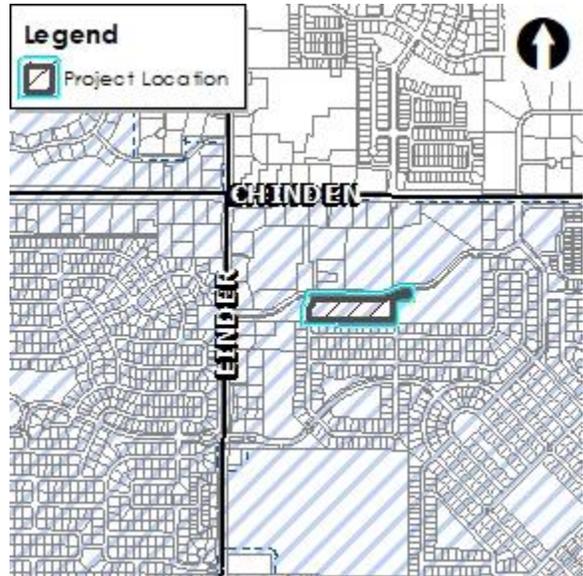


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 11/21/2023
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: Sagarra Subdivision No. 2 – FP, PS
FP-2023-0016; A-2023-0138
LOCATION: Generally located at the southwest corner of N. Bergman Ave. and W. Orchard Park Dr., in the NW 1/4 of Section 25, T.4N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 63 buildable lots and 10 common lots on 10.39 acres of land in the R-8 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Michael Slavin, Sagarra Phase 1, LLC – 404 S. 8th St., #300A1, Boise, ID 83702

B. Owner

Lynx Investments, LLLP – 198 N. Al Fresco Pl., Boise, ID 83712

C. Applicant Representative:

Ross Erickson, Erickson Civil, Inc. – 6213 N. Cloverdale Rd., Ste. 125, Boise, ID 83713

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2022-0027](#)) as required by UDC 11-6B-3C.2. The submitted final plat is for the same number of building lots and common area as approved with the preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

Staff has reviewed the application for private streets within the development as shown on the final plat. The 26-foot wide streets are proposed to be located in common lots in the subdivision and will connect to local streets; the point of connection of the private streets to the public streets is subject to approval by ACHD. The Fire Dept. has approved the request contingent upon both sides of the street

PROJECT DETAILS

EXISTING ZONING: R-8 (PARCELS 1-5), C-C (PARCEL #6)
 PROPOSED ZONING: R-8 (PARCELS 1-5), C-C (PARCEL #6)

TOTAL ACREAGE: 76,744 SF 17.49 AC

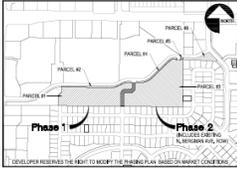
LOT SUMMARY

RESIDENTIAL LOT SUMMARY		
TOTAL SINGLE FAMILY DETACHED	32 LOTS	32 UNITS
TOTAL ATTACHED TOWNHOMES	79 LOTS	79 UNITS
TOTAL MULTI-FAMILY RESIDENTIAL	3 LOTS	29 UNITS
RESIDENTIAL BUILDING LOT TOTAL	113 LOTS	139 UNITS

COMMON LOT SUMMARY		
TOOK SHAW & DOGWOOD BUILDING (COMMON LOT 1-5)	1 LOT	1 UNIT
CLUB HOUSE & POOL (COMMON MULTI-FAMILY LOT 24-5)	0 LOTS	1 UNIT
PRIVATE STREETS (COMMON LOTS 4-2, 27-2 & 29-5)	3 LOTS	0 UNITS
LANDSCAPE COMMON LOTS	31 LOTS	0 UNITS
COMMON LOT TOTAL	37 LOTS	1 UNITS

DENSITY SUMMARY:

