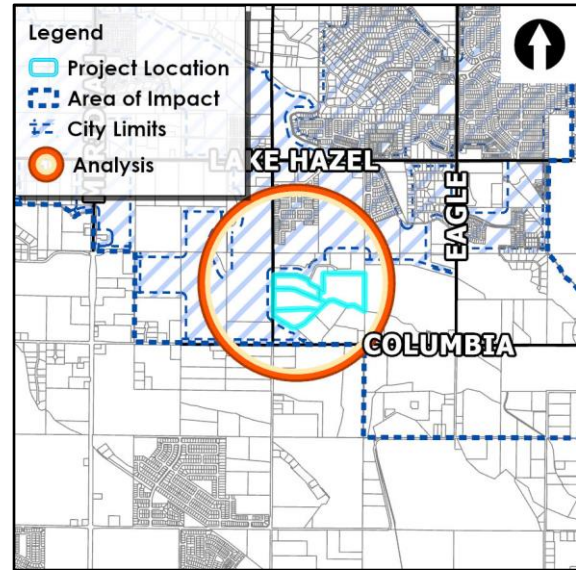


COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 12/17/2024
TO: Mayor & City Council
FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org
APPLICANT: Laren Bailey, Conger Group
SUBJECT: H-2024-0023
Summerlin West Subdivision AZ, PP
LOCATION: Located in the NW ¼ of the SW ¼ of Section 5, Township 2N, Range 1E, parcels: R5147110200, R5147110324, R5147110342 and S1405315235



I. PROJECT OVERVIEW

A. Summary

An annexation with zoning from RUT (Rural Urban Transition) to R-8 (medium density) and R-15 (medium-high density) and a preliminary plat application to allow for the development of a 367-lot subdivision consisting of 337 residential building lots and 28 common lots on 63.17-acres.

B. Issues/Waivers

- Kuna School District states they cannot serve the proposed development because the proposed plats in this zone are beyond district capacity. This proposed development will impact Silver Trail Elementary, Fremont Middle School, Kuna High School and Swan Falls High School zones which are already at or over capacity with the current enrollment.
- Waiver for Block Face Length per UDC 11-6C-3F for E. Crimson Clover Drive exceeding the maximum requirement of 1,200 feet.
- Waiver to keep the Rawson Canal open per UDC 11-3A-6.
- Access management and potential impacts due to the close proximity of the private road (E. Cavalli Lane) to the proposed public road (Summerlin Drive). Staff feels the applicant and the adjacent property owner should coordinate to develop a shared access solution.

C. Recommendation

Staff recommends approval of the requested annexation and preliminary plat per the conditions of approval included in Section IV in accord accordance with Findings in Section V.

D. Decision

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Rural Urban Transition (RUT)	-
Proposed Land Use(s)	Single-Family Residential	-
Existing Zoning	RUT	VII.A.2
Proposed Zoning	R-8 and R-15	
Adopted FLUM Designation	Medium Density Residential, Low Density Residential	VII.A.3
Proposed FLUM Designation	Medium Density Residential, Low Density Residential	

Table 2: Process Facts

Description	Details
Preapplication Meeting date	5/28/2024
Neighborhood Meeting	5/23/2024
Site posting date	10/28/2024

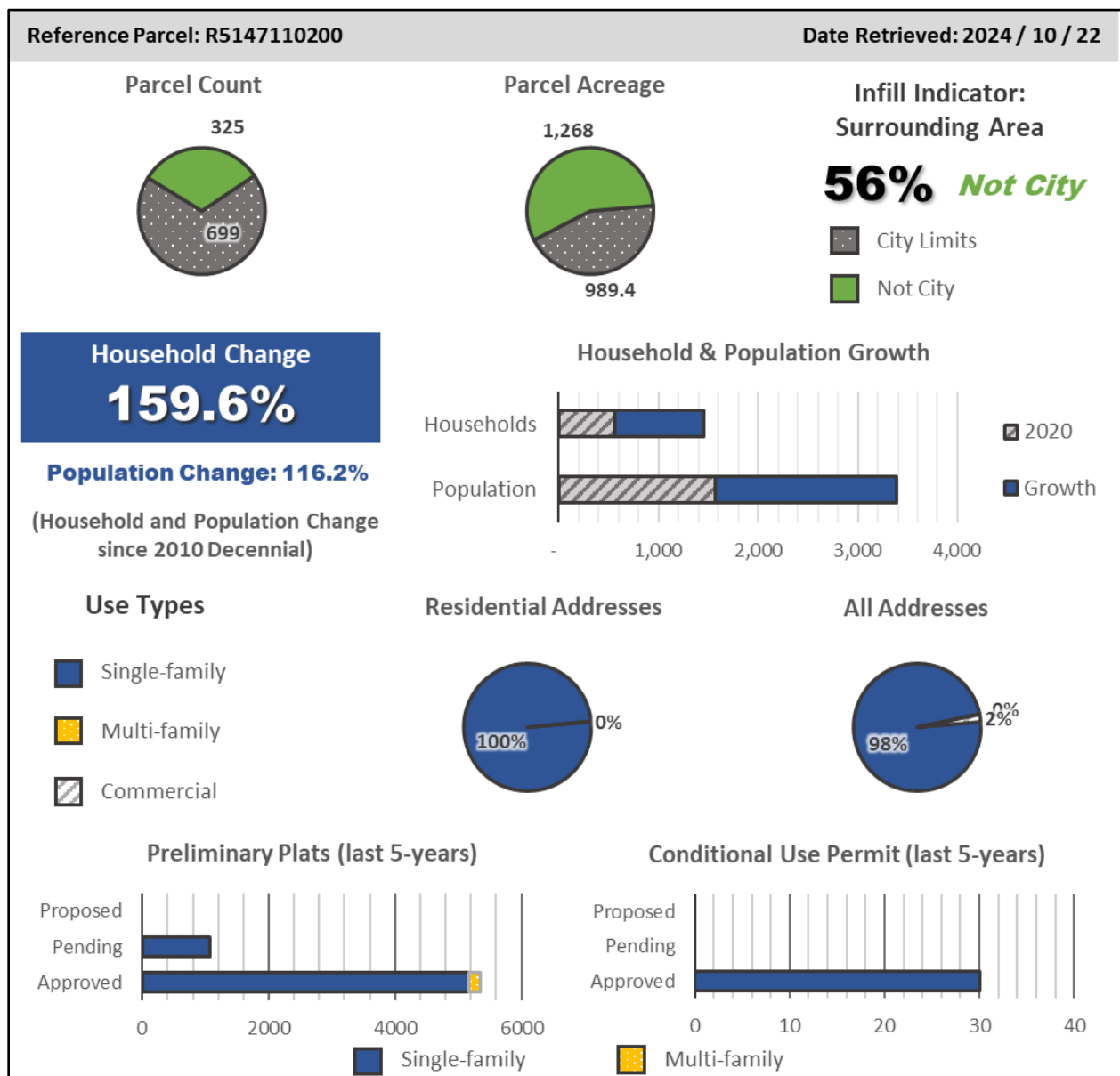
Table 3: Community Metrics

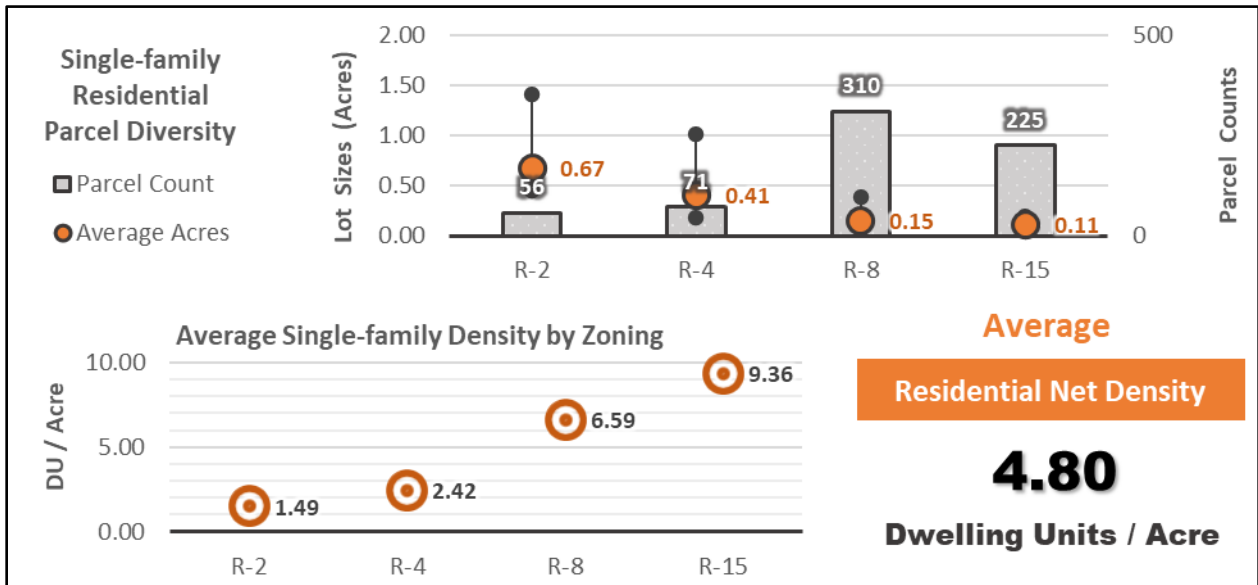
Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.G
• Comments Received	Yes, Staff Report	-
• Commission Action Required	No	-
• Access	S. Locust Grove Road	-
• Traffic Level of Service	E	-
ITD Comments Received	Yes, Letter	IV.H
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	900 ft from property line	
• Impacts or Concerns	<ul style="list-style-type: none"> Sewer not yet available to site. Closest available sewer is 900 ft from property line Must provide to and through to R8315200020 	
Meridian Public Works Water		IV.B
• Distance to Mainline	890' from existing water main however Hadler Subdivision would bring it within 70' once constructed.	
• Impacts or Concerns	<ul style="list-style-type: none"> Engineer to verify if there is a well onsite. If a well is located on the site it must be abandoned per regulatory requirements and proof of abandonment must be provided to the City. Developer of Rescue Ranch has discuss running a water main down E Cavalli Ln with the City. Work with the developer of Rescue Ranch on water mains location. The City will not allow parallel water lines. So either: <ol style="list-style-type: none"> The water line is constructed in E Cavalli Ln and you tie into it; or The main gets constructed in Summerlin Drive and you provide an easement and stub to the property boundary. <ul style="list-style-type: none"> Only phase 1 as shown in the phasing plan can be constructed with a single connection to the City's existing water infrastructure. A second connection (looping) is required before additional Phases will be approved. If a road to the south is required provide a water main stub to the southern boundary. Main down Locust Grove needs to be 12". 	

School District(s)	Kuna School District	IV.F
• Capacity of Schools	Silver Trail Elementary – At or over capacity Fremont Middle School – At or over capacity Kuna High School – At or over capacity Swan Falls High School – At or over capacity	-
• Number of Students Enrolled	Silver Trail Elementary – At or over capacity Fremont Middle School – At or over capacity Kuna High School – At or over capacity Swan Falls High School – At or over capacity	-

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. [Summerlin West AZ, PP H-2024-0023](#) (copy this link into a separate browser).

