

# COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 5/20/2025

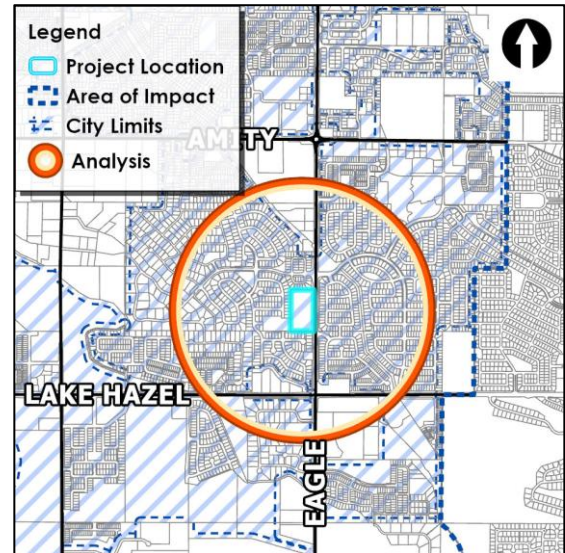
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner  
208-884-5533  
lritter@meridiancity.org

APPLICANT: Todd Tucker, Boise Hunter Homes

SUBJECT: FP-2025-0006  
McKay Farm Subdivision

LOCATION: 5875 S. Eagle Road, on the west side of S. Eagle Road between E. Amity Road and E. Lake Hazel Road, in the NE ¼ of the SE ¼ of Section 32, Township 3N., Range 1E. (Parcel No. S1132417211)



## I. PROJECT OVERVIEW

### A. Summary

Final plat consisting of 36 building lots and 8 common lots on 9.59 acres of land in the R-8 zoning district for McKay Farm Subdivision.