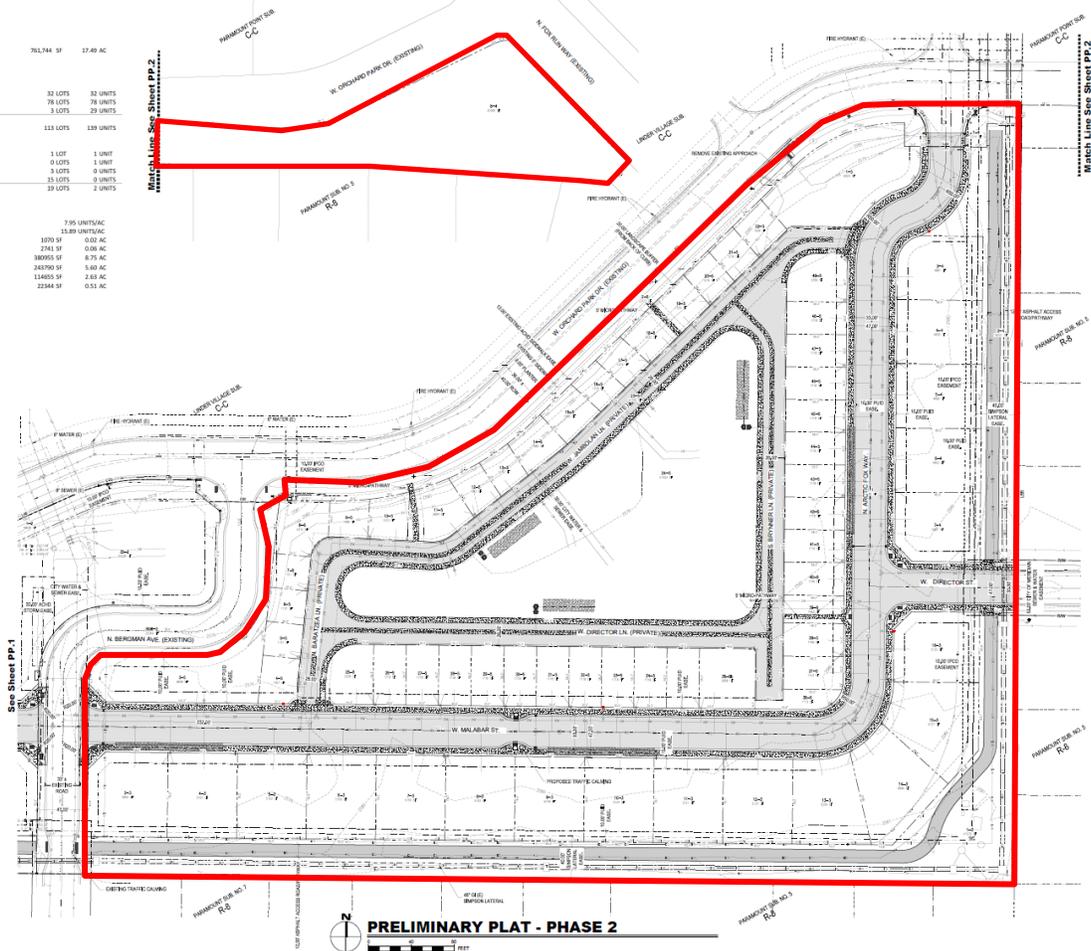
TOTAL RESIDENCE	735 UNITS/AC
GROSS RESIDENTIAL BUILDING LOT DENSITY +	13.09 UNITS/AC
NET RESIDENTIAL BUILDING LOT DENSITY +	1070 SF
MINIMUM LOT SIZE +	2261 SF
AVERAGE RESIDENTIAL BUILDING LOT SIZE +	30095 SF
RESIDENTIAL BUILDING LOT AREA +	243790 SF
COMMON LOT AREA +	114650 SF
ROW AREA (EXISTING) +	22344 SF
ROW AREA (EXISTING BERGMAN ROW INCLUDED IN PLAT) +	0.51 AC



Phasing Plan

Parcels Included

- PARCEL #1
RESIDENTIAL - 6.11 AC
CURRENT PROPOSED ZONE: R-8 PUD
LOT 1 BLK 1 LINDER VILLAGE SUB.
124 W. CROOKED PARK DR.
MERCER, IA 52856
- PARCEL #2
RESIDENTIAL - 0.47N AC
CURRENT PROPOSED ZONE: R-8 PUD
LOT 1 BLK 1 LINDER VILLAGE SUB.
W. CROOKED PARK DR.
MERCER, IA 52856
- PARCEL #3
RESIDENTIAL - 0.321 AC
CURRENT PROPOSED ZONE: R-8 PUD
LOT 1 BLK 1 LINDER VILLAGE SUB.
W. CROOKED PARK DR.
MERCER, IA 52856
- PARCEL #4
RESIDENTIAL - 0.84 AC
CURRENT PROPOSED ZONE: R-8 PUD
LOT 1 BLK 1 LINDER VILLAGE SUB.
W. CROOKED PARK DR.
MERCER, IA 52856
- PARCEL #5
RESIDENTIAL - 0.29 AC
CURRENT PROPOSED ZONE: R-8 PUD
LOT 1 BLK 1 LINDER VILLAGE SUB.
W. CROOKED PARK DR.
MERCER, IA 52856
- PARCEL #6
RESIDENTIAL - 0.888 AC
CURRENT PROPOSED ZONE: C-C PUD
LOT 1 BLK 1 FOUNTAIN POINT SUB.
858 N. FOX FARM RD.
MERCER, IA 52856



PRELIMINARY PLAT - PHASE 2

811
CONTACT BEFORE YOU DIG
800-485-4858

ACCUMPLICE, LLC
SUSANNE BERGSON
MERCER, IA

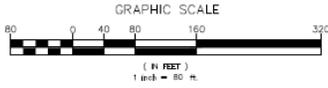
enickson
enickson.com

PRELIMINARY PLAT - PHASE 2

DATE: 08-20-2024
 PROJECT: 10B2146
 SHEET: PP.2

B. Final Plat (date: 11/14/2023)

PLAT
of
SAGARRA SUBDIVISION No. 2
A PARCEL OF LAND BEING LOTS 1-3, BLOCK 3 OF LINDER VILLAGE
SUBDIVISION AND LOT 1, BLOCK 2 OF PARAMOUNT POINT SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1
WEST, BOISE MERIDIAN, ADA COUNTY IDAHO,
2023.