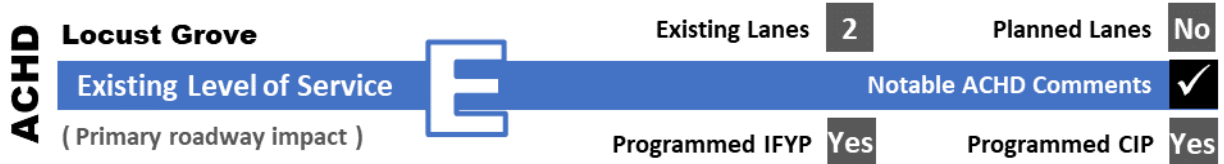
Figure 1: One-Mile Radius Existing Condition Metrics





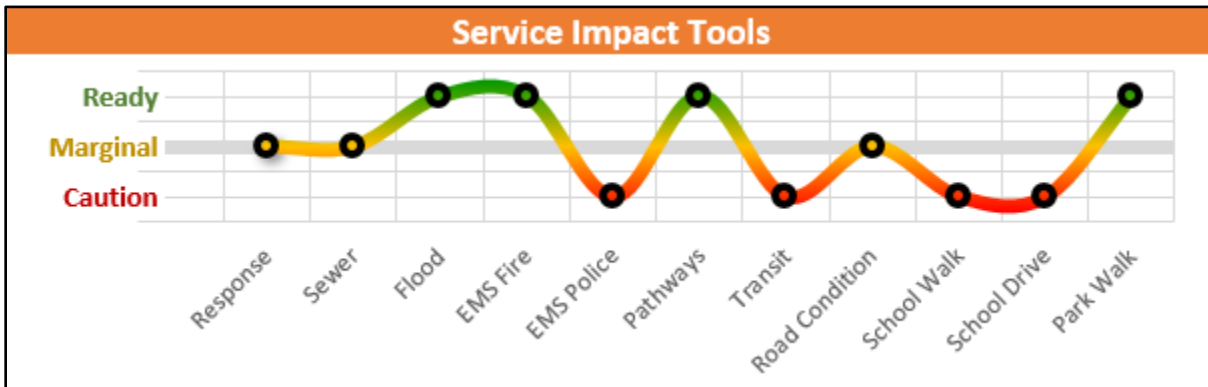
Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 2: ACHD Summary Metrics



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

Figure 3: Service Impact Summary



Notes: See VIII. 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 and Low Density Residential on the City's Future Land Use Map (FLUM) contained in the Comprehensive Plan. The medium density residential designation allows for dwelling units at gross densities of three (3) to eight (8) 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 low density residential designation allows for dwelling units at gross densities of three (3) dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails, and other appropriate means should enhance the character of the area. 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 density for the 17.274 acres of land for the R-8 zoning district equates to 2.95 du/ac and 6.12 du/ac for the 46.691 acres proposed for R-15 zoning. The applicant states the proposed project has an overall gross density of 5.37 du/ac, meeting the required density range listed above. Staff finds the proposed preliminary plat and requested R-8 and R-15 zoning districts to be generally consistent with the Future Land Use Map designation for medium and low density residential.

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.

Comprehensive Plan Policy 2.01.01 encourages diverse housing options suitable for various income levels, household sizes and lifestyle preferences.

Comprehensive Plan policy 2.01.01G states development should avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.

Therefore, staff recommends the applicant provide a mix of dwelling type such as single family attached or townhomes within Block 2 (lots 2-12), Block 3 (lots 2-20), and Block 4 (lots 2-20) of the proposed development as supported by the Comprehensive Plan within the R-15 zoning district.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. To ensure the 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 six (6) months of the Council granting the annexation for approval by City Council and subsequent recordation.

Table 4: Project Overview

Description	Details
History	Laredo Estates Subdivision Lots 2 and 3
Phasing Plan	6 Phases
Residential Units	336 Single-family detached
Open Space	15% required/24.36% and 15.39 acres provided
Amenities	Swimming pool facility, playground, picnic gazebo, pathways, tot lot, plaza sitting area and dog parks
Physical Features	Rawson Canal
Acreage	63.17 acres
Lots	367 lots (337 residential, 25 open space and 3 common driveways)
Density	6.12 du/acre (R-15) 2.95 du/acre (R-8) overall 5.37 du/acre

B. History

The property resides within Ada County and is zoned RUT. Parcels R5147110200, R5147110324 and R5147110342 were originally part of the Laredo Estates Subdivision Lots 2 and 3. Lot 3 was later subdivided into two lots.

C. Site Development and Use Analysis

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

The current use of the property is agricultural with one (1) residential property existing. The existing structure will be removed and the existing well and septic system will need to be abandoned as required.

2. Proposed Use Analysis (*Comp Plan 2.01.02C, Comp Plan 2.06.01G, Comp Plan 2.06.02D, UDC 11-2*):

The applicant is proposing single-family detached homes which are listed as a principal permitted use in UDC Table 11-2A-2 for the R-8 and R-15 zoning districts. Staff is recommending the applicant provide a mix of dwelling types within the residential area such as single family attached, or townhomes as supported by the Comprehensive Plan and the purpose statement of the UDC within the R-15 zoning district.

Comprehensive Plan policy 2.01.01C encourages the applicants to maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities. To support this policy staff recommends the applicant provide additional housing options (i.e. townhomes, single family attached) in the development.

Comprehensive Plan policy 2.01.01G states development should avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.

Comprehensive Plan policy 2.06.02D encourages a diversity of housing, recreation, and mobility options to attract and sustain the local workforce.

The Comprehensive Plan states the location and balance of land uses and densities should efficient and sustainable; enhance community identity; support a multimodal transportation network; provide housing choices near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure. The Comprehensive Plan was updated to support a diversity of housing types for all income groups.

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 and 11-2A-7 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 six (6) phases as depicted in Exhibit VII J, Figure 3. Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3.

Although the R-8 zoning meets the requirements of three (3) or less dwelling units per acre, it does not meet the intent of the low density residential FLUM designation as outlined in the Comprehensive Plan. Low Density Residential allows for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails, and other appropriate means should enhance the character of the area. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

Staff's recommendation is to shift from an R-8 zoning designation to an R-2 or R-4 zoning with larger lot sizes (8,000–12,000 square feet) which aligns with the goal of creating a smoother transition between rural and urban properties. The emphasis on larger estate lots in the transition area serves several important purposes:

- *Preserving Rural Character: By opting for larger lots, the development can offer a buffer that respects the rural and agricultural heritage of the area, maintaining a sense of openness.*
- *Recognizing Scenic View Sheds and Open Space: Larger lots allow for more open space, which can help preserve key views and create a less dense, more spacious environment. This approach is particularly valuable if the area has scenic or historic value that residents and the community wish to preserve.*
- *Ensuring Compatibility: Transitioning with larger lots prevents a stark contrast between high-density urban properties and lower-density rural areas, helping to avoid potential issues with traffic, noise, and visual impacts for existing rural properties.*
- *Enhancing Quality of Life: Maintaining open spaces and respecting the area's agricultural roots can contribute to a more cohesive community atmosphere, balancing growth with the preservation of the area's heritage.*

The recommendation supports a balanced growth approach that would be more sensitive to the area's unique character and appeal.

Five (5) 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.

Ada County Highway District (ACHD) is requiring the applicant to dedicate additional right-of-way to total 39-feet from the section line of Locust Grove Road abutting the site. The applicant may need to revise their site plan to reflect this requirement.

1. Existing Structure:

The current use of the property is agricultural with one (1) residential property and several outbuildings existing. The structures will be removed and the existing well and septic system will be abandoned as required. City utilities are required to be extended to serve the proposed development.

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.G, that depicts 24.36% (or 15.39-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 thirteen (13) amenity points are required to be provided. The amenities proposed are a swimming pool facility, playground, pathways, pickle ball courts, soccer field, dog parks and several open space areas. 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 to provide an amenity from the multi-modal group in order to meet the required standards.

Comprehensive Plan policy 2.02.00 requires the applicant to plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.

Comprehensive Plan policy 2.02.01B requires the applicant to evaluate open space and amenity requirements for consistency with community needs and values.

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 (S. Locust Grove) and a twenty (20) foot wide buffer is required along collector roads (Summerlin Drive prior to Delina Avenue and Barchetta Avenue).

ii. Tree preservation

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

Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees). Deciduous specimen trees four-inch caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

The applicant shall add a mitigation section to the landscape plan for trees meeting the criteria above that are removed.

iii. Storm integration

Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green

stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

Development will be required to meet UDC 11-3B-11 for stormwater integration.

iv. Pathway landscaping

Landscaping for pathways shall meet the requirements outlined in UDC 11-3B-12. The applicant is required to provide a landscape strip a minimum of five (5) feet wide shall along each side of the pathway. Designs are encouraged in which the width of the landscape strip varies to provide additional width to plant trees farther from the pathway, preventing root damage. The minimum width of the landscape strip shall be two (2) feet to allow for maintenance of the pathway. The landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover. The applicant is required to add pathway landscaping along the Rawson Canal.

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):

Three (3) conceptual building elevations were submitted for the proposed subdivision as shown in Exhibit VII.K. The applicant states the homes in the Summerlin West Subdivision will include 337 homes with a mix of different product types, two-story and single-story detached single-family homes.

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 S. Locust Grove Road, S. Barchetta Avenue and the collector portion of Summerlin Drive 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.

Comprehensive Plan policy 2.01.01C encourages the applicants to maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities. To support this policy staff recommends the applicant provide additional housing options (i.e. townhomes, single family attached) in the development.

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

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

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 a parkway along Summerlin Drive.

E. Transportation Analysis

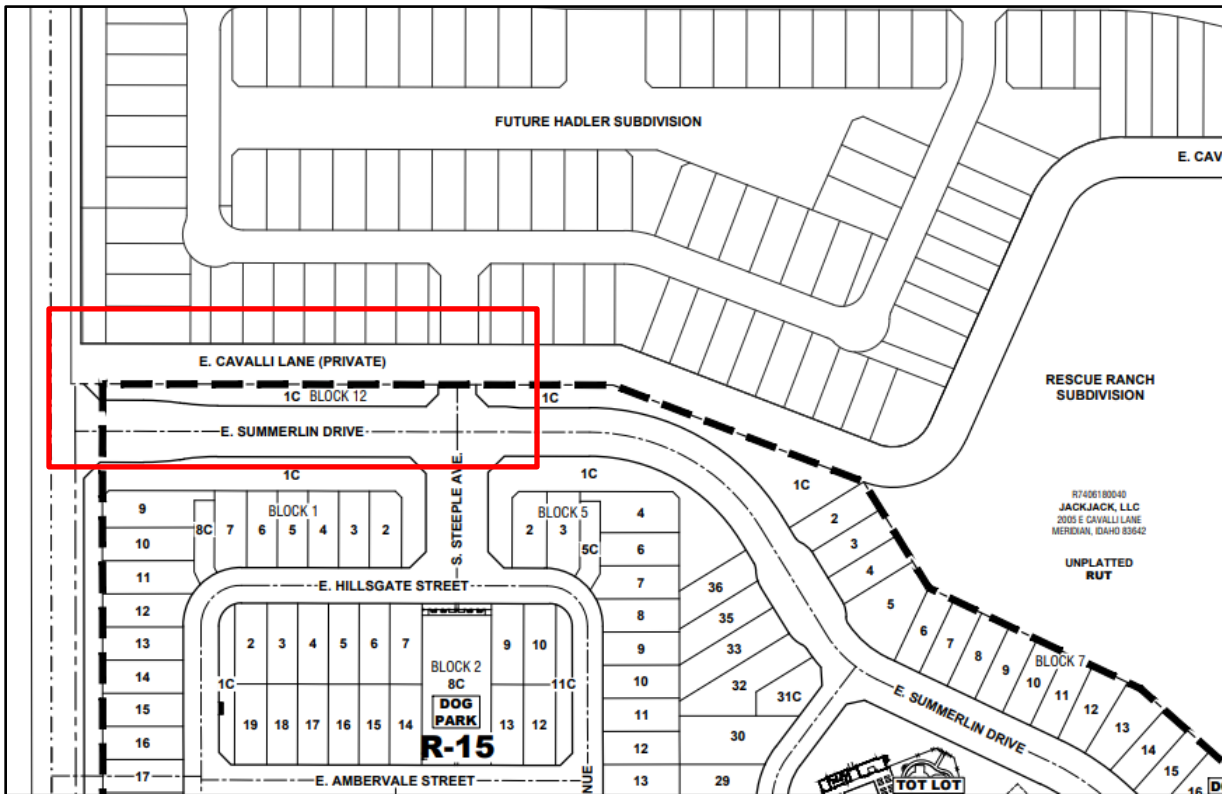
1. Access (*Comp Plan 6.01.02B, UDC 11-3A-3, UDC 11-3H-4*):

Per UDC 11-3A-3, the intent of these standards is to improve safety by combining and/or limiting access points to collector and arterial streets and ensuring that motorists can safely enter all streets unless waived by City Council.

