

HEARING DATE: March 26, 2024

TO: Mayor & City Council

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

SUBJECT: Reveille Ridge Subdivision – AZ, PP  
[H-2023-0050](#)

LOCATION: 7355 S. Eagle Rd., in the east ½ of Section 5, T.2N., R.1E. (Parcels: S1405417400, S1405142100, S1405427800 & S1405131500)



**I. PROJECT DESCRIPTION**

Annexation of 59.97 acres of land with R-8 (34.69 acres) and R-15 (25.28 acres) zoning districts; and Preliminary Plat consisting of 246 building lots and 38 common lots on 59.77 acres of land in the R-8 and R-15 zoning districts for the Reveille Ridge Subdivision.

**II. SUMMARY OF REPORT**

A. Project Summary

Description	Details
Acreage	59.77 acres
Future Land Use Designation	Low Density Residential (LDR) (31+/- acres) & Medium Density Residential (MDR) (28+/- acres)
Existing Land Use	Rural residential/agricultural
Proposed Land Use(s)	Single-family detached/attached & townhome dwellings
Current Zoning	Rural Urban Transition (RUT) in Ada County
Proposed Zoning	R-8 (Medium Density Residential) & R-15 (Medium-high Density Residential)
Lots (# and type; bldg/common)	246 building/38 common
Phasing plan (# of phases)	4
Number of Residential Units (type of units)	170 single-family detached, 14 single-family attached, 62 townhome units
Density (gross & net)	4.13 units/acre overall (gross) (2.96 units/acre in LDR; 5.3 units/acre in MDR)
Open Space (acres, total [%] / buffer / qualified)	11.78 acres (or 19.71%)

Amenities	Pathways, picnic areas, fitness stations.
Physical Features (waterways, hazards, flood plain, hillside)	The Williams Northwest gas pipeline runs through this site within a 75' wide easement. The Farr Lateral runs along the northern boundary on the east portion of the site.

Neighborhood meeting date	6/15/23
History (previous approvals)	None

**B. Community Metrics**

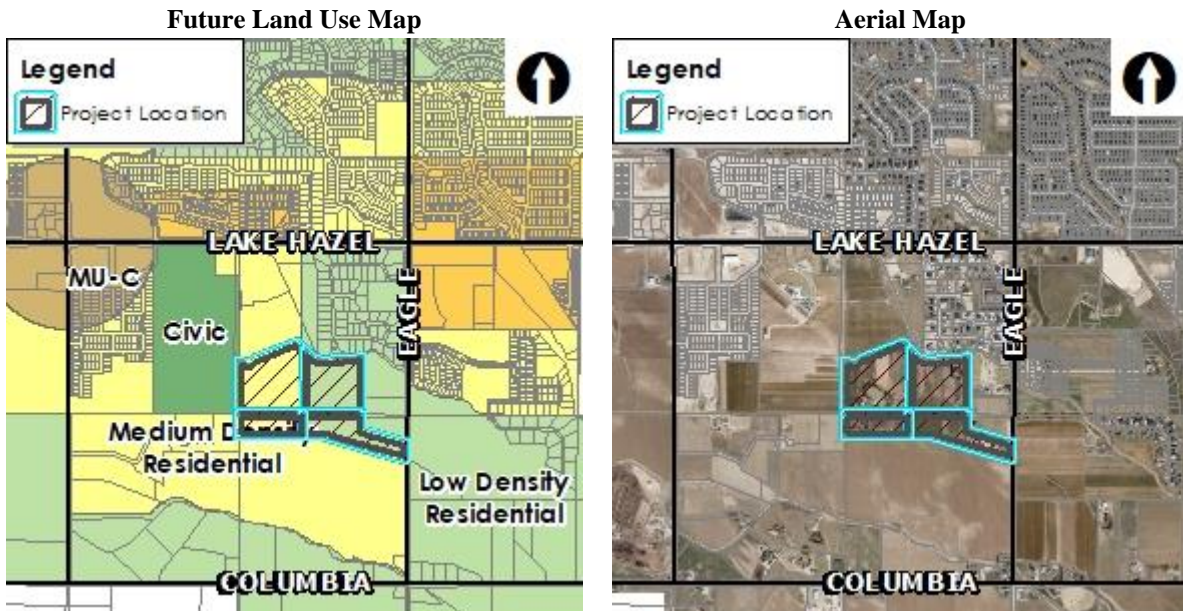
Description	Details
Ada County Highway District	
<ul style="list-style-type: none"> <li>Staff report (yes/no)</li> </ul>	Not yet
<ul style="list-style-type: none"> <li>Requires ACHD Commission Action (yes/no)</li> </ul>	No
<ul style="list-style-type: none"> <li>TIS (yes/no)</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Level of Service (LOS)</li> </ul>	Eagle Road south of Lake Hazel Road is operating at a LOS of better than "D" according to the TIS.
<ul style="list-style-type: none"> <li>Existing Conditions</li> </ul>	There is one driveway serving the existing home via S. Eagle Rd., a 2-lane roadway
<ul style="list-style-type: none"> <li>CIP/IFYWP</li> </ul>	No improvements planned directly abutting the site. Lake Hazel Rd. is scheduled in the IFYWP to be widened to 5-lanes from Locust Grove to Eagle Rd. in 2024 and to 5-lanes from Eagle to Cloverdale Rd. in 2025. The intersection of Lake Hazel & Eagle Rd. is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 4-lanes on the east, and 3-lanes on the west leg to be reconstructed in 2024.

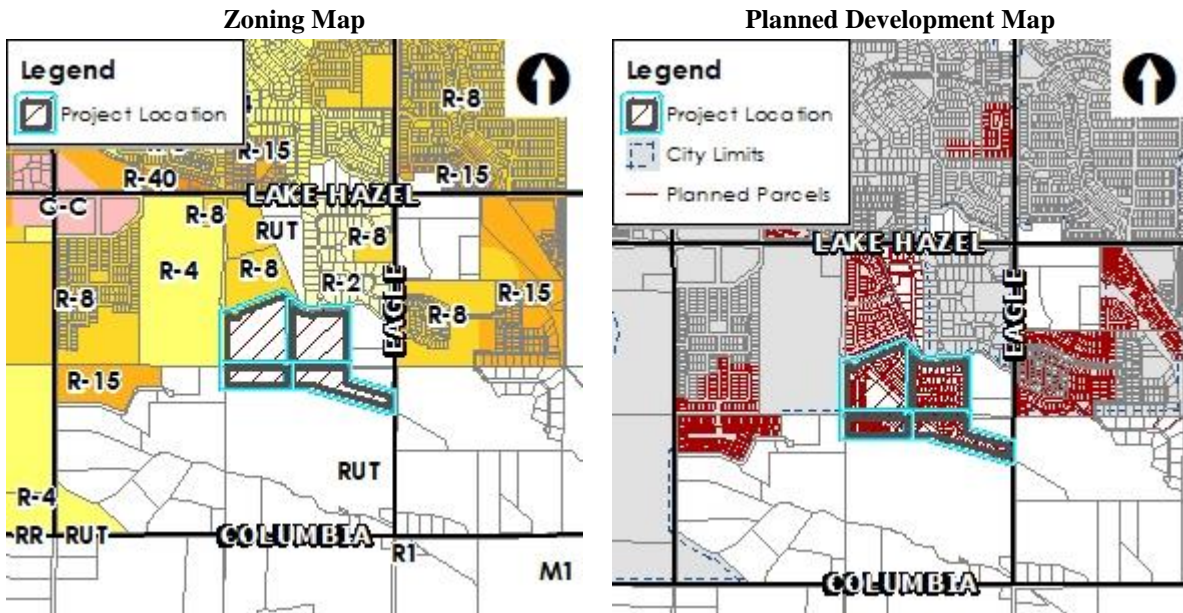
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	One (1) access is proposed via S. Eagle Rd., a residential arterial street. A north/south and an east/west collector street are proposed. Several stub streets are proposed to adjacent properties for future extension and interconnectivity.
Proposed Road Improvements	No funded improvements and no planned improvements.
Fire Service	
<ul style="list-style-type: none"> <li>Distance to Fire Station</li> </ul>	1.0 mile from Station 7
<ul style="list-style-type: none"> <li>Fire Response Time</li> </ul>	Project falls in an area where the FD doesn't have total response times for an effective firefighting force that meet NFPA 1710 standards or current City adopted standards.
<ul style="list-style-type: none"> <li>Resource Reliability</li> </ul>	Unknown for Station 7 as it just opened; 77% for Station 4, which doesn't meet the 80% goal
<ul style="list-style-type: none"> <li>Risk Identification</li> </ul>	2 (current resources would not be adequate to supply service to this project)
<ul style="list-style-type: none"> <li>Accessibility</li> </ul>	Meets all requirements
<ul style="list-style-type: none"> <li>Special/resource needs</li> </ul>	Will require an aerial device; can meet this need
<ul style="list-style-type: none"> <li>Water Supply</li> </ul>	1,000 gallons/minute for one hour
<ul style="list-style-type: none"> <li>Other Resources</li> </ul>	
Police Service	<i>No comments received</i>

West Ada School District	<i>No comments received</i>
Wastewater	
<ul style="list-style-type: none"> <li>Distance to Sewer Services</li> </ul>	

• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/Concerns	Flow is committed. See Public Works Site Specific Conditions
Water	
• Distance to Services	Water available at site.
• Pressure Zone	5
• Estimated Project Water ERU's	See application
• Water Quality Concerns	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	See Public Works Site Specific Conditions in Section IX.B of this report.