LEGEND

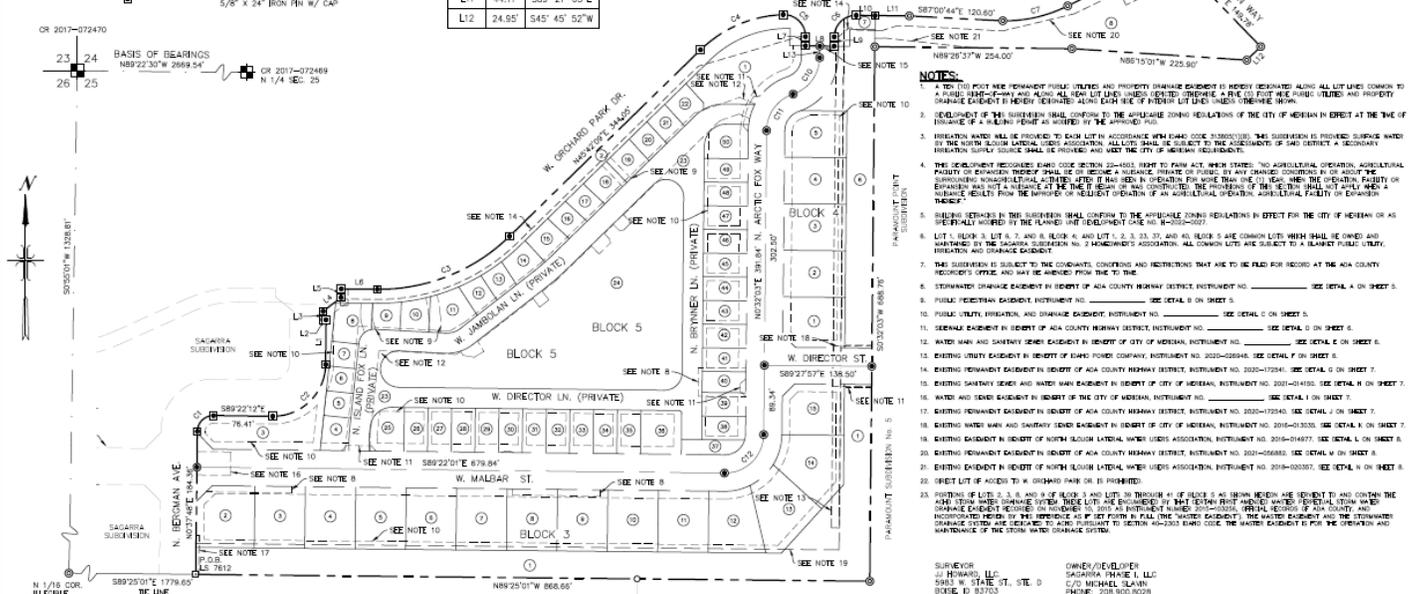
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- ZERO LOT LINE
- ROAD CENTRELINE
- EASEMENT
- RIGHT-OF-WAY
- TIE LINE
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN
- SET 5/8" X 24" IRON PIN W/ CAP
- SET 1/2" X 24" IRON PIN W/ CAP
- FOUND COPPER CAP
- FOUND 1/2" IRON PIN AND N/ELECT
- SET 5/8" X 24" IRON PIN W/ CAP

Line #	Length	Direction
L1	57.60'	N0° 37' 56"E
L2	4.00'	N89° 22' 04"W
L3	10.99'	N0° 37' 56"E
L4	29.14'	N52° 45' 32"E
L5	11.09'	N0° 37' 57"E
L6	46.46'	S89° 22' 05"E
L7	11.67'	S0° 38' 36"W
L8	37.01'	S89° 21' 24"E
L9	12.00'	N0° 38' 36"E
L10	24.31'	S89° 21' 24"E
L11	44.11'	S89° 21' 05"E
L12	24.95'	S45° 45' 52"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.20'	20.50'	90° 00' 00"	N45° 37' 48"E	28.99'
C2	106.03'	67.50'	89° 59' 52"	N45° 37' 52"E	95.48'
C3	188.20'	240.01'	44° 55' 44"	N68° 10' 03"E	183.42'
C4	118.37'	160.00'	42° 23' 19"	N66° 53' 48"E	115.69'
C5	45.23'	28.00'	92° 33' 09"	S45° 37' 58"E	40.47'
C6	43.98'	28.00'	90° 00' 00"	N45° 38' 38"E	39.60'
C7	89.74'	180.00'	28° 33' 50"	N76° 33' 28"E	88.81'
C8	14.83'	28.00'	30° 20' 40"	N79° 12' 47"E	14.66'
C9	10.40'	179.50'	3° 19' 14"	S42° 29' 29"E	10.40'