Access to the property is proposed from Summerlin Drive via S. Locust Grove. Secondary access is proposed to be provided via a new north/south collector roadway (Barchetta Avenue) abutting the site's east property line. For Ada County Highway District not to limit the development to 1,000 trips per day or the final platting of 100 building lots until secondary access is provided, the applicant is proposing to construct an emergency access onto Locust Grove Road approximately 430 feet south of Summerlin Drive and in alignment with Ambervale Street.

There is an approved stub street as part of the Hadler Subdivision located north of the site. There is an existing private road, Cavali Lane, separating this site and Hadler Subdivision that will be required to be closed at the intersection with Locust Grove when the parcels to the east being served by this roadway develop. To allow for the stub street that was approved as part of Hadler Subdivision to be extended in the future and allow for site circulation, the applicant was required to provide a stub street to the site's north property boundary line and in alignment with the stub street approved with Hadler Subdivision.

Staff has concerns regarding access management and potential impacts due to the close proximity of the private road (E. Cavalli Lane) to the proposed public road (Summerlin Drive). Staff feels the applicant and the adjacent property owner should coordinate to develop a shared access solution. A shared access point could potentially reduce traffic congestion and simplify entry/exit points, particularly for larger developments and not leave fifty (50) feet of undeveloped land. See image below.



The applicant needs to provide a stub street to parcel # R8315200030 to the south of the property.

Per ACHD, other than access specifically approved with this application, direct access to Locust Grove is prohibited.

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. Detached ten (10) foot wide sidewalks (multiuse pathway) shall be provided along S. Recreation Avenue and Locust Grove Road frontages.

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

All pathways should be constructed in accord with the standards listed in UDC 11-3A-8.

Comprehensive Plan policy 4.04.01A ensure that new development and subdivisions connect to the pathway system. The Master pathway plan requires a 10-foot multi-use pathway along the north side of the Rawson Canal and the west side of Barchetta Avenue. The plat map does not appear to show a sidewalk along Locust Grove Road and only a five (5) foot sidewalk along Barchetta Avenue. The applicant needs to revise the preliminary plat and landscape plans to show the detached ten (10) foot wide sidewalks.

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

All sidewalks constructed as part of this proposal are required to comply with the standards listed in UDC 11-3A-17.

5. Private Streets (UDC 11-3F-4):

There are no private streets proposed for this development.

6. Subdivision Regulations (*UDC 11-6*):

i. 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 five (5) common driveways that meet the dimensional requirements as outlined in the UDC.

ii. 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.

It appears that several blocks exceed 750 feet, but the applicant has provided a pedestrian connection as allowed by UDC 11-6C-3. However, E. Crimson Clover Drive exceeds the maximum block length of 1,200 feet by 665 feet (1,865 feet). The applicant has requested a waiver from Council for exceeded block length.

F. Services Analysis

1. Waterways (*Comp Plan 4.05.01D, UDC 11-3A-6*):

Per UDC 11-3A-6, requires limiting the tiling and piping of natural waterways, including, but not limited to, ditches, canals, laterals, sloughs and drains where public safety is not a concern as well as improve, protect and incorporate creek corridors (Five Mile, Eight Mile, Nine Mile, Ten Mile, South Slough and Jackson and Evan Drains) as an amenity in all residential, commercial and industrial designs. When piping and fencing is proposed, the standards outlined in UDC 11-3A-6B shall apply.

Comprehensive Plan policy 4.05.01D requires improving and protecting creeks and other natural waterways throughout commercial, industrial, and residential areas.

The Ada County Highway District (ACHD) stated a bridge is required to be constructed on Barchetta Avenue over the Rawson Canal as it runs east and west along the site's southern property line. The cost of the construction for the bridge will be shared by the properties to the east once they develop. ACHD is requiring the applicant to provide a road trust deposit prior to the district signing the first final plat for ¼ of the widening of the bridge on Locust Grove over the Rawson Canal and a road trust deposit for the crossing on Barchetta Avenue over the Rawson Canal to allow for construction of the bridge in the future.

The applicant will need to request a Council waiver to keep the Rawson Canal open.

2. Pressurized Irrigation (*UDC 11-3A-15*):

The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.

3. Storm Drainage (*UDC 11-3A-18*):

An adequate storm drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best

management practices as adopted by the City as outlined in UDC 11-3A-18. Storm drainage will be proposed with a future Certificate of Zoning Compliance application and shall be constructed to City and ACHD design criteria.

4. Utilities (*Comp Plan 3.03.03G, UDC 11-3A-21*):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

Comprehensive Plan policy 3.03.03G require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

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 S. Locust Grove, S. Barchetta Avenue and Summerlin Drive prior to S. Steeple Avenue 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 2 (lots 2-12), Block 3 (lots 2-20), and Block 4 (lots 2-20) 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 10/10/24, 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. Revise the plat map to shift to reflect R2 or R-4 zoning for lots 31-71, Block 1 and provide a legal description. Submit to the City fifteen (15) days prior to the City Council meeting.
 - ~~d. Provide a stub road from E. Summerlin Drive to parcel# R8315200030.~~
 - e. Revise preliminary plat map to show the right-of-way dedication along S. Locust Grove Road.
4. The Landscape Plan included in Section VII, dated 5/28/24, shall be submitted for review and approval with the following revisions prior to final plat approval:
 - a. Show the ten (10) foot wide detached sidewalks along the east side frontage of Locust Grove Road and the west side frontage of Barchetta Avenue.
 - b. Add pathway landscaping along the south side of the Rawson Canal.
 - c. Add shrubs/ornamental grasses/perennials to the pathway within Lot 1C, Block 1 and Lot 11C, Block 11.

5. Provide an amenity from the multi-modal group in order to meet the required standards per UDC 11-3G-4.
6. The applicant shall comply with the open space exhibit approved as part of this plat application that depicts 24.36% (or 15.39-acres) of qualified open space and exceeds the required amenity points.
7. 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 S. Locust Grove to the Planning Division for approval by City Council and subsequent recordation or unless required by ACHD.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. The Applicant shall comply with all conditions of ACHD.
18. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

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

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>

C. Meridian Park’s Department

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

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>
y

D. Irrigation Districts

1. Boise Project Board of Control

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

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>

E. Idaho Department of Environmental Quality (DEQ)

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

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>
y

F. Kuna School District

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

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>
y

G. Ada County Highway District (ACHD)

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

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>
y

H. Idaho Transportation Department (ITD)

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

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>
y

I. Ada County Development Services

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

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=351919&dbid=0&repo=MeridianCity>
y

V. FINDINGS

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

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
Commission finds annexation of the subject site with an R-8 and R-15 zoning designation is consistent with the Comprehensive Plan Medium Density Residential and Low Density Residential FLUM designation for this property, if the Applicant complies with the provisions in Section IV.

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Commission finds the lot sizes and layout proposed will be consistent with the purpose statement of the residential districts in that housing opportunities will be provided consistent with the Comprehensive Plan.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds that the map amendment will not be detrimental to the public health, safety and welfare.
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
The school district states they cannot serve the proposed development because the proposed plats in this zone are beyond district capacity. This proposed development will impact Silver Trail Elementary, Fremont Middle School, Kuna High School and Swan Falls High School zones which are already at or over capacity with the current enrollment. Unlike West Ada School District, the Kuna School District does not have a lot of options when it comes to busing students to different schools or redrawing the school boundaries.
5. The annexation (as applicable) is in the best interest of city.
Commission finds the proposed annexation is in the best interest of the City if the property is developed in accord with the provisions in Section IV.

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

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
Commission finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the conditions of approval in Section IV.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
Commission finds public services can be made available to the subject property and will be adequate to accommodate the proposed development. Sewer is approximately 900 feet from the property line and the property owner must provide sewer to and through parcel R8315200020. The water mainline is approximately 890 feet away from the property. The development of the Hadler Subdivision will bring the water main line within 70 feet of the property.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
Commission finds the proposed plat is in substantial conformance with scheduled public improvements in accord with the City's Capital Improvement Program.
4. There is public financial capability of supporting services for the proposed development;
Commission finds there is public financial capability of supporting services for the proposed development.

5. The development will not be detrimental to the public health, safety or general welfare; and *Commission finds the proposed development is not detrimental to the public health, safety, and general welfare.*
6. The development preserves significant natural, scenic or historic features. *Commission finds the development is preserving the Rawsom Canal by keeping it open as a natural feature.*

VI. ACTION

A. Staff:

Staff recommends approval of the requested annexation and preliminary plat per the conditions of approval included in Section IV in accord accordance with Findings in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on November 19, 2024. At the public hearing, the Commission moved to recommend approval of the subject annexation and preliminary plat requests.

1. Summary of Commission public hearing:
 - a. In favor: Hethe Clark representing the applicant.
 - b. In opposition: None
 - c. Commenting: Tony and Jeanie Mayer, Anna B Canning, David Crawford, Jason Reddy representing Kuna School District
 - d. Written testimony: Tony and Jeanie Mayer, Anna B Canning, Laren Bailey, Robert Bruno
 - e. Staff presenting application: Linda Ritter
 - f. Other Staff commenting on application: Bill Parsons
2. Key issue(s) of public testimony:
 - a. Cavalli Lane, Kuna School District student capacity, were the neighborhood meeting requirements met
3. Key issue(s) of discussion by Commission:
 - a. Cavalli Lane, Kuna School District student capacity, were the neighborhood meeting requirements met
4. Commission change(s) to Staff recommendation:
 - a. Deleted conditions 2 and 3d
5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