### B. Issues/Waivers

None

### C. Recommendation

Staff recommends approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

### D. Decision

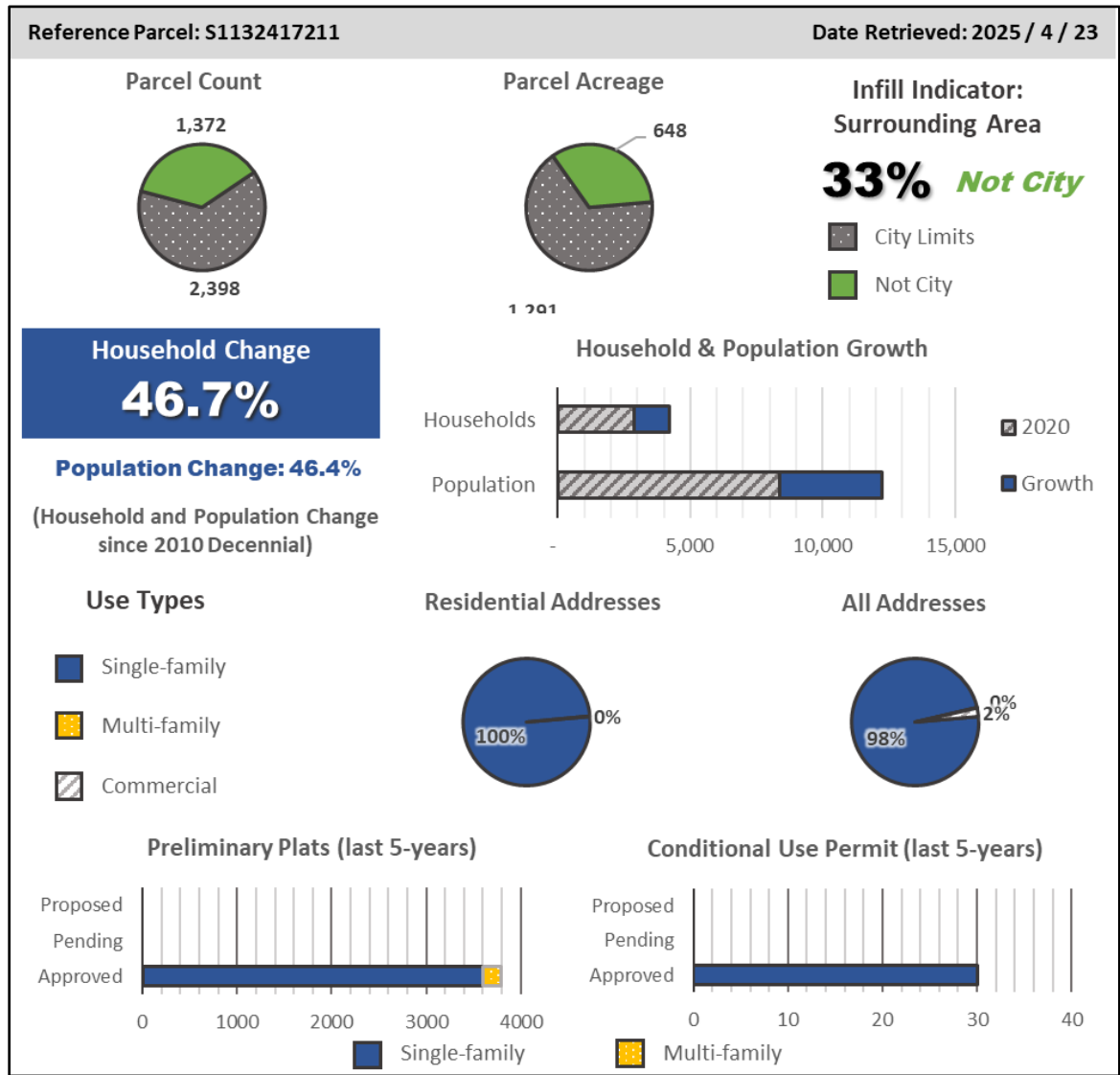
II. COMMUNITY METRICS

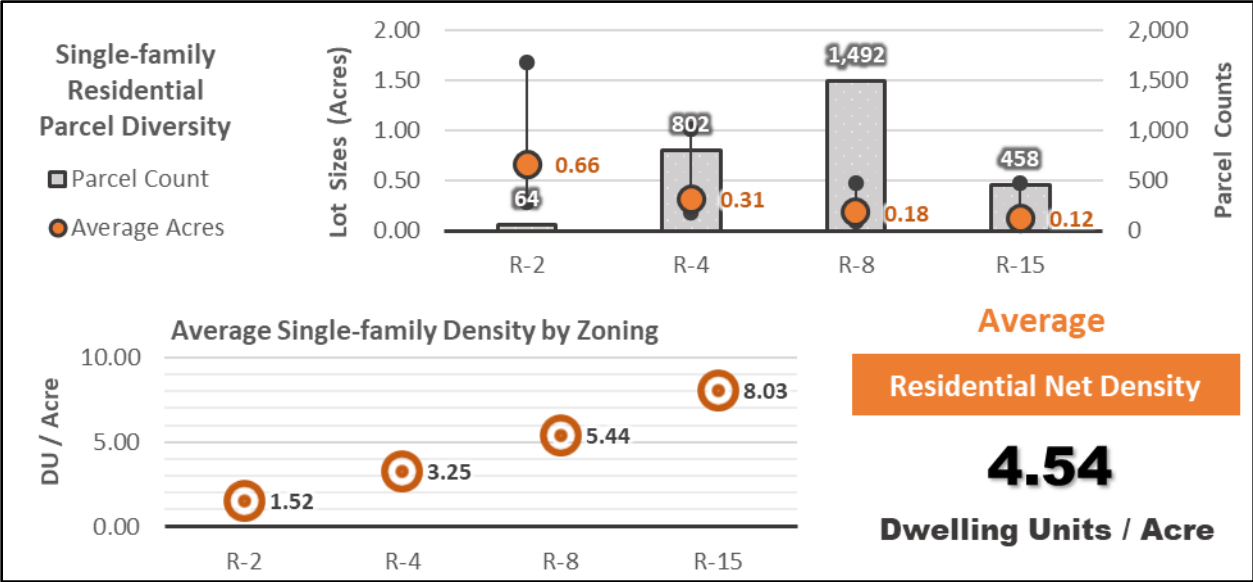
Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Residential	-
Existing/Proposed Zoning	R-8	VI.A.2
Adopted FLUM Designation	Medium Density Residential	VI.A.3

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. McKay Farm Subdivision FP-2025-0006 (copy this link into a separate browser).

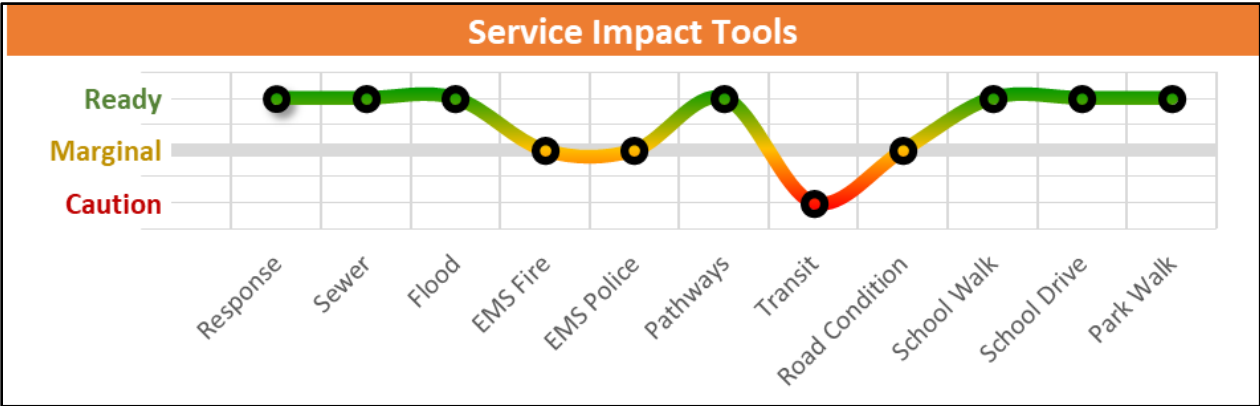
Figure 1: One-Mile Radius Existing Condition Metrics





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

**Figure 3: Service Impact Summary**



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

### III. STAFF ANALYSIS

Staff has reviewed the proposed final plat (H-2025-0006) for substantial compliance with the approved preliminary plat (H-2020-0030) as required by UDC 11-6B-3C.2.

The final plat, as submitted, is in substantial conformance with the previously approved preliminary plat. The preliminary plat was approved with 42 buildable lots and nine common lots. The final plat contains 36 buildable lots and eight common lots. The layout of the subdivision remains the same and no changes were made to the public street or sidewalk dimensions. The applicant states the reduction in the number of buildable lots comes from our desire to slightly increase the lot sizes to match existing lots developed within the adjacent Sky Mesa No. 4 Subdivision located directly to the north of this property. The majority of the lots on the approved preliminary plat were 50 feet wide and were increased to 55 feet wide to accommodate a product line that has already been established in this area.

The required open space for this subdivision is 15%, which equates to 1.44 acres. The applicant is providing 1.22 acres of open space which is 12.72%. However, the applicant is including this property into the CC&R's of the Sky Mesa development that is located to the north, west, and south of the property. The Sky Mesa Development is comprised of three subdivision plats, the Southern Highlands, Sky Mesa, and Sky Mesa Highlands.