CR 2017-072470
BASIS OF BEARINGS
N89°22'30"W 2869.54'
CR 2017-072469
N 1/4 SEC. 25



- NOTES:**
1. THE 100 FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY OVERLAP EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALONG ALL NEW LOT LINES UNLESS OTHERWISE SPECIFIED. A PUBLIC RIGHT-OF-WAY PUBLIC UTILITIES AND PROPERTY OVERLAP EASEMENT IS HEREBY DESIGNATED ALONG EACH LINE OF EXISTING LOT LINES UNLESS OTHERWISE SPECIFIED.
 2. DEVELOPMENT OF THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF RECORDATION.
 3. IRRIGATION WATER SHALL BE PROVIDED TO EACH LOT IN ACCORDANCE WITH IRRIGATION CODE 20-20-02020. THIS SUBDIVISION IS PROVIDED SURFACE WATER BY THE NORTH SLOUGH LATERAL WATER ASSOCIATION. ALL LOTS SHALL BE SUBJECT TO THE ADJUSTMENTS OF SAID DISTRICT A SECONDARY IRRIGATION SUPPLY SOURCE SHALL BE PROVIDED AND NOTED BY THE CITY OF MERIDIAN RECORDATION.
 4. THIS DEVELOPMENT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT FOR THE CITY OF MERIDIAN OR AS SPECIFICALLY NOTED BY THE PLANNED UNIT DEVELOPMENT CASE NO. 18-2022-0027.
 5. BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT FOR THE CITY OF MERIDIAN OR AS SPECIFICALLY NOTED BY THE PLANNED UNIT DEVELOPMENT CASE NO. 18-2022-0027.
 6. LOT 1, BLOCK 3, LOT 6, 7, AND 8, BLOCK 4, AND LOTS 1, 2, 3, 23, 37, AND 40, BLOCK 5 ARE COMMON LOTS WHICH SHALL BE OWNED AND OPERATED BY THE SAGARRA SUBDIVISION NO. 2 HOMEOWNERS ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A PLANNED PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT.
 7. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDERS OFFICE AND MAY BE AMENDED FROM TIME TO TIME.
 8. PERMANENT DRAINAGE EASEMENT IN BEHALF OF ADA COUNTY HERINWAY DISTRICT, INSTRUMENT NO. _____ SEE DETAIL A ON SHEET 3.
 9. PUBLIC RIGHT-OF-WAY EASEMENT INSTRUMENT NO. _____ SEE DETAIL B ON SHEET 5.
 10. PUBLIC UTILITY, IRRIGATION, AND DRAINAGE EASEMENT INSTRUMENT NO. _____ SEE DETAIL C ON SHEET 5.
 11. GENERAL EASEMENT IN BEHALF OF ADA COUNTY HERINWAY DISTRICT, INSTRUMENT NO. _____ SEE DETAIL D ON SHEET 5.
 12. WATER MAIN AND SANITARY SEWER EASEMENT IN BEHALF OF CITY OF MERIDIAN, INSTRUMENT NO. _____ SEE DETAIL E ON SHEET 6.
 13. EXISTING UTILITY EASEMENT IN BEHALF OF EADS POWER COMPANY, INSTRUMENT NO. 2020-028446, SEE DETAIL F ON SHEET 6.
 14. EXISTING PERMANENT EASEMENT IN BEHALF OF ADA COUNTY HERINWAY DISTRICT, INSTRUMENT NO. 2020-172341, SEE DETAIL G ON SHEET 7.
 15. EXISTING SANITARY SEWER AND WATER MAIN EASEMENT IN BEHALF OF CITY OF MERIDIAN, INSTRUMENT NO. 2021-014150, SEE DETAIL H ON SHEET 7.
 16. WATER AND SEWER EASEMENT IN BEHALF OF THE CITY OF MERIDIAN, INSTRUMENT NO. _____ SEE DETAIL I ON SHEET 7.
 17. EXISTING PERMANENT EASEMENT IN BEHALF OF ADA COUNTY HERINWAY DISTRICT, INSTRUMENT NO. 2020-172340, SEE DETAIL J ON SHEET 7.
 18. EXISTING WATER MAIN AND SANITARY SEWER EASEMENT IN BEHALF OF CITY OF MERIDIAN, INSTRUMENT NO. 2016-020355, SEE DETAIL K ON SHEET 7.
 19. EXISTING EASEMENT IN BEHALF OF NORTH SLOUGH LATERAL WATER USERS ASSOCIATION, INSTRUMENT NO. 2016-014077, SEE DETAIL L ON SHEET 7.
 20. EXISTING PERMANENT EASEMENT IN BEHALF OF ADA COUNTY HERINWAY DISTRICT, INSTRUMENT NO. 2021-056880, SEE DETAIL M ON SHEET 8.
 21. EXISTING EASEMENT IN BEHALF OF NORTH SLOUGH LATERAL WATER USERS ASSOCIATION, INSTRUMENT NO. 2016-020357, SEE DETAIL N ON SHEET 8.
 22. EXISTING LOT OF ACCESS TO W. ORCHARD PARK DR. IS PROHIBITED.
 23. PORTIONS OF LOTS 3, 4, 8, AND 9 OF BLOCK 3 AND LOTS 30 THROUGH 41 OF BLOCK 5 AS SHOWN HEREON ARE SUBJECT TO AND CONTAIN THE 4000 FOOT WATER DRAINAGE SYSTEM THESE LOTS ARE ENCLOSED BY THAT SECTION FRONT PARCELS HAYES. SEVERAL OTHER WATER DRAINAGE EASEMENTS REQUIRED ON PARCELS 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SURVEYOR
ERIC HOWARD, LLC
5905 W. STATE ST., STE. D
BOISE, ID 83703
PHONE: 208.948.9337

