

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



**In the Matter of the Request for annexation and preliminary plat, by Ella Passey, The Land Group.
Case No(s). H-2024-0016**

**For the City Council Hearing Dates of: December 3, 2024 and December 17, 2024 (Findings on
January 7, 2025)**

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing dates of December 3, 2024 and December 17, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing dates of December 3, 2024 and December 17, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing dates of December 3, 2024 and December 17, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing dates of December 3, 2024 and December 17, 2024, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.
7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing dates of December 3, 2024 and December 17, 2024, incorporated by reference. The

conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

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

1. The applicant's request for annexation and preliminary plat is hereby approved per the conditions of approval in the Staff Report for the hearing dates of December 3, 2024 and December 17, 2024, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

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

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

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

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. 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 conditional use comply with the current provisions of Meridian

City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Judicial Review

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

F. Notice of Right to Regulatory Takings Analysis

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

G. Attached: Staff Report for the hearing dates of December 3, 2024 and December 17, 2024

By action of the City Council at its regular meeting held on the _____ day of _____, 2025.

COUNCIL PRESIDENT LUKE CAVENER VOTED _____

COUNCIL VICE PRESIDENT LIZ STRADER VOTED _____

COUNCIL MEMBER DOUG TAYLOR VOTED _____

COUNCIL MEMBER JOHN OVERTON VOTED _____

COUNCIL MEMBER ANNE LITTLE ROBERTS VOTED _____

COUNCIL MEMBER BRIAN WHITLOCK VOTED _____

MAYOR ROBERT SIMISON VOTED _____
(TIE BREAKER)

Mayor Robert E. Simison

Attest:

Chris Johnson
City Clerk

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

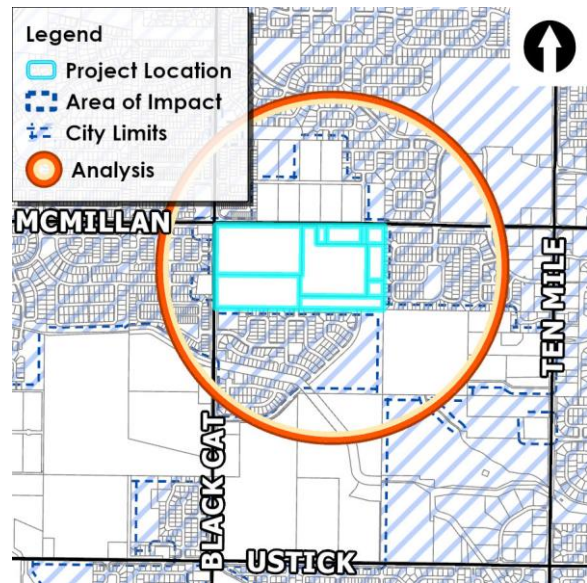
By: _____ Dated: _____
City Clerk's Office

**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING DATE: December 17, 2024 continued from December 3, 2024
TO: Mayor & City Council
FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiandcity.org
APPLICANT: Ella Passey, The Land Group
SUBJECT: H-2024-0016
Baratza Subdivision – AZ, PP

LOCATION: Located at the southeast corner of N. Black Cat Road and W. McMillian Road in the North ½ of the NE ¼ of Section 34, Township 4N., Range 1W. Parcels: S0434212920, S0434212922, S0434212957, S0434212965, S0434212971, S0434212975, S0434212976, S0434223150, S0434212923 and S0434212917



I. PROJECT OVERVIEW

A. Summary

The applicant is proposing to annex, zone and preliminary plat 80.3 acres of land to R-8 and R-15 zoning districts with 377 lots (347 residential, 29 common and 1 right-of-way) on land that is currently zoned RUT.

B. Issues/Waivers

- Applicant is requesting a waiver for block length on six (6) street segments that exceed the maximum 750-foot block length requirement.
- School District states the elementary and high school are over capacity. Pleasant View Elementary School has no room to put another portable or space to create another classroom within the existing building, the children in the area will need to be bused to another school that does not have the capacity.
- Increase in traffic for this area with no immediate roadway improvements listed in ACHD’s CIP or IFYWP until 2029 or later.

C. Recommendation

Staff: Staff recommends approval of the requested annexation, zoning and preliminary plat with the conditions noted in Section IV. per the Findings in Section V.

D. Decision

Select: Pending.

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Agriculture	-
Proposed Land Use(s)	Single-Family Residential	-
Existing/Proposed Zoning	RUT	VII.A.2
Future Land Use Designation	Medium Density Residential	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	Tuesday, March 26, 2024
Neighborhood Meeting	4/30/2024
Site posting date	9/22/2024

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.H
• Comments Received	Yes, Staff Report	-
• Commission Action Required	No	-
• Access	W. McMillan, N. Grand Lake Way, N. Black Cat Road and W. Quintale Street	-
• Traffic Level of Service	Better than “E”	-
ITD Comments Received	Yes/Letter	IV.I
Meridian Fire	Distance to Station: 1; Response Time: 5 minutes	IV.C
Meridian Public Works Wastewater	Distance to Mainline: Available at the site; Impacts or Concerns: See Public Works Specific conditions	IV.B
Meridian Public Works Water	Distance to Mainline: Available at the site; Impacts or Concerns: See Public Works specific conditions	IV.B
School District(s)	West Ada School District	IV.G
• Capacity of Schools	Pleasant View Elementary: 625 Star Middle School: 1,000 Owyhee High School: 1,800	-
• Number of Students Enrolled	Pleasant View Elementary: 735 Star Middle School: 996 Owyhee High School: 1,904	-

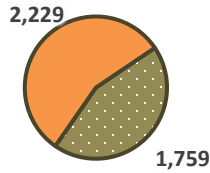
See City/Agency Comments and Conditions Section and public record for all department/agency comments received.

Figure 1: One-Mile Radius Existing Condition Metrics

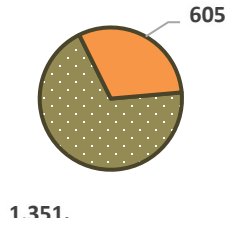
Reference Parcel: S0434212917

Date Retrieved: 2024 / 10 / 25

Parcel Count



Parcel Acreage



Infill Indicator:
Surrounding Area

31% *Not City*

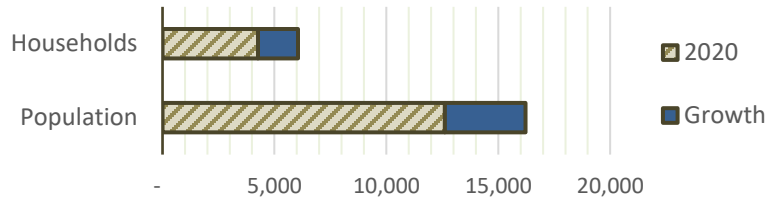
- City Limits
- Not City

Household Change
41.6%

Population Change: 28.5%

(Household and Population Change since 2010 Decennial)

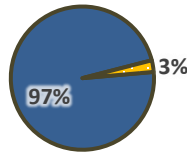
Household & Population Growth



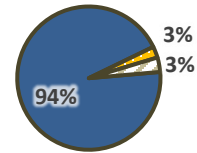
Use Types

- Single-family
- Multi-family
- Commercial

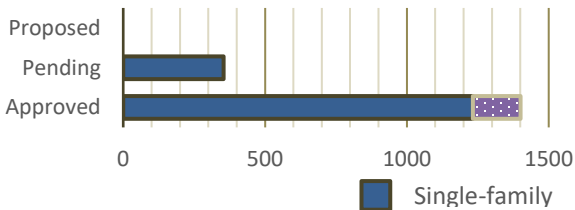
Residential Addresses



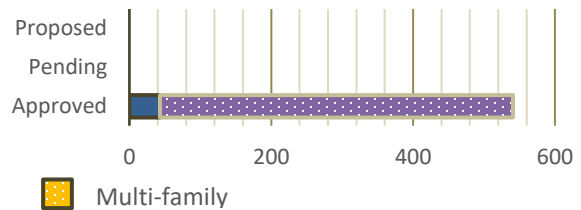
All Addresses

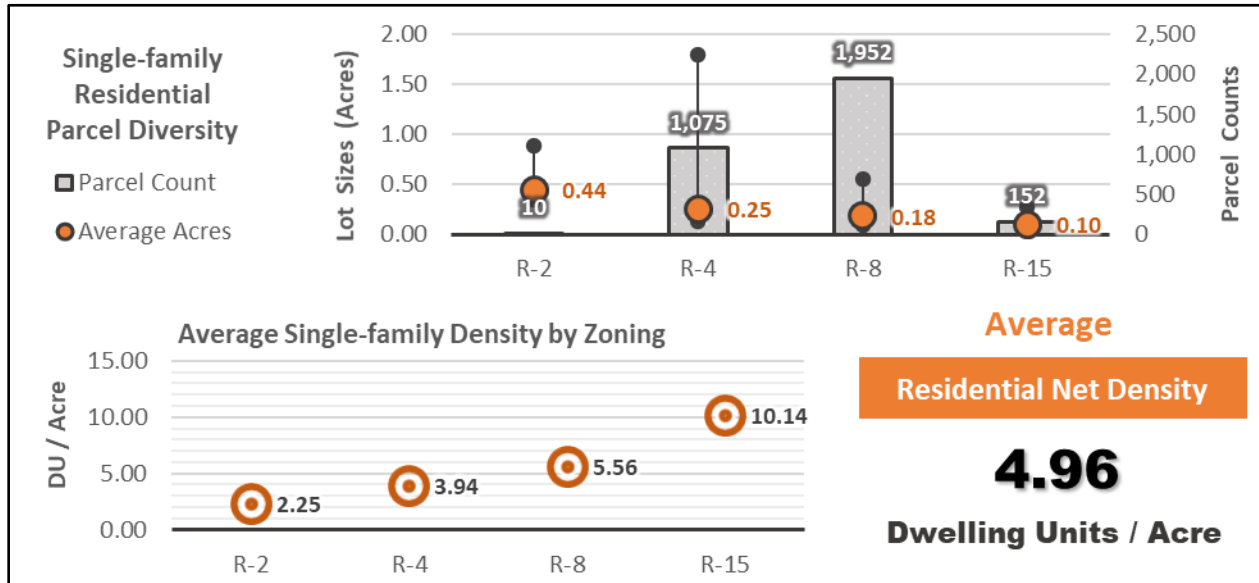


Preliminary Plats (last 5-years)



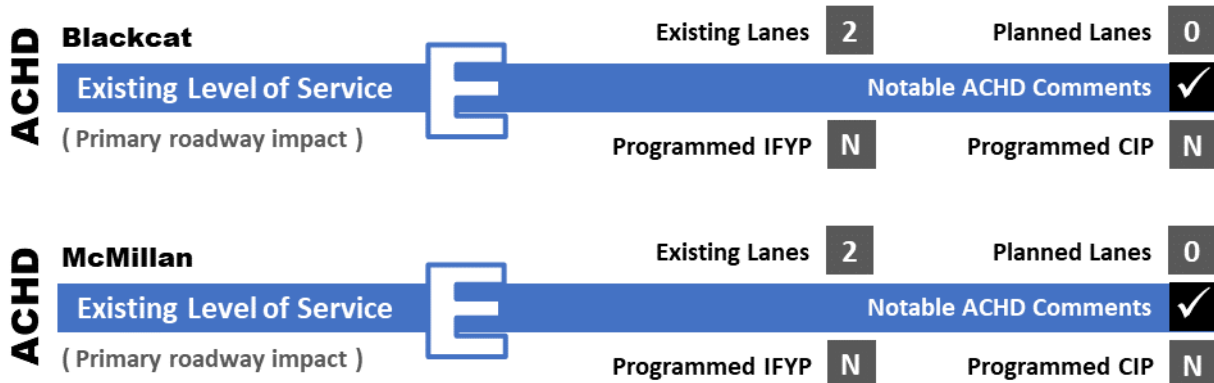
Conditional Use Permit (last 5-years)





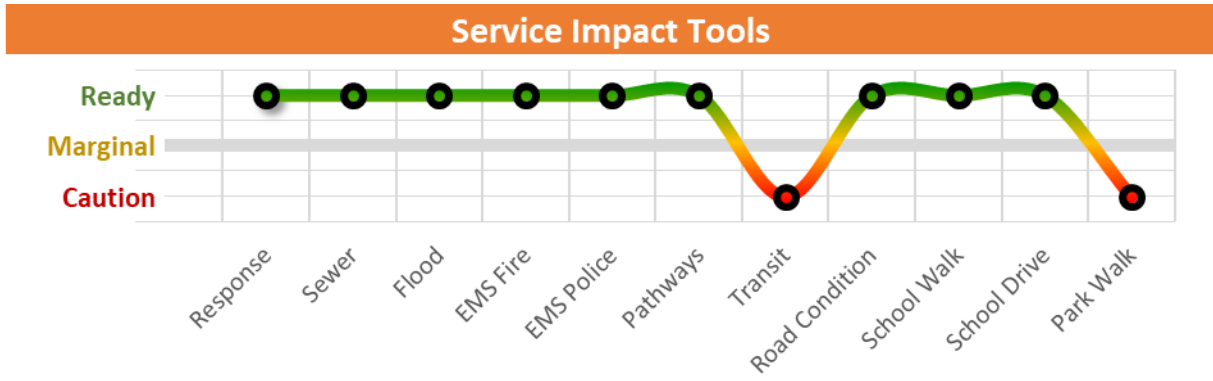
Notes: See Additional Notes & Details for Staff Report Maps, Tables, and Charts

Figure 2: ACHD Summary Metrics



Notes: See Additional Notes & Details for Staff Report Maps, Tables, and Charts 0.

Figure 3: Service Impact Summary



Notes: See Additional Notes & Details for Staff Report Maps, Tables, and Charts.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

This property is designated Medium Density Residential on the City’s Future Land Use Map (FLUM) contained in the Comprehensive Plan. This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The proposed land use of single-family residential is consistent with the recommended uses in the FLUM designation. The proposed project has a gross density of 4.32 du/ac, meeting the required density range listed above. Therefore, Staff finds the proposed preliminary plat and requested R-8 and R-15 zoning district to be generally consistent with the Future Land Use Map designation of Medium Density Residential.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. In order to ensure the site develops as proposed with this application, staff recommends a DA as a provision of annexation with the provisions included in Section IV. The DA is required to be signed by the property owner(s)/developer and returned to the City within 6 months of the Council granting the annexation for approval by City Council and subsequent recordation.

The R-15 zoning designation, which allows for reduced lot sizes down to 2,000 square feet, provides flexibility for developers to support a diversity and variety of housing types. This can create a dynamic, multi-generational community where residents can transition through different stages of life (known as aging in place) while remaining in the same neighborhood.

This type of zoning in conjunction with other designations should be used to support a diverse housing mix that supports long-term residency and continuity within the community, promoting stability and a sense of place for residents throughout different stages of life.

Staff recommends that the applicant provide a mix of dwelling type such as single family attached or townhomes within Block 5 (lots 2-15), Block 12 (lots 1-12), and Block 13 (lots 1-12) of the proposed development as allowed by the Comprehensive Plan within the R-15 zoning district.

Table 4: Project Overview

Description	Details
History	AZ, PP (H-2021-0074)
Phasing Plan	Phases: 5
Residential Units	347
Open Space	19.3 acres of qualified Open Space (24%)
Amenities	Required: 16/ Proposed:
Physical Features	Lemp and Creason Lateral run along the western property line, Lemp Lateral also runs along the northern property line.
Acreage	80.3
Lots	Building Lots: 347/ Common Lots: 29
Density	Gross: 4.32/Net: 5.65

B. History and Process

AZ, PP - H-2021-0074

Baratza, formerly known as Jamestown Ranch, requested to annex into the City and subdivide eighty (80) acres of land with R-8 zoning into 294 building lots and 25 common lots. The proposed

development was denied by the City Council on April 19, 2022. Council stated the reason for denial was that the proposed annexation is not in the best interest of the City and would be detrimental to the community for the following reasons:

- The proposed development would generate additional traffic on W. McMillan Road and N. Black Cat Road.
- W. McMillan Road, from N. Black Cat Road to N. Ten Mile, will not be widened to three (3) lanes until 2031 at the earliest.
- N. Black Cat Road, from W. Ustick Road to W. McMillian Road, will not be widened to five (5) lanes until 2031 at the earliest.

Comments submitted by Ada County Highway District (ACHD) in 2021 and 2024 showing the following:

3. Condition of Area Roadways

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
McMillan Road	2,628-feet	Minor Arterial	335	Better than "D"	"F"
Black Cat Road	770-feet	Minor Arterial	204	Better than "D"	NA

Traffic Count is based on Vehicles per hour (VPH)

- * Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
- * Acceptable level of service for a three-lane minor arterial is "E" (720 VPH).
- * Acceptable level of service for a five-lane minor arterial is "E" (1,540 VPH).

4. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for McMillan Road west of Ten Mile Road was 4,905 on 01/31/18.
- The average daily traffic count for Black Cat Road north of Ustick Road was 4,073 on 06/17/21.

Recent comments from ACHD staff show the following traffic counts:

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
McMillan Road	2,654-feet	Minor Arterial	371	Better than "E"
Black Cat Road	1,315-feet	Minor Arterial	471	Better than "E"

- * Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
- * Acceptable level of service for a three-lane minor arterial is "E" (720 VPH).

2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for McMillan Road west of Black Cat Road was 7,800 on October 18, 2023.
- The average daily traffic count for Black Cat Road north of Ustick Road was 9,848 on April 12, 2023.

Per the ACHD staff report, McMillan Road west of Ten Mile Road is anticipated to exceed ACHD's acceptable Level of Service Planning Thresholds in the PM peak hour as a 3-lane roadway under 2025 total conditions but meets ACHD's acceptable Level of Service Planning Thresholds in the shoulder hour under 2025 total conditions.

Shoulder hour is defined by ACHD as one hour before and one hour after the peak hours during which traffic is rising toward or decreasing from peak, and congested conditions are infrequently occurring.