C. Project Maps





**III. APPLICANT INFORMATION**

A. Applicant:

Judy Schmidt, Bailey Engineering – 1119 E. State St., #210, Eagle, ID 83616

B. Owners:

Endurance Holdings, LLC – 1977 E. Overland Rd., Meridian, ID 83642

C. Representative:

Shawn Brownlee, Trilogy Development – 9839 W. Cable Car St., Ste. 101, Boise, ID 83709

**IV. NOTICING**

	<b>Planning &amp; Zoning Posting Date</b>	<b>City Council Posting Date</b>
Newspaper notification published in newspaper	1/30/2024	3/10/2024
Radius notification mailed to property owners within 300 feet	1/26/2024	3/1/2024
Public hearing notice sign posted on site	1/24/2024	3/12/2024
Nextdoor posting	1/30/2024	3/4/2024

**V. COMPREHENSIVE PLAN ANALYSIS**

**FUTURE LAND USE:** Approximately 31-acres of the eastern portion of this property is designated Low Density Residential (LDR) and approximately 28-acres of the western portion is designated Medium Density

Residential (MDR) on the Future Land Use Map (FLUM) contained in the [Comprehensive Plan](#) (see map above in Section II.C).

The LDR 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.

The MDR designation allows for dwelling units at gross densities of 3 to 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.

**TRANSPORTATION:** ACHD’s Master Street Map (MSM) depicts an east/west collector street across this property from S. Eagle Rd. to the west property boundary and a north/south collector street along the west boundary of the site. This property is within the area governed by the South Meridian Transportation Plan. No improvements are planned directly abutting the site in the CIP or IFYWP. Lake Hazel Rd. is scheduled in the IFYWP to be widened to 5-lanes from Locust Grove to Eagle Rd. in 2024 and to 5-lanes from Eagle to Cloverdale Rd. in 2025. The intersection of Lake Hazel & Eagle Rd. is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 4-lanes on the east, and 3-lanes on the west leg to be reconstructed in 2024.

**PROPOSED USE:** The subject property is proposed to develop with a mix of single-family residential detached and attached dwellings and townhome dwellings at a gross overall density of 4.13 units per acre (2.96 units/acre in LDR and 5.30 units/acre in MDR) consistent with the density desired in the Comprehensive Plan for this area.

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

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

*The proposed single-family attached and detached dwellings and townhome dwellings will provide a mix of housing types to meet the needs, preferences and financial capabilities of present and future residents in the City as desired.*

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

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

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

*The proposed site design with smaller lot sizes abutting similar size lots to the north planned in Vertex Subdivision and to the west adjacent to Discovery Park, a 75-acre City park, and MDR designated property to the west and south; and larger lots abutting similar size lots to the north in The Keep Subdivision and to LDR designated property to the east will provide a good transition in density and lot sizes to existing and future development.*

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

*The proposed residential uses and site layout should minimize conflicts and maximize use of land.*

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

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

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

*A 10’ wide multi-use pathway is proposed through the site from the south to the north boundary within the Williams Pipeline easement and a 5’ wide pathway is proposed along the Farr Lateral on the northeast portion of the site, which should be widened to 10’ in accord with the Pathways Master Plan. Other micro paths and internal pathways are proposed for pedestrian connectivity within the development.*

- “Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.” (3.03.03G)

*Urban sewer and water infrastructure and curb, gutter and sidewalks are required to be provided with development of the subdivision.*

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

*With redevelopment of the site, the septic system for the existing home should be abandoned.*

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

*There is currently one (1) access driveway via S. Eagle Rd. for this property, which will be replaced by a collector street that will extend to the west boundary of the site for future extension. Another north/south collector street is proposed along the west boundary of the site for future extension to the north and south. These collector streets should increase connectivity in this area and distribute traffic from the arterial street. Stub streets are proposed to adjacent properties to the north fronting on S. Eagle Rd., which should reduce access points to the arterial street in the future.*

## **VI. STAFF ANALYSIS**

### **A. ANNEXATION (AZ)**

The Applicant proposes to annex 59.97 acres of land with R-8 (34.69-acres) and R-15 (25.28-acres) zoning districts and develop the site with a mix of single-family attached and detached and townhome dwellings at densities consistent with the underlying LDR and MDR FLUM designations as discussed above in Section V.

A legal description and exhibit map for the overall annexation area is included in Section VIII.A along with individual legal descriptions and exhibit maps for individual zones. This property is within the City’s Area of City Impact boundary.

A preliminary plat and conceptual building elevations were submitted showing how the property is proposed to be subdivided and developed with 246 building lots and associated common area and public streets (see Section VIII).

Single-family attached and detached and townhouse dwellings are listed as a principal permitted use in both the R-8 and R-15 zoning districts per UDC [Table 11-2A-2](#).

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

## **B. PRELIMINARY PLAT (PP):**

The proposed preliminary plat consists of 246 building lots and 38 common lots on 59.77 acres of land in the proposed R-8 and R-15 zoning districts as shown on the preliminary plat in Section VIII.B. A mix of front- and alley-loaded single-family detached (170), single-family attached (14) and townhomes (62) are proposed. Building lots range in size from 2,600 square feet (s.f.) (or 0.6-acre) to 14,798 s.f. (or 0.34-acre).

**Phasing Plan:** The subdivision is proposed to develop in four (4) phases per the phasing plan in Section VIII.B. The first phase is located along the southern boundary of the site and includes construction of all of the collector streets within the site. The second phase is the northeast portion of the development. The third phase is centrally located and contains the pond and most of the common open space for the development, including the linear open space in the Williams Pipeline easement. The fourth phase is the northwest portion of the development. **Staff recommends the phasing plan is revised to switch Phases 2 and 3 so the open space is provided in an earlier phase for the enjoyment of residents.** *The phasing plan has been revised as recommended.*

**Existing Structures/Site Improvements:** There is an existing home and several other structures on the property that are not being retained that are required to be removed prior to submittal of the final plat for City Engineer's signature. There is also an existing driveway via S. Eagle Rd. that will be replaced with a public street.

**Dimensional Standards (UDC 11-2):** The proposed plat and future development is subject to the dimensional standards listed in UDC Table [11-2A-6](#) for the R-8 zoning district and Table [11-2A-7](#) for the R-15 zoning district, as applicable. **Zero (0) setbacks should be depicted on the plat where single-family attached and townhome structures are proposed to span across lot lines where no easements will exist. Note: Street setbacks are measured from back of sidewalk, which will affect building placement on lots along collector streets.**

**Subdivision Design & Improvement Standards:** The proposed subdivision is required to comply with the design and improvement standards listed in UDC [11-6C-3](#), including those for streets and alleys.

**Product Type:** A mix of single-family attached and detached and townhome dwellings are proposed to develop on the site as shown on the exhibit map in Section VIII.

**Access:** Public streets and alleys and a common driveway are proposed for access within the development. Two (2) collector streets are proposed in accord with ACHD's Master Street Map as noted above in Section V. Homes fronting on the collector streets do not have access from the collector streets. Public stub streets are proposed to adjacent properties to the northeast, north, west and south for future interconnectivity and to reduce future access points on S. Eagle Rd., in accord with UDC [11-3A-3A.3](#).