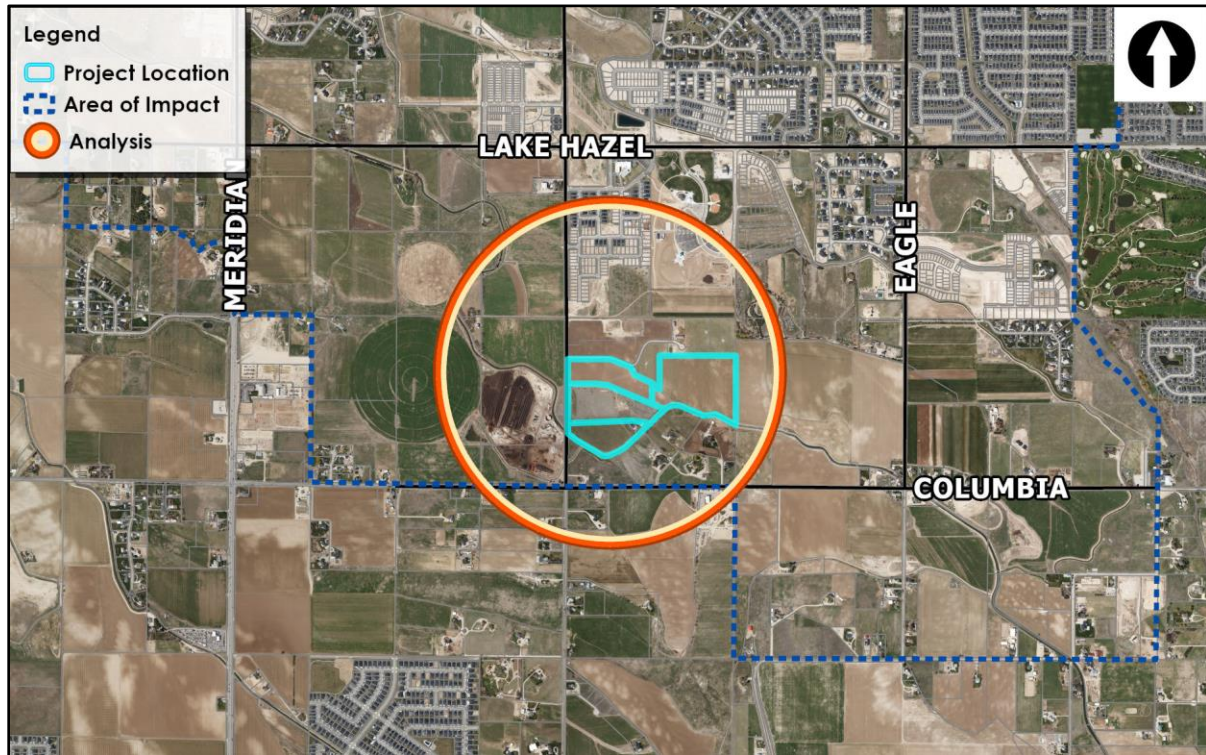
Pending

VII. EXHIBITS

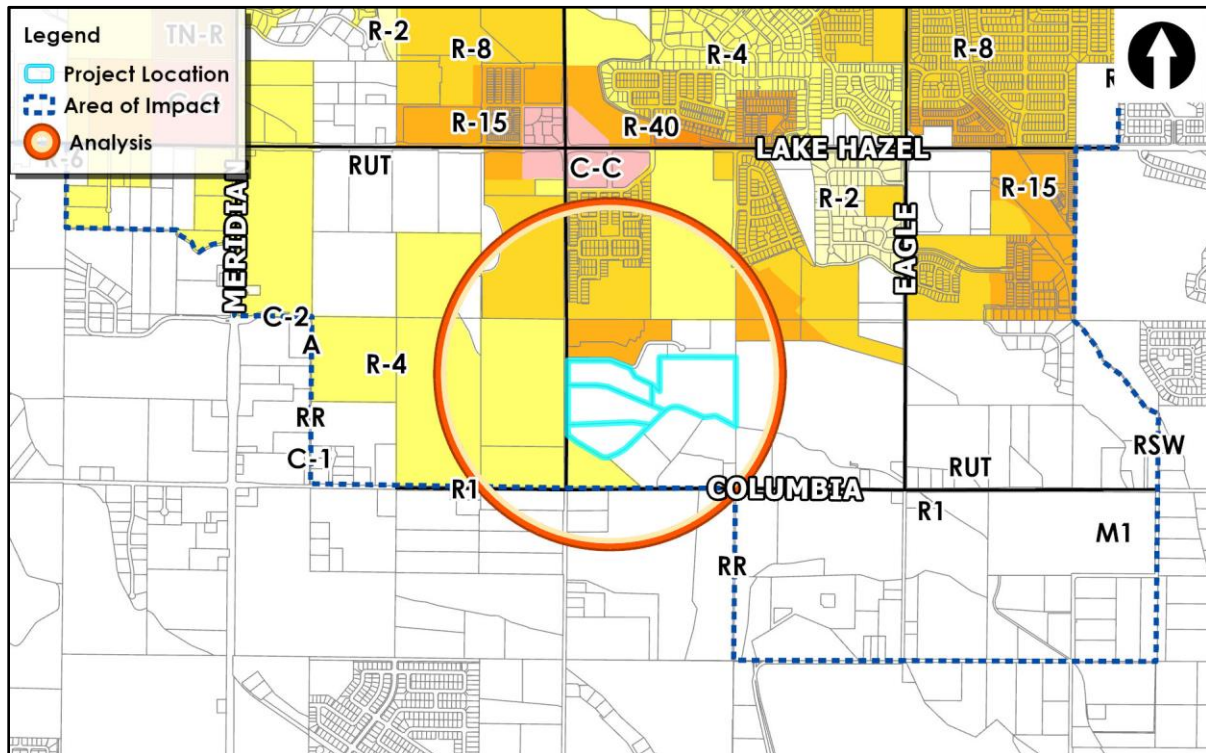
A. Project Area Maps

(link to [Project Overview](#))

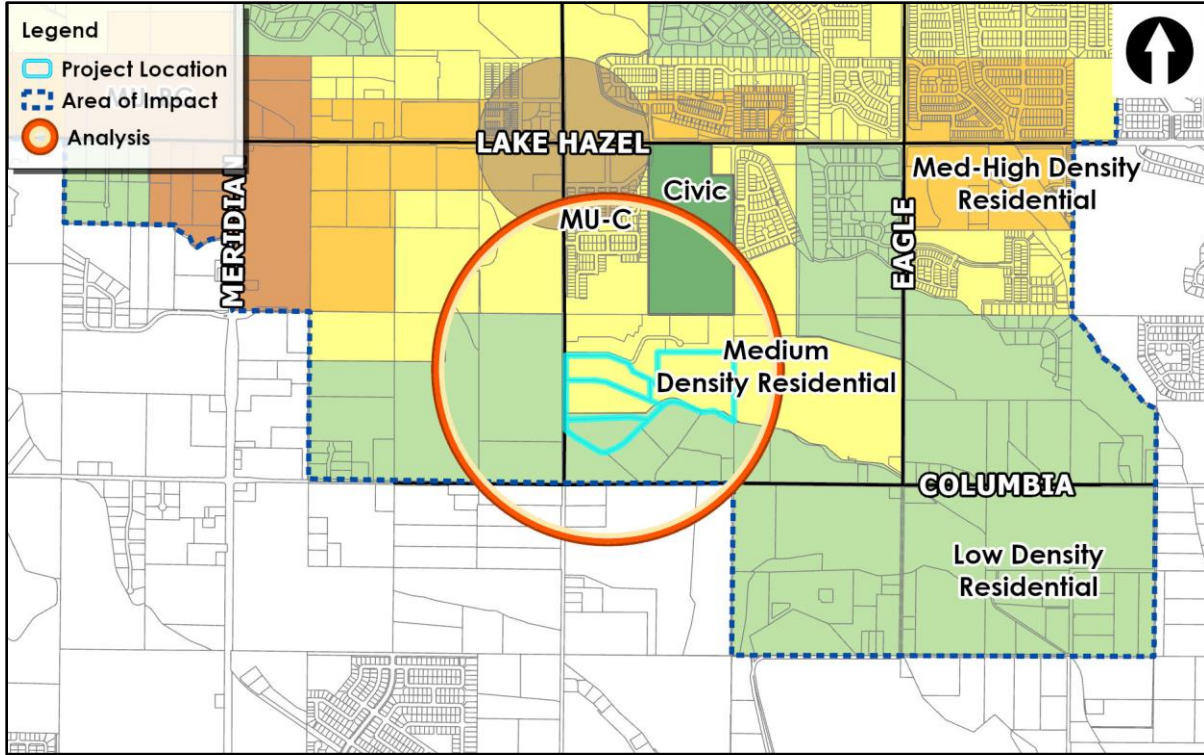
1. Aerial



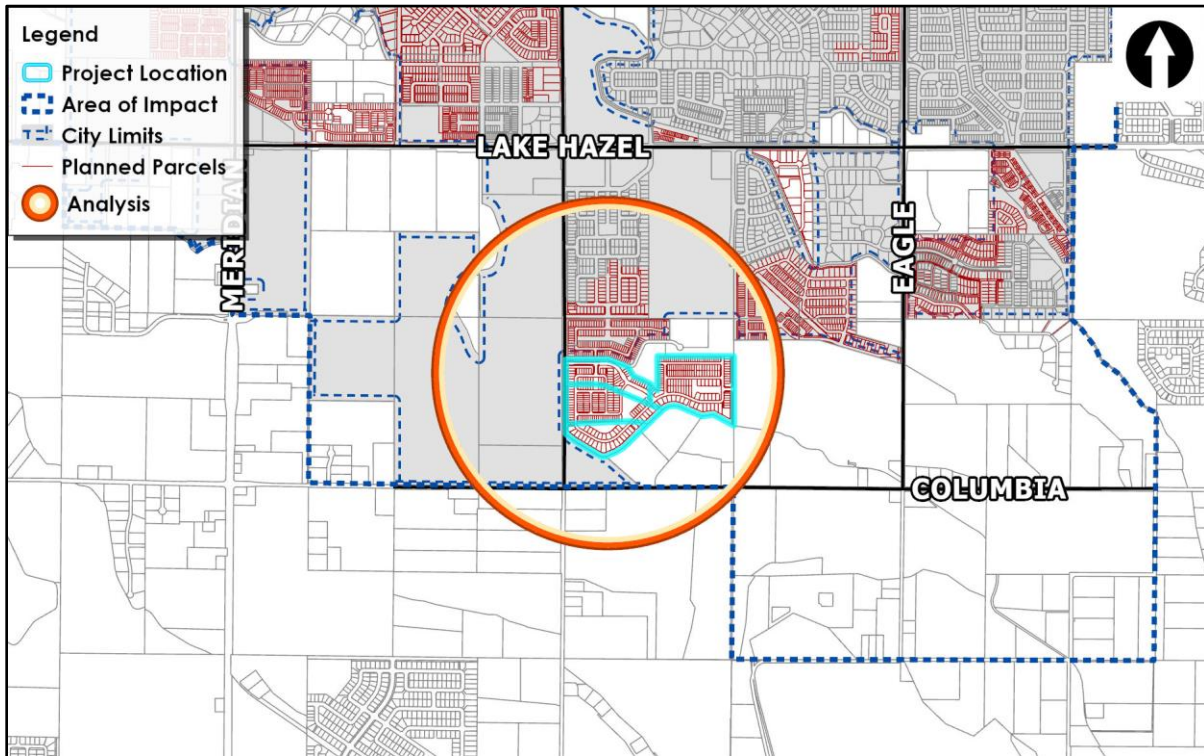
2. Zoning Map



3. Future Land Use



4. Planned Development Map



5. Map Notes

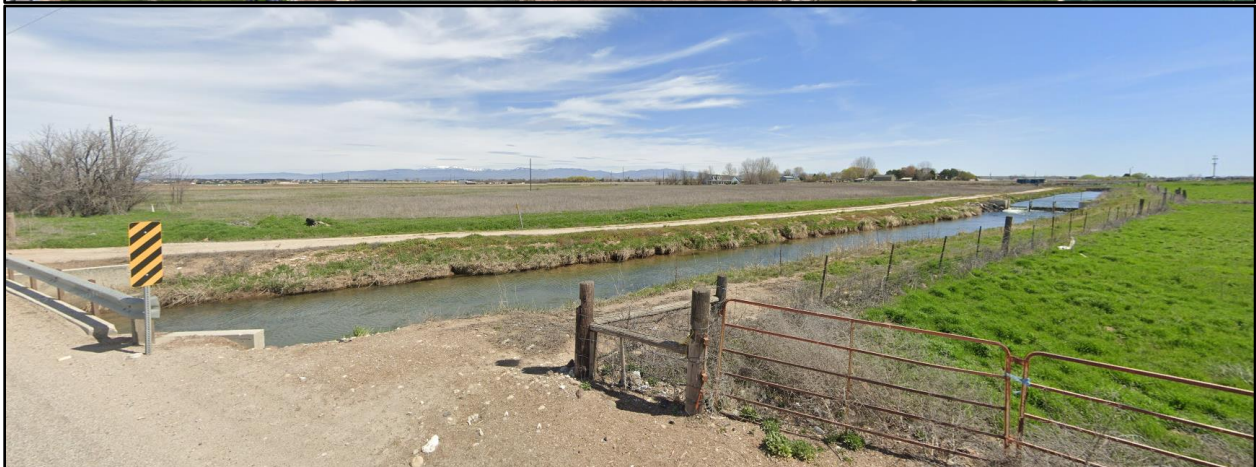
Nearby Recent Preliminary Plats (within last 5-years)