McMillan Road, west of Ten Mile is facing a significant challenge in handling the traffic demand. The Master Street Map limits the road to three lanes, but the projected level of service (LOS) for the area is expected to degrade to an "F" due to the proposed and entitled developments. A LOS of "F" indicates heavy congestion, with traffic moving very slowly or stopping frequently.

While mitigation measures are in place, they may not be sufficient to significantly improve traffic flow, as the road cannot be widened to accommodate the additional volume.

A traffic impact study (TIS) was prepared by CR Engineering, Inc. in 2021. A new TIS was not required as the increase in the number lots for Baratza Subdivision was considered minimal.

Staff is requiring the plat be revised to ensure adequate right-of-way (100 feet in total) for the future expansion of W. McMillan Road is preserved per the direction of the City Council.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (UDC 11-1):

The current use of the property is agricultural with two (2) residential properties existing adjacent to W McMillan Rd.

- The 4375 W McMillan Rd property consists of one home, three outbuildings, one silo, and two grain storage bins.*
- The 4023 W McMillan Rd property consists of one home and one outbuilding.*

All structures at both 4023 and 4375 will be removed and existing wells and septic systems will be abandoned as required.

Based on the proposed development, ACHD is requiring the applicant to do the following improvements to N. Black Cat Road and W. McMillan Road:

- Dedicate fifty (50) feet of right-of-way (ROW) from the centerline of N. Black Cat Road abutting the site*
- Improve McMillan Road with seventeen (17) feet of pavement and a three (3) foot gravel shoulder, a twelve (12) foot wide gravel irrigation access road, as proposed and a ten (10) foot wide multi-use pathway abutting the site and tie into the existing improvements east of the site.*
- Construct a dedicated westbound left-turn lane on McMillan Road when Grand Lake Way is constructed to intersect with McMillan Road. Dedicate ROW as necessary to accommodate the left turn lane.*
- Improve Black Cat Road with seventeen (17) feet of pavement from centerline, a three (3) foot wide gravel shoulder and a five (5) foot wide concrete sidewalk, as proposed, located a minimum of forty-seven (47) feet from centerline abutting the site and tie into the existing improvements south of the site.*
- Other than specifically approved with this application, direct lot access is prohibited to McMillan Road, Black Cat Road and Grand Lake Way and should be noted on the final plat.*

The Master Street Map identified a new multi-lane roundabout at the intersection of N. Black Cat Road and W. McMillan Road that is offset to the north. The construction of this roundabout has been delayed until 2029.

Therefore, there are no scheduled immediate improvements to the roadways in this area.

2. Proposed Use Analysis (UDC 11-2):

The applicant is proposing single-family detached dwellings which are listed as a principal permitted use in the R-8 and R-15 zoning districts in UDC Table 11-2A-2. The future land use map identifies this area as medium density. This designation allows for dwelling units at gross densities of three (3) to eight (8) dwelling units per acre.

Per UDC 11-2A-7, R-15 is considered Medium High Density. Per the Meridian Comprehensive Plan, this designation allows for a mix of dwelling types including townhouses, condominiums, and apartments. Residential gross densities should range from eight to twelve dwelling units per acre. These areas are relatively compact within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments need to incorporate high-quality architectural design and materials and thoughtful site design to ensure quality of place and should also incorporate connectivity with adjacent uses and area pathways, attractive landscaping and a project identity.

Staff recommends that the applicant provide a mix of dwelling type such as single family attached or townhomes within Block 5 (lots 2-15), Block 12 (lots 1-12), and Block 13 (lots 1-12) of the proposed development as allowed by the Comprehensive Plan within the R-15 zoning district.

3. Dimensional Standards (UDC 11-2):

The preliminary plat and future development are required to comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 and R-15 zoning districts. All proposed lots and public streets appear to meet UDC dimensional standards per the submitted preliminary plat. This includes minimum lot sizes of 2,000 - 4,000 sq. ft., and required street frontages of at least forty (40) feet. The subdivision is proposed to develop in five (5) phases as depicted in Exhibit VII D, Figure 3. The first phase will include all perimeter, arterial roadway frontages with multi-use pathways, the N Grand Lake Way collector, four (4) public street connections, and the primary common area amenity lot. Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3.

Seven (7) common driveways are proposed with this subdivision. The applicant has provided common drive exhibits which demonstrate no more than three (3) units are served whereas a maximum of 4 units are allowed. The common driveway meets the minimum width of twenty (20) feet and does not exceed the maximum length of one hundred and fifty (150) feet. Solid fencing adjacent to common driveways is prohibited, unless separated by a minimum five (5) foot wide landscaped buffer.

D. Design Standards Analysis

The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-6 and 11-2A-7 for the R-8 and R-15 zoning districts. The proposed lots comply with the dimensional standards of the above-mentioned districts.

1. Existing structure:

The current use of the property is agricultural with two (2) residential properties existing adjacent to W McMillan Road. The 4375 W. McMillan Road property consists of one home, three outbuildings, one silo, and two grain storage bins. The 4023 W. McMillan Rd property consists of one home and one outbuilding. All structures at both 4023 and 4375 will be removed and existing wells and septic systems will be abandoned as required.

2. Qualified Open Space & Amenities (*Comp Plan 2.02.00, Comp Plan 2.02.01B, UDC 11-3G*):
Based on the standards in UDC Table 11-3G-3, a minimum of 15% (or 12.05-acres) of qualified open space is required to be provided within the development. An open space exhibit was submitted as shown in Section VII.F, that depicts 23.76% (or 19.08-acres) of open space that meets the required quality and qualified open space standards. Based on the standards in UDC 11-3G-4A, a minimum of sixteen (16) amenity points are required to be provided. The amenities proposed are a barn style, open air gathering space with restrooms; open grassy play areas; natural play areas; picnic areas; open space commons shelter; playground; sports field; pedestrian and bicycle circulation; large pond water feature; and meandering pathways are planned within the centralized amenity area. All common open space areas are required to be landscaped with one deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn or other vegetative groundcover per UDC 11-3G-5B.3.

The applicant needs work with the irrigation district and enter into a license agreement to provide some type of landscaping other than gravel in the open space area on the southern part of the property. The applicant will need to revise the landscape plan accordingly with the understanding that trees will not be allowed in the area but grass and shrubs may be allowed to be negotiated within the agreement if maintained by the homeowner's association.

3. Landscaping (*UDC 11-3B*):

- i. Landscape buffers along streets

UDC 11-2A-6 requires a twenty-five (25) foot wide buffer along arterial roads (N. Black Cat Road and W. McMillian Road) and twenty (20) foot wide buffers required along collector roads (N. Grand Lakes Way). The landscape plan reflects a buffer from N. Black Cat Road edge of pavement ranging in width from between seventy (70) feet from the south to ninety-seven (97) feet in width at the north. The Creason Lateral and the Lemp Lateral as well as a maintenance road are both located within this buffer. Along W. McMillian Road to the north, there is a buffer shown with a width of one hundred and one (101) feet from the edge of pavement. The Creason Lateral is also located in this buffer; there are landscape strips of at least twenty-five (25) feet in width between this lateral and the exterior property fences. Both arterial buffers meet the minimum requirement for at least one tree per thirty-five (35) feet in width; the areas containing laterals are shown to be sod. Buffers of at least thirty (30) feet in width are provided along N. Grand Lakes Way (twenty (20) feet is required). Eight (8) foot wide landscaped parkways are provided along most of the internal local streets. All required buffers must comply with UDC 11-3B-7C.

The applicant is proposing no mow grass within the landscape buffer along McMillan Road and Black Cat Road. Staff is requiring the applicant to change this to regular sod as from past experience, once the area has been transferred to the homeowner's association this area will be mowed as the perception will be it looks and feels unmaintained.

- ii. Parking lot landscaping

Per UDC 11-3B-8, the applicant shall provide perimeter and internal parking lot landscaping to soften and mitigate the visual and heat island effect of a large expanse of asphalt in parking lots, and to improve the safety and comfort of pedestrians. A five (5) foot wide minimum landscape buffer adjacent to parking, loading, or other paved vehicular use areas.

The applicant is proposing parking lot landscaping for the parking lot adjacent to the club house.

- iii. Tree preservation

Per UDC 11-3B-10, the applicant shall preserve existing trees four-inch caliper or greater from destruction during the development.

The applicant states there are four (4) trees for removal and will be replaced with thirty-one (31) trees equaling the same caliper as those removed.

iv. Storm integration

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.

v. Pathway landscaping

Landscaping for pathways shall meet the requirements outlined in UDC 11-3B-12.

Staff finds the landscape plan shows the applicant meets the requirements of UDC 11-3B-12 for pathway landscaping.

4. Parking (UDC 11-3C):

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. On-street parking is also available on the proposed streets.

i. Residential parking analysis

The proposal will be required to meet the standards for parking as set forth in UDC 11-3C-6.

5. Building Elevations (Comp Plan 2.01.01C, Architectural Standards Manual):

Five (5) conceptual building elevations were submitted for the proposed subdivision as shown in Section VII.J. The applicant states the housing products throughout the development are single-family detached units featuring a variety of regionally appropriate designs. Per the applicant, the project site's unique history of agriculture is captured within the site design and building design. The homes are planned as one- and two-story, single-family detached homes. The homes will be designed in a traditional modern farm and ranch theme and will be constructed using a variety of high-quality materials.

Buildings shall be designed with elevations that create interest through the use of broken planes, windows, and fenestrations that produce a rhythm of materials and patterns. Design review is not required for single-family detached structures. However, because the rear and/or sides of homes facing N. Black Cat Road, W. McMillan Road, N. Grand Lake Way, W. Quintale Street, N. Bartok Avenue, and W. Viso Street will be highly visible, Staff recommends a DA provision requiring those elevations 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. Single-story homes are exempt from this requirement.

Design review is required for single-family attached and townhomes. Design review will have to meet the requirements outlined in the City's Architectural Standards Manual.

6. Fencing (UDC 11-3A-6, 11-3A-7):

All fencing is required to comply with the standards listed in UDC 11-3A-7.

The fencing plan shows a six (6) foot tall open vision wrought iron fence along the common open space areas and six (6) foot tall solid vinyl privacy fencing along the northern and southern boundaries of the site.

7. Parkways (*Comp Plan 3.07.01C, UDC 11-3A-17*):

Per Comp Plan policy 3.07.01C appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.) is required.

Per the UDC the minimum width of parkways planted with Class II trees shall be eight (8) feet. The width can be measured from the back of curb where there is no likely expansion of the street section within the right-of-way; the parkway width shall exclude the width of the sidewalk. Class II trees are the preferred parkway trees.

The applicant is proposing parkways along the internal roadways of the subdivision.

E. Transportation Analysis

1. Access (*Comp Plan 6.01.02B, UDC 11-3A-3, UDC 11-3H-4*):

W. McMillian Road along the property frontage is two (2) lanes with no curb, gutter or sidewalk. N. Black Cat Road is 2 lanes with a five (5) foot detached pathway on the western side (Oak Creek Subdivision).

This development proposes five points of access. The primary access will be a collector street off W. McMillian Road (N. Grand Lakes Way) towards the northeast side of the property through the property and connecting into Quartet Northeast No. 2 at the southeast corner of the property. The other three accesses would be local streets - one is a western access to N. Black Cat Road which aligns to W. Quintale Street, an eastern access which connects to W. Viso Street from the Volterra Heights Subdivision, and an additional southern access which connects to N. Bartok Avenue, also in the Quartet Northeast No. 2.

Per the ACHD staff report, due to high water table in this area, permeable pavers may be necessary internal to the site to accommodate high ground water. Permeable pavers are allowed, provided they are designed in accordance with ACHD policy and best management practices.

2. Multiuse Pathways (*UDC 11-3A-5*):

Multiuse pathways shall be constructed in accord with the city's comprehensive plan, the Meridian Pathways Master Plan, the Ada County Highway District Master Street Map and Roadways to Bikeways Master Plan. A ten (10) foot wide detached pathway is reflected along W. McMillian Road which is consistent with the alignment shown on the Pathways Master Plan. There is a ten (10) foot wide detached sidewalk along both sides of N. Grand Lakes Way (the internal collector) which connects to the W. McMillian Road pathway. Several micro-pathways are reflected providing connectivity to internal portions of the development. As mentioned in the Comprehensive Plan analysis above, to improve more direct pedestrian connectivity, staff is recommending additional micro-pathway connections.

3. Pathways (*Comp Plan 4.04.01A, UDC 11-3A-8*):

A 10-foot wide detached pathway is reflected along W. McMillian Rd. which is consistent with the alignment shown on the Pathways Master Plan. There is also a 10-foot wide detached pathway along one side of N. Grand Lakes Way (the internal collector) which connects to the W. McMillian Road pathway. Several micro-pathways are reflected providing connectivity to internal portions of the development.

4. Sidewalks (*UDC 11-3A-17*):

Five-foot detached sidewalks are proposed along internal streets in accord with the standards listed in UDC 11-3A-17 (except for a 10 ft. wide pathway along one side of N. Grand Lakes Way). There is also a 5 ft. wide detached sidewalk provided along N. Black Cat Road This 5-foot width is consistent with the width of the sidewalk along N. Black Cat Road

provided by Quartet Northeast No. 2 to the south as well as the Daphne Square Subdivision to the north.

5. Subdivision Regulations (UDC 11-6):

i. Dead end streets

No streets or series of streets that ends in a cul-de-sac or a dead end shall be longer than five hundred (500) feet except as allowed in subsection (b) of this section. The City Council may approve a dead-end street up to seven hundred fifty (750) feet in length where an emergency access is proposed; or where there is a physical barrier such as a steep slope, railroad tracks, an arterial roadway, or a large waterway that prevents or makes impractical extension; and where a pedestrian connection is provided from the street to an adjacent existing or planned pedestrian facility. Cul-de-sac streets may serve a maximum of thirty (30) dwelling units.

The applicant is proposing two (2) dead-end streets that do not exceed the maximum five hundred (500) feet in length.

ii. Common driveways

Per UDC 11-6C-3D, common driveways shall serve a maximum of four (4) dwelling units. In no case shall more than three (3) dwelling units be located on one (1) side of the driveway.

The applicant is proposing seven (7) common driveways that meet the dimensional requirements as outlined in the UDC.

iii. Block face

UDC 11-6C-3- regulates block lengths for residential subdivisions. Staff has reviewed the submitted plat for conformance with these regulations. The intent of this section of code is to ensure block lengths do not exceed 750 ft, although there is the allowance of an increase in block length to 1,000 feet if a pedestrian connection is provided. In no case shall a block face exceed one thousand two hundred (1,200) feet, unless waived by the City Council.

The applicant is requesting a waiver from Council for six (6) streets that exceed the 750 ft block length.

The following streets exceed the maximum block length:

- *Street I, Block 3 (776'): Added a mid-block pedestrian pathway with bulb out to the park area (Block 4), increasing the allowable block face to 1,000'.*
- *Street I, Block 1 (776'): Requesting a waiver of dimensional standards as we are 26' above the maximum block length. We have increased pedestrian connectivity and traffic calming along this segment by adding a mid-block bulb out and pedestrian crossing to connect with the pathway created for Street I, Block 3.*
- *Street M, Block 14 (778'): Requesting a waiver of dimensional standards as we are 28' above the maximum block length. We have four pedestrian crossings at intersections and two traffic calming elements along this segment to improve the flow of pedestrian and car traffic.*
- *Quintale St, Block 3 (776): Added a mid-block pedestrian pathway with bulb out to the park area, increasing the allowable block face to 1,000'.*
- *Quintale St, Block 4 (776): Added a mid-block pedestrian pathway with bulb out to the park area, increasing the allowable block face to 1,000'.*

- *Street F, Block 4 (776): Added two pedestrian pathway connections and four pedestrian crossings to this segment, increasing the allowable block face to 1,000'.*

F. Services Analysis

1. *Waterways (Comp Plan 4.05.01D, UDC 11-3A-6):
All irrigation ditches crossing this site shall be piped or otherwise covered as set forth in UDC 11-3A-6B.3. Per the applicant's narrative, the Lemp Canal adjacent to W. McMillan Road will be piped and an easement (what size easement) granted. All work on the Lemp Canal has been coordinated with the Settlers Irrigation District (how big is the easement). Required irrigation district easements will be granted within a common lot. Irrigation district easements exist for the Lemp Canal and the Creason Lateral adjacent to N. Black Cat Road. These easements exist within a common lot. Maintenance roads are indicated along both laterals. Coordination will be ongoing with the irrigation districts managing the waterways to meet their requirements.*
2. *Pressurized Irrigation (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. The Applicant's narrative states the pressurized irrigation system for this development will be privately owned and operated by the HOA. The system will utilize a pond as a reservoir with surface water delivery from Settlers Irrigation District. The secondary source for landscape irrigation will be a potable connection with the City of Meridian municipal water system.*
3. *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 Geotechnical Evaluation and geotechnical groundwater monitoring report was submitted with this application.*
4. *Utilities (Comp Plan 3.03.03G, UDC 11-3A-21):
Connection to City water and sewer services is required in accord with UDC 11-3A-21. Existing water services are directly adjacent to the project in W. McMillan Road to the north, N. Black Cat Road to the West, stub streets to the south and W. Viso Street to the east. Existing sewer services are directly adjacent to the project in N. Black Cat Road to the west and in W. Viso Street to the east. The utilities proposed for this project are consistent with the City of Meridian Water Master Plan, Wastewater Master Plan and Facilities Plan.*

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian 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. A final plat will not be accepted until the Annexation ordinance and development agreement are approved by City Council.