A common driveway is proposed on Lot 51, Block 16 for access to Lots 52-54, Block 16; compliance with the standards listed in UDC [11-6C-3D](#) for such is required. **A perpetual ingress/egress is required as a note on a recorded final plat or a separate recorded easement. The easement or plat note shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and**

**equipment.** A common driveway exhibit that demonstrates compliance with the R-15 dimensional standards is included in Section VIII.F; **future development of these lots should be consistent with this exhibit. Fencing is required along Lot 51, Block 16 to distinguish common from private areas as set forth in UDC [11-3A-7A.7a](#). A 5-foot wide landscape buffer planted with shrubs, lawn or other vegetative groundcover should be provided along the southwest side of the common driveway on Lot 51, Block 16 in accord with UDC [11-6C-3D.5](#).**

**Pathways:** All pathways should be constructed in accord with the standards listed in UDC [11-3A-8](#). A 10' wide multi-use pathway is required within the Williams Pipeline easement and along the south side of the Farr Lateral in a 14-foot wide public pedestrian easement in accord with the Pathways Master Plan. Other pathways are proposed throughout the site for internal pedestrian connectivity. **The 10-foot wide multi-use pathway within the Williams Pipeline easement should be extended through Lot 1, Block 14 for future extension to the south. The 10-foot wide multi-use pathway along the Farr Lateral in Lot 16, Block 2 should also be extended to the northwest to connect to the multi-use pathway in Vertex Subdivision to the north. In order to provide connectivity between the multi-use pathways within the site, Staff recommends a 10-foot wide sidewalk is provided along Taps to between the Williams pipeline pathway and the Farr Lateral pathway.**

**Sidewalks/Parkways (11-3A-17):** For public safety, Staff recommends 10-foot wide detached sidewalks are provided along all collector and arterial streets within and adjacent to the site; parkways should comply with the standards listed in UDC [11-3A-17](#). The plat and landscape plan, should be revised accordingly.

**Landscaping:** A minimum 25-foot wide street buffer is required along S. Eagle Rd., an arterial street, measured from *ultimate* back of curb location; and 20-foot wide street buffers are required along E. Vantage Pointe and St L, collector streets, per UDC Tables [11-2A-6](#) and [11-2A-7](#). **The buffer along E. Vantage Pointe on Blocks 12 and 15 needs to be fully landscaped, including the area on the back side of the sidewalk. Landscaping is required within the street buffers and parkways in accord with the standards listed in UDC [11-3B-7C.3](#); the landscape plan should be revised to include a mix of landscaping materials and a calculations table that demonstrates compliance with the standards. All street buffers should be in a common lot or on a permanent dedicated buffer easement maintained by the property owner or homeowner's association; street buffers should be depicted on the plat accordingly and labeled as such.**

**Landscaping, including trees and shrubs, should be depicted on the landscape plan within the 5' wide landscape strip on each side of all pathways as set forth in UDC [11-3B-12C](#). Note: Alternative compliance may be requested for the trees along the pathway in the Williams pipeline easement as set forth in UDC [11-5B-5](#).**

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

**Common Open Space & Site Amenities (UDC [11-3G-3](#)):** A minimum of 15% (or 8.97-acres) common open space is required to be provided in the R-8 and R-15 zoning districts per UDC [Table 11-3G-3](#). Open space areas are required to comply with the quality standards listed in UDC [11-3G-3A.2](#). The qualifications for open space are outlined in UDC [11-3G-3B](#).

An open space exhibit was submitted as shown in Section VIII.D that depicts common open space totaling 14.79-acres (or 24.74%); qualified open space consists of 11.77-acres (or 19.69%), exceeding the minimum standard. Qualified areas consist of open grassy areas of at least 5,000 square feet in area, linear open space, a pond with site amenities (i.e. picnic areas), and active and passive open spaces.



Based on 59.77-acres of development area, a minimum of 12 site amenity points is required to be provided. For projects such as this that are over 40-acres in size, multiple amenities are required from each of the categories listed in UDC [Table 11-3G-4](#). The Applicant proposes amenities in accord with the minimum standards from each of the required categories, as follows:

Type	Description	Points
Quality of Life	Picnic Areas (3)	6
Pedestrian Amenities	Multiuse Pathways (.5 miles)	2
Quality of Life	Fitness Course (6 stations)	2
Recreation Activity	Tot Lot	1
Multi-modal	Bike Repair Station	1
<b>Total</b>		<b>12</b>

**The proposed amenities should comply with the associated standards listed in UDC 11-3G-4C, D, E and F.**

**Open Water Pond:** An open water pond exists on the site that is proposed to remain on Lot 1, Block 16. **The pond is required to have recirculated water and be maintained such that it does not become a mosquito breeding ground as set forth in UDC [11-3G-3B.6](#).**

**Parking:** Off-street parking is required to be provided for each home based on the total number of bedrooms per unit as set forth in UDC [Table 11-3C-6](#). Two (2) off-street parking areas with a total of 16 parking spaces are proposed on Lots 20 and 80, Block 16.

**Williams Pipeline:** The Williams Northwest Gas Pipeline crosses this site within a 75-foot wide easement contained in common lots as depicted on the preliminary plat. Any development and/or improvements within the easement should comply with the Williams Developer’s Handbook.

**Waterways:** The Farr Lateral exists along the eastern portion of the northern boundary of the site within a 55-foot wide easement (25-feet on the north side and 30-feet on the south side of the lateral’s centerline).

All irrigation ditches and laterals crossing this site that aren’t being improved as a water amenity or linear open space as defined in UDC 11-1A-1 are required to be piped or otherwise covered as set forth in UDC [11-3A-6B.3](#), unless otherwise waived by City Council. **The Applicant requests a waiver from Council to leave the Farr Lateral open and not pipe it as allowed in UDC 11-3A-6B.3a. To preserve public safety, the Applicant proposes to construct a 6’ tall wrought iron fence along the northern boundary of Lot 16, Block 2 outside of the Boise Project Board of Control’s easement in accord with UDC [11-3A-6C](#) and the Pathways Master Plan.**

**Fencing:** All fencing is required to comply with the standards listed in UDC [11-3A-6C](#) and [11-3A-7](#), as applicable. The landscape plan depicts a mix of 6’ tall vinyl privacy fencing and 5’ tall wrought iron fencing.

**Because there is a common lot with a pathway planned in Vertex Subdivision along the northern boundary of the site, Staff recommends the fencing in this location is changed to 5’ tall wrought iron fencing to match that on the north side of the pathway and that proposed on this site to the east along the Farr Lateral in accord with UDC [11-3A-7A.7b](#).**

**Utilities (UDC 11-3A-21):** Connection to City water and sewer services is required in accord with UDC 11-3A-21. Street lighting is required to be installed in accord with the City’s adopted standards, specifications and ordinances. A pressure reducing station is proposed on Lot 1, Block 19.

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

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

**Building Elevations:** Several conceptual building elevations of 1- and 2-story single-family detached, attached and townhome dwellings were submitted as shown in Section VIII.E. Building materials consist of a variety of horizontal and vertical siding and stucco with stone/brick veneer accents.

**Because homes on lots that face collector (E. Vantage Pointe & St L) and arterial (S. Eagle Rd.) will be highly visible, Staff recommends the rear and/or sides of structures facing these streets incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public streets.**

Design review is required for all single-family attached and townhome structures; design review is not required for single-family detached structures.

## VII. DECISION

### A. Staff:

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

### B. The Meridian Planning & Zoning Commission heard these items on February 15<sup>th</sup>. At the public hearing, the Commission moved to recommend approval of the subject AZ and PP requests.

#### 1. Summary of Commission public hearing:

- a. In favor: David Bailey, Bailey Engineering (Applicant’s Representative)
- b. In opposition: Dave White, Jeff Luckey, Brian Miller, Jarron Langston, Craig Smith, Carrie Miller, Matthew Pond
- c. Commenting: None
- d. Written testimony: Kelli Black, Bailey Engineering (Applicant’s Representative) – in agreement with staff report; and several letters of opposition from the public (see public record).
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None

#### 2. Key issue(s) of public testimony:

- a. Opinion the proposed density is too high for this development with existing infrastructure constraints;
- b. Concern pertaining to safety of roads in the immediate area;
- c. Request for a better transition in lot sizes to adjacent properties.