Those three subdivisions are required to have 25.957 acres of open space, and 31.71 acres are provided for an excess of 5.753 acres of open space. The addition of the McKay Farm Subdivision brings the overall open space provided to 32.92 acres, which is 5.53 acres more than what is required for all four subdivisions. Numerous amenities are provided throughout the Sky Mesa development. There are two swimming pools, with accompanying changing facilities and restrooms, and open air ramadas. A tot lot, paved basketball court, sports field, swing set, pedestrian pathways, dog waste stations, and a multi-use pathway. In addition, we are adding a picnic area within the McKay Farm subdivision. Based on the size of the overall Sky Mesa development we are required to provide 43 points worth of amenities. With existing amenities within Sky Mesa and the proposed picnic area amenity in McKay Farm, 47 points worth of amenities are provided.

**Table 2: Project Overview**

Description	Details
History	H-2020-0030 (AZ, PP); DA Inst # 2020-095243; TED-2022-0002; TECC-2024-0001
Phasing Plan	1
Residential Units	36 (a reduction from the original 42 lots)
Open Space	1.22 acres/12.72% - Residents will be able to utilize the amenities in the Sky Mesa (Southern Highlands Subdivision).
Amenities	Swimming pools, with accompanying changing facilities and restrooms, and open air ramadas.; tot lot; paved basketball court; sports field; swing set; pedestrian pathways; dog waste stations; multi-use pathway; and a picnic area
Physical Features	(Waterways, hazards, flood plain, hillside)
Acreage	9.59
Lots	44 (36 buildable and 8 common)
Density	5.51 du/ac

#### **IV. CITY/AGENCY COMMENTS & CONDITIONS**

##### **A. Meridian Planning Division**

1. The applicant shall comply with all previous conditions of approval for this development H-2020-0030 (AZ, PP); DA Inst. #2020-095243; TED-2022-0002; TECC-2024-0001.
2. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-7 for the R-8 zoning district.
3. 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.
4. All fencing shall be installed in accordance with UDC 11-3A-7.
5. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
6. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
7. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
8. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the preliminary plat (i.e. June 23, 2026), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
9. The Applicant shall comply with all conditions of ACHD.
10. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

##### **B. Meridian Public Works**

###### **SITE SPECIFIC CONDITIONS:**

1. Water mains need to be on the north and east sides of the roads.
2. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are not built within the utility easement.
3. Ensure no sewer services pass through infiltration trenches.
4. Water lines, fire hydrants and services up the meter require 20' easements. Easement to extend 10' beyond fire hydrant, water meters or termination of the main.

###### **GENERAL CONDITIONS:**

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.

2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district

- or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
  18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting ([http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272)). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
  19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
  20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
  21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
  22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
  23. 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 development plan approval.
  24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

### **C. Meridian Park's Department**

1. The project developer shall design and construct multi-use pathways consistent with the location and specifications set forth in the Meridian Pathways Master Plan Map and Master Pathways Plan Document Chapter 3). Any proposed adjustments to pathway alignment shall be coordinated through the Pathways Project Manager unless being constructed by the Ada County Highway District.
2. Prior to final plat approval the applicant shall dedicate a public access easement for a 10' wide, detached multi-use pathway along S. Eagle Rd. for the length of the project frontage.

Easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side). All pathways shall be located outside of irrigation district easements unless permission is specifically obtained from the governing irrigation district. Easement need only be dedicated for multi-use pathways that lie outside the public ROW.

*Use standard City template for public access easement. **Submit all easements online through Citizen's Access Portal.***

NOTE: This pathway requirement was previously noted in PREAPP-2024-0017 (Feb. 2024) which requested a time extension for the Preliminary Plat.

3. Construct multi-use pathways per paving section based on existing site conditions as recommended by project civil engineer in accord with UDC 11-3A-8 and 11-3B-12. Prior to final approval the applicant's engineer shall provide written documentation (stamped plans depicting recommended paving section) that the pathway segment was constructed per the recommended specifications.
4. The owner (or representative association) of the property affected by each public access easement shall have an ongoing obligation to maintain the multi-use pathway.
5. 6' high open vision fencing shall be installed between pathways and (live) water irrigation canals and laterals as detailed in the Meridian Pathways Master Plan, Chapter 3, page 3-5. All other fence details per UDC 11- 3A-7.
6. Project developer shall be responsible for obtaining license agreement and other permission(s) as required for constructing within irrigation district easements.
7. Should any discrepancy exist between these conditions of approval and the requirements of the irrigation district, the developer shall work with Pathways Project Manager to achieve a pathway design that meets both City and irrigation district objectives. City requirements as stated shall not (nor are they intended to) override those of the irrigation district having jurisdiction over the project area.

### **D. Idaho Department of Environmental Quality (DEQ)**

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=392034&dbid=0&repo=MeridianCity>

### **E. Idaho Transportation Department (ITD)**

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=392034&dbid=0&repo=MeridianCity>