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

- a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, phasing plan, and conceptual building elevations for the single-family dwellings included in Section IV and the provisions contained herein.
 - b. The rear and/or sides of 2-story structures that face N. Black Cat Road., W. McMillian Road and N. Grand Lakes Way 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. Single-story structures are exempt from this requirement.
2. Provide a mix of dwelling type such as single family attached or townhomes within Block 5 (lots 2-15), Block 12 (lots 1-12), and Block 13 (lots 1-12) of the proposed development as allowed by the Comprehensive Plan within the R-15 zoning district.
 3. The Preliminary Plat included in Section VII, dated 5/17/24, is approved with the following revisions:
 - a. All utility easements reflected on the utility plan shall be included on the final plat.
 - b. All pathways and micropathways shall be within a separate common lot or easement as required per UDC 11-3A-8.
 - c. Direct lot access to N. Black Cat and McMillan Roads is prohibited.
 - d. The plat shall be revised to ensure adequate right-of-way (100 feet in total) for the future expansion of W. McMillan Road be preserved.
 4. The Landscape Plan included in Section VII, dated 8/22/24, shall be submitted for review and approval with the following revisions prior to final plat approval:
 - a. Work with the Irrigation District to enter an agreement to provide some type of landscaping other than gravel in the common open space area on the southern part of the property. The applicant will need to revise the landscape plan accordingly with the understanding that trees will not be allowed in the area but grass and shrubs may be allowed to be add if negotiated within an agreement with the Irrigation District.
 - b. Remove the no mow grass and add regular turf along Black Cat Road and McMillan Road.
 - c. Add grass in the barrow ditch area along Black Cat Road.

5. Prior to signature on the final plat by the City Engineer, the applicant shall submit a public access easement for the multi-use pathway along W. McMillian Road and N. Grand Lakes Way to the Planning Division for approval by City Council and subsequent recordation or unless required by ACHD.
6. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
7. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
8. The ditches to the west, south and north shall comply with the provisions for irrigation ditches, laterals, canals and/or drainage courses, as set forth in UDC 11-3A-6.
9. Pathway and adjoining fenceings and landscaping shall be constructed consistent with the standards as set forth in UDC 11-3A-7A7, 11-3A-8 and 11-3B-12C.
10. The development shall comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to driveways, easements, blocks, street buffers, and mailbox placement.
11. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family detached dwellings based on the number of bedrooms per unit.
12. All common driveways shall meet the requirements of 11-6C-2-D including a perpetual ingress/egress easement being filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.
13. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved for the proposed gathering barn and pool area prior to submittal of a building permit application. The design of the site and structures shall comply with the standards listed in UDC 11-3A-19; the design standards listed in the Architectural Standards Manual.
14. A Design Review application shall be submitted and approved for the single-family attached and townhomes. The design of the structures shall comply with the standards listed in the Architectural Standards Manual.
15. The Applicant shall have a maximum of two (2) years to obtain City Engineer's signature on a final plat in accord with UDC 11-6B-7.
16. The Applicant shall comply with all conditions of ACHD.
17. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.
18. Prior to signature on the Phase 1 Final Plat by the City Engineer, the temporary traffic signal at McMillan Road and Black Cat Road shall be installed and operational.
19. Prior to signature on the Phase 2 Final Plat by the City Engineer, the roundabout at McMillan Road and Black Cat Road shall be constructed and operational.

B. Meridian Public Works

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=362279&dbid=0&repo=MeridianCity>

C. Meridian Fire Department

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=362279&dbid=0&repo=MeridianCity>

D. Meridian Park’s Department

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=362279&dbid=0&repo=MeridianCity>

E. Irrigation Districts

1. Settler’s Irrigation District

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=362279&dbid=0&repo=MeridianCity>

F. Idaho Department of Environmental Quality (DEQ)

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=362279&dbid=0&repo=MeridianCity>

G. West Ada School District (WASD) or Other District/School

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=362279&dbid=0&repo=MeridianCity>

H. Ada County Highway District (ACHD)

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=362279&dbid=0&repo=MeridianCity>

I. Idaho Transportation Department (ITD)

See public record (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=362279&dbid=0&repo=MeridianCity>

V. FINDINGS

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

B. Preliminary Plat (UDC-6B-6)

VI. ACTION

A. Staff:

Staff recommends approval of the requested annexation, zoning and preliminary plat with the conditions noted in Section IV. per the Findings in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on October 3, 2024. At the public hearing, the Commission moved to recommend denial of the subject annexation, zoning and preliminary plat requests.

1. Summary of Commission public hearing:

- a. In favor:
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: The City received 12 written comments from the following individuals: Katey Roundy, Lisa Brittain, Shawn Freeman, Carma Wallace, Carrie Hovey, Cherri Starr, Danelle and Eric Williams, Nolan Halterman, Ritchie and Meagan Abromeit, Stephanie Mathis, Brittany and Dave Williams, Matt Calvert, Patti Phipps, Craig Block. All opposing the proposed development for the following reasons: insufficient roads, over crowded schools, in conflict with the goals of the comprehensive plan, request for higher density zoning
- e. Staff presenting application: Linda Ritter
- f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. Roadway capacity, traffic, school capacity and density
- 3. Key issue(s) of discussion by Commission:
 - a. Schools over capacity and busing is not in the best interest of the families, traffic cannot sustain the existing infrastructure, proposed density is too great for the space
- 4. Commission change(s) to Staff recommendation:
 - a. Commission recommended denial of the applications
- 5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

The Meridian City Council heard these items on December 17, 2024. At the public hearing, the Council moved to approve the subject annexation and preliminary plat requests.

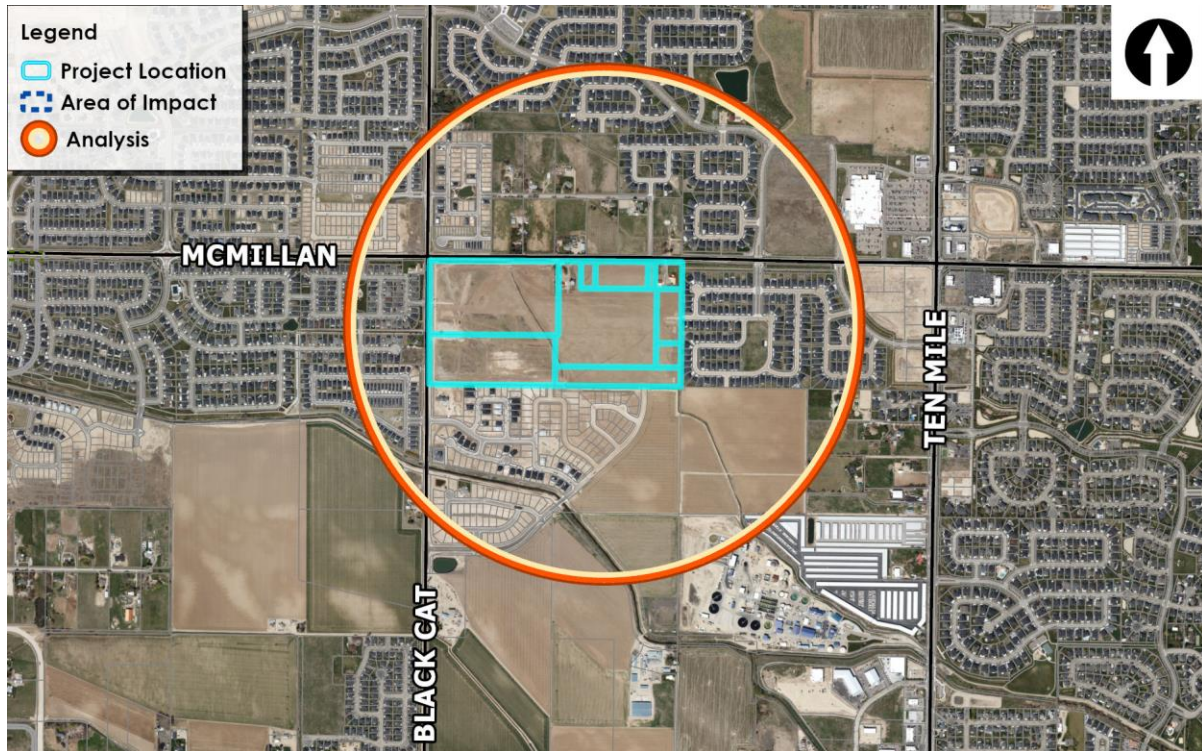
- 1. Summary of the City Council public hearing:
 - a. In favor: Matthew Adams and Sonia Daleiden representing the applicant, Mack Myers, Nampa/Meridian Irrigation District, Tony Tsang representing the property owner, Jeff Clemens representing Lennar Homes
 - b. In opposition: John Caldwell, Steven Sawyer
 - c. Commenting: John Caldwell, Steven Sawyer
 - d. Written testimony: Jeff Petry requested the application be rejected because the intersection of Black Cat Road and McMillian Road needs to be widened before the proposed subdivision project is started.
 - e. Staff presenting application: Linda Ritter
 - f. Other Staff commenting on application: Bill Parsons
- 2. Key issue(s) of public testimony:
 - a. Increased traffic on Visto Street and Grand Lake Way
- 3. Key issue(s) of discussion by City Council:
 - a. Timing of roadway improvements, traffic flow along Black Cat Road and McMillian Road
- 4. City Council change(s) to Commission recommendation:
 - a. Approved staff conditions and added additional conditions presented by the applicant.

VII. EXHIBITS

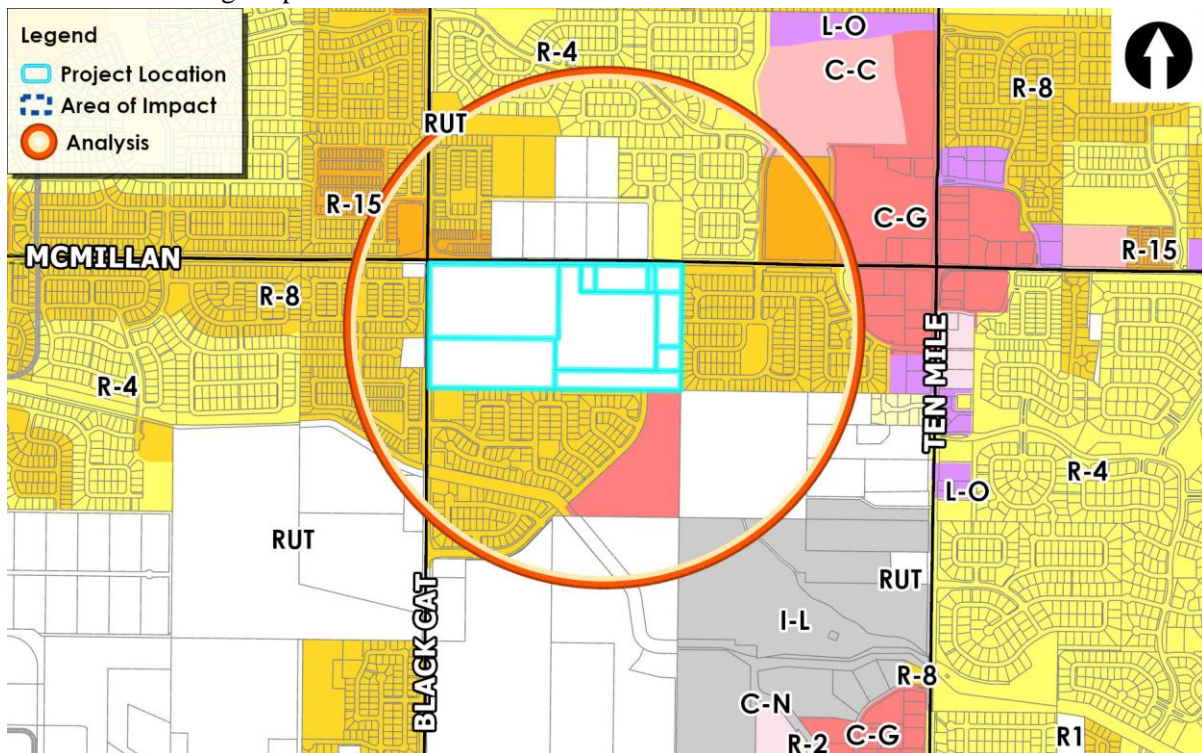
A. Project Area Maps

(link to [Project Overview](#))

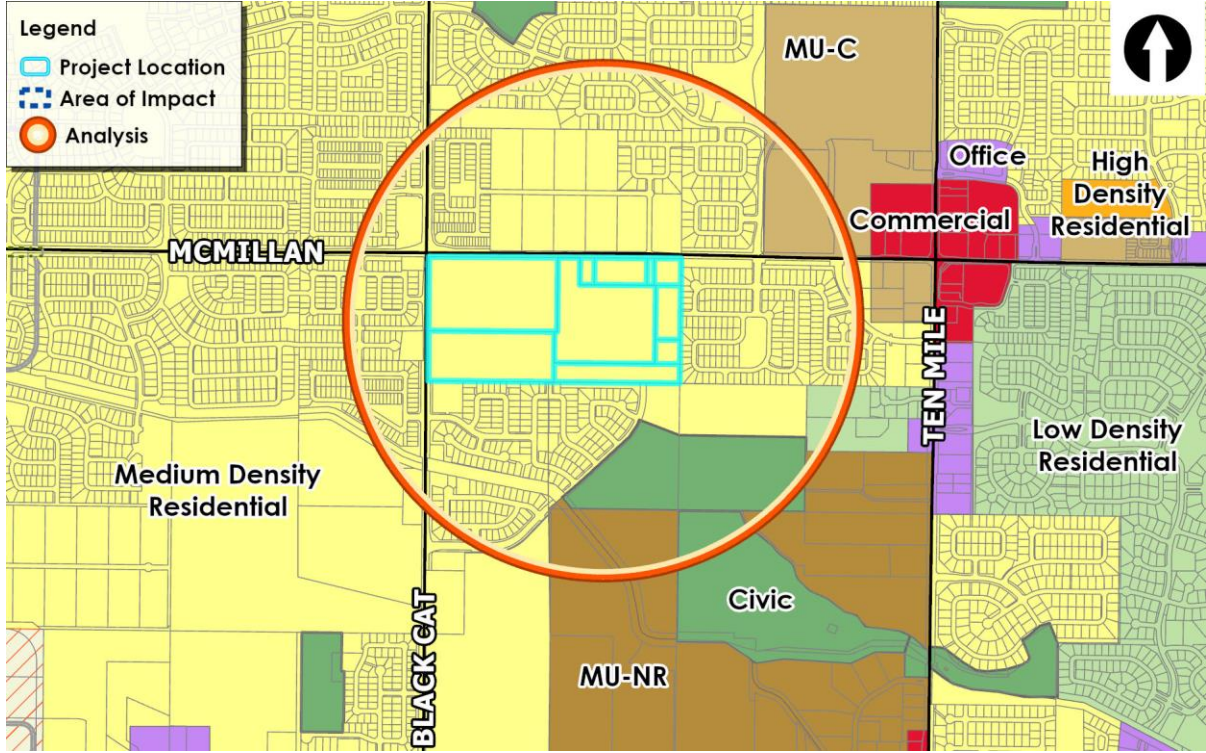
1. Aerial



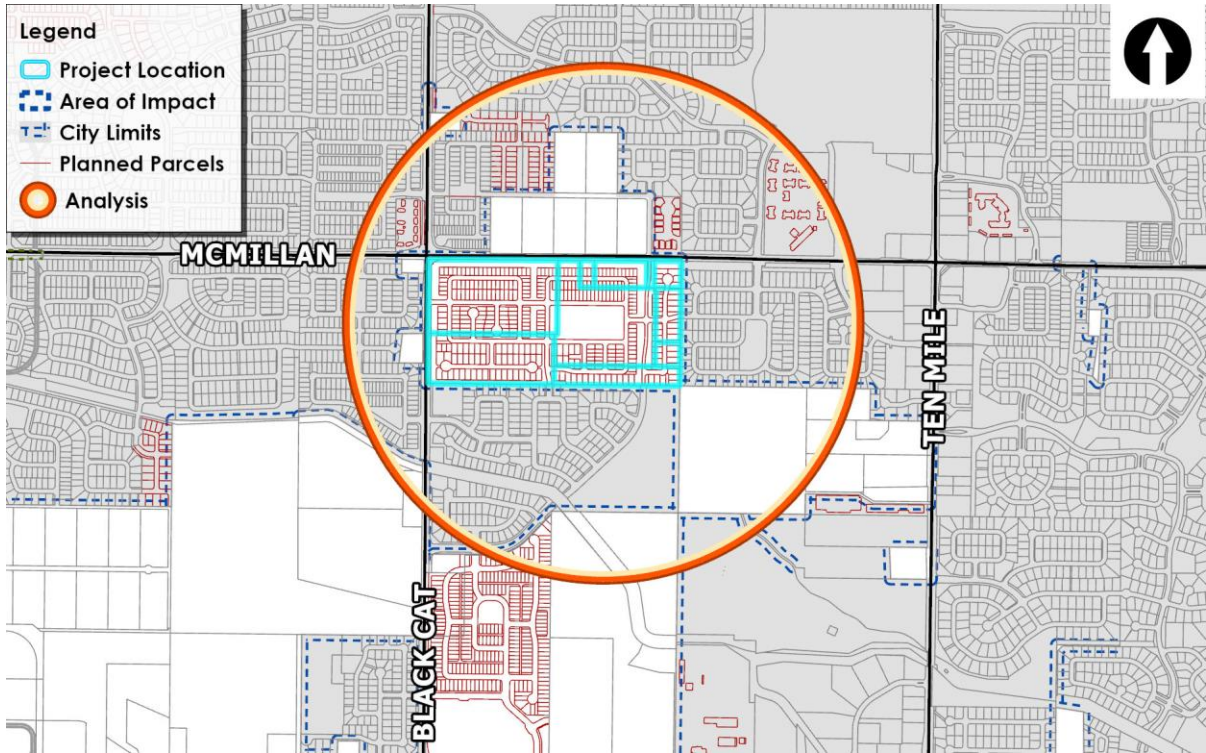
2. Zoning Map



3. Future Land Use



4. Planned Development Map



5. Map Notes

Nearby Recent Preliminary Plats (within last 5-years)

H-2019-0146 H-2020-0004 H-2020-0125 H-2021-0018 H-2021-0080 H-2022-0047 H-2022-0068
CR-2022-0006 H-2022-0074 H-2022-0087 H-2023-0016 H-2023-0026 H-2023-0035