OWNER/DEVELOPER
SAGARRA PHASE 1, LLC
C/O MICHAEL BLAKEY
BOISE, ID 83703
PHONE: 208.900.0028

SAGARRA SUBDIVISION No. 2

Book _____ Page _____

Parcel Line Table

Line #	Length	Direction
L1	57.60	N0 37 56"E
L2	4.07	N89 22 04"W
L3	15.89	N0 37 56"E
L4	29.14	N52 45 32"E
L5	11.09	N0 37 57"E
L6	46.46	S89 22 05"E
L7	11.87	S0 38 30"W
L8	31.01	S89 21 24"E
L9	13.00	N0 38 36"E
L10	24.31	S89 21 24"E
L11	44.11	S89 21 02"E
L12	24.95	S45 45 53"W
L13	15.00	N0 37 03"E
L14	21.88	S0 38 36"W
L15	20.00	N0 37 56"E
L16	15.07	N0 37 03"E
L17	15.04	N0 32 03"E
L18	14.96	S0 37 59"W
L19	32.34	S89 21 24"E
L20	14.96	N0 37 03"E
L21	20.00	N89 21 24"W
L22	22.00	N0 38 36"E
L23	40.20	N0 32 03"E
L24	8.57	S0 37 59"W
L25	17.88	N52 45 32"E
L26	8.92	S0 03 55"W
L27	11.26	N52 45 32"E
L28	2.02	S89 22 05"E
L29	55.35	S89 22 05"E
L30	10.65	N45 42 00"E
L31	37.71	S42 42 16"E
L32	17.44	N0 03 55"E
L33	19.06	N45 42 00"E
L34	37.99	S48 50 03"E
L35	28.49	N45 41 03"E
L36	17.16	N45 41 03"E
L37	11.32	N45 41 03"E
L38	8.00	S0 37 59"W
L39	8.00	N0 37 59"W
L40	8.00	S0 37 59"W

Parcel Line Table

Line #	Length	Direction
L41	61.34	N89 27 57"W
L42	61.34	S89 27 57"E
L43	14.04	S7 03 29"W
L44	12.34	S17 11 05"E
L45	0.73	N89 56 05"W
L46	12.27	N17 11 06"W
L47	13.41	N3 03 29"E
L48	4.00	N0 32 29"E
L49	4.00	S30 33 42"W
L50	4.00	S0 32 03"W
L51	4.00	N30 29 35"W
L52	9.41	S41 48 45"E
L53	4.41	S79 17 33"W
L54	8.85	N42 04 35"W
L55	8.85	S42 20 33"W
L56	5.39	N87 35 58"W
L57	4.77	N89 22 01"W
L58	5.39	S88 49 54"W
L59	8.21	N48 57 47"W
L60	10.45	N0 33 29"E
L61	8.21	N0 37 54"E
L62	23.04	N08 49 16"E
L63	21.71	S06 57 07"E
L64	14.90	N60 57 57"W
L65	26.26	S70 41 53"W
L66	14.25	S44 17 51"E
L67	15.83	S89 21 56"E
L68	13.33	S43 42 09"W
L69	11.56	N44 17 51"W
L70	16.58	S43 42 09"W
L71	9.59	S43 57 17"E
L72	5.37	S14 22 27"E
L73	14.25	N43 57 17"W
L74	22.58	S52 04 31"W
L75	14.00	S37 49 48"E
L76	15.00	S52 04 31"W
L77	14.00	N37 55 29"W
L78	15.07	S31 10 44"E
L79	14.62	N80 34 27"W
L80	5.63	N31 10 44"W
L81	7.40	S58 49 16"W