## **V. ACTION**

### **A. Staff:**

Staff recommends approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

### **B. City Council:**

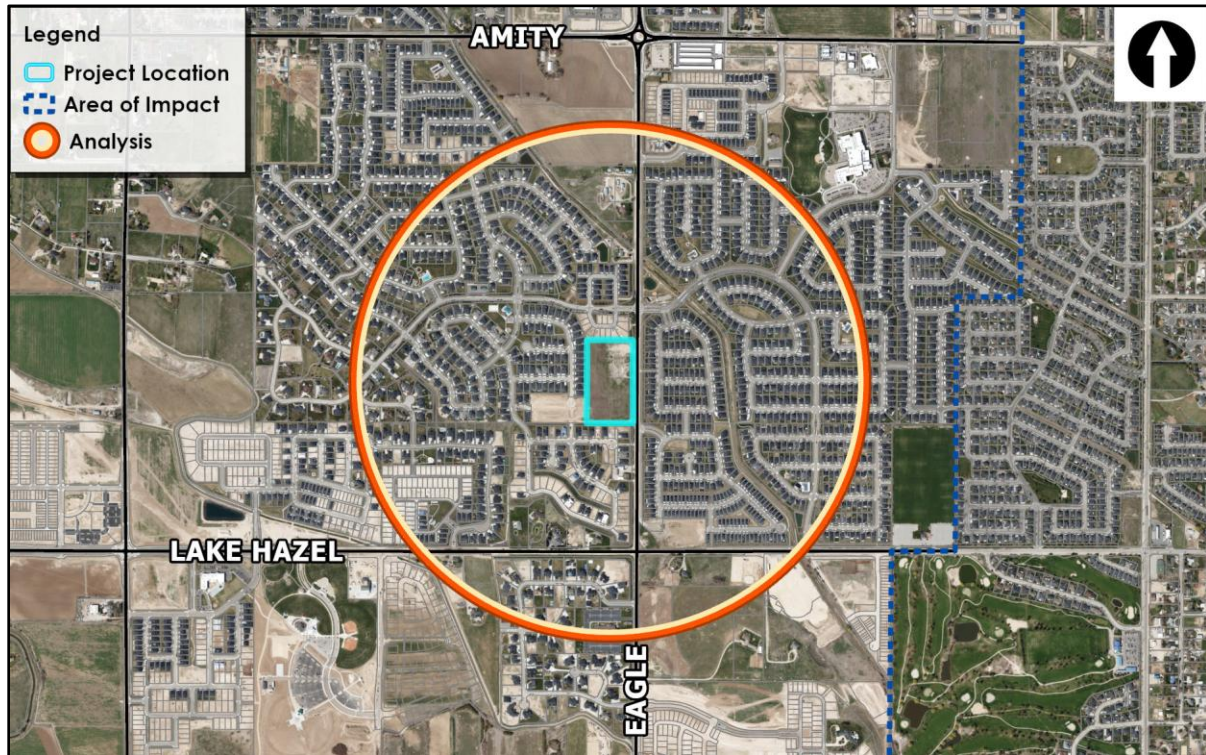
Pending

## VI. EXHIBITS

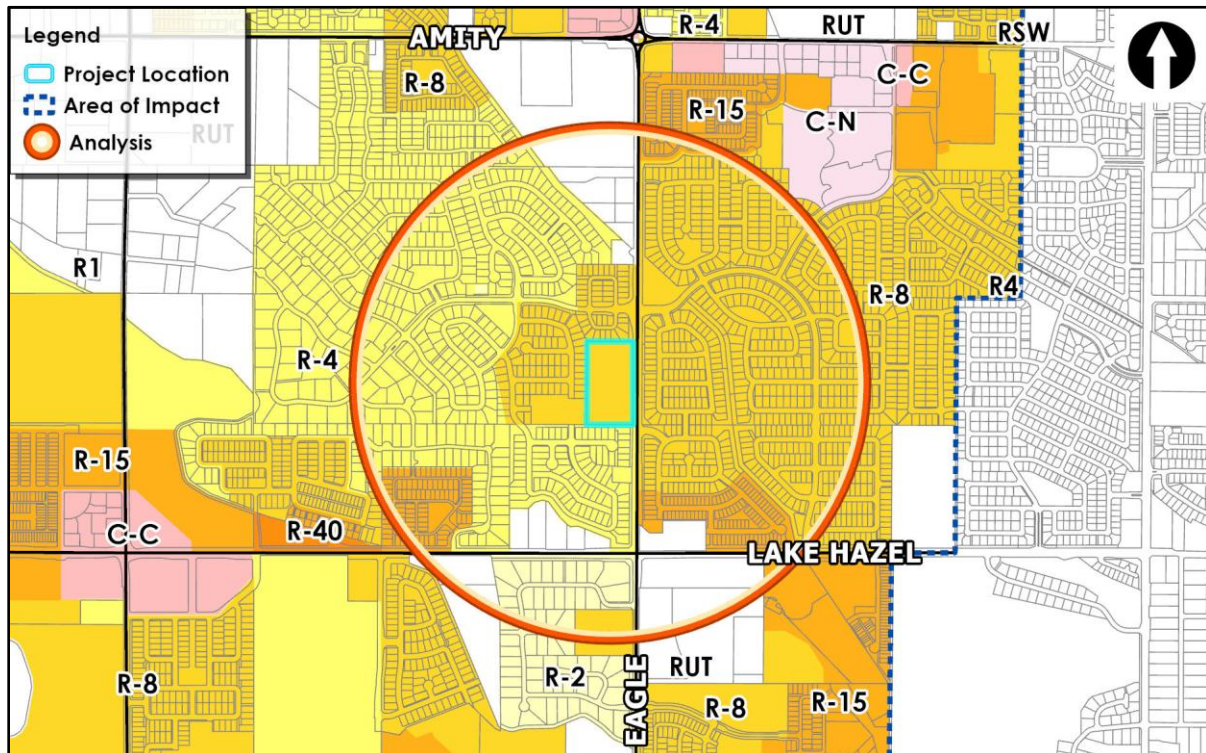
### A. Project Area Maps

(link to [Project Overview](#))

