES, LLC
PO BOX 8362
BOISE, ID 83703
PHONE: (208)866-5466

D. Common Driveway Exhibit – NOT APPROVED

BORDEAUX ESTATES SUBDIVISION



THIS USE OF THIS PLAN IS LIMITED TO ONE TIME USE BY THE PURCHASER FOR A SPECIFIC PROJECT AND FOR THE CONSTRUCTION OF ONE BUILDING ONLY. ANY USE, REUSE, OR ANY DISSEMINATION OF THIS PLAN OR DESIGN IDEAS CONTAINED HEREIN OR THE REPRODUCTION OF SAME IN ANY MANNER, STATE OR FEDERAL, IS STRICTLY PROHIBITED BY COPYRIGHT LAWS WITHOUT EXPRESS AND WRITTEN CONSENT BY PARAGON DESIGNS LLC. THESE DRAWINGS ARE THE SOLE PROPERTY OF PARAGON DESIGNS LLC. COPYRIGHT © 2022. ALL RIGHTS RESERVED.

2 North Homes LLC.
P.O. Box 140788 Boise, ID 83714
208.986.5400
office@2northandomes.com
CON13-00776

Paragon Designs LLC
Michael Dougal • Designer
3323 W. State Street/Hwy 44 • Eagle, Idaho 83618
Cell: (208) 890-0057 • Email: paragondesigns@gmail.com