#### 3. Key issue(s) of discussion by Commission:

- a. Would like to see a better transition in lot sizes to adjacent existing properties, especially to The Keep to the north.

#### 4. Commission change(s) to Staff recommendation:

- a. None

#### 5. Outstanding issue(s) for City Council:

- a. The Applicant requests City Council approval of a waiver to UDC 11-3A-6B.3a to leave the Farr Lateral open and not pipe it as allowed in UDC 11-3A-6B.3a. To preserve public safety, the Applicant proposes to construct a 6’ tall wrought iron fence along the

northern boundary of Lot 16, Block 2 outside of the Boise Project Board of Control's easement adjacent to the pathway.

- b. The Commission requested the City Council review the transition of the proposed R-8 zoned lots to the existing R-2 lots in The Keep subdivision along the Farr Lateral and decide if the proposed transition is in the best interest of the City.

**VIII. EXHIBITS**

A. Annexation Legal Description and Exhibit Map

Description for  
**Annexation**  
September 8, 2023

A parcel of land located in the South 1/2 of the Northeast 1/4, and the North 1/2 of the Southeast 1/4 of Section 5, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 4 and 5, T.2N., R.1E., B.M., from which the Section corner common to Sections 4, 5, 8 and 9, T.2N., R.1E., B.M., bears South 00°12'47" West, 2653.27; thence on the east boundary line of said Section 5, South 00°12'47" West, 458.11 feet to the **POINT OF BEGINNING**;

thence continuing, South 00°12'47" West, 250.04 feet;

thence leaving said east boundary line, North 74°08'26" West, 800.00 feet;

thence North 73°29'26" West, 560.00 feet;

thence North 89°18'26" West, 500.00 feet;

thence South 89°48'34" West, 841.23 feet to the north-south centerline of said Section 5;

thence on said north-south centerline, North 00°00'59" East, 332.88 feet to the Center 1/4 corner of said Section 5;

thence continuing on said north-south centerline, North 00°01'18" East, 820.62 feet;

thence leaving said north-south centerline, South 78°30'03" East, 191.66 feet;

thence North 43°00'19" East, 108.41 feet;

thence North 68°36'36" East, 694.84 feet;

thence South 46°02'32" East, 379.56 feet;

thence South 64°59'21" East, 64.51 feet;

thence North 00°23'06" West, 30.48 feet to the Southwest corner of Keep Subdivision as filled in Book 119 of Plats at Pages 18374 through 18379, records of Ada County, Idaho;

thence on the south boundary line of said Keep Subdivision the following eight (8) courses and distances:

South 64°48'10" East, 66.24 feet;

South 79°33'09" East, 55.80 feet;



North 82°37'38" East, 39.29 feet;

North 71°27'43" East, 41.47 feet;

North 80°45'02" East, 58.56 feet;

North 88°58'42" East, 252.30 feet;

North 85°38'16" East, 60.03 feet;

North 67°03'39" East, 125.97 feet to the northwest corner of Derry  
Subdivision as filled in Book 108 of Plats at Pages 15160 and 15161,  
records of Ada County, Idaho;

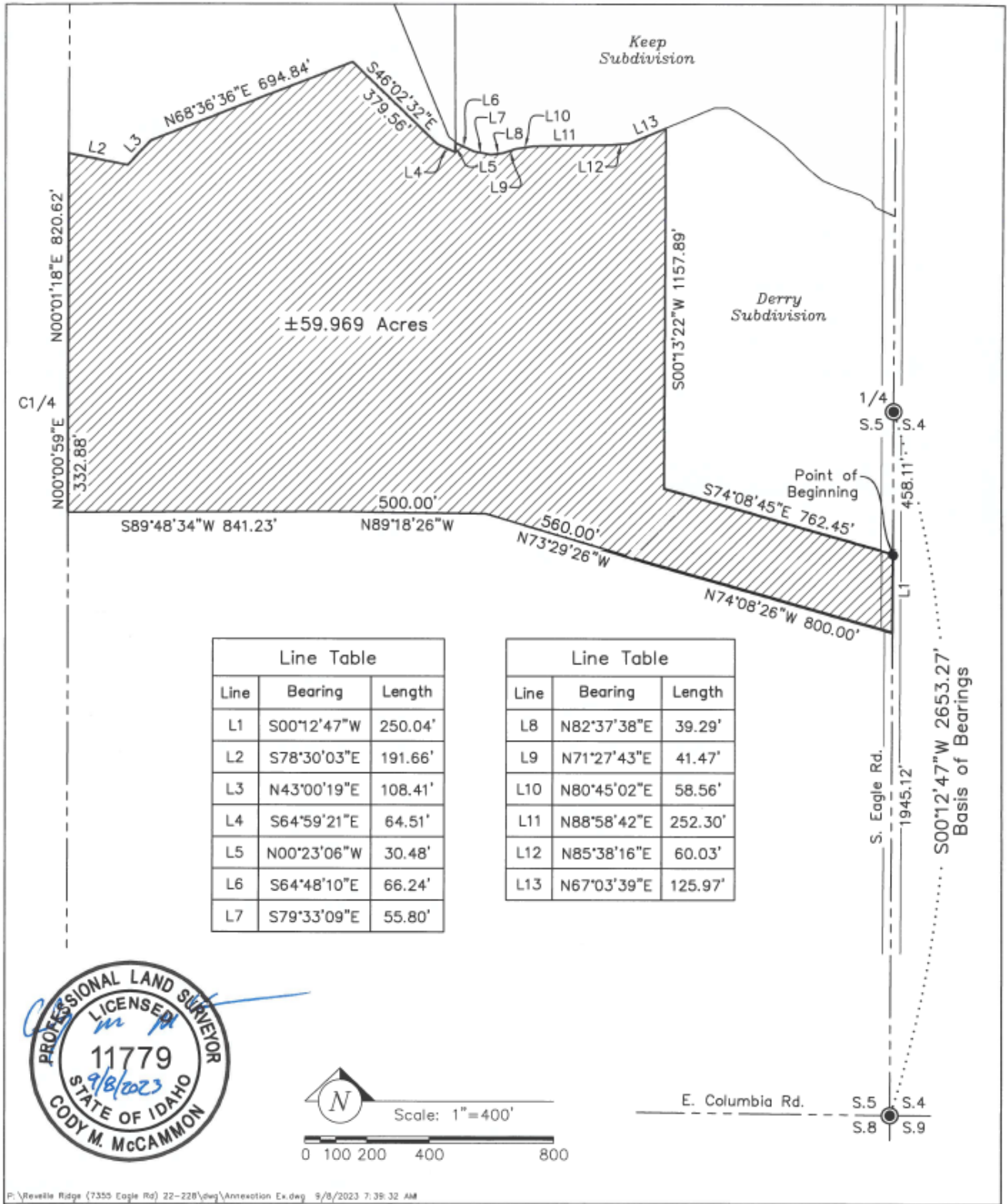
thence South 00°13'22" West, 1157.89 feet to the southwest corner of said  
Derry Subdivision

thence on the south boundary line of said Derry Subdivision and the easterly  
prolongation of, South 74°08'45" East, 762.45 feet to the **POINT OF BEGINNING**.

Containing 59.969 acres, more or less.

End of Description.





P:\Reville Ridge (7355 Eagle Rd) 22-228\dwg\Annexation Ex.dwg 9/8/2023 7:39:32 AM

**ISG** IDAHO SURVEY GROUP, LLC  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

Exhibit Drawing for  
**Annexation**  
 Reville Ridge Subdivision

A parcel of land located in the S1/2 of the NE1/4 & the N1/2 of the SE1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.