Parcel Line Table

Line #	Length	Direction
L82	26.00	S0 37 59"W
L83	10.00	N89 27 57"W
L84	11.87	S0 38 36"W
L85	4.98	N89 21 13"W
L86	12.66	N0 38 36"E
L87	17.97	S48 25 02"W
L88	18.00	N89 22 03"W
L89	3.11	N52 45 32"E
L90	11.00	N0 37 57"E
L91	5.00	S89 21 24"E
L92	11.82	N0 38 36"E
L93	19.52	N48 43 20"E
L94	11.24	S70 55 18"E
L95	21.93	S89 21 24"E
L96	19.15	N0 37 03"E
L97	24.31	N89 21 24"E
L98	12.00	S0 38 36"W
L99	3.00	S0 38 06"W
L100	3.01	N0 38 06"E
L101	4.02	S89 25 01"E
L102	4.02	N89 25 01"W
L103	24.31	S89 21 24"E
L104	19.15	S0 32 03"W
L105	9.82	S89 21 56"E
L106	19.44	N72 11 58"E
L107	15.83	S89 21 56"E
L108	64.85	N64 02 00"E
L109	19.00	S25 58 01"E
L110	19.09	N48 08 01"W
L111	10.87	N0 32 01"E
L112	12.92	N88 18 34"E

Curve Table

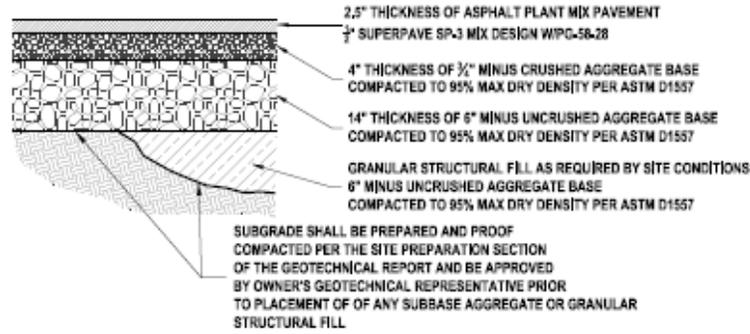
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.20	20.50	90 00 00"	N45 37 48"E	28.99
C2	106.63	67.50	89 59 52"	N45 37 52"E	85.46
C3	188.20	240.00	44 55 44"	N89 10 03"E	183.42
C4	118.27	160.00	42 23 18"	N66 53 48"E	115.89
C5	45.23	28.00	92 33 09"	S43 37 58"E	40.47
C6	43.88	28.00	90 00 00"	N40 38 36"E	39.60
C7	89.74	180.00	28 33 50"	N78 33 28"E	88.81
C8	14.83	28.00	30 20 40"	N79 17 47"E	14.68
C9	10.40	178.50	3 19 14"	S42 29 29"E	10.40
C10	62.00	50.00	71 06 04"	N36 05 05"E	58.14
C11	62.00	50.00	71 06 04"	S36 05 05"W	58.14
C12	98.63	50.00	90 05 56"	N45 35 07"E	70.77
C13	8.48	100.00	5 25 56"	S3 20 57"W	8.48
C14	7.02	74.00	5 25 56"	S3 20 57"W	7.01
C15	41.33	28.00	84 34 04"	S48 20 57"W	37.68
C16	30.37	20.00	87 00 00"	N49 35 05"E	27.53
C17	25.30	20.00	72 43 57"	S42 25 54"W	23.72
C18	4.68	20.00	14 16 03"	S85 55 54"W	4.97
C19	74.94	23.54	182 25 56"	N11 50 57"E	47.06
C20	38.63	54.00	40 59 24"	N72 34 13"E	37.81
C21	20.53	28.00	40 59 24"	N72 34 13"E	19.61
C22	202.32	258.00	44 55 44"	N89 10 03"E	197.17
C23	31.41	258.00	6 58 28"	N87 08 41"E	31.39
C24	38.11	258.00	6 27 40"	N79 25 35"E	38.07
C25	38.43	258.00	8 23 08"	N70 55 39"E	38.40
C26	32.22	258.00	7 08 15"	N63 04 58"E	32.20
C27	32.02	258.00	7 08 42"	N59 56 59"E	32.00
C28	30.13	258.00	6 41 28"	N49 02 55"E	30.11
C29	27.81	250.00	6 22 23"	N48 53 20"E	27.79
C30	16.53	250.00	3 47 14"	N50 10 54"E	16.52
C31	11.28	250.00	2 35 08"	N48 59 43"E	11.28
C32	30.70	276.00	6 22 23"	N48 53 20"E	30.68
C33	54.72	23.00	134 49 54"	S86 52 54"E	42.47
C34	41.38	53.00	44 55 50"	N89 10 04"E	40.51
C35	13.45	53.00	14 30 40"	S52 59 29"W	13.42
C36	28.11	53.00	35 23 10"	S78 26 24"W	27.78
C37	44.53	28.00	90 05 56"	S45 35 07"W	39.63
C38	81.21	73.50	71 06 04"	S36 05 05"W	80.47
C39	7.67	73.50	5 15 17"	S3 29 01"W	7.66
C40	27.28	73.50	21 15 09"	S19 03 33"W	27.11