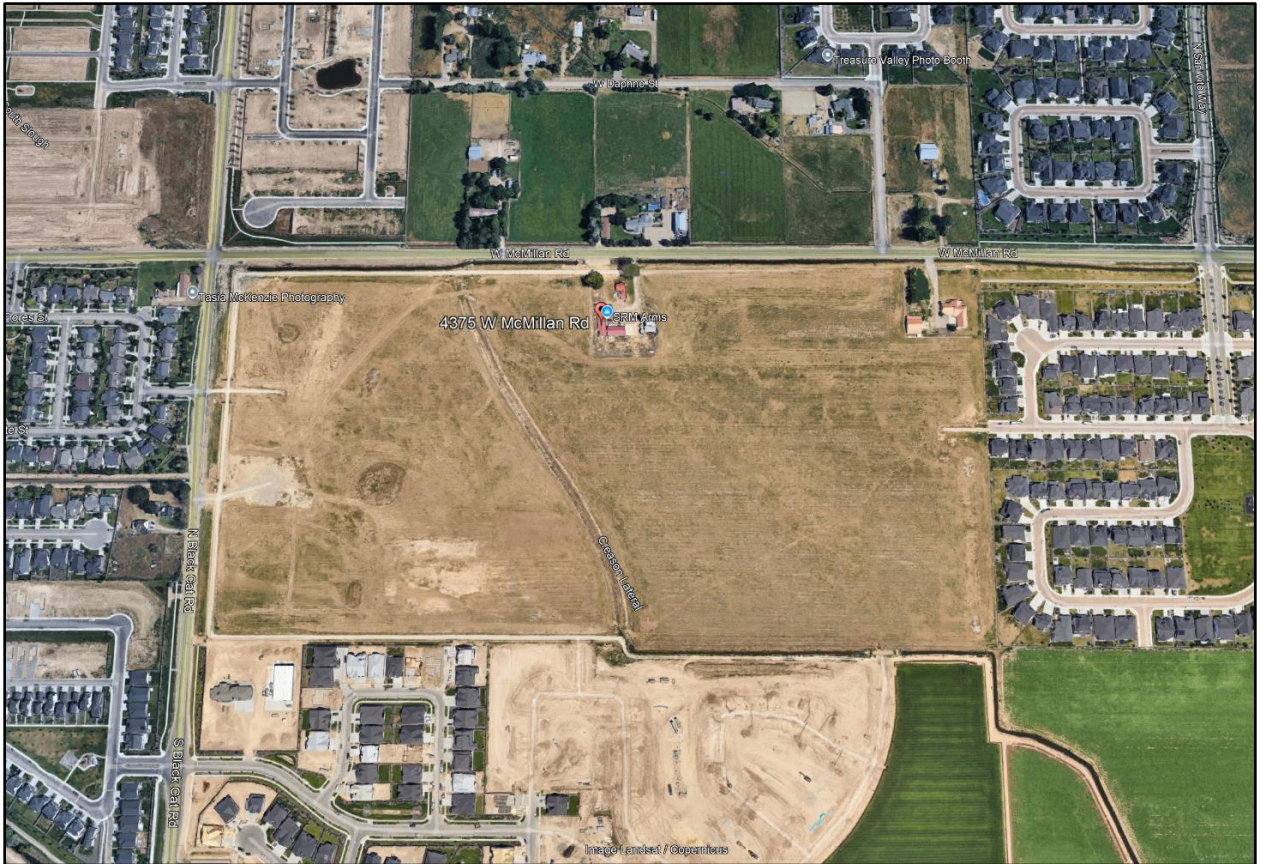
Nearby Recent Conditional Use Permits (within last 5-years)

H-2018-0018 H-2019-0074 H-2020-0032 H-2020-0017 H-2020-0018 H-2020-0101 H-2021-0056
H-2021-0088 H-2018-0088 H-2018-0004 H-2022-0006 H-2022-0025 H-2020-0047

B. Subject Site Photos







Black Cat Road



McMillan Road

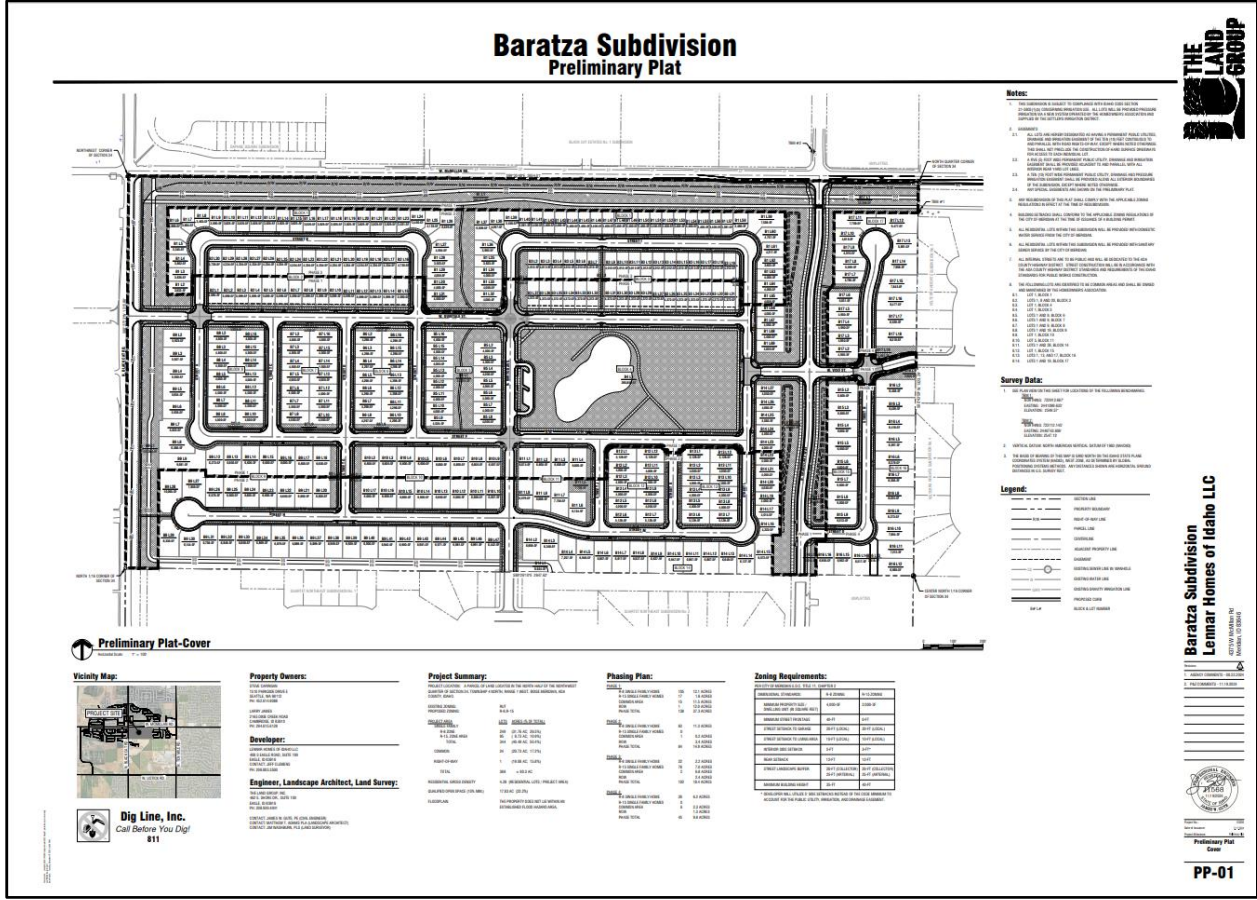
C. Service Accessibility Report

PARCEL S0434212917 SERVICE ACCESSIBILITY

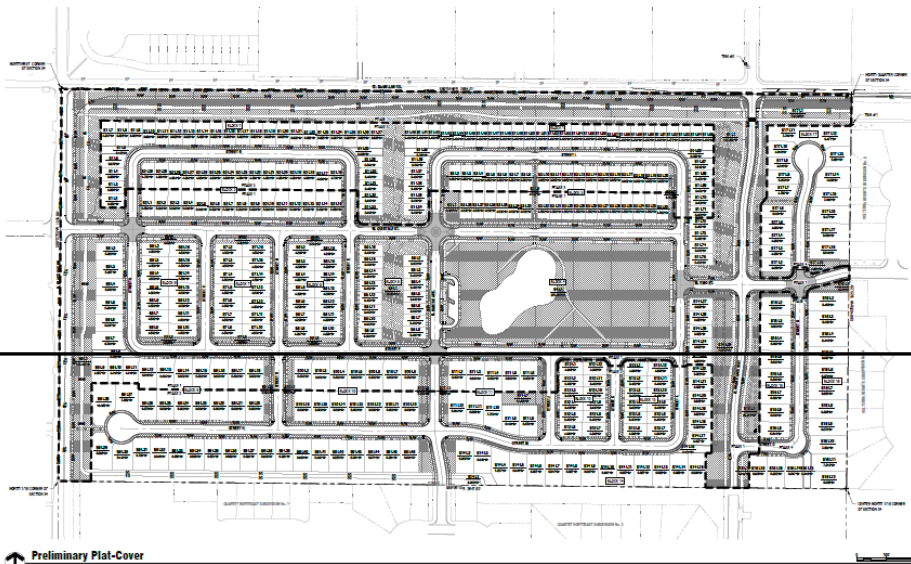
Overall Score: 12	2nd Percentile
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Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time > 9 min.	RED
Emergency Services Police	Meets response time goals some of the time	YELLOW
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS NOT in 5 yr work plan	RED
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	No park within walking distance by park type	RED

D. Preliminary Plat (date: 11/19/2024)



Baratza Subdivision Preliminary Plat

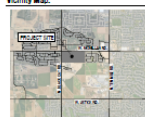


- Notes:**
1. THIS PRELIMINARY PLAT IS A PRELIMINARY STATEMENT OF THE PROPOSED SUBDIVISION AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 2. THE PROPOSED SUBDIVISION IS SUBJECT TO THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS AND THE STATE ENGINEER.
 3. THE PROPOSED SUBDIVISION IS SUBJECT TO THE EXISTING ZONING ORDINANCES AND REGULATIONS OF THE COUNTY OF BLAINE.
 4. THE PROPOSED SUBDIVISION IS SUBJECT TO THE EXISTING EASEMENTS AND ENCUMBRANCES.
 5. THE PROPOSED SUBDIVISION IS SUBJECT TO THE EXISTING UTILITIES AND SERVICES.
 6. THE PROPOSED SUBDIVISION IS SUBJECT TO THE EXISTING RECORDS AND DOCUMENTS.
 7. THE PROPOSED SUBDIVISION IS SUBJECT TO THE EXISTING SURVEY DATA.
 8. THE PROPOSED SUBDIVISION IS SUBJECT TO THE EXISTING LEGAL DESCRIPTIONS.
 9. THE PROPOSED SUBDIVISION IS SUBJECT TO THE EXISTING DEEDS AND INSTRUMENTS.
 10. THE PROPOSED SUBDIVISION IS SUBJECT TO THE EXISTING RECORDS AND DOCUMENTS.

- Survey Data:**
- 1. THE SURVEY DATA IS BASED ON THE EXISTING RECORDS AND DOCUMENTS.
 - 2. THE SURVEY DATA IS BASED ON THE EXISTING SURVEY DATA.
 - 3. THE SURVEY DATA IS BASED ON THE EXISTING LEGAL DESCRIPTIONS.
 - 4. THE SURVEY DATA IS BASED ON THE EXISTING DEEDS AND INSTRUMENTS.
 - 5. THE SURVEY DATA IS BASED ON THE EXISTING RECORDS AND DOCUMENTS.

- Legend:**
- 1. LOT
 - 2. ROAD
 - 3. EASEMENT
 - 4. ENCUMBRANCE
 - 5. UTILITY
 - 6. SERVICE LINE
 - 7. PROPERTY LINE
 - 8. SURVEY POINT
 - 9. BOUNDARY
 - 10. CORNER
 - 11. AREA
 - 12. PERCENT
 - 13. FEET
 - 14. METERS
 - 15. ACRES
 - 16. SQUARE FEET
 - 17. CUBIC FEET
 - 18. GALLONS
 - 19. POUNDS
 - 20. TONS
 - 21. HOURS
 - 22. MINUTES
 - 23. SECONDS
 - 24. DEGREES
 - 25. RADIANS
 - 26. PERCENTS
 - 27. DECIMALS
 - 28. FRACTIONS
 - 29. MIXED NUMBERS
 - 30. COMPOUND UNITS
 - 31. DIMENSIONS
 - 32. COORDINATES
 - 33. ANGLES
 - 34. DISTANCES
 - 35. VOLUMES
 - 36. WEIGHTS
 - 37. TEMPERATURES
 - 38. PRESSURES
 - 39. SPEEDS
 - 40. ACCELERATIONS
 - 41. FREQUENCIES
 - 42. PERIODS
 - 43. PHASES
 - 44. CYCLES
 - 45. WAVELLENGTHS
 - 46. AMPLITUDES
 - 47. VELOCITIES
 - 48. ACCELERATIONS
 - 49. FREQUENCIES
 - 50. PERIODS

Preliminary Plat-Cover



Property Owners:

1. [Name]

2. [Name]

3. [Name]

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Project Summary:

1. [Text]

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Phasing Plan:

Phase	Area	Acres	Units
1	Phase 1	1.2	12
2	Phase 2	1.5	15
3	Phase 3	1.8	18
4	Phase 4	2.0	20
5	Phase 5	0.5	5

Zoning Requirements:

Requirement	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
Minimum Lot Area	1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft	1,000 sq ft
Minimum Front Setback	5 ft	5 ft	5 ft	5 ft	5 ft
Minimum Side Setback	5 ft	5 ft	5 ft	5 ft	5 ft
Minimum Rear Setback	5 ft	5 ft	5 ft	5 ft	5 ft
Maximum Height	10 ft	10 ft	10 ft	10 ft	10 ft
Maximum Coverage	30%	30%	30%	30%	30%
Maximum Density	10 units/acre	10 units/acre	10 units/acre	10 units/acre	10 units/acre