PROJECT#
N. HAYFIELD

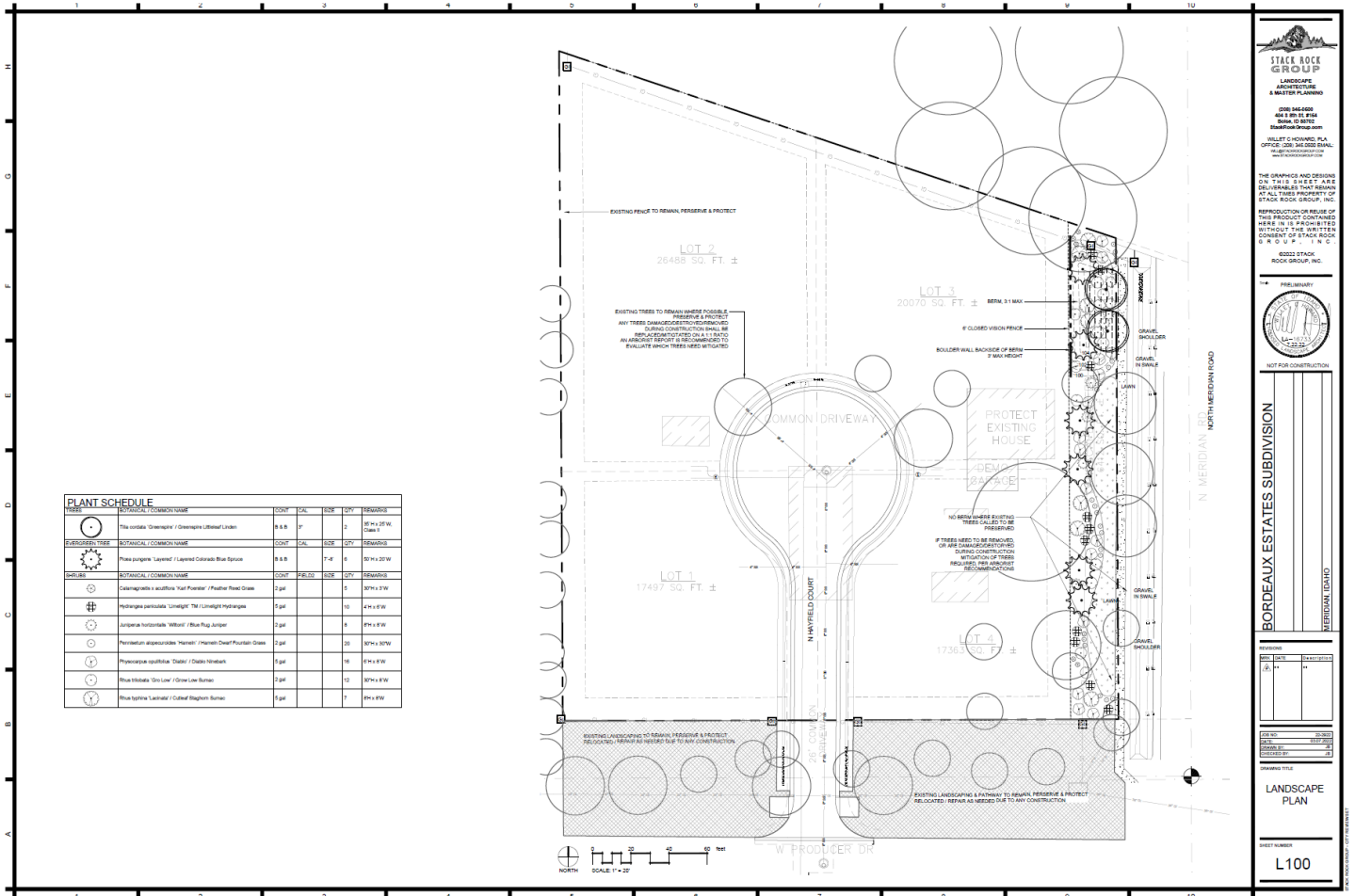
DATE:
02/27/2023

REVISIONS:

DRAWN BY:
H.M.D.

SHEET #
S-1

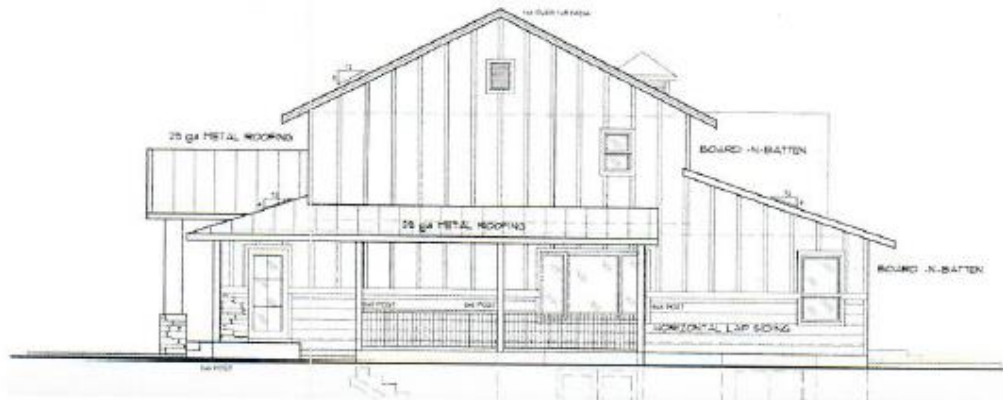
E. Landscape Plan (dated: 7/22/2022)



F. Conceptual Building Elevations

Lot 1 Existing House/ Remodel and Addition

(Change front of home to access private drive).
New Addition and Detached Garage with Pergola
3838 SF (1st and 2nd Floor)
1220 SF (Basement)



Lots 2, 3, 5 Proposed New Homes

2,500- 3,500 SF



Design Criteria:

Modern Farmhouse Design

Exterior Finishes:

Architectural Asphalt Shingles (Main Roofs)

Standing Seam Metal Roofs (Shed Roofs)

Black Exterior Windows

Natural Wood Elements (Posts and Accents)

Siding- Hardie or LP Board & Batten Siding/ Mixed with 8" Lap Siding

Merrill Stone Natural

IX. CITY/AGENCY COMMENTS & CONDITIONS

The Applicant shall revise the common driveway exhibit in Section VIII.D per the analysis in Section VI.B prior to the City Council hearing.

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, the property owner(s) at the time of annexation ordinance adoption, and the developer.

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 *IF* City Council determines annexation is in the best interest of the City:
 - a. Future development of this site shall be generally consistent with the combined preliminary/final plat, common driveway exhibit, landscape plan and conceptual building elevations included in Section VIII and the provisions contained herein.
 - b. The existing home shall connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC [9-1-4](#) and [9-4-8](#).
 - c. The address of the existing home shall change with development.
 - d. Provide a 10-foot wide detached sidewalk within the required street buffer along N. Meridian Rd.
 - e. A new garage for the existing home shall be constructed in accord with the off-street parking standards listed in UDC [Table 11-3C-6](#) for single-family detached dwellings.
 - f. The rear and/or sides of homes facing N. Meridian Rd. and W. Producer Dr. 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 streets.
2. The final plat submitted with the final plat for City Engineer signature shall include the following revisions:
 - a. Depict a 35-foot wide street buffer along N. Meridian Rd., an entryway corridor, per UDC [Table 11-2A-6](#), in a permanent dedicated buffer or a common lot. The buffer shall be measured from the ultimate curb location as anticipated by ACHD.
 - b. Depict a 10-foot wide detached sidewalk within the street buffer along N. Meridian Rd. with an average minimum separation of greater than four (4) feet to back of curb.
 - c. Note #8: Modify the blanket ingress-egress easement to include the requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment; or, submit a copy of a separate recorded easement as noted below in condition #5.
 - d. Depict the location of the ingress-egress easement over Lot 2, Block 49, Paramount Sub. No. 15 and Lot 3, Block 49, Paramount Sub. No. 21 and include the recorded instrument number of the easement.
 - e. The symbols for the “adjacent lot line” and the “easement” appear to be the same on the final plat; change one of them to another symbol.