Curve Table

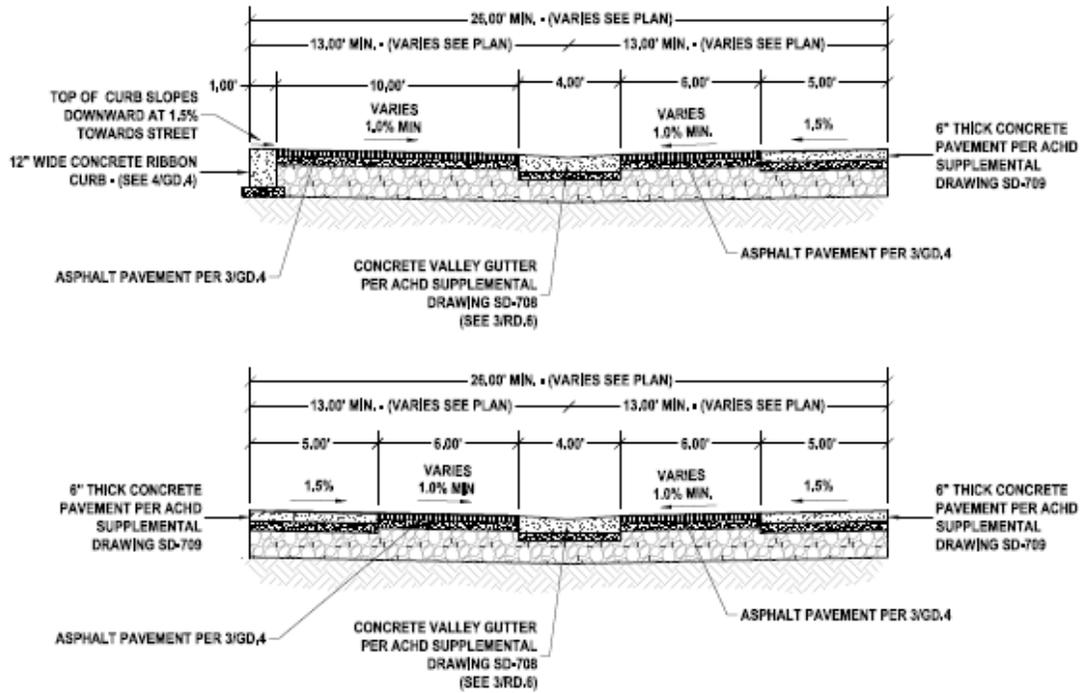
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	91.21	73.50	71 06 04"	S36 05 05"W	85.47
C42	113.50	142.00	45 47 49"	S88 36 03"W	110.50
C43	91.21	73.50	71 06 04"	N36 05 05"E	85.47
C44	88.48	73.50	88 58 25"	N30 01 10"E	83.23
C45	2.73	73.50	2 07 39"	N70 34 17"E	2.73
C46	19.89	28.50	71 06 04"	S36 05 05"W	20.92
C47	115.58	73.50	90 05 56"	N45 35 07"E	104.03
C48	34.53	73.50	38 54 53"	N77 10 31"E	34.21
C49	40.53	73.50	31 30 30"	N47 50 18"E	40.02
C50	40.53	73.50	31 30 30"	N16 18 48"E	40.01
C51	41.87	26.50	90 05 56"	N45 35 07"E	37.91
C52	34.26	26.50	74 04 43"	N53 35 36"E	31.93
C53	7.41	26.50	16 01 31"	N8 33 40"E	7.38
C54	32.89	26.50	71 06 04"	N36 05 05"E	30.82
C55	7.95	22.50	30 34 36"	S7 03 48"E	7.91
C56	14.64	20.00	41 56 18"	S72 05 46"W	14.31
C57	13.25	37.50	20 14 33"	N7 03 48"W	13.18
C58	21.62	125.50	9 53 46"	N11 28 12"W	21.59
C59	23.05	304.63	4 20 07"	N8 35 08"W	23.04
C60	15.04	258.00	3 20 27"	N74 51 38"E	15.04
C61	25.34	319.63	4 32 29"	N8 41 39"W	25.33
C62	24.10	140.36	9 51 05"	N1 29 32"W	24.07
C63	40.39	80.00	28 55 28"	S18 38 46"W	39.96
C64	48.31	73.50	37 39 33"	S19 21 50"W	47.45
C65	20.08	73.50	15 30 23"	S20 21 42"W	20.02
C66	11.48	28.00	32 25 49"	N12 23 24"E	11.40
C67	15.83	28.00	32 25 49"	N40 20 08"E	15.62
C68	188.20	240.00	44 55 44"	N89 10 03"E	183.42
C69	118.37	160.00	42 23 18"	N66 53 48"E	115.89
C70	45.23	28.00	92 33 09"	S43 37 58"E	40.47
C71	188.42	253.00	44 55 44"	S88 10 03"W	183.30
C72	43.88	28.00	90 05 56"	S45 35 36"W	39.60
C73	18.87	28.00	34 08 38"	S73 35 18"W	18.42