#### 1. Aerial

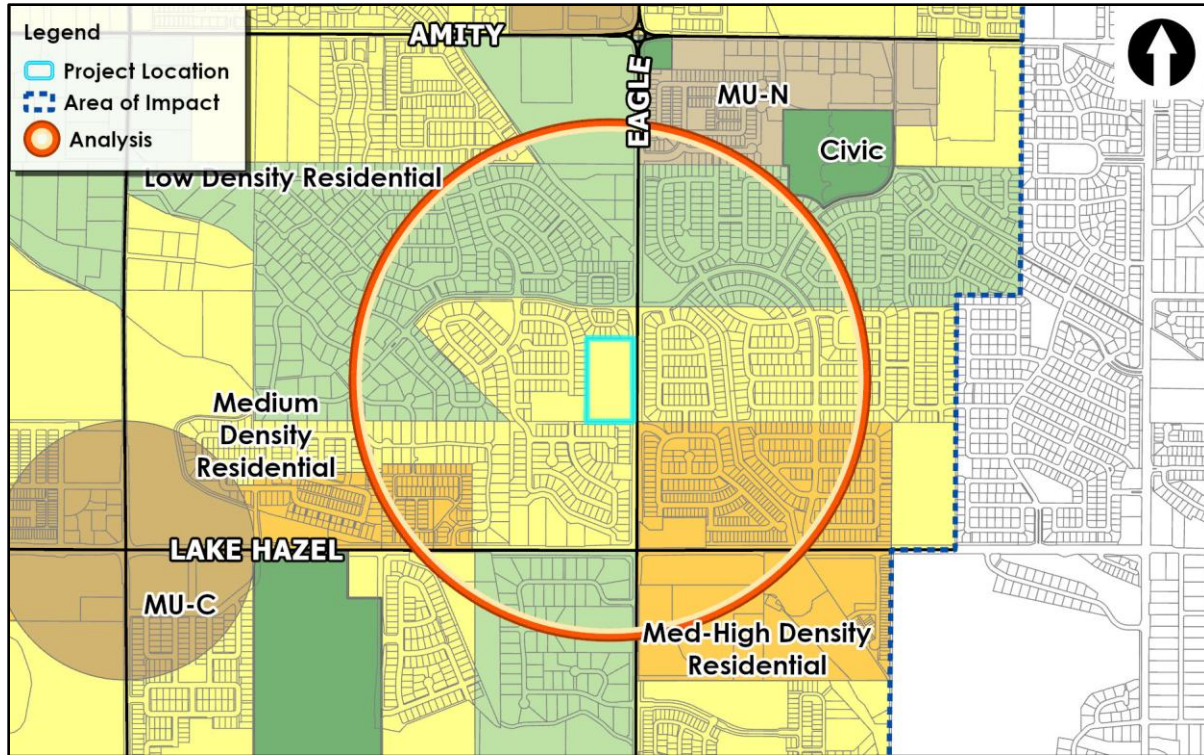


#### 2. Zoning Map

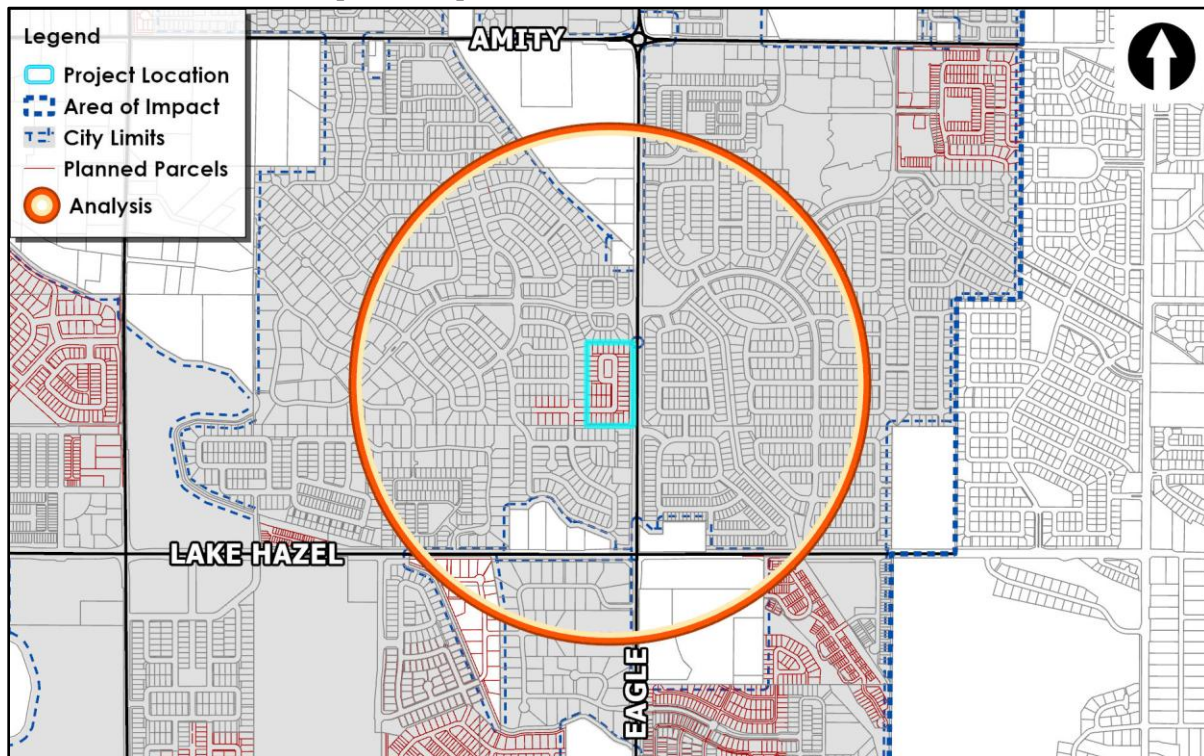




### 3. Future Land Use



### 4. Planned Development Map



5. Map Notes

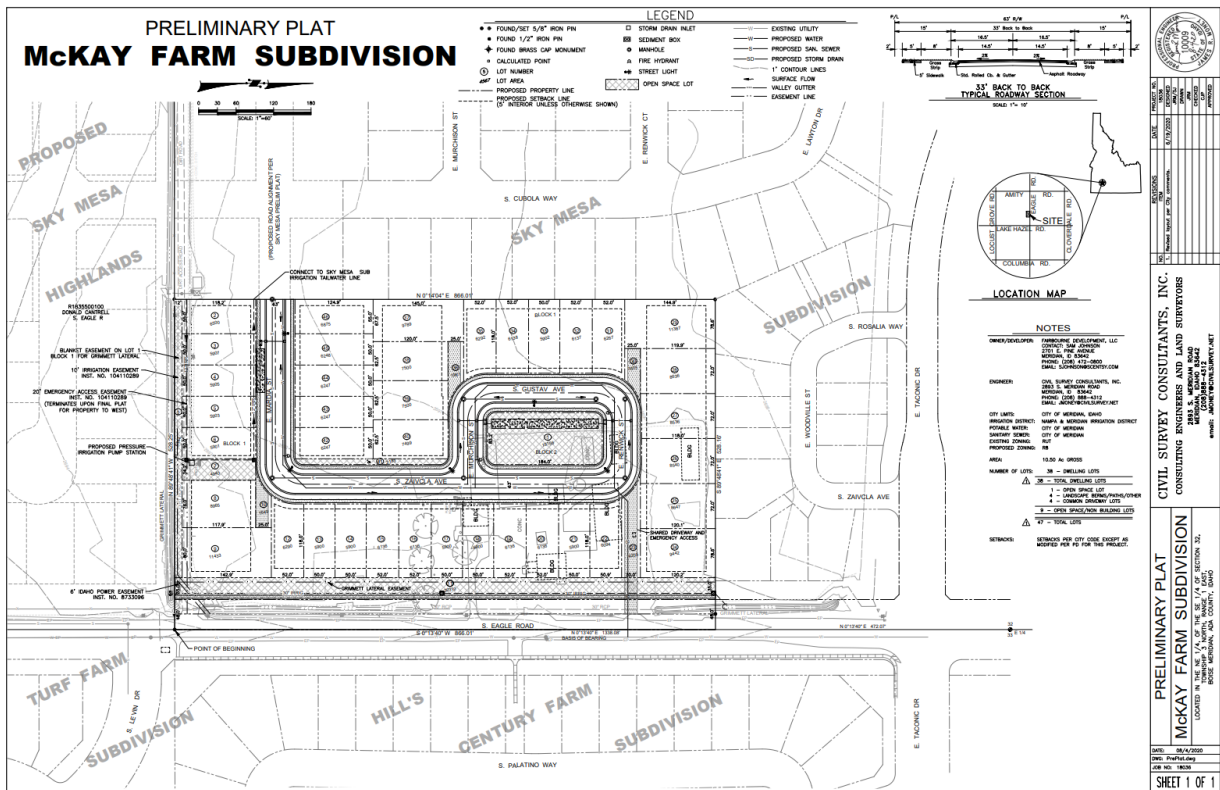
**Nearby Recent Preliminary Plats (within last 5-years)**

H-2018-0087 H-2019-0119 H-2019-0134 H-2020-0095 H-2021-0020 H-2021-0062  
H-2022-0036 H-2023-0051 H-2024-0007 H-2024-0035 H-2024-0044

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

H-2019-0106 H-2019-0123 H-2020-0009 H-2020-0030 H-2020-0035 H-2020-0064  
H-2019-0134 H-2018-0115 H-2020-0057 H-2020-0127 H-2021-0046 H-2021-0087  
H-2021-0086 H-2017-0068 H-2018-0043 H-2017-0129 H-2020-0056 H-2018-0017  
H-2022-0036 H-2023-0047 H-2023-0050 H-2024-0014

## B. Preliminary Plat (date: 8/4/2020)

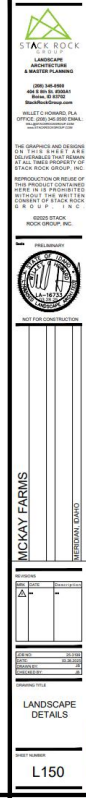
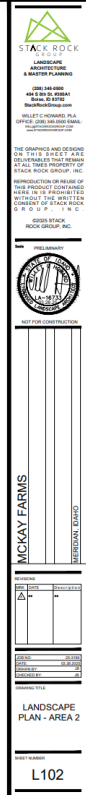