H-2021-0020 H-2021-0062 H-2022-0036

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

H-2019-0123 H-2020-0009 H-2020-0057 H-2020-0127 H-2021-0087 H-2021-0086 H-2018-0043
H-2017-0129 H-2020-0056 H-2022-0036 H-2022-0064 H-2023-0047 H-2023-0050 H-2024-0014

B. Subject Site Photos



C. Service Accessibility Report

PARCEL R5147110200 SERVICE ACCESSIBILITY

Overall Score: 8	2nd Percentile
-------------------------	-----------------------

Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
Extension Sewer	Trunkshed mains 500-2,000 ft. from parcel	YELLOW
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Not enough data to report average response time	RED
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	Not within 1 mile walking	RED
School Drivability	Not within 2 miles driving of existing or future school	RED
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

D. Annexation Legal Description & Exhibit Map

A Description for
Annexation
Summerlin Subdivision
June 12, 2024

All of Lots 2 and 3, Block 1, Laredo Estates Subdivision as filed in Book 58 of Plats at Pages 5500 and 5501, records of Ada County, Idaho and unplatted portions of the Southwest 1/4 of Section 5, Township 2 North, Range 1 East, Boise-Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 5, 6, 7 and 8, T.2N., R.1E., B.M., from which the 1/4 corner common to said Sections 5 and 6 bears, North 00°04'42" West, 2655.92 feet; thence on the west boundary line of said Section 5, North 00°04'42" West, 873.33 feet to the **POINT OF BEGINNING**;

thence continuing, North 00°04'42" West, 1,138.85 feet to the westerly prolongation of the southerly boundary line of Rescue Ranch Subdivision as filed in Book 106 of Plats at Pages 14734 through 14736, records of Ada County, Idaho;

thence leaving said west boundary line on said southerly boundary line and the westerly prolongation thereof the following seven (7) courses and distances:

South 89°52'36" East, 696.77 feet;

South 68°53'16" East, 332.83 feet;

South 31°36'40" East, 154.12 feet;

South 64°34'41" East, 290.61 feet;

South 48°18'53" East, 155.34 feet;

North 00°04'42" West, 535.82 feet;

South 89°52'36" East, 1,192.35 feet to the Southeast corner of said Rescue Ranch Subdivision;

thence on the north-south centerline of said Section 5, South 00°00'59" West, 1,081.82 feet to the Northeast corner of Tamarack Ridge Subdivision as filed in Book 59 of Plats at Pages 5672 and 5673, records of Ada County, Idaho;

thence leaving said north-south centerline on the northerly boundary line of said Tamarack Ridge Subdivision the following seven (7) courses and distances:

North 61°46'52" West, 361.44 feet;

South 82°33'31" West, 182.68 feet;

North 66°56'01" West, 362.91 feet;



314.02 feet on the arc of a curve to the left having a radius of 267.40 feet, a central angle of 67°17'03", and a long chord which bears South 79°25'27" West, 296.28 feet;

South 45°46'56" West, 829.67 feet;

South 57°24'55" West, 143.12 feet;

South 67°27'28" West, 176.39 feet to the Northwest corner of said Tamarack Ridge Subdivision, coincident with the Northeast corner of Lot 4, Block 1 of said Laredo Estates Subdivision;

thence leaving the northerly boundary of said Tamarack Ridge Subdivision on the northerly boundary line of said Lot 4 and the westerly prolongation thereof the following three (3) courses and distances:

North 87°28'39" West, 78.00 feet;

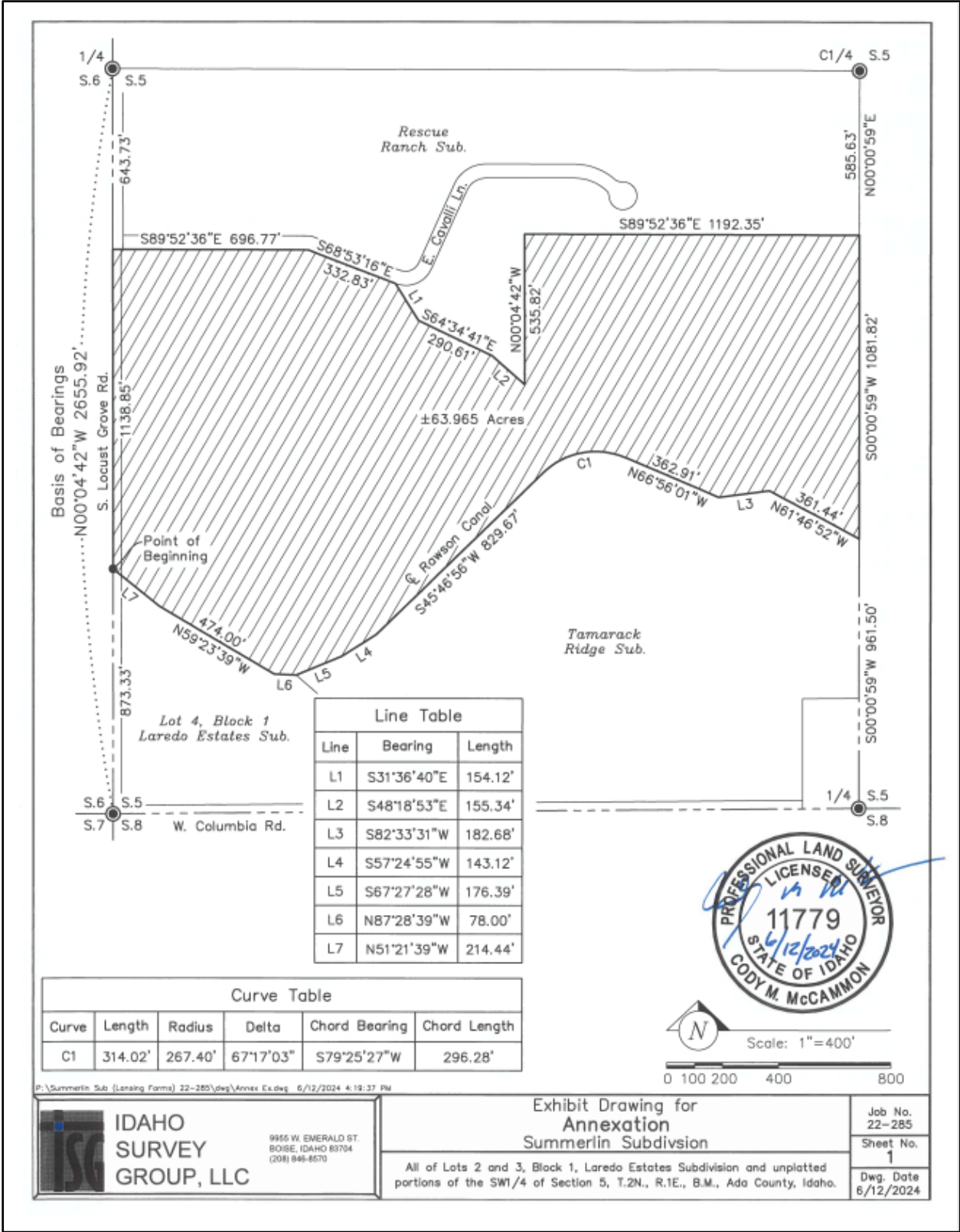
North 59°23'39" West, 474.00 feet;

North 51°21'39" West, 214.44 feet to the **POINT OF BEGINNING**.

Containing 63.965 acres, more or less.

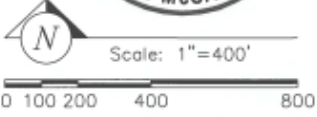
End of Description.





Line	Bearing	Length
L1	S31°36'40"E	154.12'
L2	S48°18'53"E	155.34'
L3	S82°33'31"W	182.68'
L4	S57°24'55"W	143.12'
L5	S67°27'28"W	176.39'
L6	N87°28'39"W	78.00'
L7	N51°21'39"W	214.44'

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	314.02'	267.40'	67°17'03"	S79°25'27"W	296.28'



P:\Summerlin Sub (Lansing Forms) 22-285\dwg\Annex E.s.dwg 6/12/2024 4:18:37 PM

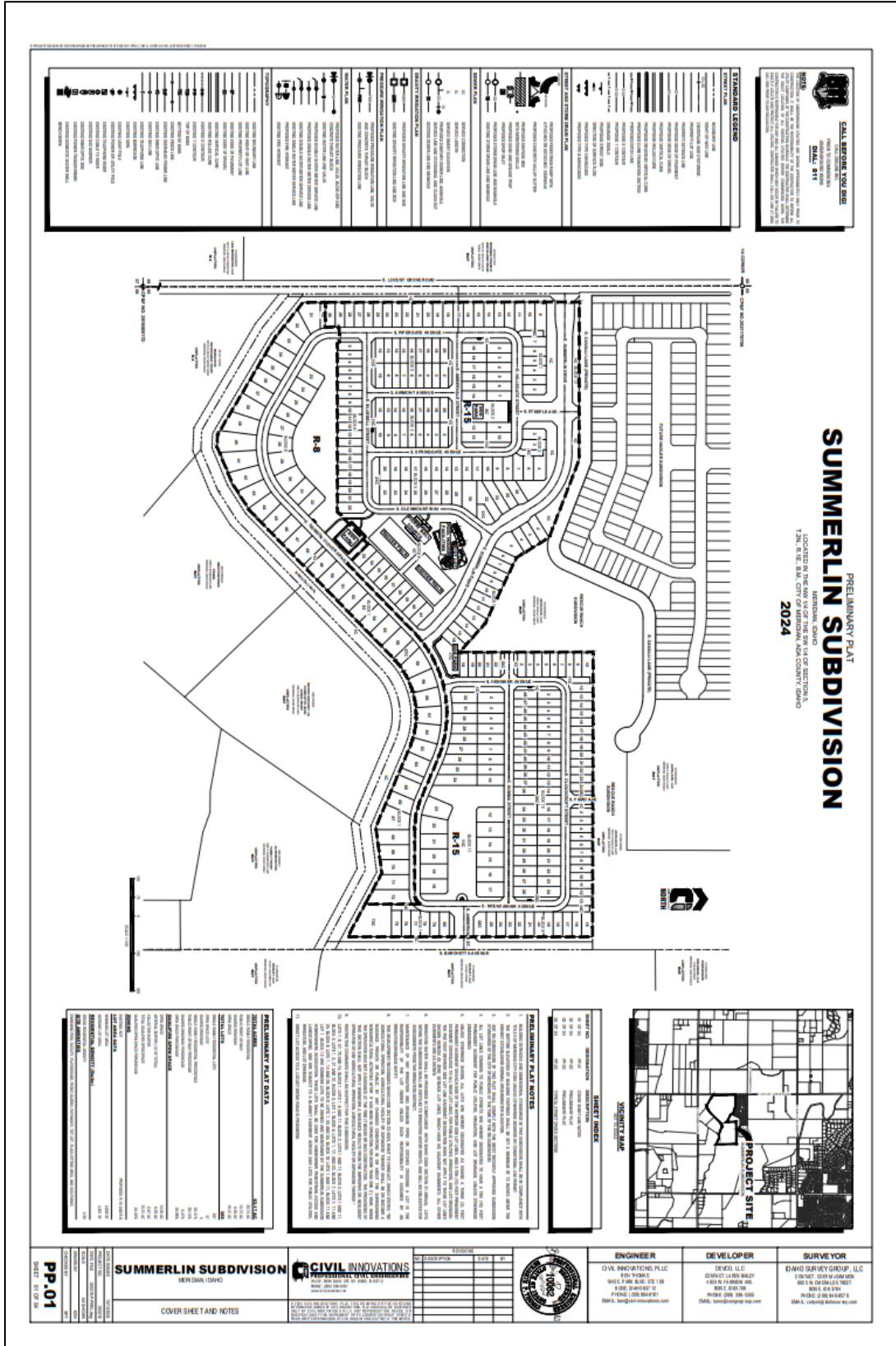
IDAHO SURVEY GROUP, LLC
 9956 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-6570