Job No.  
22-228-02  
 Sheet No.  
1  
 Dwg. Date  
9/8/2023

Description for  
**R-8 Zone**  
September 8, 2023

A parcel of land located in the South 1/2 of the Northeast 1/4, and the North 1/2 of the Southeast 1/4 of Section 5, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 4 and 5, T.2N., R.1E., B.M., from which the Section corner common to Sections 4, 5, 8 and 9, T.2N., R.1E., B.M., bears South 00°12'47" West, 2653.27; thence on the east boundary line of said Section 5, South 00°12'47" West, 458.11 feet to the **POINT OF BEGINNING**;

thence continuing, South 00°12'47" West, 250.04 feet;

thence leaving said east boundary line, North 74°08'26" West, 800.00 feet;

thence North 73°29'26" West, 408.38 feet;

thence North 47°47'31" West, 770.77 feet;

thence North 42°12'29" East, 255.28 feet;

thence 169.79 feet on the arc of a curve to the right having a radius of 300.00 feet, a central angle of 32°25'39", and a long chord which bears North 64°00'20" West, 167.53 feet;

thence North 47°47'31" West, 512.02 feet;

thence 46.08 feet on the arc of a curve to the right having a radius of 100.00 feet, a central angle of 26°24'07", and a long chord which bears North 34°35'27" West, 45.67 feet;

thence North 21°23'24" West, 28.22 feet;

thence South 68°36'36" West, 166.53 feet;

thence 8.02 feet on the arc of a curve to the left having a radius of 100.00 feet, a central angle of 04°35'37", and a long chord which bears South 66°18'47" West, 8.02 feet;

thence North 47°47'31" West, 150.16 feet;

thence North 43°00'19" East, 21.57 feet;

thence North 68°36'36" East, 694.84 feet;

thence South 46°02'32" East, 379.56 feet;

thence South 64°59'21" East, 64.51 feet;



thence North 00°23'06" West, 30.48 feet to the Southwest corner of Keep Subdivision as filled in Book 119 of Plats at Pages 18374 through 18379, records of Ada County, Idaho;

thence on the south boundary line of said Keep Subdivision the following eight (8) courses and distances:

South 64°48'10" East, 66.24 feet;

South 79°33'09" East, 55.80 feet;

North 82°37'38" East, 39.29 feet;

North 71°27'43" East, 41.47 feet;

North 80°45'02" East, 58.56 feet;

North 88°58'42" East, 252.30 feet;

North 85°38'16" East, 60.03 feet;

North 67°03'39" East, 125.97 feet to the northwest corner of Derry Subdivision as filled in Book 108 of Plats at Pages 15160 and 15161, records of Ada County, Idaho;

thence South 00°13'22" West, 1157.89 feet to the southwest corner of said Derry Subdivision

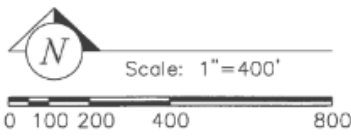
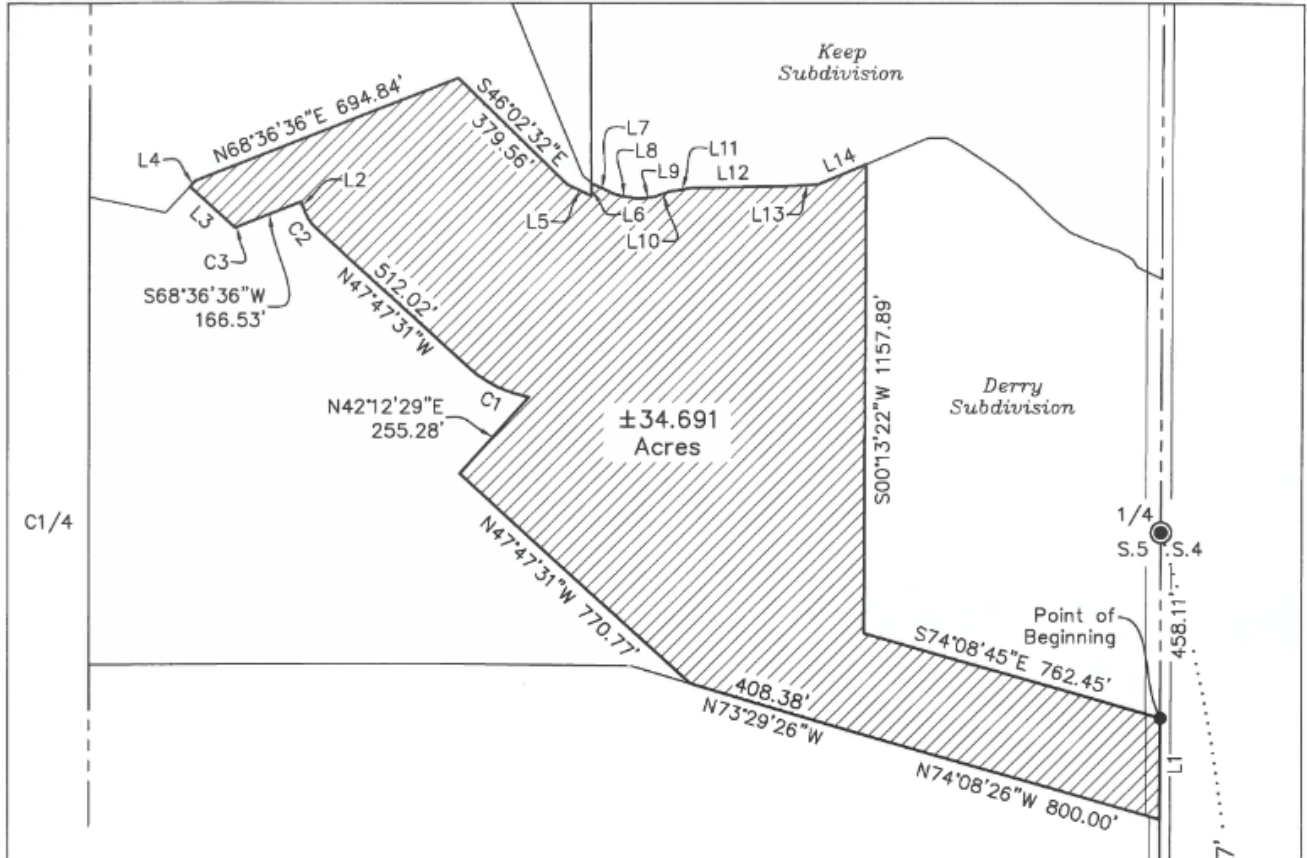
thence on the south boundary line of said Derry Subdivision and the easterly prolongation of, South 74°08'45" East, 762.45 feet to the **POINT OF BEGINNING**.

Containing 34.691 acres, more or less.

End of Description.







Line Table		
Line	Bearing	Length
L1	S00°12'47"W	250.04'
L2	N21°23'24"W	28.22'
L3	N47°47'31"W	150.16'
L4	N43°00'19"E	21.57'
L5	S64°59'21"E	64.51'
L6	N00°23'06"W	30.48'
L7	S64°48'10"E	66.24'

Line Table		
Line	Bearing	Length
L8	S79°33'09"E	55.80'
L9	N82°37'38"E	39.29'
L10	N71°27'43"E	41.47'
L11	N80°45'02"E	58.56'
L12	N88°58'42"E	252.30'
L13	N85°38'16"E	60.03'
L14	N67°03'39"E	125.97'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	169.79'	300.00'	32°25'39"	N64°00'20"W	167.53'
C2	46.08'	100.00'	26°24'07"	N34°35'27"W	45.67'
C3	8.02'	100.00'	4°35'37"	S66°18'47"W	8.02'

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**ISG** IDAHO SURVEY GROUP, LLC  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

Exhibit Drawing for  
**R-8 Zone**  
 Reville Ridge Subdivision  
 A parcel of land located in the S1/2 of the NE1/4 & the N1/2 of the SE1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.