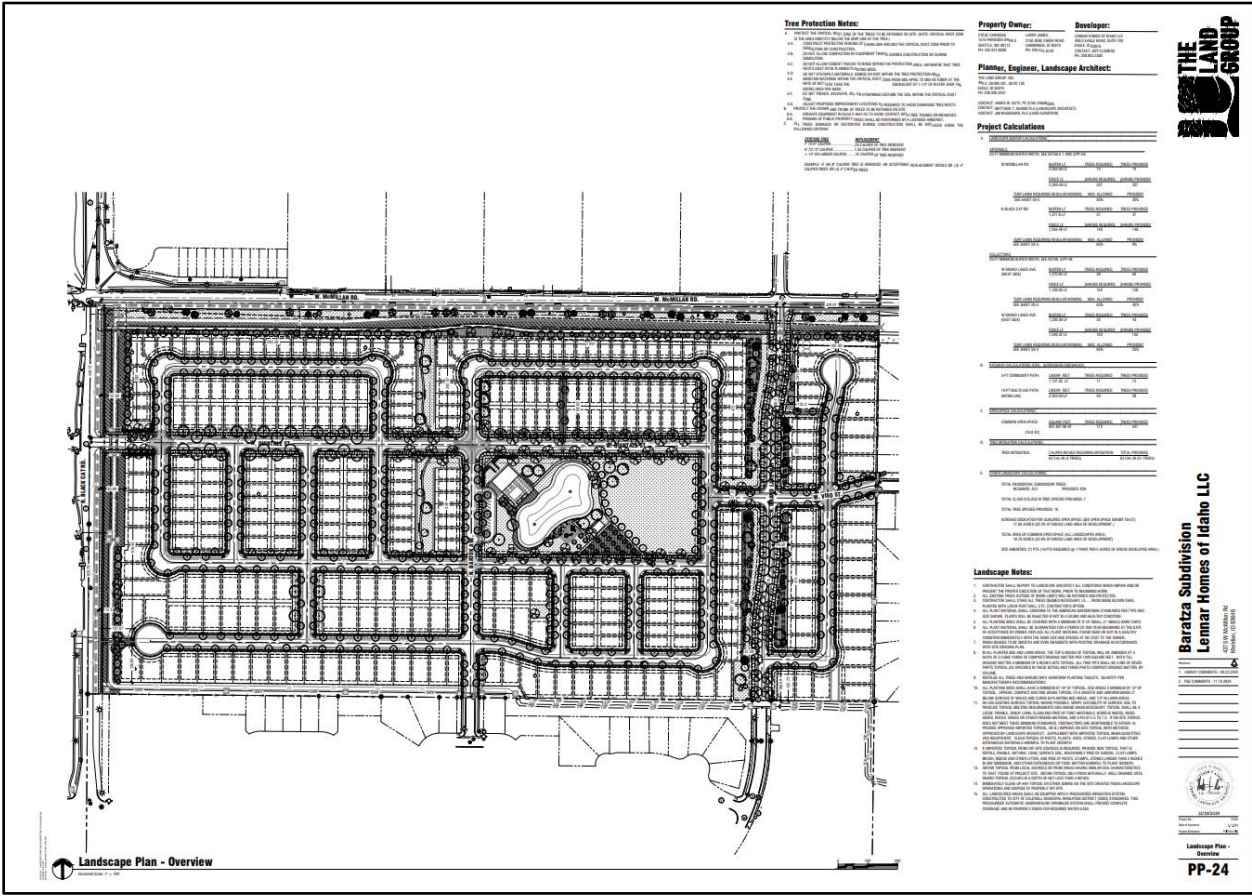
Dig Line, Inc.
Call Before You Dig!
811

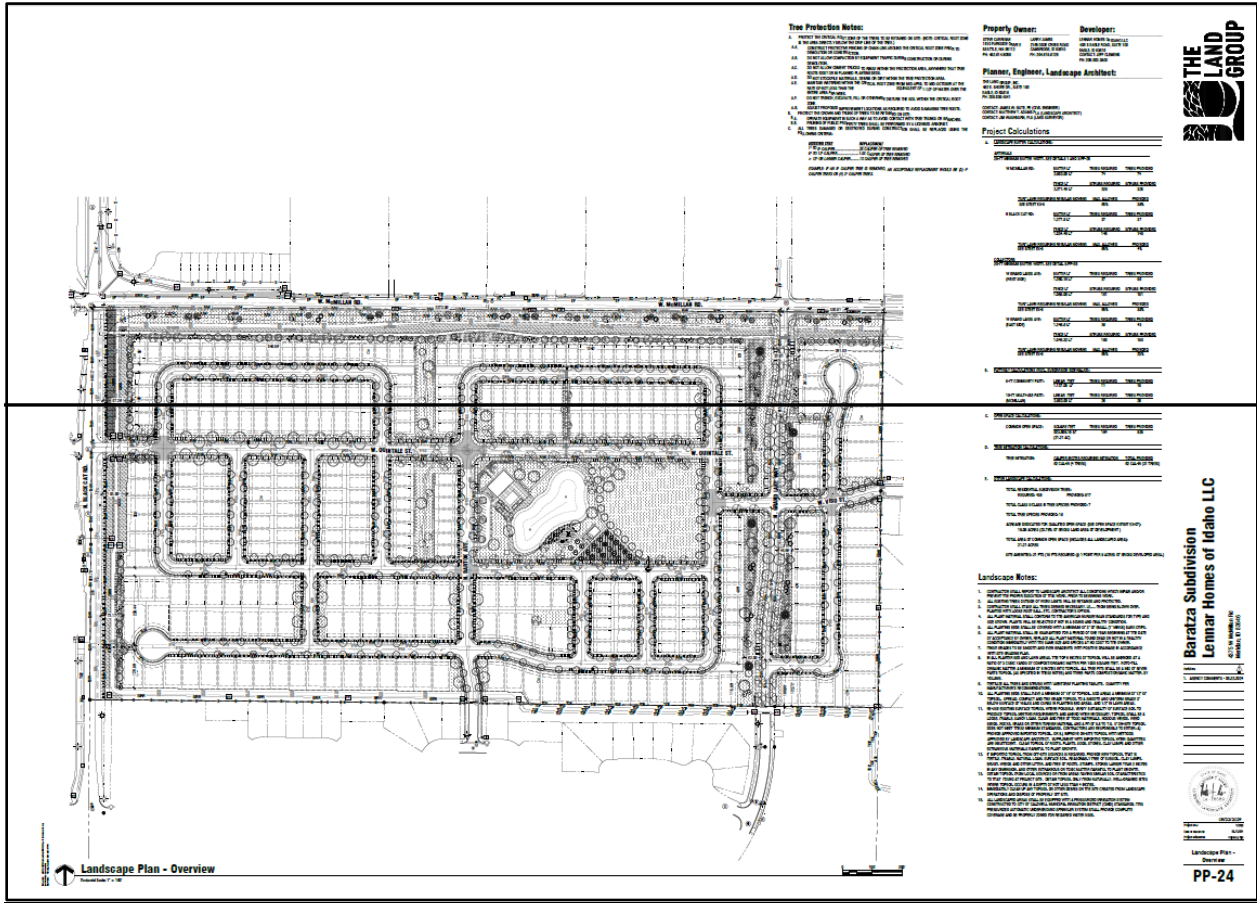
Baratza Subdivision
Lemnar Homes of Idaho LLC
PP-01



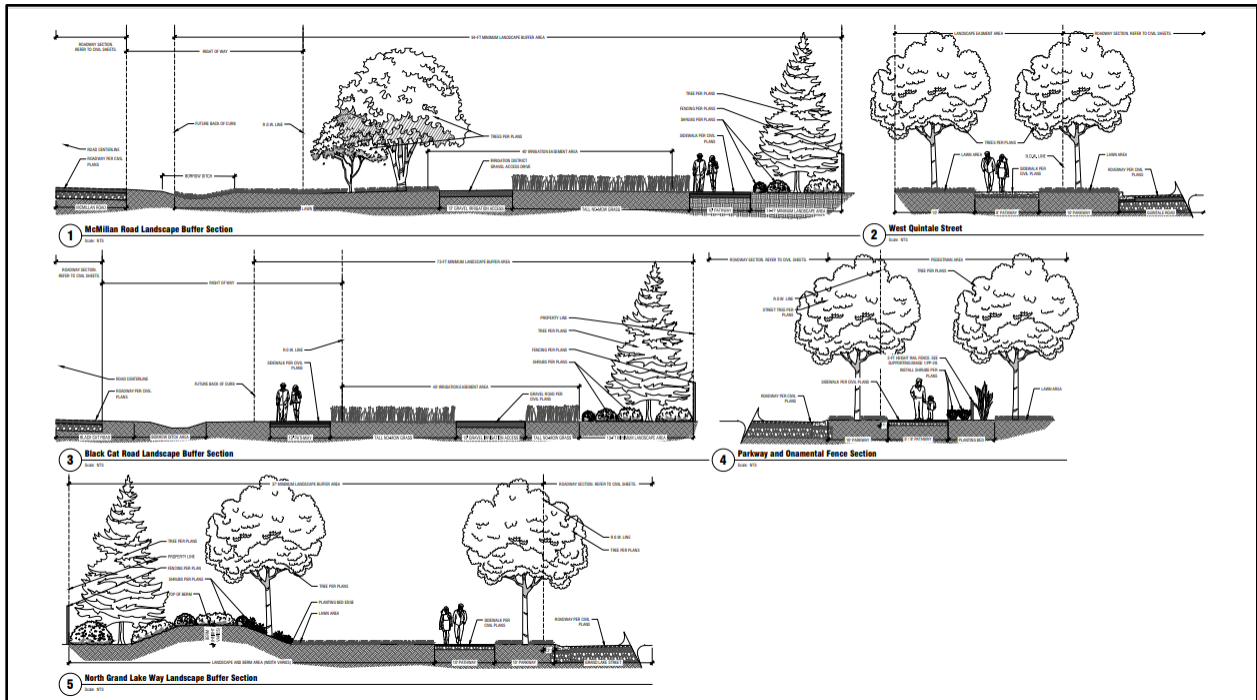
FIGURE 3: Phasing Plan

E. Landscape Plan (date: 11/19/2024)

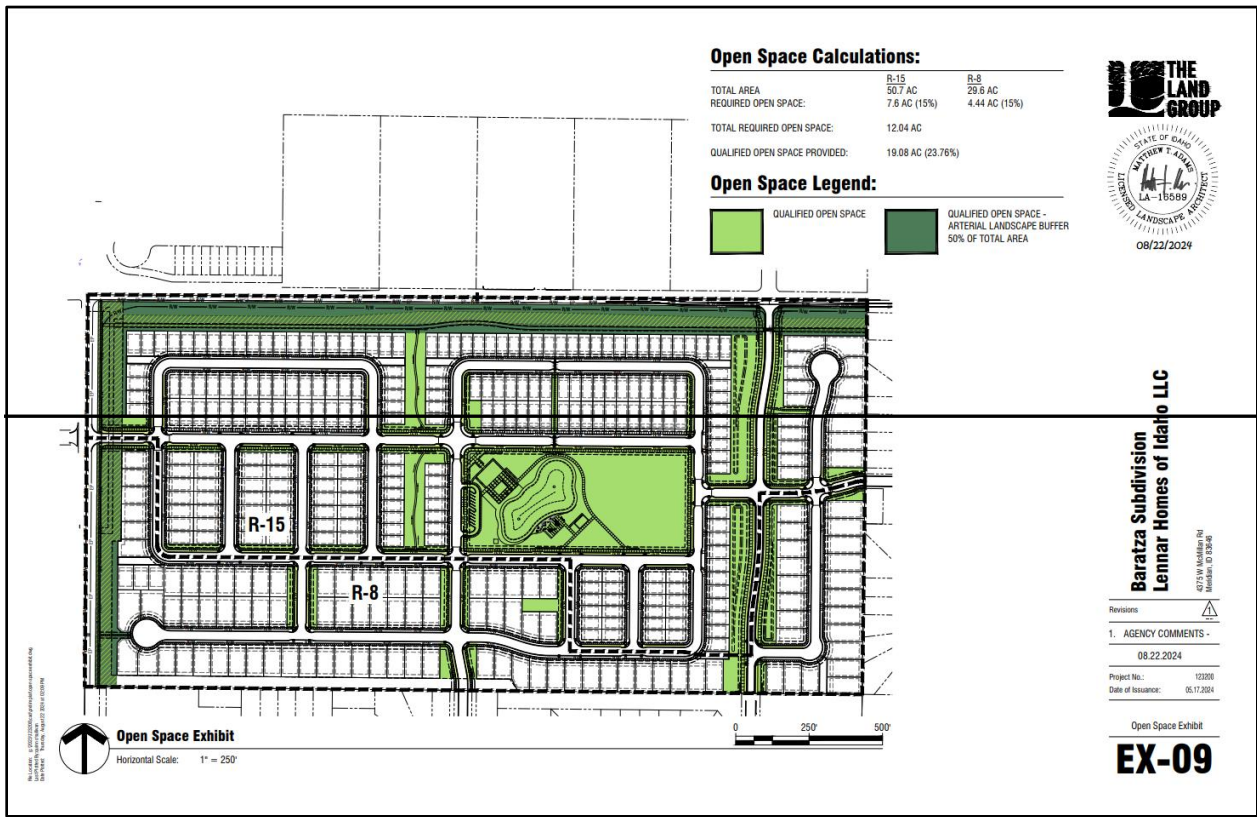
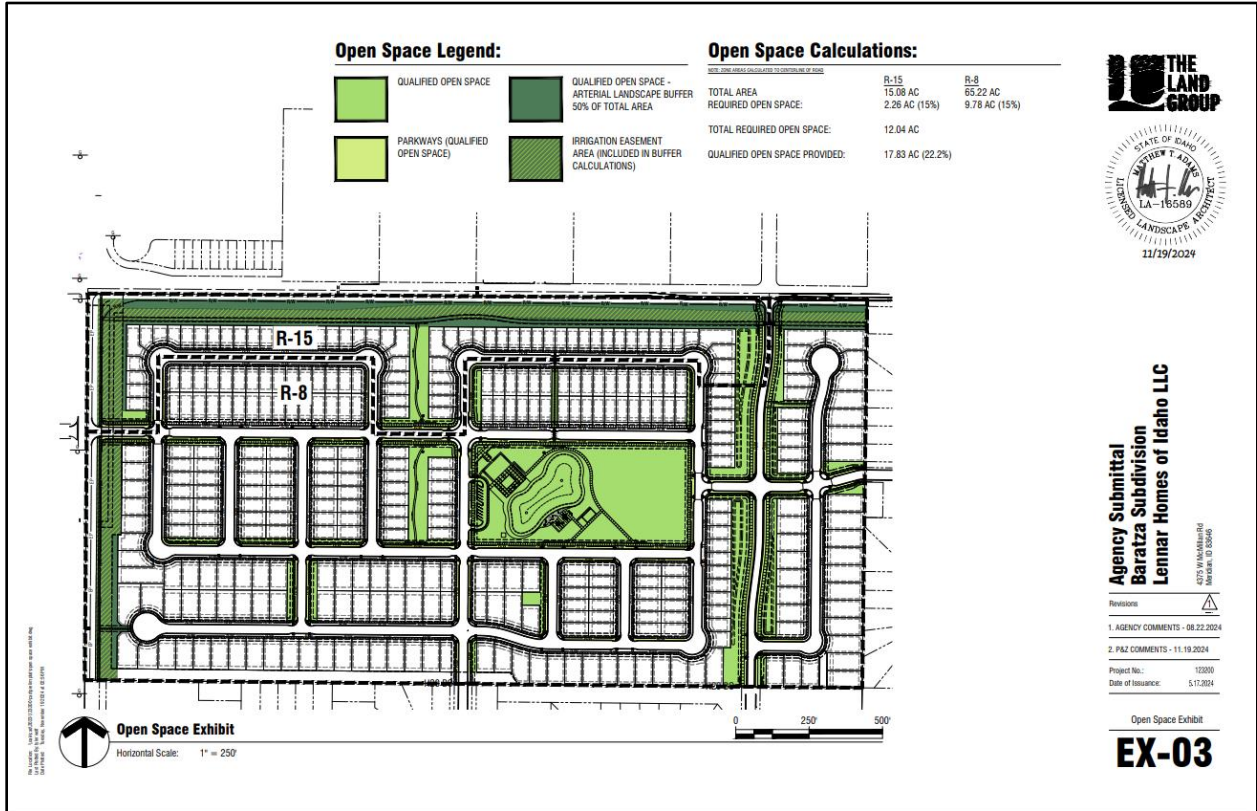




F. Landscape Buffer Detail (date: 5/17/2024)



G. Qualified Open Space Exhibit (date: 11/19/2024)



H. Amenities Exhibit (date: 5/17/2024)

1 3-ft High Split Rail Fence (Supporting Imagery)
10.000.000

2 Irrigation Pond (Supporting Imagery)
10.000.000

3 Community Orchard (Supporting Imagery)
10.000.000

4 Playhouse - Ages 2 to 8 (Supporting Imagery)
10.000.000

5 Play Tower - Ages 5 to 12 (Supporting Imagery)
10.000.000

6 Balance Log - Reclaimed from Site (Supporting Imagery)
10.000.000

7 Large Log Seat - Reclaimed from Site (Supporting Imagery)
10.000.000

8 Tree Stump Seat - Reclaimed from Site (Supporting Imagery)
10.000.000

9 Shade Structure (Supporting Imagery)
10.000.000

10 5-ft High Open Style Metal Fence (Supporting Imagery)
10.000.000

11 5-ft High Solid Vinyl Fence (Supporting Imagery)
10.000.000

Baratz Subdivision
Lennar Homes of Idaho LLC
4375 W. Anderson Rd. Meridian, ID 83450

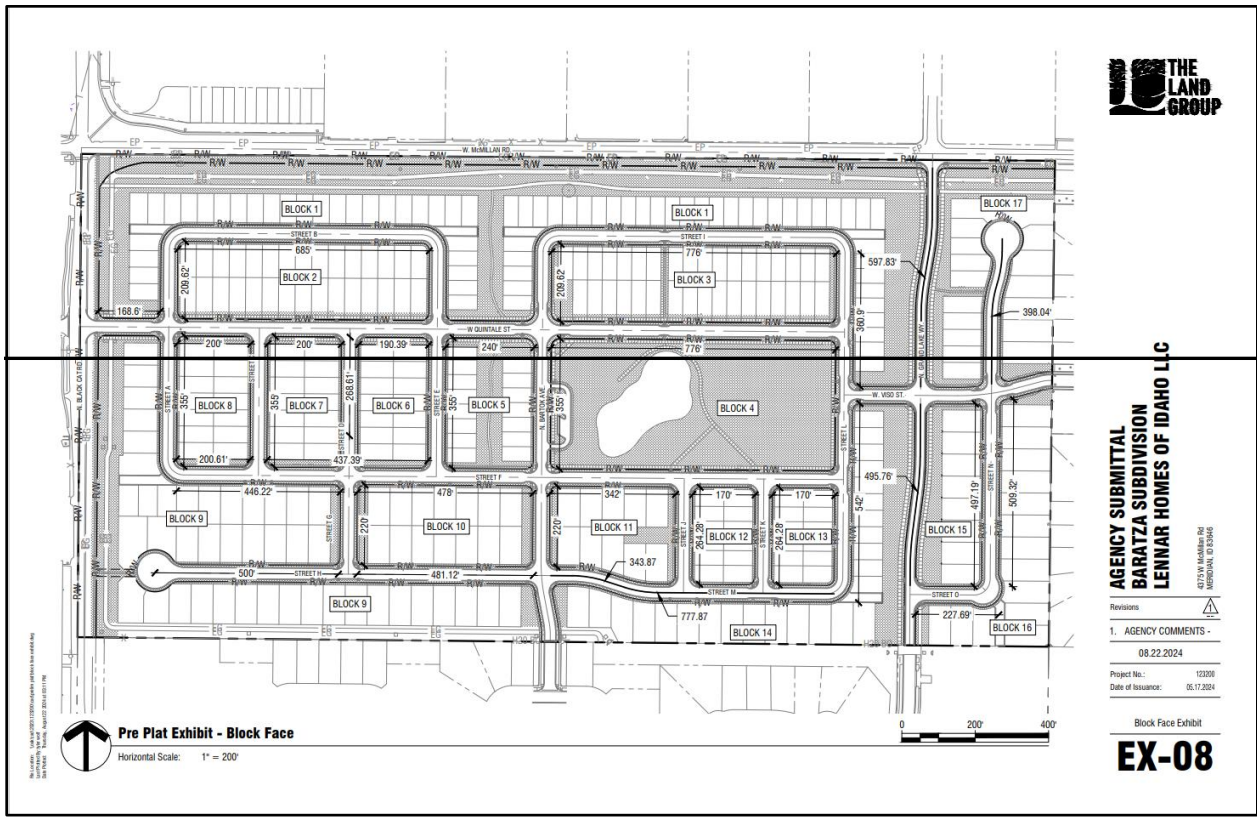
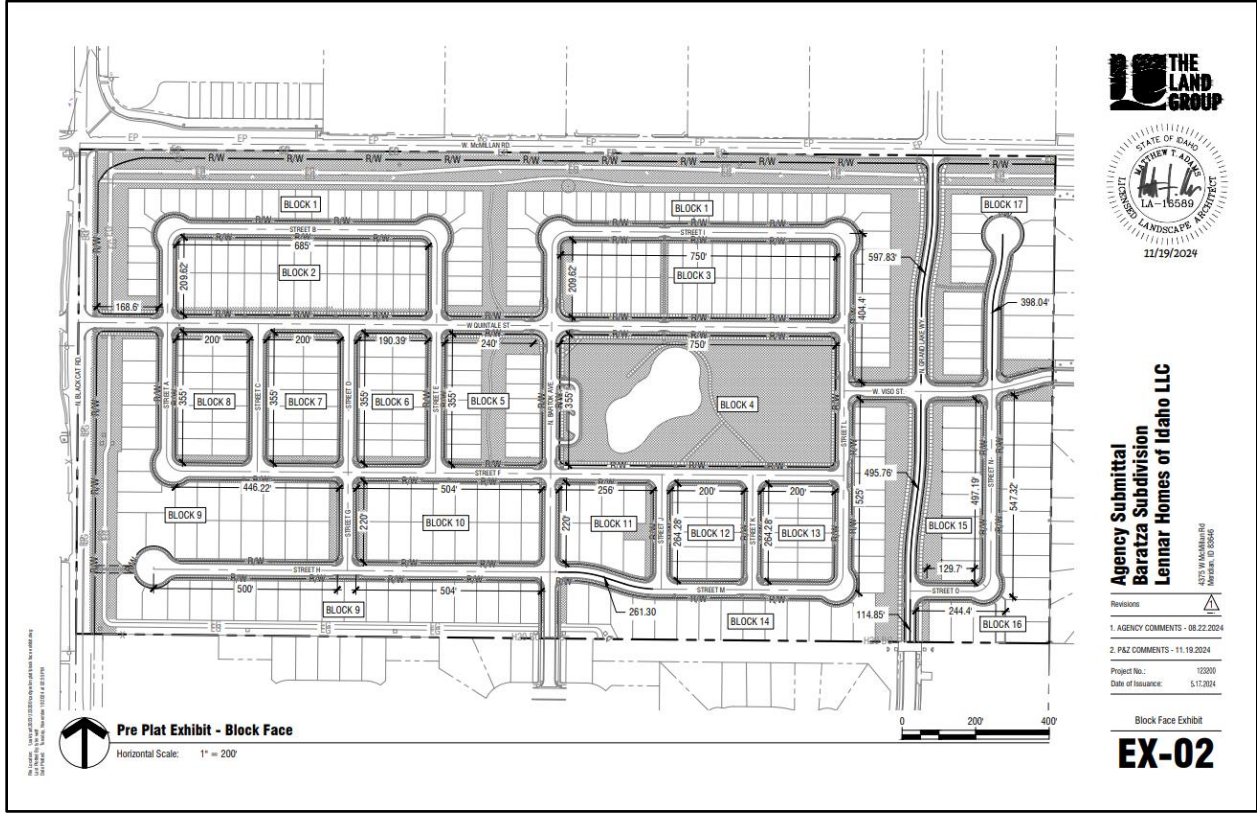
Matthew C. DeFoor, P.E.
PP-28