D. Private Street Cross-Section



ASPHALT PAVEMENT SECTION

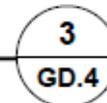


PRIVATE STREET TYPICAL SECTIONS

NOTES

1. ALL ASPHALT PAVEMENTS AND BASE MATERIALS, AND SUB-GRADE PREPARATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE ISPC AND THE PROJECT GEOTECHNICAL REPORT.
2. AGGREGATE BASE MATERIALS (3/4" MINUS CRUSHED AGGREGATE & 6" MINUS UNCRUSHED AGGREGATE) MATERIALS SHALL COMPLY WITH DIVISION 800 OF THE ISPC.
3. ALL SUBGRADES, STRUCTURAL FILL, AND BASE MATERIAL PREPARATIONS SHALL BE APPROVED BY OWNER'S GEOTECHNICAL REPRESENTATIVE PRIOR TO COVERING UP THE WORK OR PLACING SUBSEQUENT LIFTS.
4. ASPHALT PAVEMENT SHALL BE COMPACTED IN ACCORDANCE WITH THE ISPC AND THE PROJECT GEOTECHNICAL REPORT. DENSITY TESTING SHALL BE PERFORMED RANDOMLY ACROSS THE SITE AT A FREQUENCY TO BE DETERMINED BY THE OWNER'S GEOTECHNICAL REPRESENTATIVE.

PRIVATE STREET SECTIONS



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2017-0088 DA Inst. #[2019-028376](#); H-2021-0034 amended DA Inst. #[2021-102392](#); [H-2022-0027](#).
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the previous final plat phase, in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B, prepared by JJ Howard, LLC, stamped on 11/14/23 by Eric Howard, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #8: Include the recorded instrument number ACHD stormwater drainage easement. Also include the number on Detail A on Sheet 5.
 - b. Note #9: Include the recorded instrument number of the public pedestrian easement. Also include the number on Detail B on Sheet 5.
 - c. Note #10: Include the recorded instrument number of the public utility, irrigation, and drainage easement. Also include the number on Detail C on Sheet 5.
 - d. Note #11: Include the recorded instrument number of the ACHD sidewalk easement. Also include the number on Detail D on Sheet 6.
 - e. Note #12: Include the recorded instrument number of City water and sewer easement. Also include the number on Detail E on Sheet 6.
 - f. Note #16: Include the recorded instrument number of the City water and sewer easement. Also include the number on Detail I on Sheet 7.
 - g. Note #22: Modify as follows, "Direct lot ~~of~~ access to W. Orchard Park Dr. is prohibited."
 - h. Graphically depict zero (0) lot lines on internal lot lines where single-family attached and townhome structures are proposed (i.e. where structures will span across lot lines).
 - i. Graphically depict public use easements for the micro-paths that cross private/townhome building lots.
5. The landscape plan shown in Section V.C, prepared by Stack Rock, stamped on 11/2/23, is approved as submitted.
6. Future development shall comply with the minimum dimensional standards for the R-8 zoning district listed in UDC [Table 11-2A-6](#) *except* as approved with the Planned Unit Development (see table in Section VII.E of the [Findings](#) for reduced standards approved with the PUD).
7. The private streets are *tentatively* approved subject to completion of the tasks listed in UDC [11-3F-3](#) within one year. **Documentation of such shall be submitted to the Planning Division in order to receive *final* approval.**

8. The private streets within the development shall be 26-feet wide and constructed in accord with the standards listed in UDC [11-3F-4B.2](#) as shown in Section V.D. Gates or other obstacles restricting access are not approved.
9. Submit documentation from ACHD that they have approved the the point of connection of the private streets to the public streets as required by UDC [11-3F-4A.2](#) with submittal of the final plat for City Engineer signature.
10. “No Parking” signs shall be depicted on the construction drawings and erected on the public streets where the “s” or 90-degree curves are located (i.e. N. Bergman Ave. and N. Arctic Fox Way) as well as on Director St.; coordinate with ACHD on the location of the signs.
11. “No Parking Fire Lane” signs shall be depicted on the construction drawings and erected on both sides of the private streets within the development per requirement of the Fire Dept. and UDC [11-3F-4B.2d](#). If a curb exists next to the drive aisle, it shall be painted red.
12. Staff’s failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. PUBLIC WORKS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=310475&dbid=0&repo=MeridianCity&cr=1>

C. FIRE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=310476&dbid=0&repo=MeridianCity>

D. PARK’S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=310468&dbid=0&repo=MeridianCity>

E. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=311247&dbid=0&repo=MeridianCity>

VII. FINDINGS

In order to approve the application, the Director shall find the following:

- A. The design of the private street meets the requirements of this Article;

The Director finds the design of the private streets meet the requirements of this Article as required.

- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and

The Director finds granting approval of the private street should not cause damage, hazard, or nuisance or other detriment to persons, property, or uses in the vicinity.

- C. The use and location of the private street shall not conflict with the Comprehensive Plan and/or the Regional Transportation Plan.

The Director finds the use and location of the private streets should not conflict with the Comprehensive Plan and/or the Regional Transportation Plan.

- D. The proposed residential development (if applicable) is a new or gated development.

This finding is not applicable.