3. The landscape plan submitted with the final plat for City Engineer signature shall include the following revisions:
 - a. Depict a 35-foot wide street buffer along N. Meridian Rd., an entryway corridor, per UDC Table [11-2A-6](#), measured from the ultimate curb location as anticipated by ACHD, landscaped in accord with the standards listed in UDC [11-3B-7C](#). Depict additional landscape design features within the buffer in accord with the entryway corridor standards in UDC [11-3B-7C.3f](#). Also, depict the future curb location as anticipated by ACHD.
 - b. Include mitigation information for all existing trees being removed from the site in accord with the standards listed in UDC [11-3B-10C.5](#).
 - c. Depict a 6-foot tall wood fence along the northern boundary of the site as proposed.
 - d. Depict fencing (if proposed) at the interior edge of the street buffer along N. Meridian Rd.
4. The common driveway shall comply with the standards listed in UDC [11-6C-3D](#).
5. All irrigation ditches crossing this site shall be piped or otherwise covered as set forth in UDC [11-3A-6B.3](#).
6. A perpetual ingress/egress easement shall be filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. A copy of such should be submitted with the final plat for City Engineer signature. *Alternatively, modify plat note #8 as noted above in condition #2c.*
7. All existing structures, excluding the existing home, that don't comply with the setbacks of the R-8 zoning district listed in UDC [Table 11-2A-6](#) shall be removed from the site prior to submittal of the final plat for City Engineer signature. If the existing home encroaches within the required setback along N. Meridian Rd., it shall be deemed a nonconforming structure subject to the standards listed in UDC [11-1B-5](#).
8. Approval of a combined preliminary and final plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the combined preliminary and final plat. Upon written request and filing by the applicant prior to the termination of the period, the director may authorize a single extension of time to obtain the city engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 A streetlight plan will be required for the development of this property.
- 1.2 Provide second valve on 12" main in W. Producer Drive to the east side of the connection point.
- 1.3 Water and sewer in parallel require a minimum 30' easement
- 1.4 If a well is located on the site it must be abandoned per regulatory requirements.
- 1.5 Do not have bends in the ROW for the water service line. In this case it will be allowed to have the service tie into the main at an angle that is not perpendicular to the main. Also make sure the proper separation between water and sewer services is provided.
- 1.6 Sewer services must be 90 degrees to the main or connected to the manhole.

2. General Conditions of Approval

- 2.1 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.
- 2.2 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.
- 2.3 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 development plan approval.
- 2.4 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.
- 2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
- 2.6 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.
- 2.7 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.
- 2.8 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.
- 2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
- 2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.

- 2.11 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.
- 2.12 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.
- 2.13 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.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 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.
- 2.17 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.
- 2.18 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.
- 2.19 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.
- 2.20 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
- 2.21 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse 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 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.
- 2.22 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.

C. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=290741&dbid=0&repo=MeridianCity>

D. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=291407&dbid=0&repo=MeridianCity>

E. ADA COUNTY DEVELOPMENT SERVICES (ACDS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=290567&dbid=0&repo=MeridianCity>

F. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=293548&dbid=0&repo=MeridianCity>

G. ADA COUNTY HIGHWAY DISTRICT (ACHD)

TIS: <https://weblink.meridiancity.org/WebLink/DocView.aspx?id=290366&dbid=0&repo=MeridianCity>

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=290371&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 Director finds the Applicant's request to annex the subject property with R-8 zoning and develop single-family detached dwellings on the site at a gross density of 1.9 units per acre is generally consistent with the Comprehensive Plan per the analysis in Section V.

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

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

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

The Director finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed residential uses should be compatible with adjacent single-family residential homes/uses also zoned R-8 in the area.

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 Director finds City services are available to be provided to this development. Comments were not received from WASD on this application but due to the small number of lots proposed, the impact should be minimal.

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

The Director finds the proposed annexation is in the best interest of the city.

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

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

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

The Director finds the proposed plat is in conformance with the UDC and generally conforms with the Comprehensive Plan.

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

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

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

The Director finds the proposed right-of-way dedication for the expansion of N. Meridian Rd. is in conformance with the IFYWP to widen Meridian Rd. to 3-lanes from McMillan Rd. to SH-20/26 (Chinden Blvd.).

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

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

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

The Director finds the proposed development will not be detrimental to the public health, safety or general welfare.

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

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