Exhibit Drawing for Annexation Summerlin Subdivision

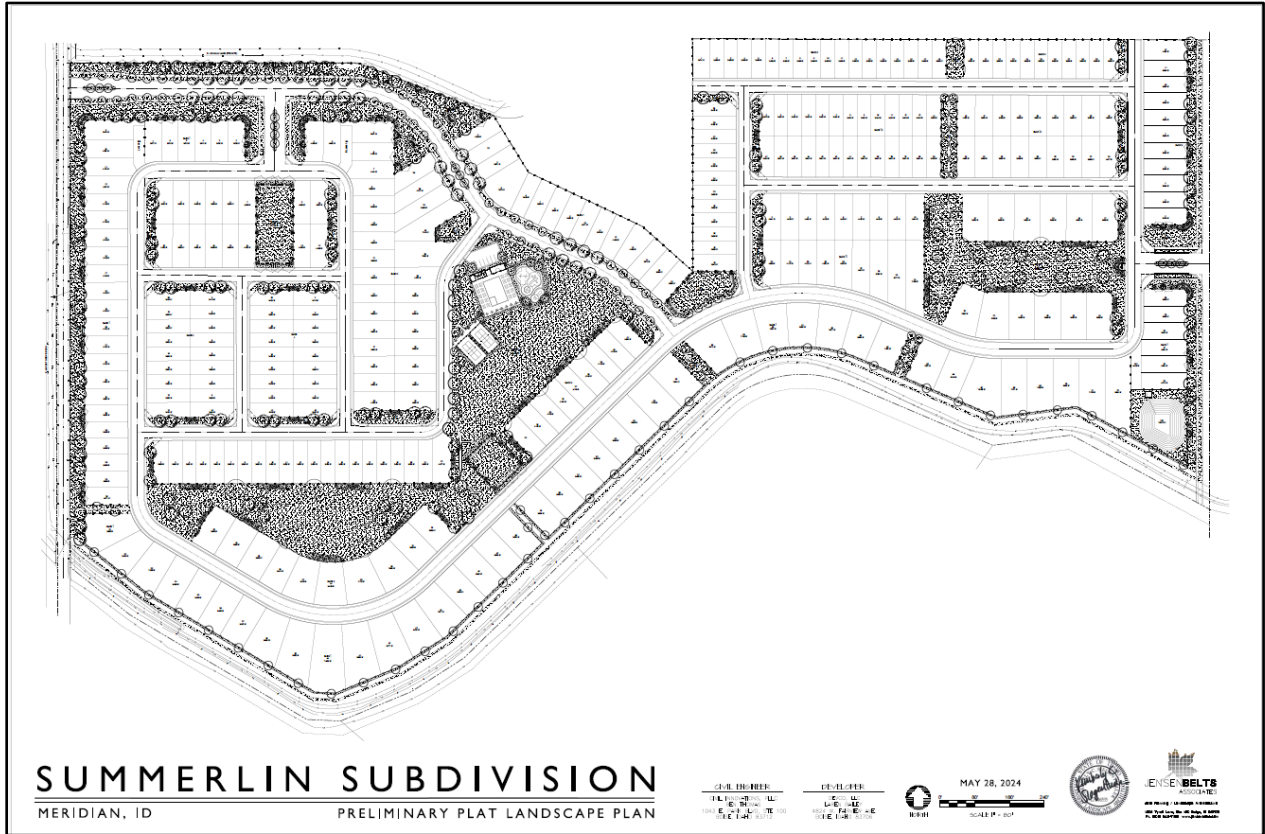
Job No. 22-285
Sheet No. 1
Dwg. Date 6/12/2024

All of Lots 2 and 3, Block 1, Laredo Estates Subdivision and unplatted portions of the SW1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.

E. Preliminary Plat (date: 10/10/2024)



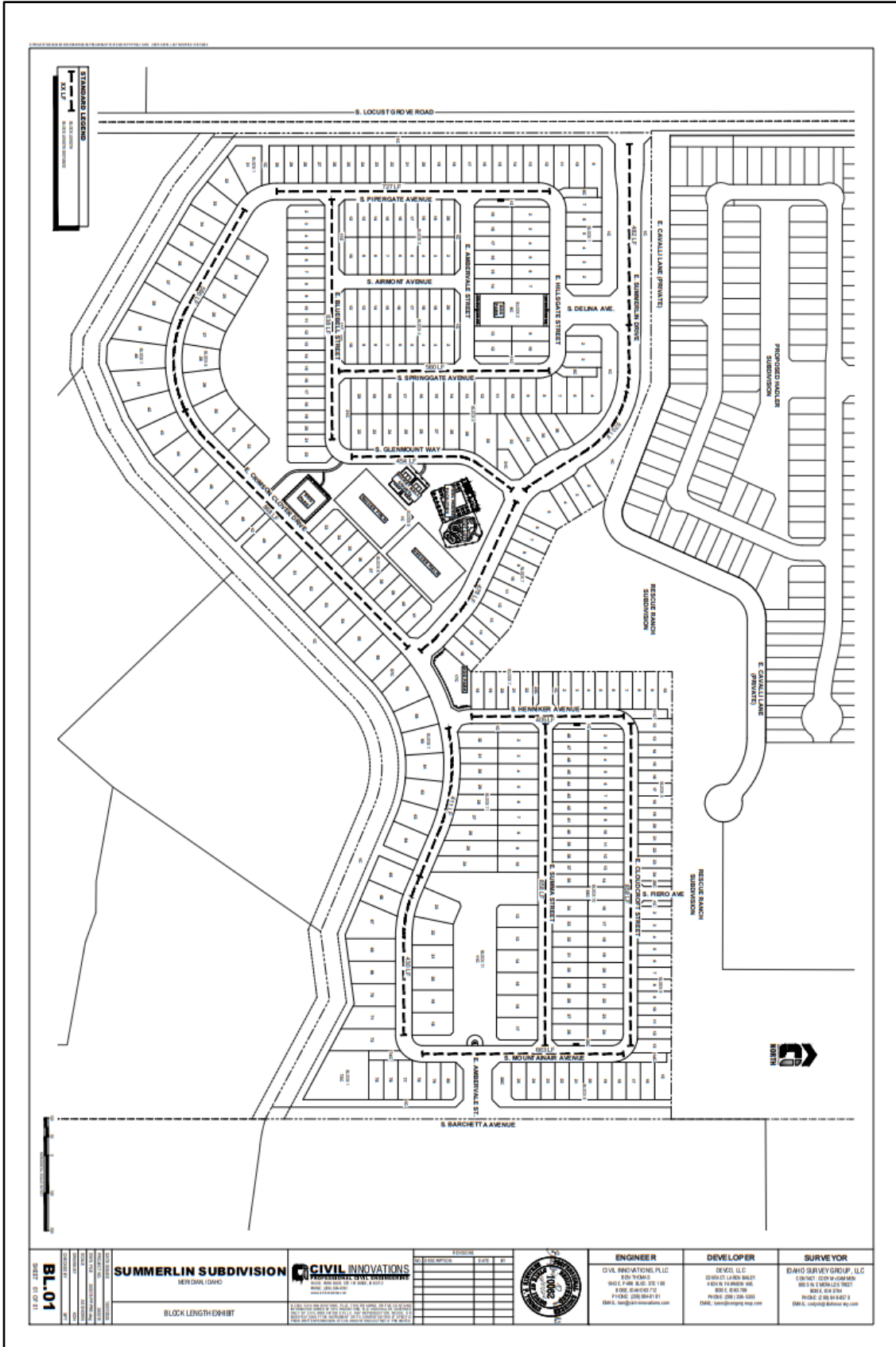
F. Landscape Plan (date: 6/10/2024)



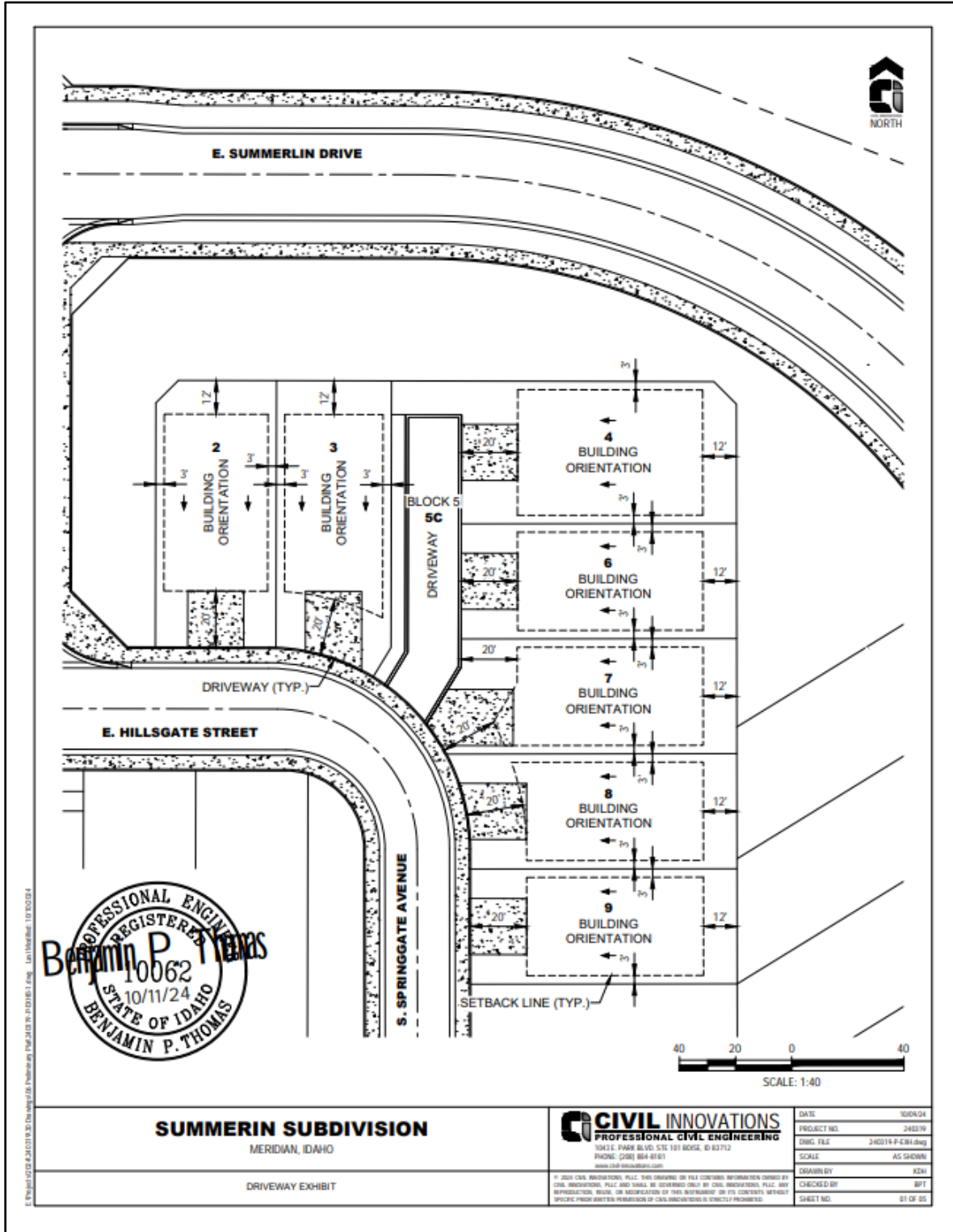
G. Qualified Open Space Exhibit (date: 6/14/2024)