## City of Meridian | Department Report

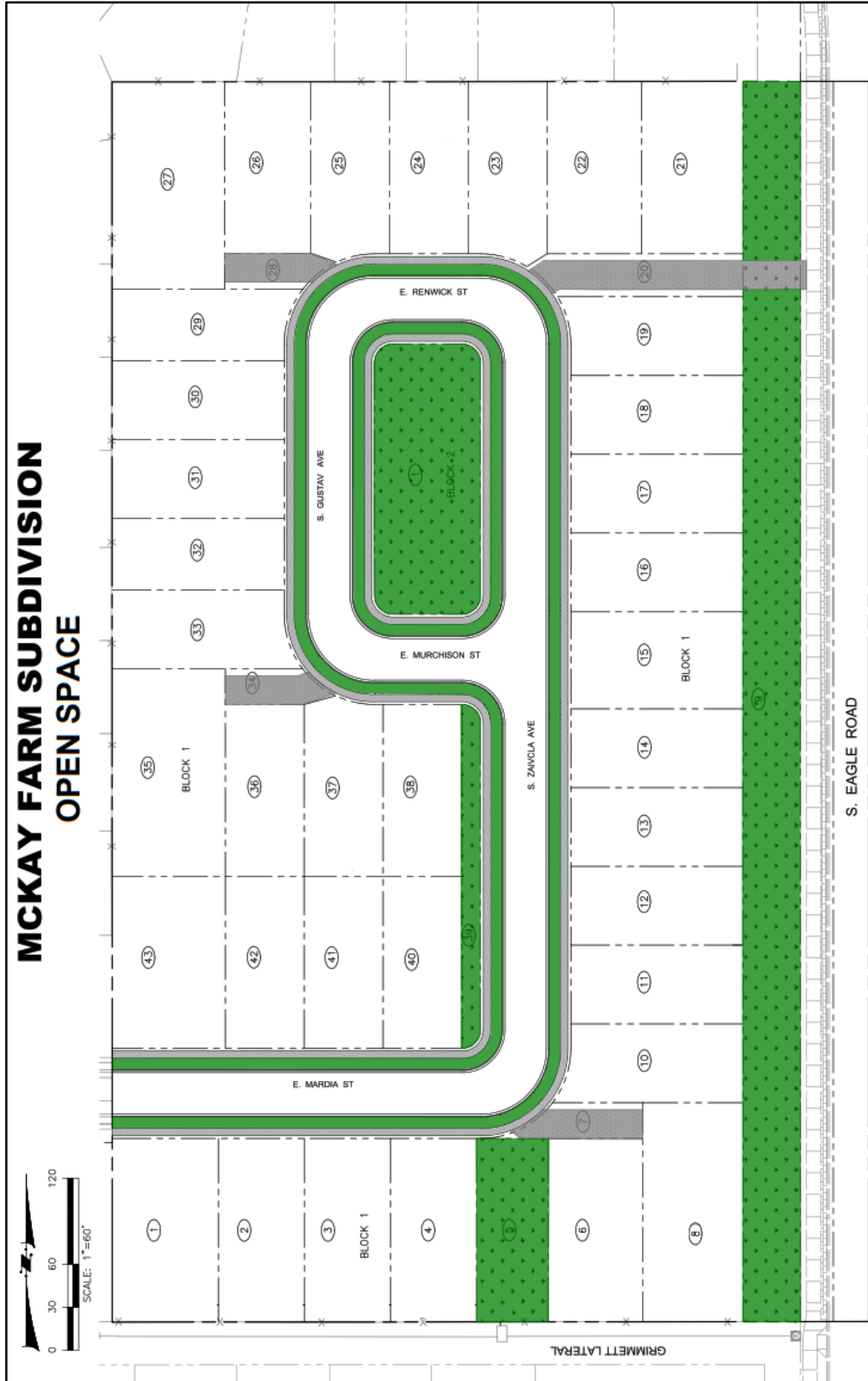


## VI. Exhibits





E. Qualified Open Space Exhibit (date: 4/3/2025)



## F. Amenity Detail Exhibit

POOL

BATHROOMS/  
CHANGING AREA

OPEN AIR RAMADA



POOL

BATHROOMS/  
CHANGING AREA

OPEN AIR RAMADA



FULL COURT  
BASKETBALL COURT



BALL FIELD





TOT LOT



SWINGSET



DOG WASTE STATIONS (8)