Job No. 22-228-02
Sheet No. <b>1</b>
Dwg. Date 9/8/2023

Description for  
**R-15 Zone**  
September 8, 2023

A parcel of land located in the South 1/2 of the Northeast 1/4, and the North 1/2 of the Southeast 1/4 of Section 5, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 4 and 5, T.2N., R.1E., B.M., from which the Section corner common to Sections 4, 5, 8 and 9, T.2N., R.1E., B.M., bears South 00°12'47" West, 2653.27; thence on the east boundary line of said Section 5, South 00°12'47" West, 708.15 feet; thence leaving said east boundary line, North 74°08'26" West, 800.00 feet; thence North 73°29'26" West, 408.38 feet to the **POINT OF BEGINNING**;

thence North 73°29'26" West, 151.62 feet

thence North 89°18'26" West, 500.00 feet;

thence South 89°48'34" West, 841.23 feet to the north-south centerline of said Section 5;

thence on said north-south centerline, North 00°00'59" East, 332.88 feet to the Center 1/4 corner of said Section 5;

thence continuing on said north-south centerline, North 00°01'18" East, 820.62 feet;

thence leaving said north-south centerline, South 78°30'03" East, 191.66 feet;

thence North 43°00'19" East, 86.84 feet;

thence South 47°47'31" East, 150.16 feet;

thence 8.02 feet on the arc of a curve to the right having a radius of 100.00 feet, a central angle of 04°35'37", and a long chord which bears North 66°18'47" East, 8.02 feet;

thence North 68°36'36" East, 166.53 feet;

thence South 21°23'24" East, 28.22 feet;

thence 46.08 feet on the arc of a curve to the left having a radius of 100.00 feet, a central angle of 26°24'07", and a long chord which bears South 34°35'27" East, 45.67 feet;

thence South 47°47'31" East, 512.02 feet;



thence 169.79 feet on the arc of a curve to the left having a radius of 300.00 feet, a central angle of 32°25'39", and a long chord which bears South 64°00'20" East, 167.53 feet;

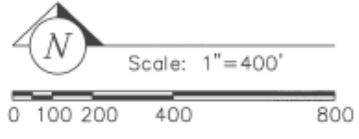
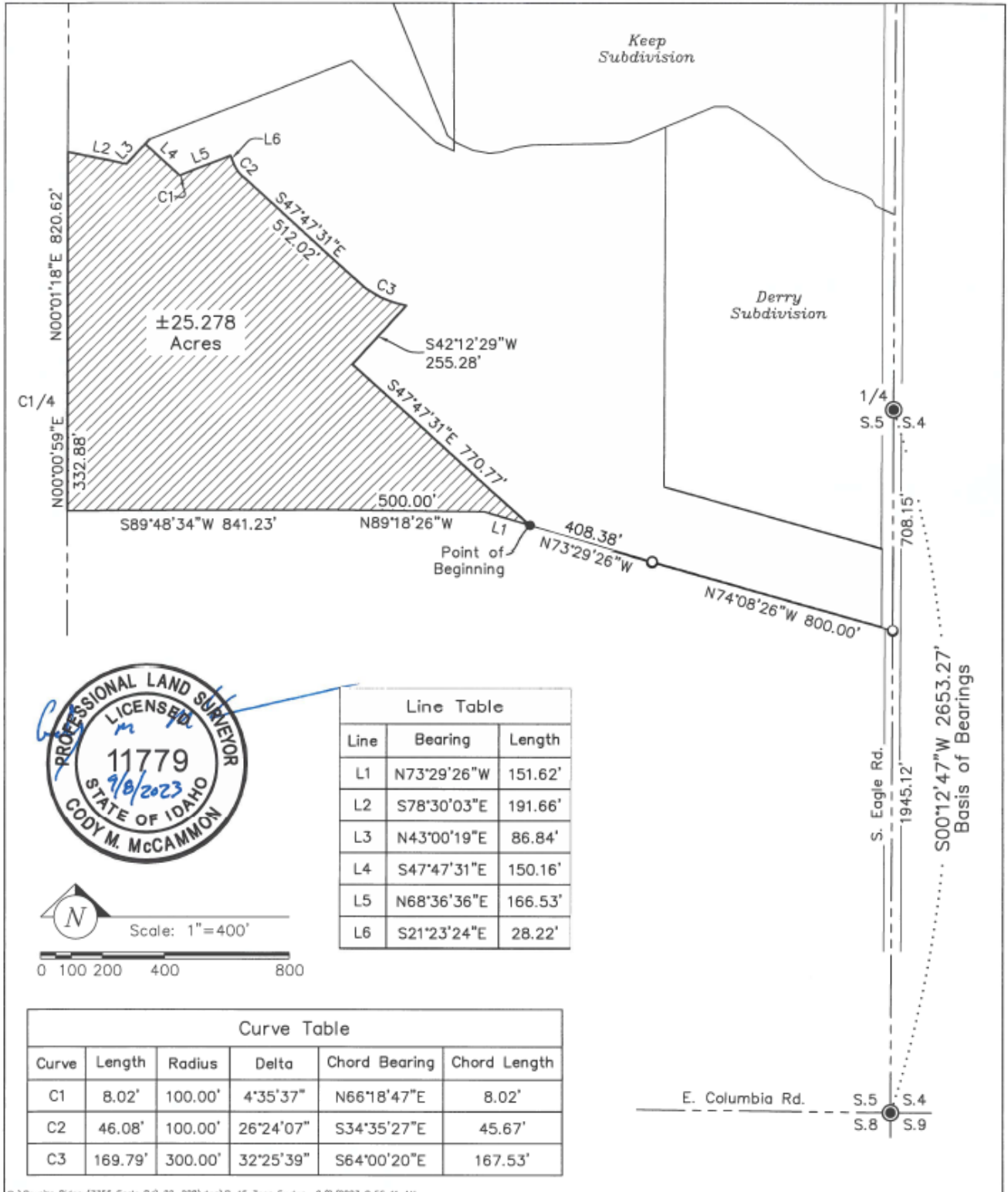
thence South 42°12'29" West, 255.28 feet;

thence South 47°47'31" East, 770.77 feet to the **POINT OF BEGINNING**.

Containing 25.278 acres, more or less.

End of Description.





Line Table		
Line	Bearing	Length
L1	N73°29'26"W	151.62'
L2	S78°30'03"E	191.66'
L3	N43°00'19"E	86.84'
L4	S47°47'31"E	150.16'
L5	N68°36'36"E	166.53'
L6	S21°23'24"E	28.22'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	8.02'	100.00'	4°35'37"	N66°18'47"E	8.02'
C2	46.08'	100.00'	26°24'07"	S34°35'27"E	45.67'
C3	169.79'	300.00'	32°25'39"	S64°00'20"E	167.53'

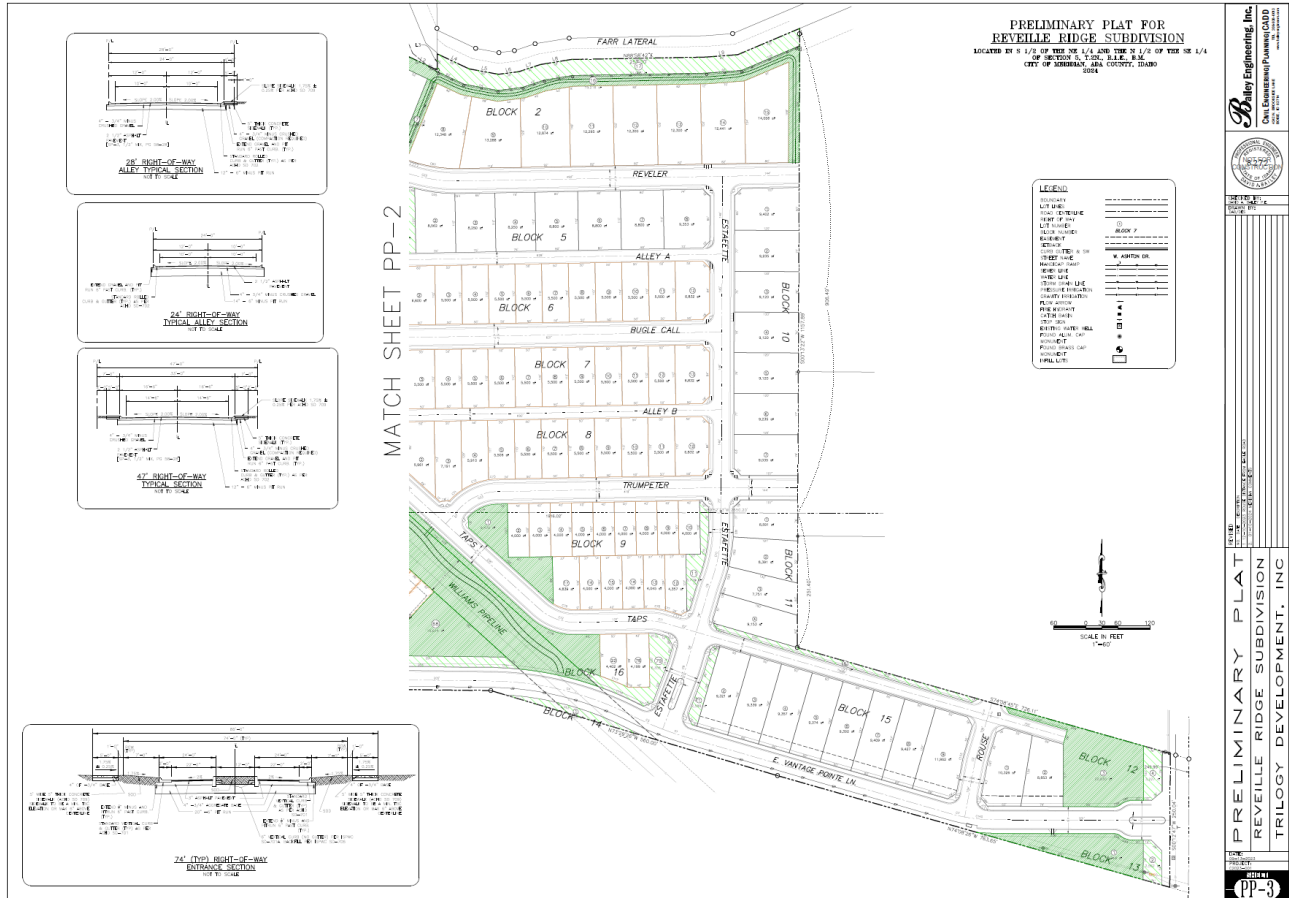
P:\Reville Ridge (7355 Eagle Rd) 22-228\dwg\VR-15 Zone Ex.dwg 9/8/2023 8:56:41 AM