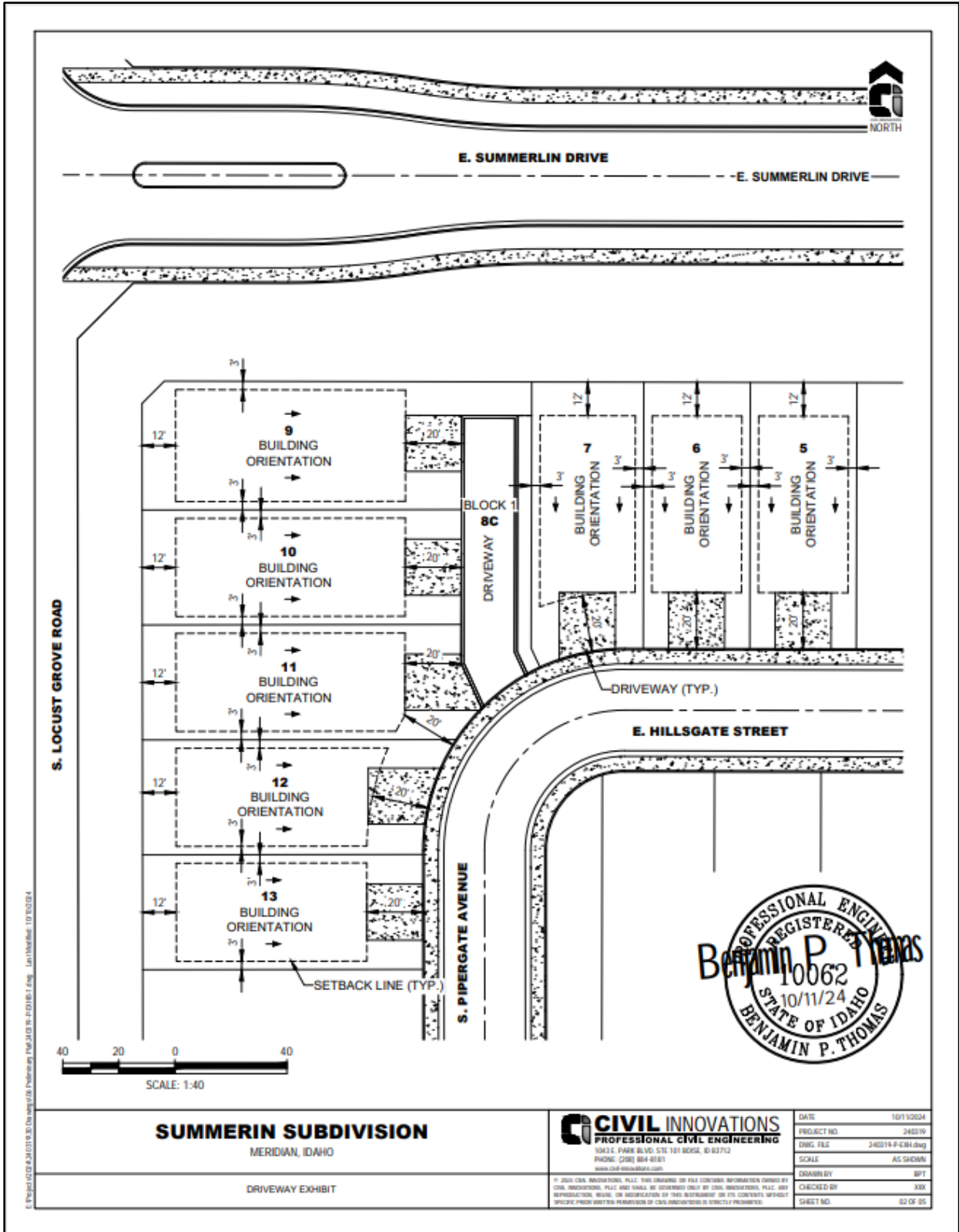


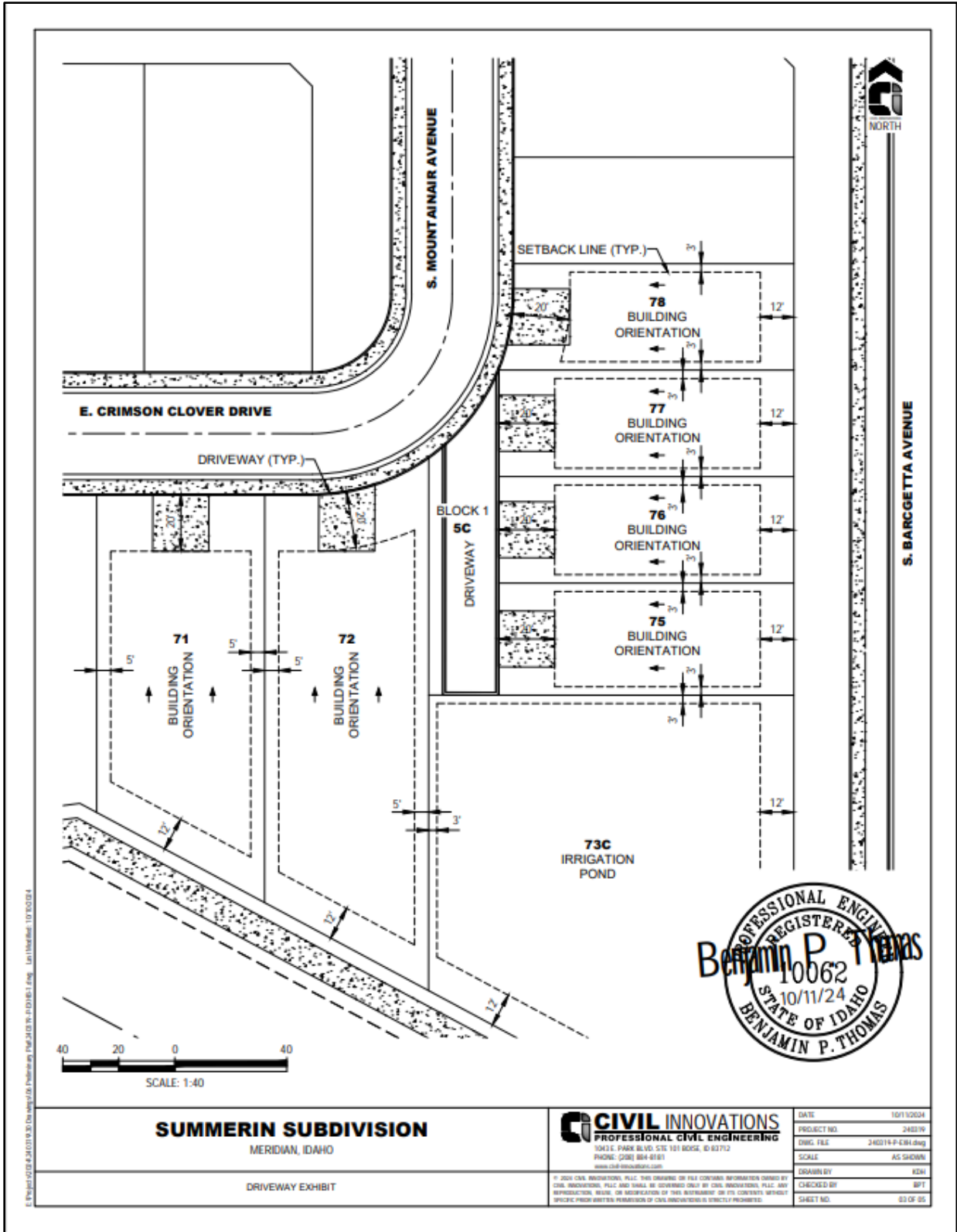
H. Block Length

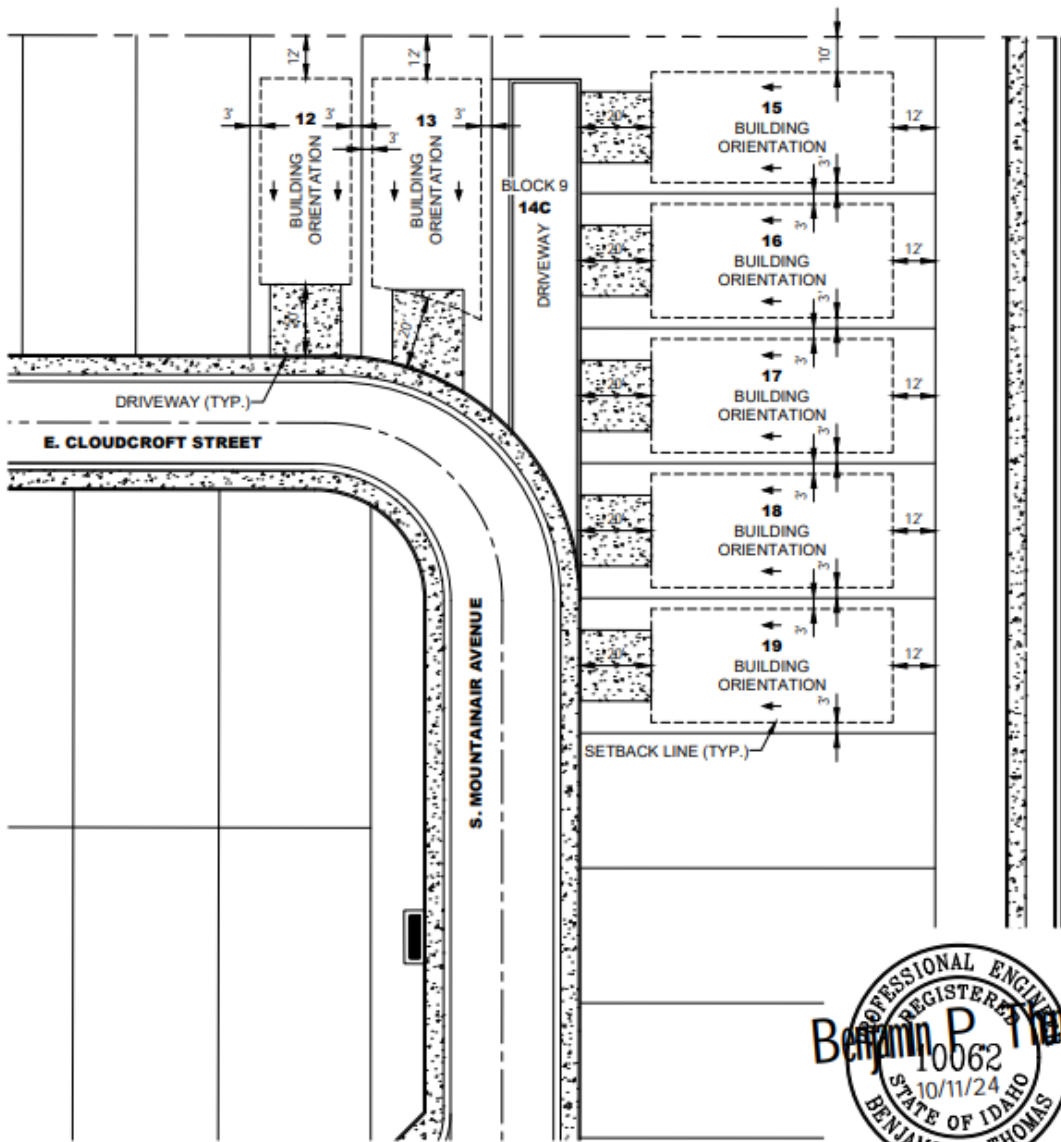


I. Common Driveways









E:\Project\240219-P-ENR\240219-P-ENR.dwg - 10/11/24 10:00:04 AM

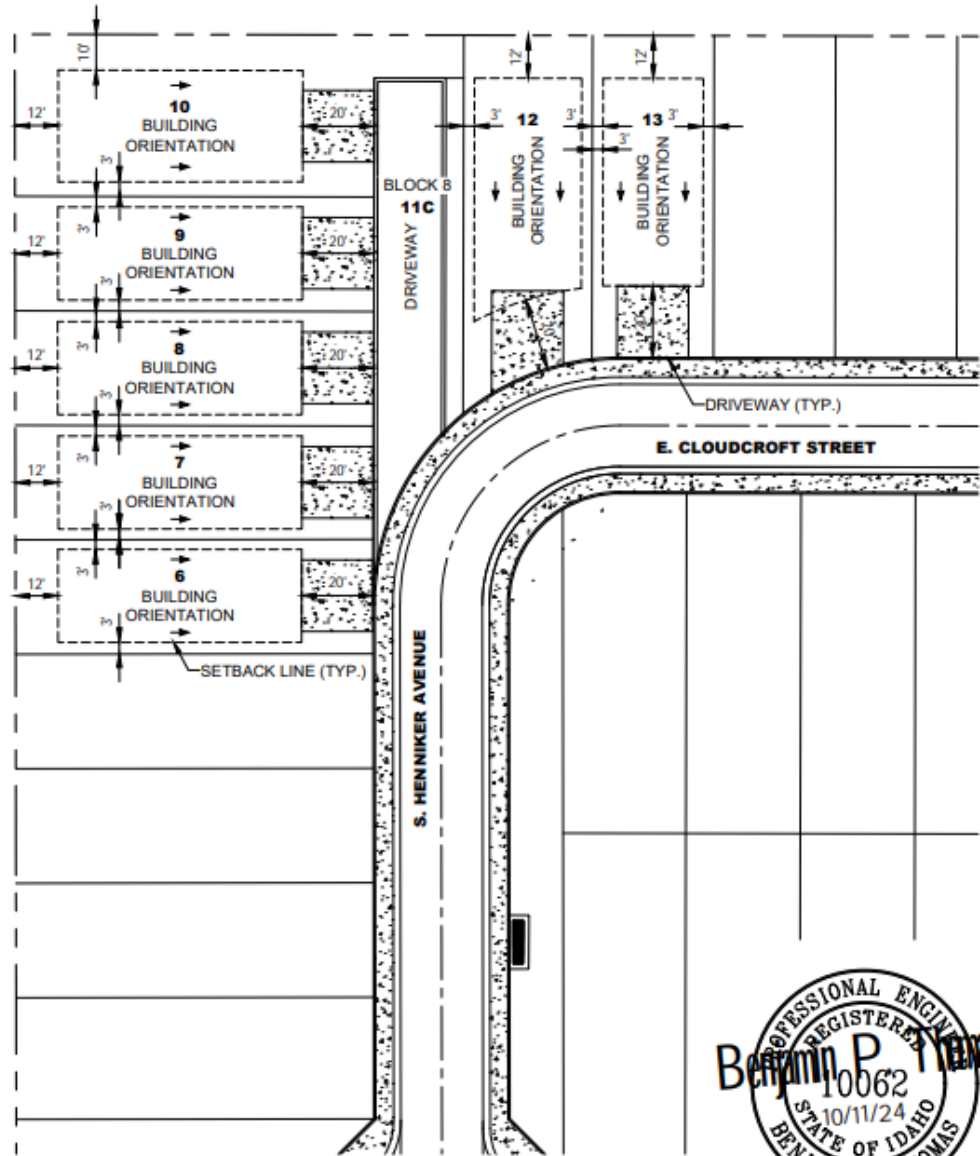
SUMMERIN SUBDIVISION
MERIDIAN, IDAHO

DRIVEWAY EXHIBIT

CIVIL INNOVATIONS
PROFESSIONAL CIVIL ENGINEERING
10413 E. PARK BLVD. STE 101 BOISE, ID 83712
PHONE: (208) 884-4181
www.civilinnovations.com

© 2024 CIVIL INNOVATIONS, PLLC. THE DRAWING OR FILE CONTAINS INFORMATION OWNED BY CIVIL INNOVATIONS, PLLC AND SHALL BE GOVERNED ONLY BY CIVIL INNOVATIONS, PLLC. ANY REPRODUCTION, USAGE, OR MODIFICATION OF THIS DRAWING OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION BY CIVIL INNOVATIONS IS STRICTLY PROHIBITED.

DATE	10/11/2024
PROJECT NO.	240219
DWG. FILE	240219-P-ENR.dwg
SCALE	AS SHOWN
DRAWN BY	KCN
CHECKED BY	BPT
SHEET NO.	04 OF 05



E:\Projects\2024\240110\240110.dwg: 10/11/24 10:00 AM: 10/11/24 10:00 AM: 10/11/24 10:00 AM

SUMMERIN SUBDIVISION
MERIDIAN, IDAHO

DRIVEWAY EXHIBIT

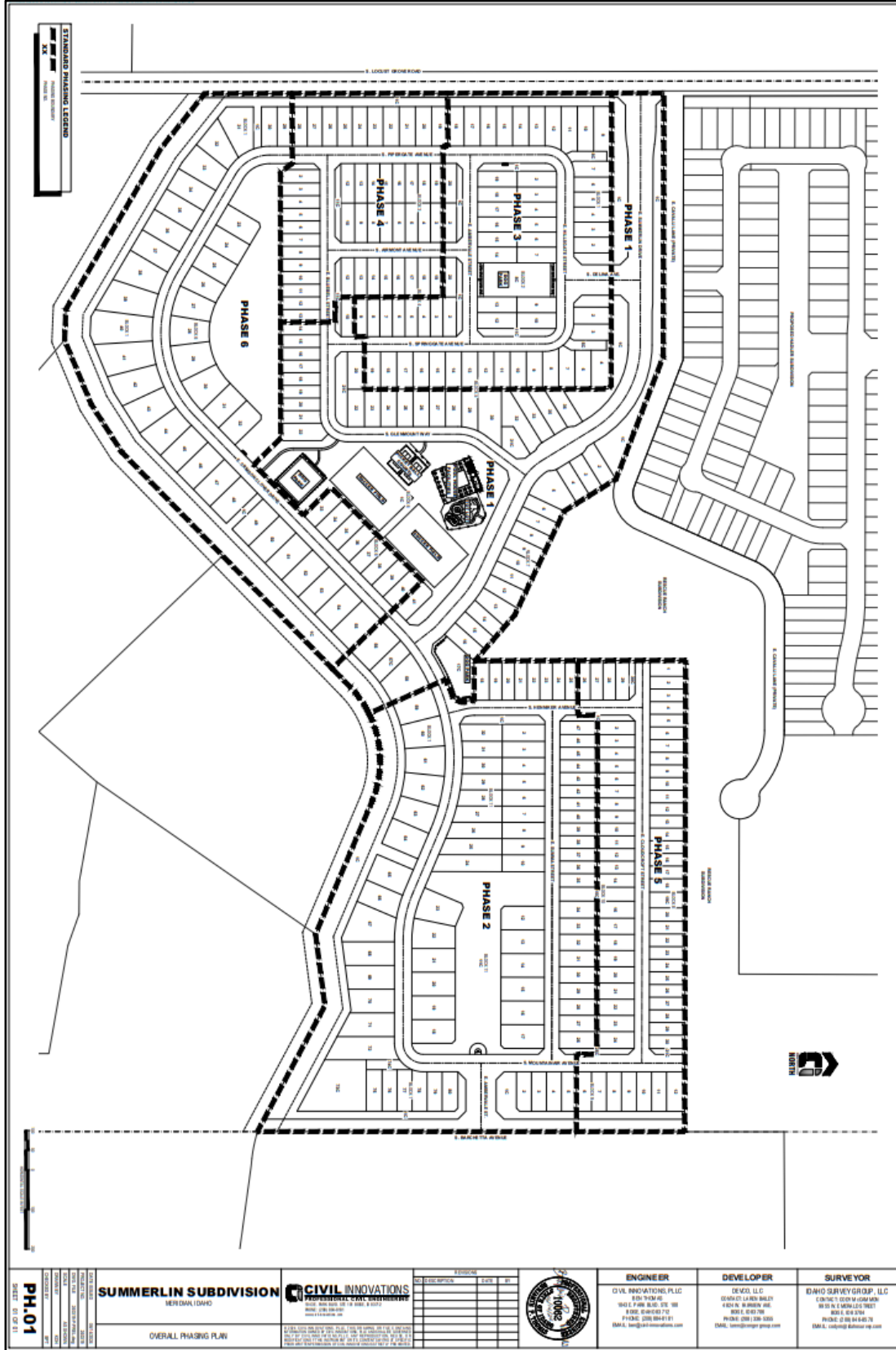


100 E. PARK BLVD. STE 101 BOISE, ID 83712
PHONE: (208) 854-8181
www.civilinnovations.com

© 2024 CIVIL INNOVATIONS, PLLC. THIS DRAWING OR FILE CONTAINS INFORMATION OWNED BY CIVIL INNOVATIONS, PLLC AND SHALL BE CONTROLLED ONLY BY CIVIL INNOVATIONS, PLLC AND REPRODUCTION, SEAL, OR REPLICATION OF THIS DRAWING OR ITS CONTENTS WITHOUT SPECIFIC PRIOR WRITTEN PERMISSION OF CIVIL INNOVATIONS IS STRICTLY PROHIBITED.

DATE:	10/11/2024
PROJECT NO.:	240110
DWG. FILE:	240110-P-084.dwg
SCALE:	AS SHOWN
DRAWN BY:	RDM
CHECKED BY:	APT
SHEET NO.:	05 OF 05

J. Phasing Plan



Elevations



L. Open Space Amenities