6 Picnic Table (Supporting Imagery)
10.000.000

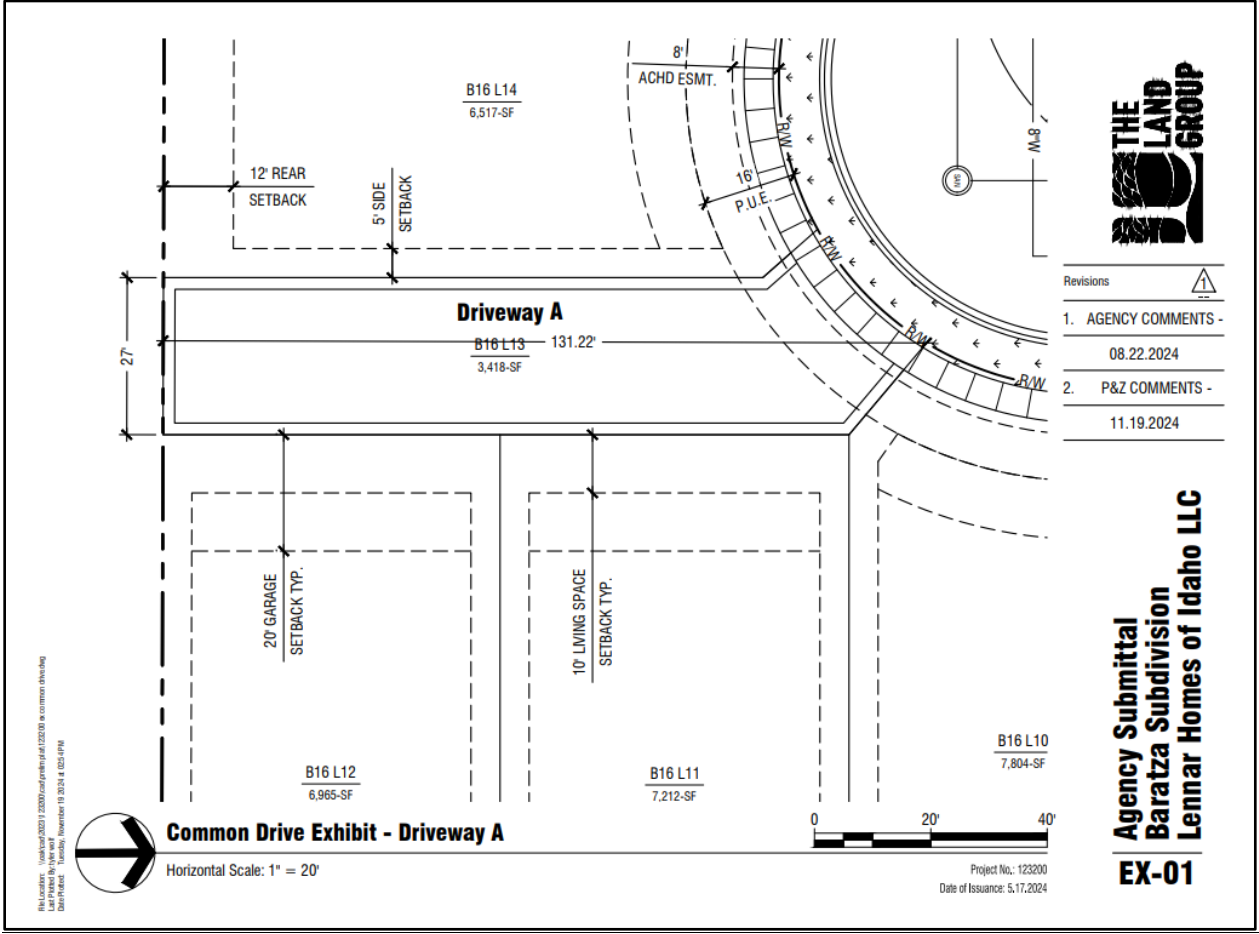
7 Bench (Supporting Imagery)
10.000.000

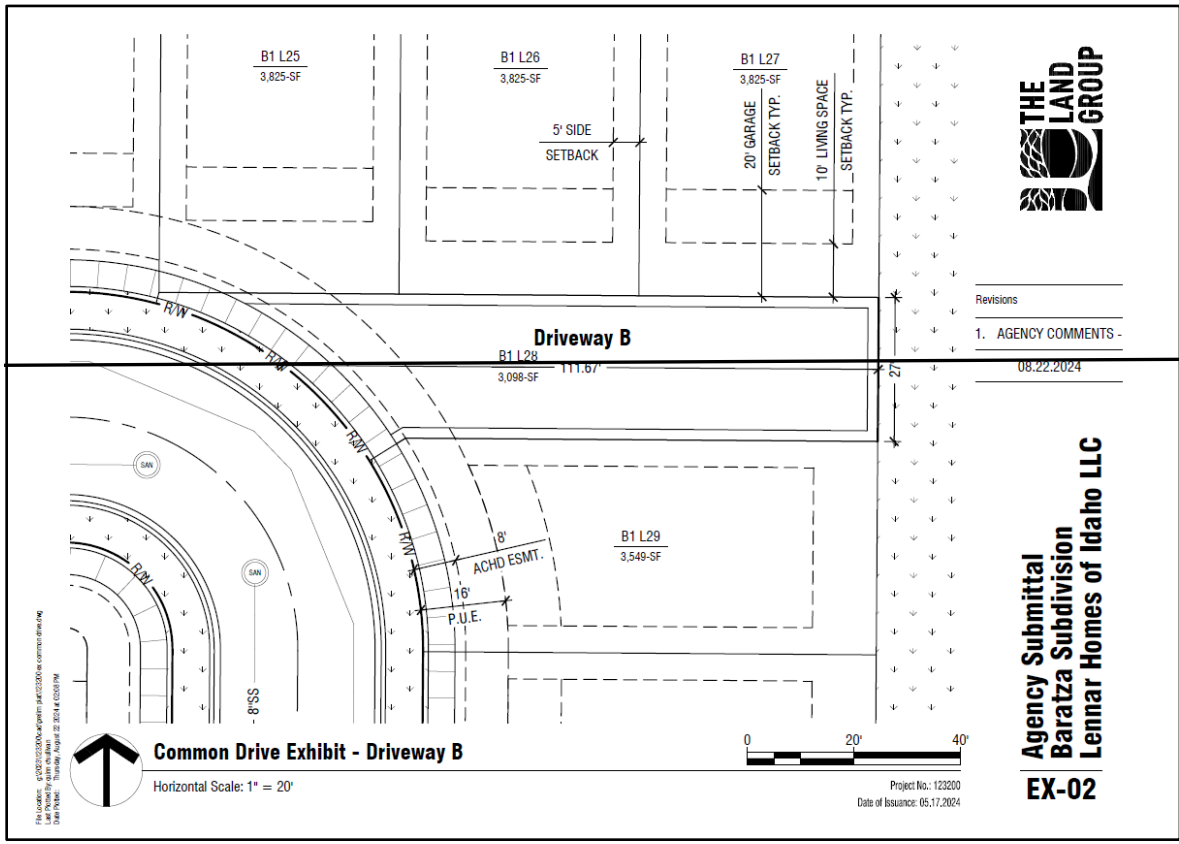
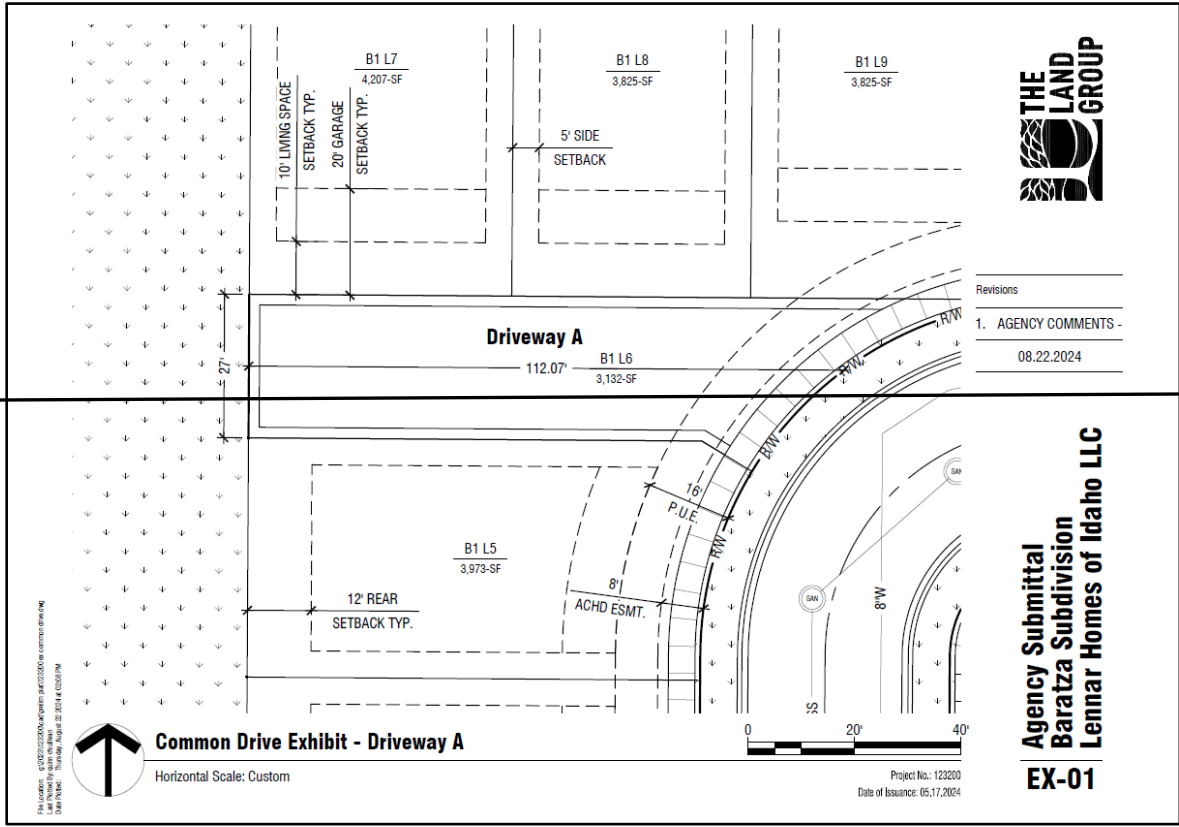
8 Bike Repair Station (Supporting Imagery)
10.000.000

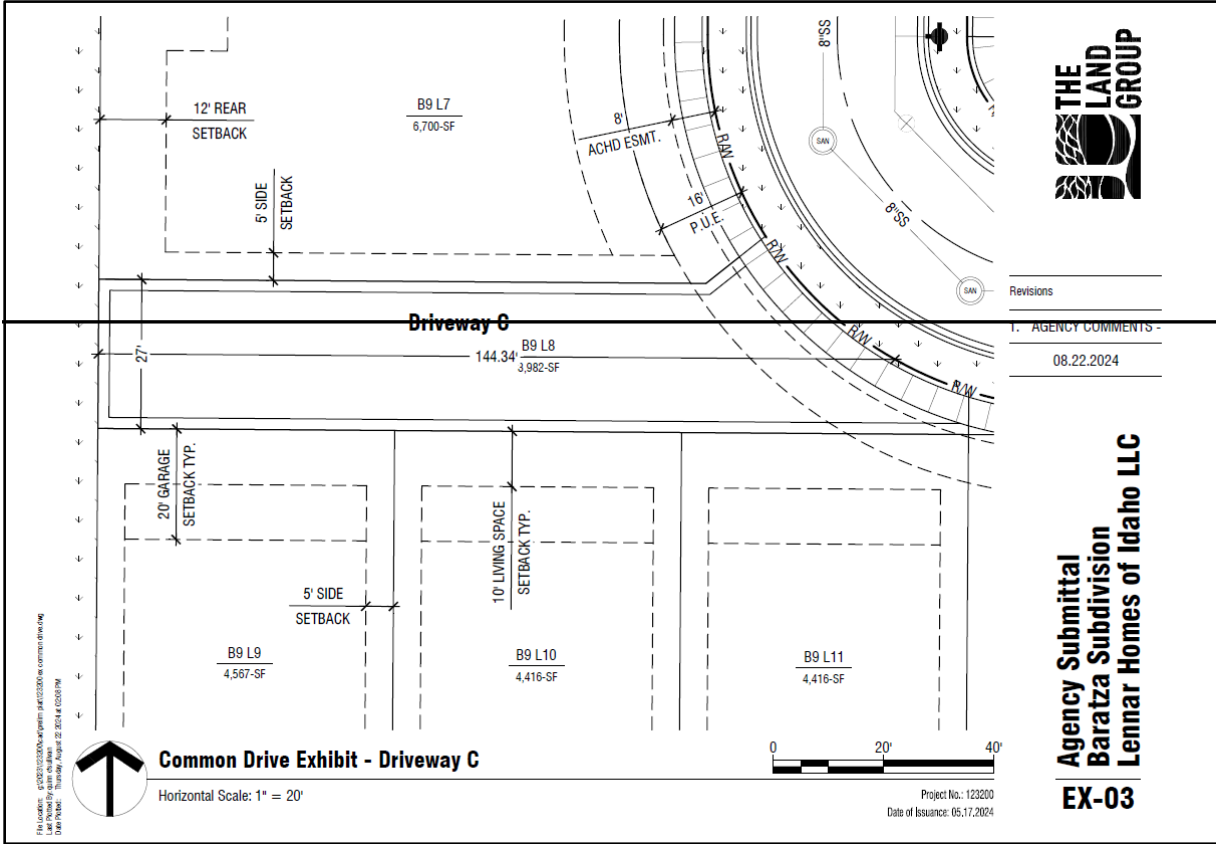
I. Block Face Exhibit (date: 5/17/2024)