COVERED PICNIC SHELTER





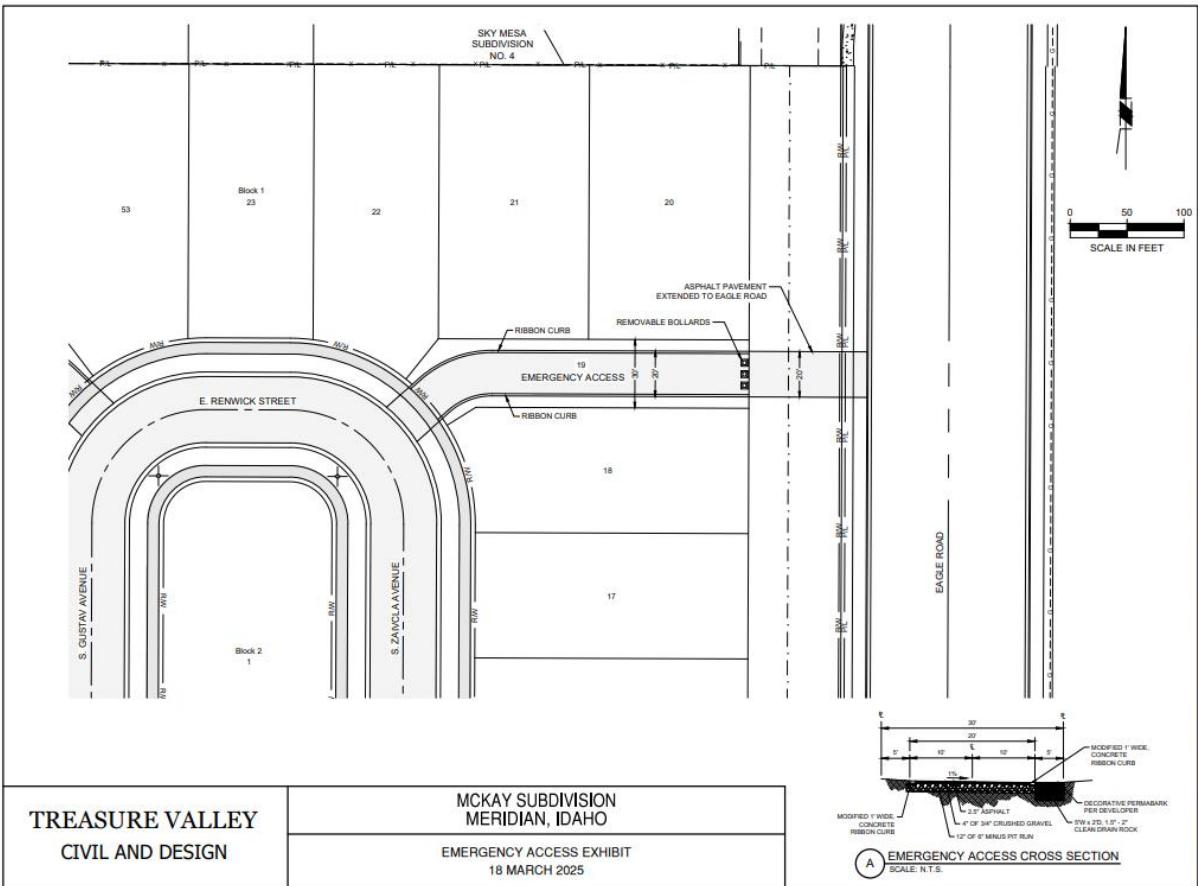
PEDESTRIAN  
PATHWAY



MULTI-USE  
PATHWAY



## G. Emergency Access Exhibit





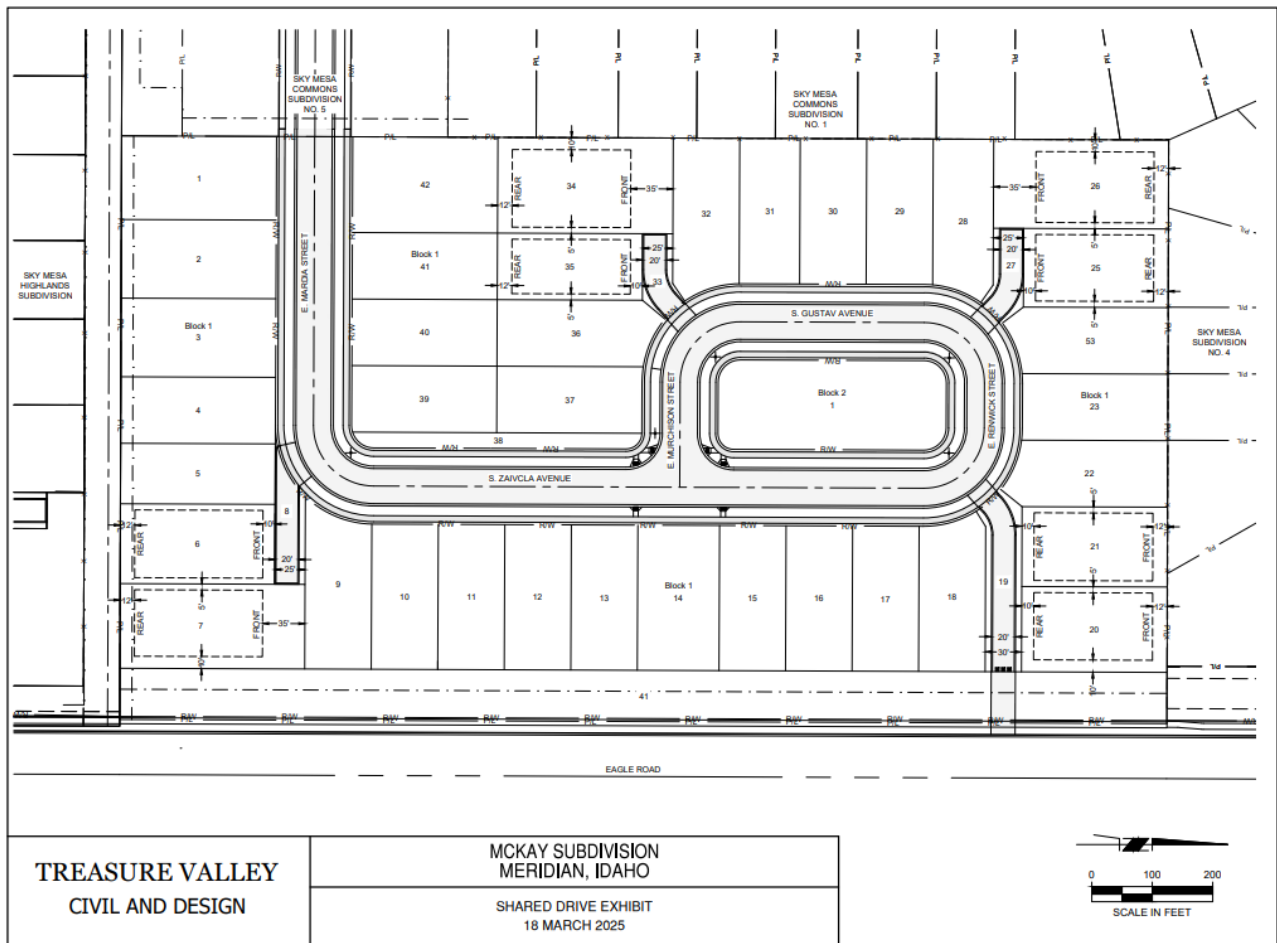
**H. Building Elevations (date: [Click here to enter a date.](#))**







## I. Common Drive Exhibit



J. Service Accessibility Report

## PARCEL S1132417211 SERVICE ACCESSIBILITY

<b>Overall Score: 25</b>	<b>16th Percentile</b>
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Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	Meets response time goals some of the time	YELLOW
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS in 5 yr work plan	YELLOW
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	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

## VII. 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.