A. Large Central Park (Block 6, Lot 1) – This five-acre park will contain the following facilities:

- **Pool Facility**
- **Two Pickleball Courts**
- **Fenced Dog Park**
- **Dog Waste Facility**
- **Playground**
- **Climbing Rock**
- **Seating Benches**
- **Attractive Landscaping**
- **Two large lawn areas**
- **Pedestrian Pathway**



B. Dog Parks (Block 2, Lot 8) and (Block 7, Lot 17)

- Fenced Dog Park
- Waste Station
- Seating Areas
- Attractive landscaping



C. Pathways – The Summerlin

Neighborhood will include the following pedestrian pathways:

- **10' Wide Regional Pathway – 1,682 LF**



D. Other open green areas – several other open spaces will have the following amenities:

- Shade structures
- Large open grass areas
- Internal Pathways
- Picnic Area
- Attractive Landscaping

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. Mixed Use Analysis Notes

This data is derived from enterprise application and GIS databases, and exported dynamically. Data considered for analysis are only those areas overlapping the overall Mixed Use boundary area. Mixed Use areas across arterial roadways are distinct, separate, and not considered as they do not meet the mixed use principles in the Comprehensive Plan (e.g. pedestrian safety, transportation efficiency, etc.). Mixed Use parcel areas may be greater or smaller than the future land use area designation boundary due parcel size, configuration, right-of-way, and other factors. 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.

C. Service Assessment Notes

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

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

D. 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.