J. Common Drive (date: 5/17/2024)



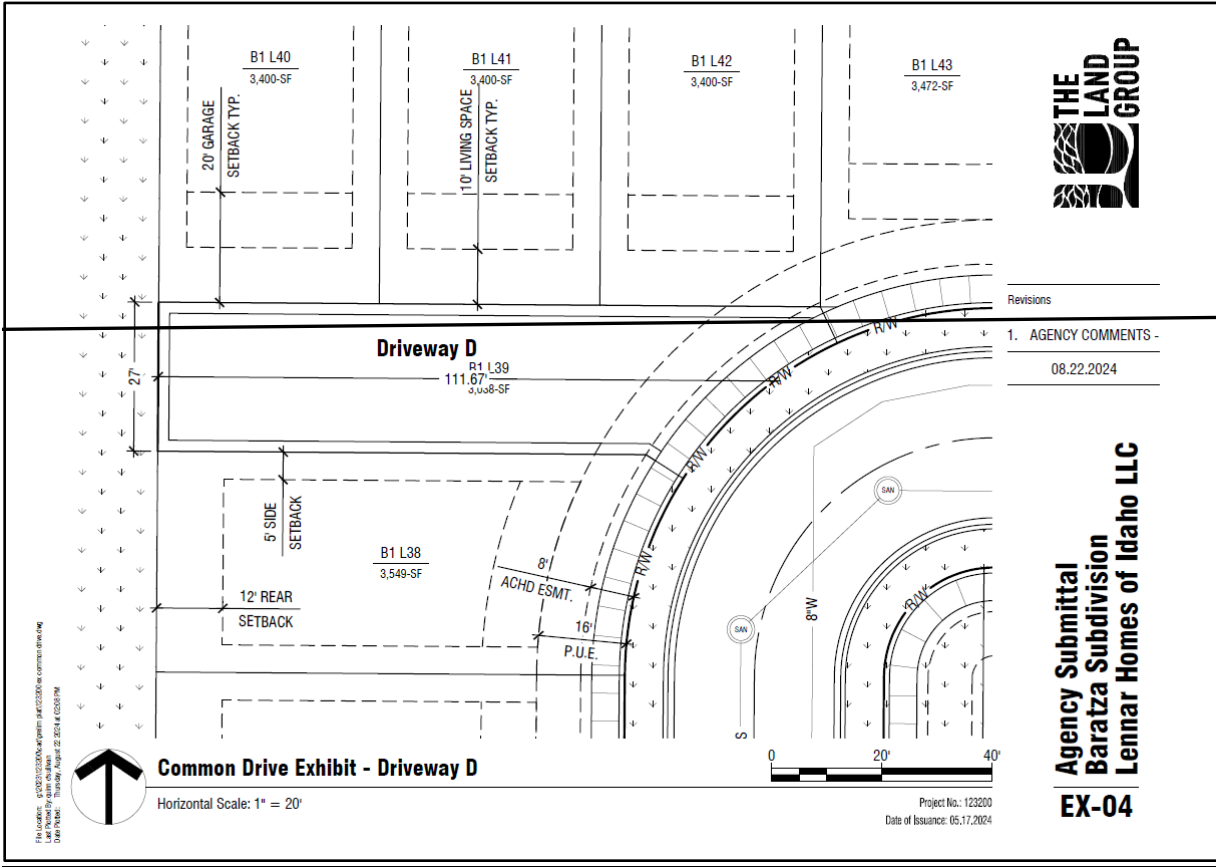




Revisions

1. AGENCY COMMENTS - 08.22.2024

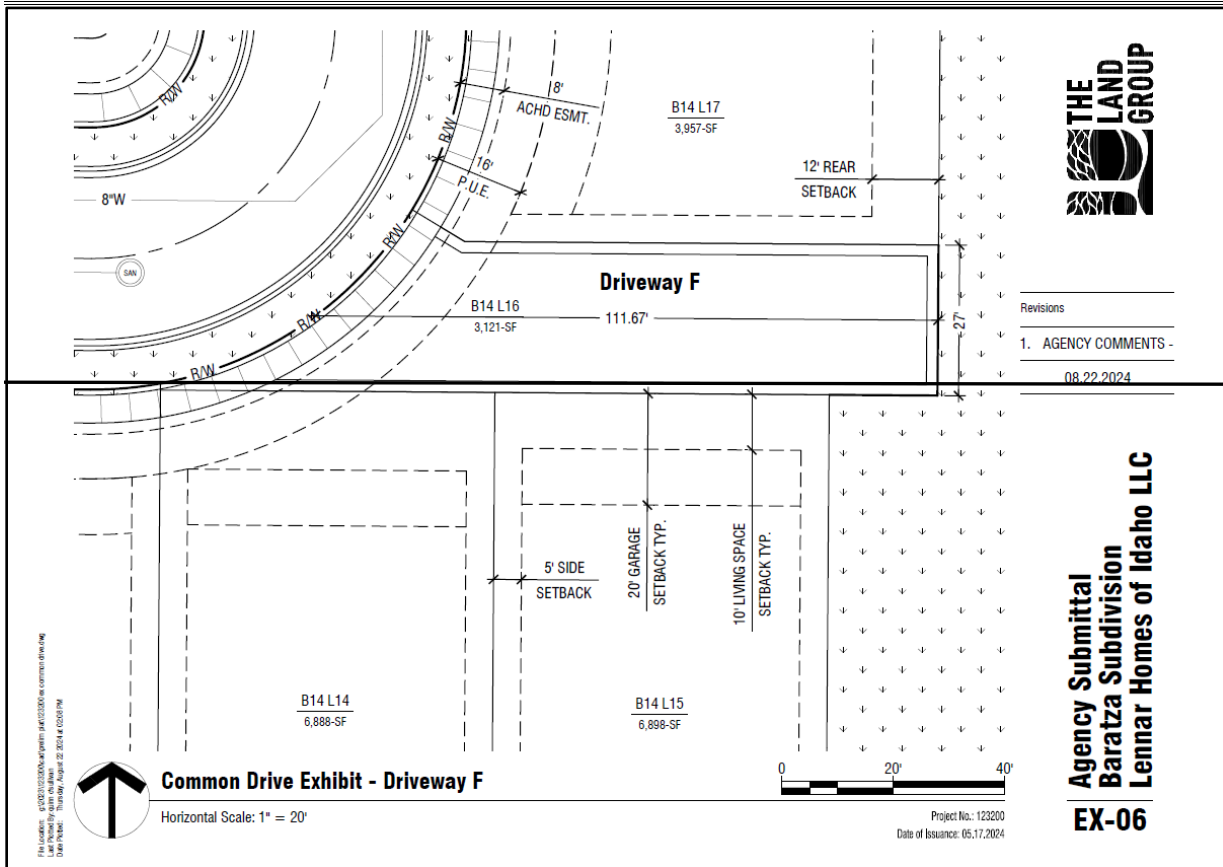
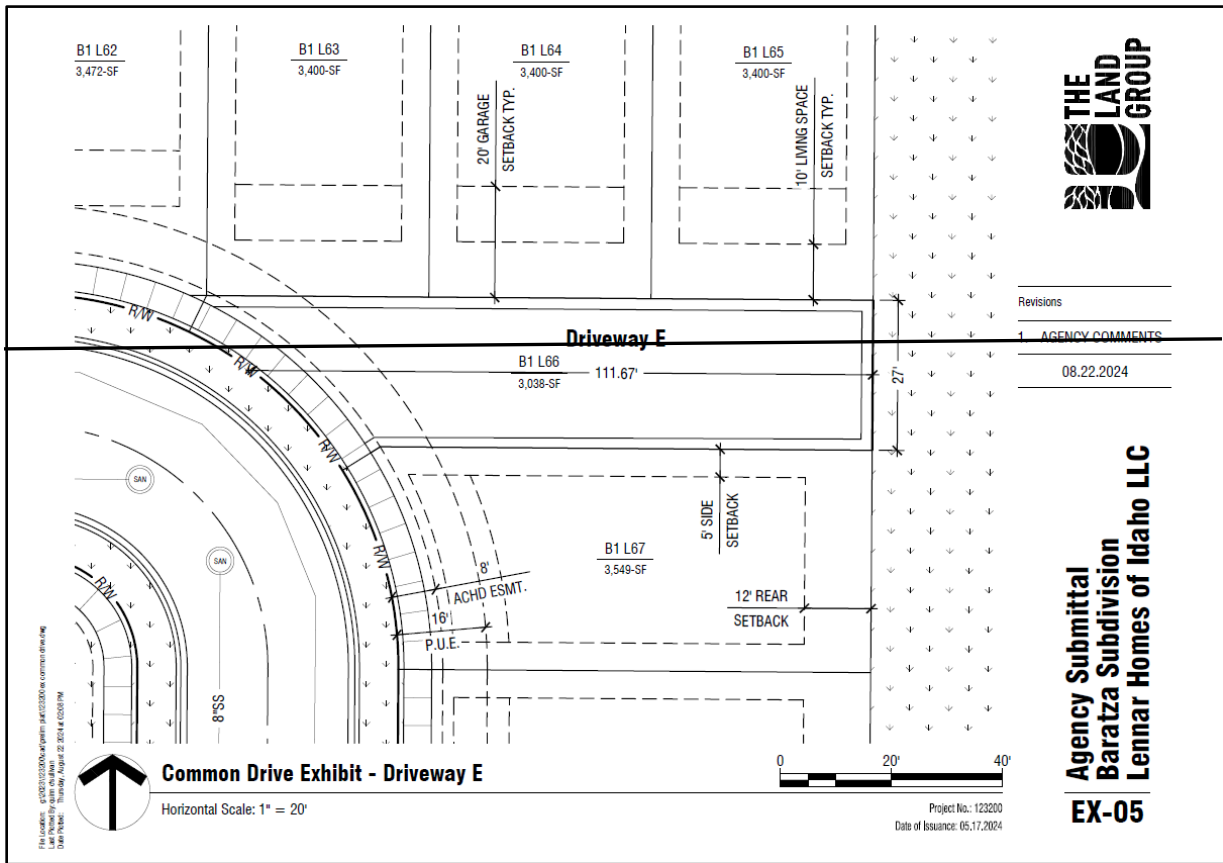
Agency Submittal
Baratza Subdivision
Lennar Homes of Idaho LLC
EX-03

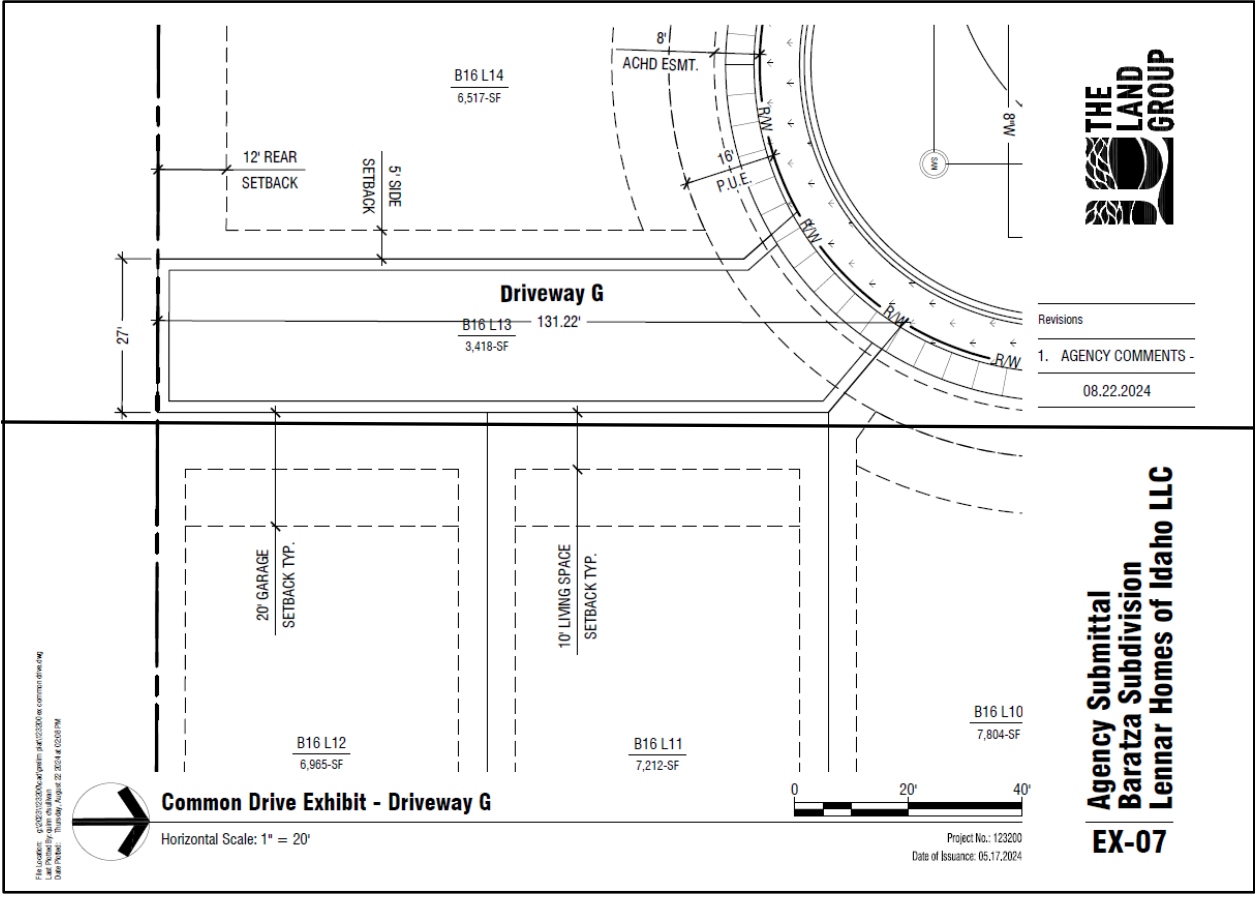


Revisions

1. AGENCY COMMENTS - 08.22.2024

Agency Submittal
Baratza Subdivision
Lennar Homes of Idaho LLC
EX-04





K. Building Elevations (date: 5/20/2024)

Traditional



Farmhouse



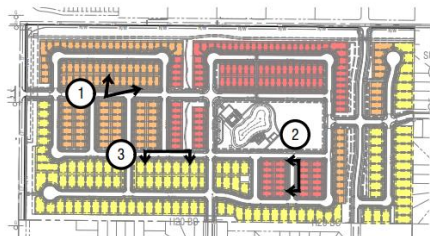
Farmhouse



Farmhouse



Next Generation Farmhouse



Housing Type Exhibit
Horizontal Scale: 1" = 500'

- Legend:**
- 40-FT WIDE LOTS
 - 45-FT WIDE LOTS
 - 60-FT WIDE LOTS



PREPARED BY: BARATZA SUBDIVISION LLENNAR HOMES OF IDAHO LLC
 DRAWING NO.: 2024-01-001
 DATE: 11/19/2024



Agency Submittal
Baratza Subdivision
Lennar Homes of Idaho LLC

Revisions

1. AGENCY COMMENTS - 08.22.2024
2. PAZ COMMENTS - 11.19.2024
Project No.: 12208
Date of Issuance: 11.17.2024

Housing Type Exhibit
EX-06

L. Annexation Legal Description & Exhibit Map (date: 11/19/2024)



LEGAL DESCRIPTION

Page 1 of 1

November 14, 2024
Project No.: 123200

EXHIBIT A

**BARATZA SUBDIVISION
R15 REZONE DESCRIPTION**

A parcel of land located in the North Half of the Northwest Quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 34 of said Township 4 North, Range 1 West, said point being the POINT OF BEGINNING;

Thence South 89° 35' 48" East, a distance of 2320.57 feet on the North line of said Section 34;
Thence South 00° 24' 12" West, a distance of 163.12 feet to a point of curve;
Thence 81.40 feet on the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 09° 19' 38", whose chord bears South 05° 04' 01" West, a distance of 81.31 feet;
Thence South 09° 43' 50" West, a distance of 53.55 feet;
Thence North 89° 35' 48" West, a distance of 221.57 feet;
Thence North 00° 24' 12" East, a distance of 83.50 feet;
Thence North 89° 35' 48" West, a distance of 797.00 feet;
Thence South 00° 24' 12" West, a distance of 256.62 feet;
Thence North 89° 35' 48" West, a distance of 313.00 feet;
Thence North 00° 24' 12" East, a distance of 256.62 feet;
Thence North 89° 35' 48" West, a distance of 732.00 feet;
Thence South 00° 24' 12" West, a distance of 256.62 feet;
Thence North 89° 35' 48" West, a distance of 242.14 feet to a point on the West line of said Section 34;
Thence North 00° 27' 23" East, a distance of 470.12 feet on said West Section Line to the POINT OF BEGINNING.

The above described parcel contains 15.08 acres more or less.

PREPARED BY:
The Land Group, Inc.

James R. Washburn





LEGAL DESCRIPTION

Page 1 of 1

November 14, 2024
Project No.: 123200

EXHIBIT A

**BARATZA SUBDIVISION
R8 REZONE DESCRIPTION**

A parcel of land located in the North Half of the Northwest Quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 34 of said Township 4 North, Range 1 West; Thence South 00° 27' 23" West, for a distance of 1315.86 feet on the West line of said Section 34 to the North 1/16th Corner common to Sections 34 and 33 of said Township 4 North, Range 1 West, said point being the POINT OF BEGINNING;

- Thence North 00° 27' 23" East, a distance of 845.74 feet on said West line of Section 34;
- Thence South 89° 35' 48" East, a distance of 242.14 feet;
- Thence North 00° 24' 12" East, a distance of 256.62 feet;
- Thence South 89° 35' 48" East, a distance of 732.00 feet;
- Thence South 00° 24' 12" West, a distance of 256.62 feet;
- Thence South 89° 35' 48" East, a distance of 313.00 feet;
- Thence North 00° 24' 12" East, a distance of 256.62 feet;
- Thence South 89° 35' 48" East, a distance of 797.00 feet;
- Thence South 00° 24' 12" West, a distance of 83.50 feet;
- Thence South 89° 35' 48" East, a distance of 221.57 feet;
- Thence North 09° 43' 50" East, a distance of 53.55 feet to a point of curvature;
- Thence 81.40 feet on the arc of a curve to the left, a distance of having a radius of 500.00 feet, a distance of a central angle of 09° 19' 38", a distance of and whose chord bears North 05° 04' 01" East, a distance of 81.31 feet;
- Thence North 00° 24' 12" East, a distance of 163.12 feet to a point on the North line of said Section 34;
- Thence South 89° 35' 48" East, a distance of 333.44 feet on the North Section Line to the North One Quarter Corner of said Section 34;
- Thence South 00° 43' 59" West, a distance of 1323.29 feet on the North-South Mid-Section Line to the Center-North 1/16th Corner of said Section 34;
- Thence North 89° 26' 10" West, a distance of 2647.62 feet on the East-West 1/16th Line of the Northwest Quarter of said Section 34 and 33 to the POINT OF BEGINNING.