**ISG** IDAHO SURVEY GROUP, LLC  
 9955 W EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

Exhibit Drawing for  
**R-15 Zone**  
 Reville Ridge Subdivision  
 A parcel of land located in the S1/2 of the NE1/4 & the N1/2 of the SE1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.

Job No.  
 22-228-02  
 Sheet No.  
 1  
 Dwg. Date  
 9/8/2023







C. Landscape Plan (dated: 12/12/2023)



**REVEILLE RIDGE SUBDIVISION**  
PRELIMINARY PLAT LANDSCAPE PLAN

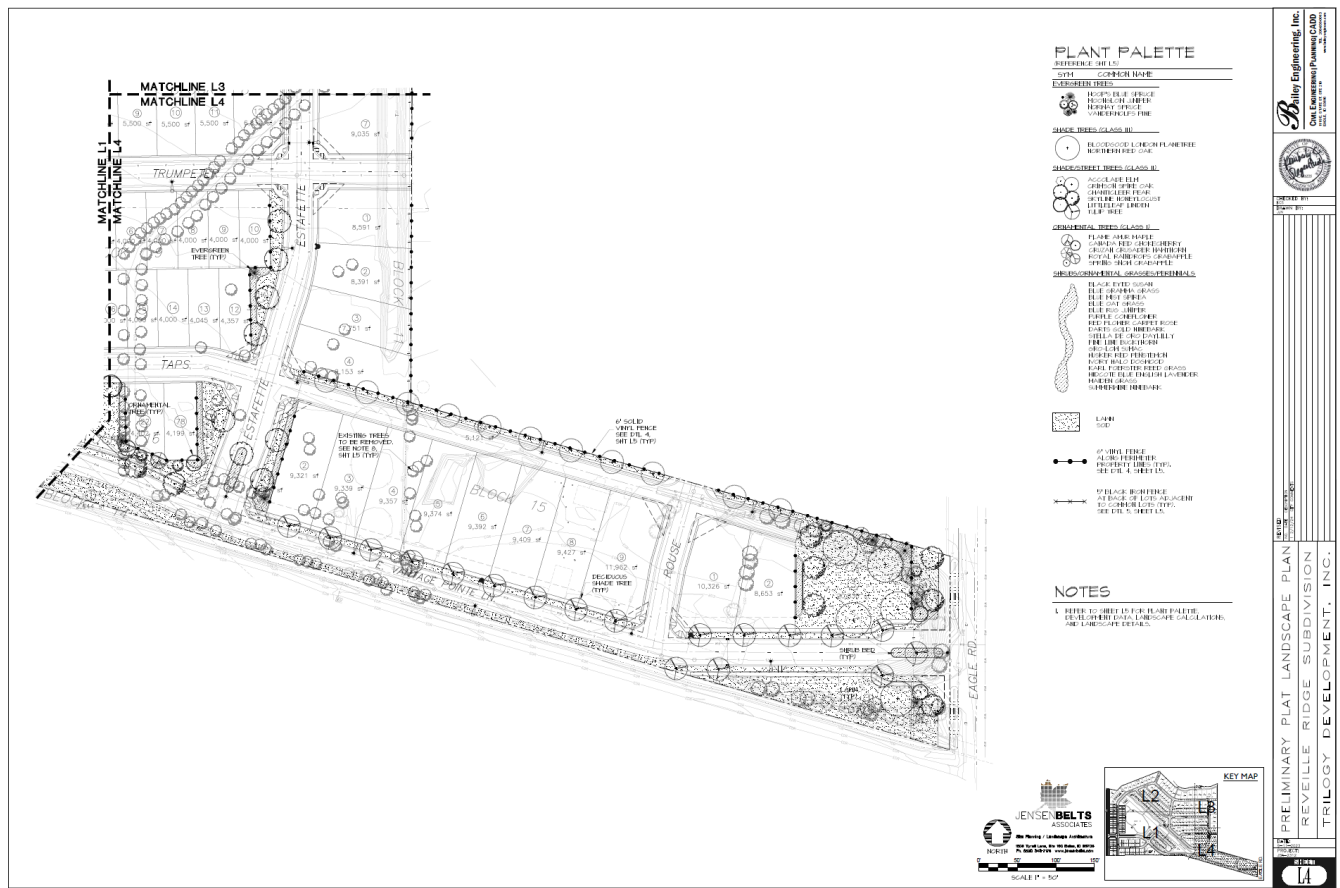
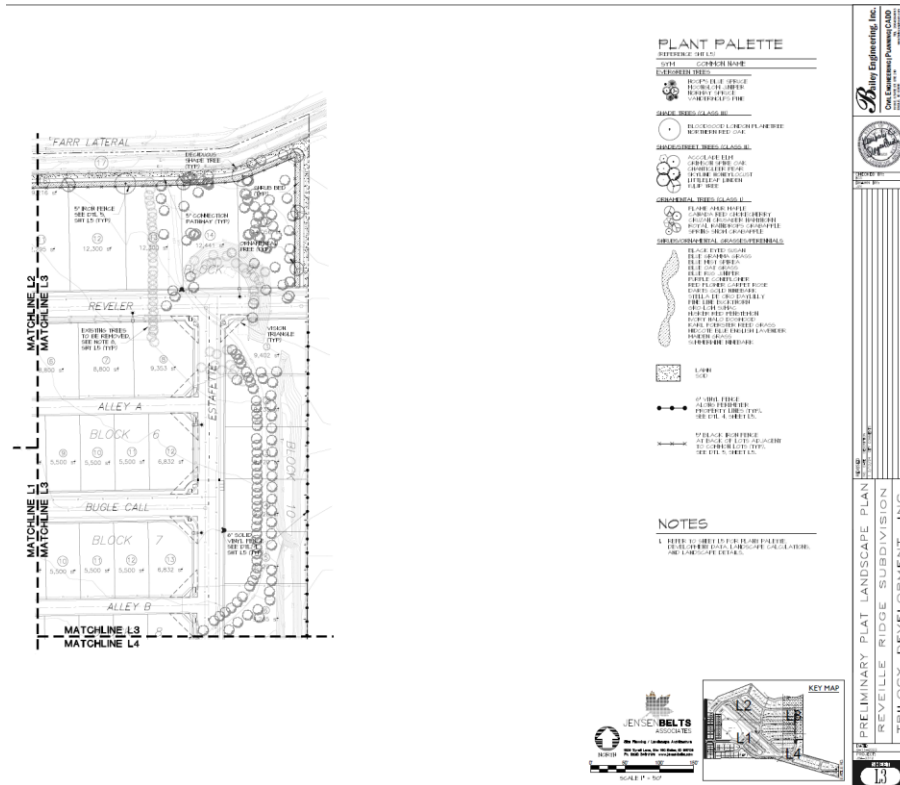
MERIDIAN, ID

**JENSEN BELTS ASSOCIATES**  
INC. Planning, Consulting & Construction  
1000 East 10th, Meridian, ID 83402  
FEBRUARY 12, 2024

NORTH  
SCALE 1" = 100'











E. Conceptual Building Elevations

Single-family detached:





**Single-family attached:**



**Front-loaded townhomes:**



**Alley-loaded townhomes:**







# G. Product Type Exhibit Map



## IX. CITY/AGENCY COMMENTS & CONDITIONS

### A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the annexation request. A final plat application will not be accepted until the property is annexed (i.e. the ordinance and development agreement are recorded). The DA shall, at minimum, incorporate the following provisions *IF* City Council determines annexation is in the best interest of the City:

- a. Future development of this site shall generally comply with the development plans submitted with this application, included in Section VIII, and the provisions contained herein.
  - b. A 10-foot wide detached sidewalk/multi-use pathway shall be provided within the required street buffers along all collector and arterial streets within and adjacent to the site (i.e. S. Eagle Rd., E. Vantage Pointe and St L).
  - c. The rear and/or sides of homes on lots that face collector (E. Vantage Pointe & St L) and arterial (S. Eagle Rd.) streets shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public streets.
2. The final plat shall include the following revisions:
    - a. Depict a minimum 20-foot wide street buffer in a dedicated buffer easement on lots adjacent to E. Vantage Pointe and St L, collector streets, labeled accordingly.
    - b. Depict the future curb location as anticipated by ACHD along S. Eagle Rd.; and a minimum 25-foot wide street buffer, measured from the ultimate curb location.
    - c. Depict 10-foot wide detached sidewalks/multi-use pathways within the required street buffers along all collector and arterial streets within and adjacent to the site (i.e. S. Eagle Rd., E. Vantage Pointe and St L).
    - d. Depict zero (0) setbacks on lot lines where townhomes are proposed to span across where no easements will exist.
    - e. Graphically depict and label the 30-foot wide easement for the Farr Lateral, measured from the centerline of the lateral, located on Lot 17, Block 2.
    - f. Perpetual ingress/egress shall be required either by a recorded easement or as a note on a recorded final plat. The easement or plat note shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment as set forth in UDC [11-6C-3D.8](#).
    - g. Depict 10-foot wide detached sidewalks/pathways along all collector and arterial streets within and adjacent to the site (i.e. S. Eagle Rd., E. Vantage Pointe and St L). Parkways shall comply with the standards listed in UDC [11-3A-17E](#).
    - h. Graphically depict the 75-foot wide easement for the Williams Pipeline.

- i. Depict a 10-foot wide sidewalk along one side of Taps to between the Williams pipeline pathway and the Farr Lateral pathway.
3. The landscape plan submitted with the final plat shall include the following revisions:
  - a. Depict a minimum 20-foot wide street buffer in a dedicated buffer easement on lots adjacent to E. Vantage Pointe and St L, collector streets, labeled accordingly.
  - b. Depict the future curb location as anticipated by ACHD along S. Eagle Rd.; depict a minimum 25-foot wide street buffer, measured from the ultimate curb location.
  - c. Depict landscaping with a mix of materials within the street buffers along S. Eagle Rd., E. Vantage Pointe and St L, in accord with the standards listed in UDC [11-3B-7C.3](#); include calculations that demonstrate compliance.
  - d. Include mitigation information for all existing trees being removed from the site in accord with the standards listed in UDC [11-3B-10C.5](#).
  - e. Depict 10-foot wide detached sidewalks/multi-use pathways within the required street buffers along all collector and arterial streets within and adjacent to the site (i.e. S. Eagle Rd., E. Vantage Pointe and St L).
  - f. Depict landscaping with a mix of materials along each side of all pathways, in accord with the standards listed in UDC [11-3B-12C](#). *Note: Alternative compliance may be requested for the trees along the pathway in the Williams pipeline easement as set forth in UDC [11-5B-5](#).*
  - g. Change the fencing type along the northern boundary on the western portion of the site adjacent to the common open space with a pathway in Vertex Subdivision to 5-foot tall wrought iron fencing in accord with UDC [11-3A-7A.7b](#).
  - h. Extend the 10-foot wide multi-use pathway to the south through Lot 1, Block 14 for future extension to the south.
  - i. Extend the 10-foot wide multi-use pathway along the Farr Lateral in Lot 16, Block 2 (in the vicinity of Lot 6, Block 2) to the northwest to connect to the multi-use pathway in Vertex Subdivision to the north.
  - j. Include a detail for the picnic areas on Lot 1, Block 16 that includes tables, benches, landscaping and a structure for shade to demonstrate compliance with UDC [11-3G-4C.5](#).
  - k. Depict a 10-foot wide sidewalk along one side of Taps to between the Williams pipeline pathway and the Farr Lateral pathway.
  - l. Depict fencing along Lot 51, Block 16 to distinguish common from private areas as set forth in UDC [11-3A-7A.7a](#).
  - m. Depict a 5-foot wide landscape buffer planted with shrubs, lawn or other vegetative groundcover along the southwest side of the common driveway on Lot 51, Block 16 in accord with UDC [11-6C-3D.5](#).
  - n. Depict details for the picnic area, tot lot, bike repair station and fitness course amenities that demonstrate compliance with the standards for such listed in UDC [11-3G-4C, D, E and F](#).
4. All irrigation ditches, laterals, sloughs or canals, including the Farr Lateral, crossing this site shall be piped or otherwise covered as set forth in UDC [11-3A-6B.3](#), unless waived by City Council. *The Applicant requests approval of a waiver from Council to leave the lateral open.*
5. All existing structures shall be removed from the site prior to submittal of the final plat for City Engineer signature.

6. Comply with the subdivision design and improvement standards listed in UDC [11-6C-3](#).
7. Submit a 14-foot wide public pedestrian easement for the multi-use pathway within the Williams Pipeline easement and along the Farr Lateral, as required by the Park's Dept. in Section IX.G below.
8. Comply with the [Williams Developer's Handbook](#) for any development and/or improvements within the Williams pipeline easement.
9. The open water pond on Lot 1, Block 16 shall have recirculated water and be maintained such that it does not become a mosquito breeding ground as set forth in UDC [11-3G-3B.6](#).
10. Future development of Lots 52-54, Block 16 shall be consistent with the common driveway exhibit included in Section VIII.F and the standards listed in UDC [11-6C-3D](#).
11. ~~Modify the phasing plan to switch Phases 2 and 3.~~ Future development shall comply with the modified phasing plan in [Section VII.B](#).
12. An administrative design review application shall be submitted for the single-family attached and townhome structures to ensure compliance with the design standards listed in the Architectural Standards Manual.
13. Future development shall substantially comply with the product type exhibit in Section VIII.G.
14. Approval of a preliminary 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. Upon written request and filing by the applicant prior to the termination of the period, the director may authorize a single extension of time to obtain the city engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

**B. PUBLIC WORKS**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330721&dbid=0&repo=MeridianCity>

**C. FIRE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330723&dbid=0&repo=MeridianCity>

**D. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331450&dbid=0&repo=MeridianCity&cr=1>

**E. ADA COUNTY DEVELOPMENT SERVICES (ACDS)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331625&dbid=0&repo=MeridianCity>

**F. IDAHO TRANSPORTATION DEPARTMENT (ITD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331878&dbid=0&repo=MeridianCity>

**G. PARK'S DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=333344&dbid=0&repo=MeridianCity>

## H. BOISE PROJECT BOARD OF CONTROL

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=333138&dbid=0&repo=MeridianCity>

## I. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=337083&dbid=0&repo=MeridianCity>

## J. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=334422&dbid=0&repo=MeridianCity&cr=1>

## X. FINDINGS

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

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

**1. The map amendment complies with the applicable provisions of the comprehensive plan;**

*The Commission finds the Applicant's request to annex the subject property with R-8 and R-15 zoning and develop with a mix of single-family attached, single-family detached and townhome dwellings on the site at the densities proposed is generally consistent with the Comprehensive Plan per the analysis in Section V.*

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

*The Commission finds the proposed map amendment to the R-8 and R-15 zoning districts and development with a mix of housing types generally complies with the purpose statement of the residential districts in that it will contribute to the range of housing opportunities available in the City consistent with the Comprehensive Plan.*

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

*The Commission finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed residential uses should be compatible with adjacent existing and future single-family residential homes/uses in the area.*

**4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and**

*The Commission finds City services are available to be provided to this development. Comments were not received from WASD on this application.*

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

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

**B. Preliminary Plat (UDC 11-6B-6)**

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

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

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

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

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

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

*The Commission finds the proposed plat is in 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;

*The 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

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

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

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