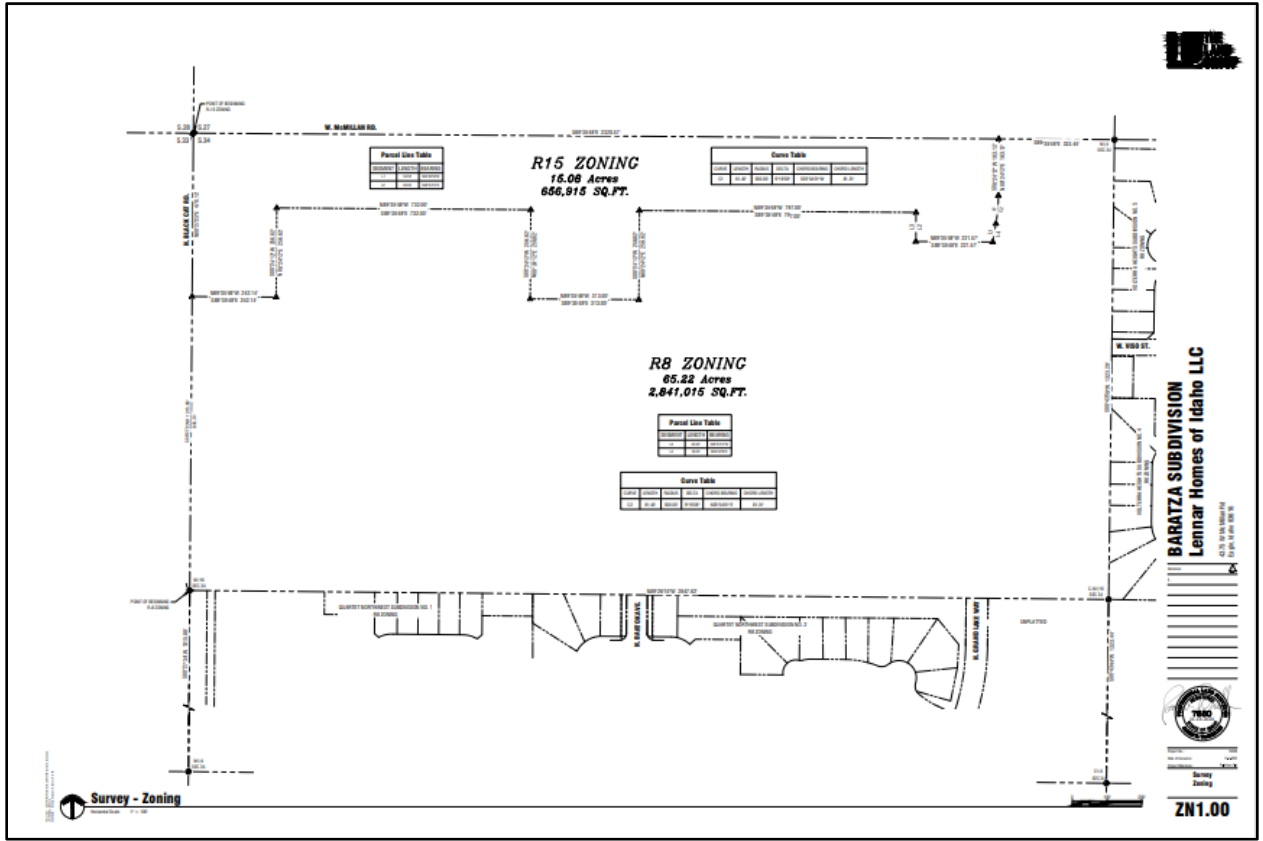
The above described parcel contains 65.22 acres more or less.

PREPARED BY:

The Land Group, Inc.

James R. Washburn







May 2, 2024
Project No. 123200

EXHIBIT "A"

**BARATZA SUBDIVISION
ANNEXATION DESCRIPTION**

A parcel of land located in the North Half of the Northwest Quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 34 of said Township 4 North, Range 1 West, said point being THE POINT OF BEGINNING;

Thence South 89°35'48" East, 2654.01 feet (formerly described as 2653.94'), on the north line of said Section 34 to the North One Quarter Corner of said Section 34;

Thence South 00° 43' 59" West, for a distance of 1323.29 feet on the north-south mid-section line of said Section 34, to the Center-North 1/16th Section Corner of said Section 34;

Thence North 89° 26' 10" West, for a distance of 2647.62 feet on the east-west 1/16th section line of the Northwest Quarter of said Section 34, to the North 1/16th Section Corner common to Sections 33 and 34 of said Township 4 North, Range 1 West;

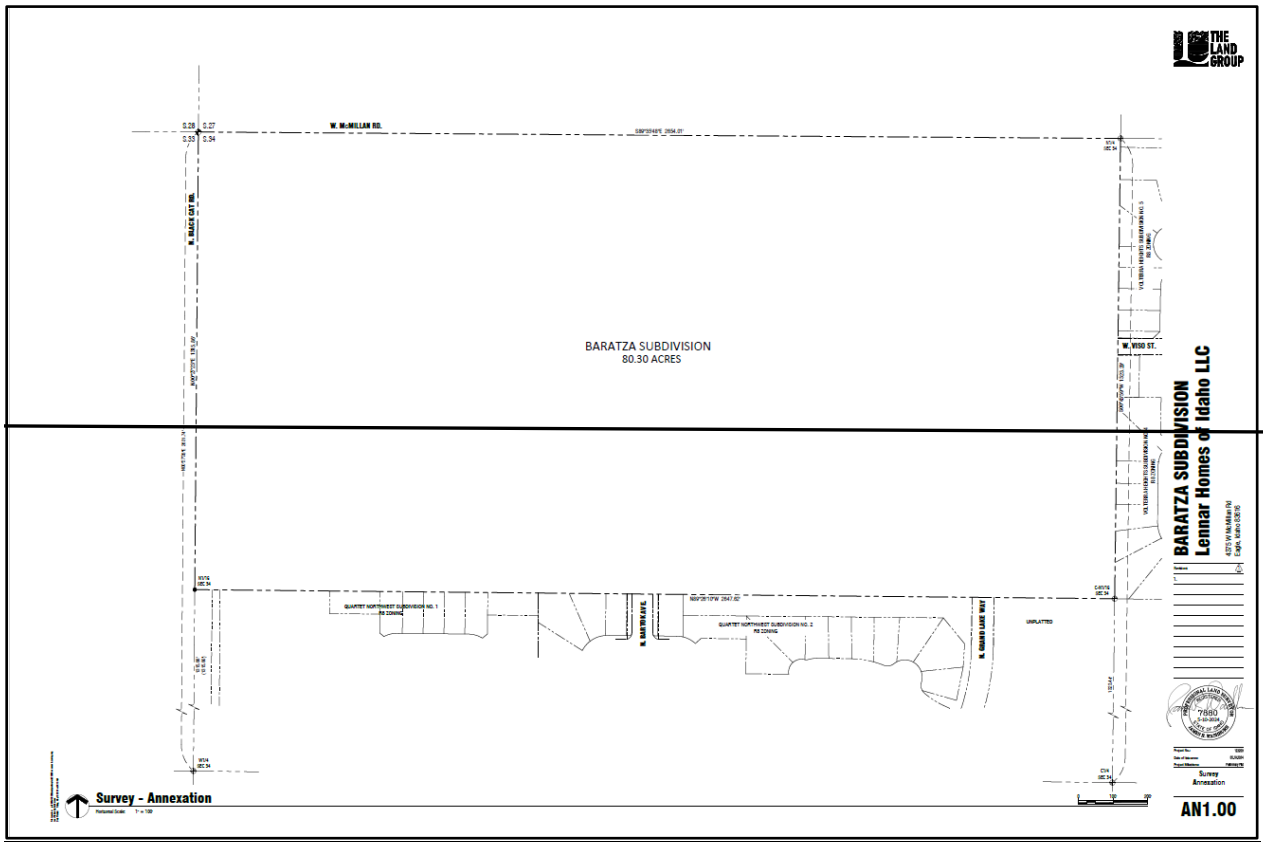
Thence North 00° 27' 23" East, for a distance of 1315.86 feet, (formerly described as 1315.80') on the West line of said Section 34 to the POINT OF BEGINNING.

The above described parcel contains 80.30 acres more or less.

PREPARED BY:

The Land Group, Inc.
James R. Washburn, PLS





M. Rezone Legal Description & Exhibit Map (date: 4/19/2024)



LEGAL DESCRIPTION

Page 1 of 2

Date April 19, 2024
Project No.: 123200

EXHIBIT A

**BARATZA SUBDIVISION
R15 REZONE DESCRIPTION**

A parcel of land located in the North Half of the Northwest Quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 34 of said Township 4 North, Range 1 West, said point being the POINT OF BEGINNING;

Thence South 89° 35' 48" East, for a distance of 2654.01 feet on the North line of said Section 34 to the North Quarter Corner of said Section 34;

Thence South 00° 43' 59" West, for a distance of 598.21 feet on the North-South Mid-Section Line of said Section 34;

Thence North 89° 35' 48" West, for a distance of 5.07 feet to a point of curve;

Thence 26.90 feet on the arc of a curve to the left, said curve having a radius of 100.00 feet, a central angle angle of 15° 24' 44", a chord bearing of South 82° 41' 50" West and a chord length of 26.82 feet;

Thence South 74° 59' 28" West, for a distance of 67.83 feet to a point of curve;

Thence 161.40 on the arc of a curve to the right, said curve having a radius of 600.00 feet, a central angle of 15° 24' 44", and a chord bearing of South 82° 41' 50" West, and a chord length of 160.91 feet;

Thence North 89° 35' 48" west, for a distance of 101.65 feet;

Thence South 00° 24' 12" West, for a distance of 166.40 feet to a point of curve;

Thence 97.56 feet on the arc of a curve to the right, said curve having a radius of 800.00 feet, a central angle of 06° 59' 14", and a chord bearing of South 03° 53' 49" West, and a chord length of 97.50 feet;

Thence South 07° 23' 26" West, for a distance of 109.06 feet to a point of curve;

Thence 97.56 feet on the arc of a curve to the left, said curve having a radius of 800.00 feet, a central angle of 06° 59' 14", and a chord bearing of South 03° 53' 49" West and a chord length of 97.50 feet;

Thence South 00° 24' 12" West, for a distance of 72.71 feet;

Thence North 89° 35' 48" West, for a distance of 617.59 feet;

Thence North 00° 24' 12" East, for a distance of 311.28 feet;

Thence North 89° 35' 48" West, for a distance of 1364.50 feet to a point of curve;

Thence 68.33 on the arc of a curve to the right, said curve having a radius of 43.50 feet, a central angle of 90° 00' 00", and a chord bearing of North 44° 35' 48" West and a chord length of 61.52 feet;

Thence North 00° 24' 12" East, for a distance of 358.50 feet;

Thence North 89° 35' 48" West, for a distance of 242.14 feet to a point on the west line of said Section 34;
Thence North 00° 27' 23" East, a distance of 470.12 feet on the west line of said Section 34 to the POINT OF BEGINNING.
The above described parcel contains 53.32 acres more or less.

PREPARED BY:
The Land Group, Inc.



James R. Washburn



462 East Shore Drive, Suite 100, Eagle, Idaho 83616 · 208.939.4041 · thelandgroupinc.com



Date May 2, 2024
Project No.: 123200

EXHIBIT A

BARATZA SUBDIVISION
R8 REZONE DESCRIPTION

A parcel of land located in the North Half of the Northwest Quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 34 of said Township 4 North, Range 1 West;
Thence South 89° 35' 48" East, for a distance of 2654.01 feet on the North line of said Section 34 to the North Quarter Corner of said Section 34;
Thence South 00° 43' 59" West, for a distance of 598.21 feet on the North-South Mid-Section Line of said Section 34 to the POINT OF BEGINNING;

Thence continuing South 00° 43' 59" West, for a distance of 725.08 feet on the said North-South Mid-Section Line to the Center-North 1/16th Corner of said Section 34;
Thence North 89° 26' 10" West, for a distance of 2647.62 feet on the East-West 1/16th Line of the Northwest Quarter of said Section 34 to the North 1/16th Corner common to Sections 33 and 34 of said Township 4 North, Range 1 West;
Thence North 00° 27' 23" East, for a distance of 845.74 feet on the west line of said Section 34;
Thence South 89° 35' 48" East, for a distance of 242.14 feet;
Thence South 00° 24' 12" West, for a distance of 358.50 feet to a point of curve;
Thence 68.33 feet on the arc of a curve to the left, said curve having a radius of 43.50 feet, a central angle of 90° 00' 00", a chord bearing of South 44° 35' 48" East for a distance of 61.52 feet;
Thence South 89° 35' 48" East, for a distance of 1364.50 feet;
Thence South 00° 24' 12" West, for a distance of 311.28 feet;
Thence South 89° 35' 48" East, for a distance of 617.59 feet;
Thence North 00° 24' 12" East, for a distance of 72.71 feet to a point of curve;
Thence on the arc of a curve to the right, said curve having a radius of 800.00 feet, a central angle of 06° 59' 14", a chord bearing of north 03° 53' 49" east for a distance of 97.50 feet,
Thence North 07° 23' 26" East, for a distance of 109.06 feet to a point of curve;
Thence on the arc of a curve to the left, said curve having a radius of 800.00 feet, a central angle of 06° 59' 14", a chord bearing of North 03° 53' 49" East for a distance of 97.50 feet;
Thence North 00° 24' 12" East, for a distance of 166.40 feet;
Thence South 89° 35' 48" East, for a distance of 101.65 feet to a point of curve;
Thence 161.40 feet on the arc of a curve to the left, said curve having a radius of 600.00 feet, a central angle of 15° 24' 44", a chord bearing of North 82° 41' 50" East for a distance of 160.91 feet;
Thence North 74° 59' 28" East, for a distance of 67.83 feet to a point of curve;

Thence 26.90 feet on the arc of a curve to the right, said curve having a radius of 100.00 feet, a central angle of 15° 24' 44", a chord bearing of North 82° 41' 50" East for a distance of 26.82 feet;
Thence South 89° 35' 48" East, for a distance of 5.05 feet to the POINT OF BEGINNING.
The above described parcel contains 26.98 acres more or less.

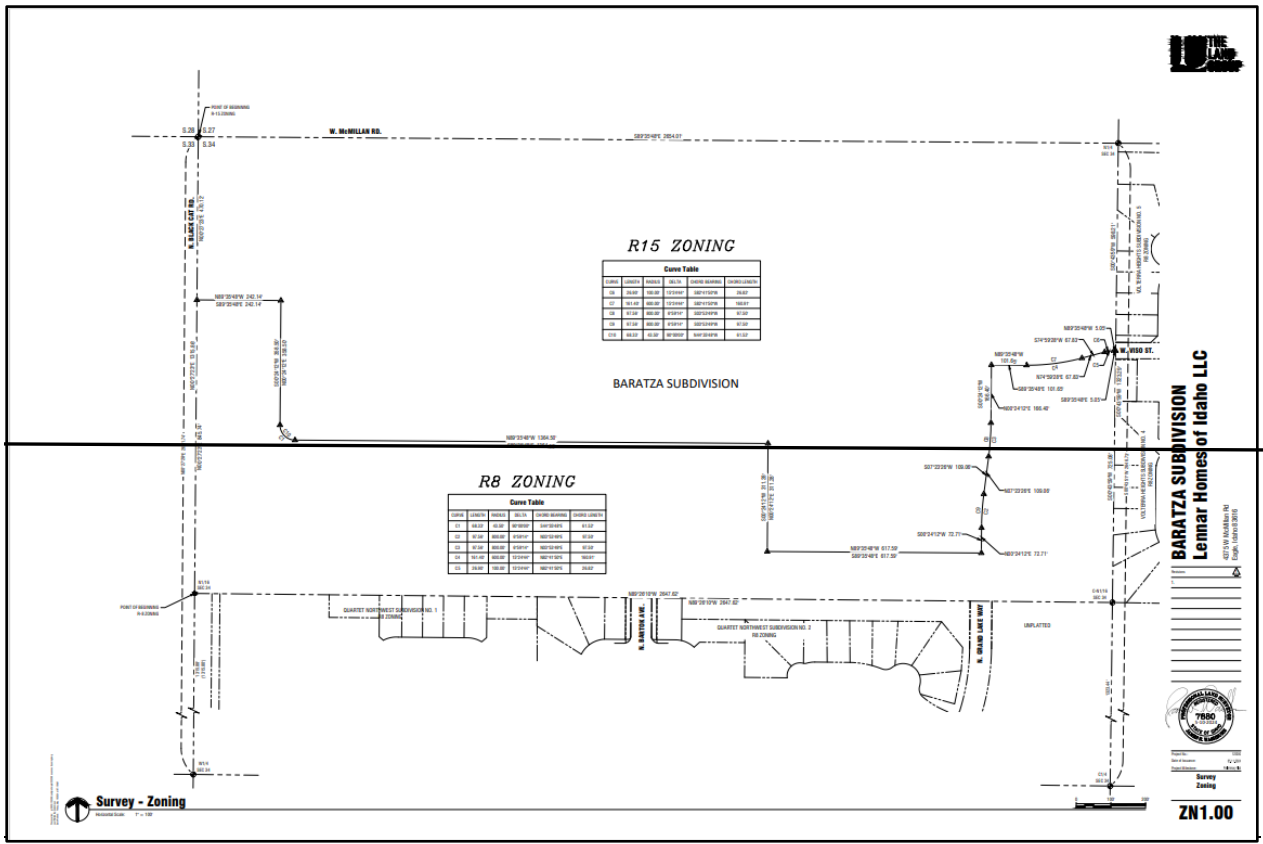
PREPARED BY:
The Land Group, Inc.



James R. Washburn



462 East Shore Drive, Suite 100, Eagle, Idaho 83616 · 208.939.4041 · thelandgroupinc.com



VIII. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: R-2 < 5.0; R-4 < 2.0; R-8 < 1.0; R-15 < 0.5; R-40 < 0.25.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Service Assessment Notes

This data is derived from enterprise application and GIS database, and exported in dynamic reporting. The system references the most recent available from a variety of sources including sewer main lines, sewer trunksheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, existing and planned roadway improvements, school proximity, park proximity, and other resources.

The overall score represents the total points scored using weighted criteria (it is not a ranked order), and the percentile score is relative comparison value of the parcel being considered versus every other parcel in the City (the higher the better). This tool was developed as a City Council prioritized outcome of the 2019 Comprehensive Plan.

C. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements: are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.
- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.