

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



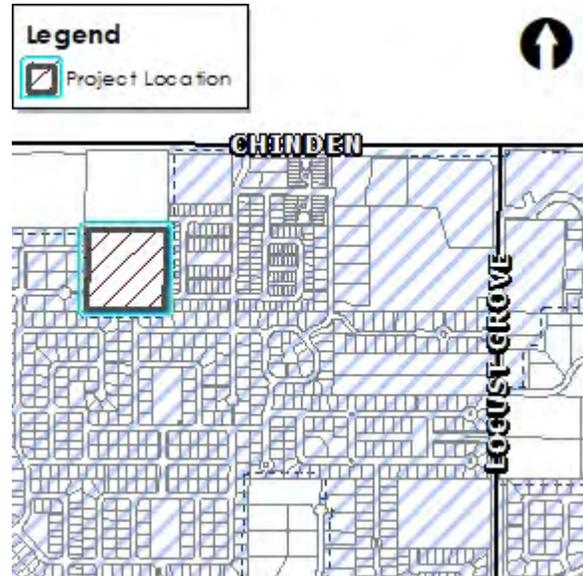
HEARING DATE: 3/15/2022

TO: Mayor & City Council

FROM: Alan Tiefenbach
 208-884-5533

SUBJECT: AZ, PP - H-2021-0083
 Friendship Subdivision

LOCATION: 6168 N. Elk Ranch Ln, located near the southeast corner of N. Meridian Rd and E. Chinden Blvd.



I. PROJECT DESCRIPTION

Annexation of 10.06 acres of land with the R-8 zoning district and preliminary plat to allow 41 building lots and 7 common lots.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details
Acreage	10.06
Future Land Use Designation	Medium Density Residential 8-12 du/acre
Existing Land Use(s)	1 single family residence
Proposed Land Use(s)	Single Family Residential
Lots (# and type; bldg./common)	41 building lots, 7 open space lots
Phasing Plan (# of phases)	1 phase
Number of Residential Units (type of units)	41
Density (gross & net)	4.1 du / ac gross
Open Space (acres, total [%]/buffer/qualified)	1.09 ac qualified open space (10.8%)
Amenities	One amenity is required, applicant is proposing tot lot, picnic table and benches.
Physical Features (waterways, hazards, flood plain, hillside)	A Settlers Irrigation canal bisects the property at a 45-degree angle; this is being relocated and piped.
Neighborhood meeting date; # of attendees:	August 6, 2021 – 5 attendees

Description	Details
History (previous approvals)	This property was proposed for annexation, zoning to R-8 and plat for 48 lots as the Bull Ranch Subdivision in 2015 (AZ 15-013, PP 15-017). This was subsequently denied by the Council with density being cited as a primary concern.

B. Community Metrics

Description	Details
Ada County Highway District	Report Pending, preliminary comments submitted
<ul style="list-style-type: none"> Staff report (yes/no) 	Yes
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed) Stub Street/Interconnectivity/Cross Access	N. Elk Ranch Rd is a private road which provides access from W. Chinden Rd to the subject property. Subdivision will stub to three local streets – E. Lockhart St. to the west, E. Tallinn St to the east, and N. Senita Hills to the south. A fourth stub is provided to the church property at the north.
Existing Road Network	E. Lockhard St., N. Senita Hills Ave. and E. Tallinn St. N. Elk Ln to E. Chinden is a private road.
Existing Arterial Sidewalks / Buffers	This is an internal subdivision surrounded by local roads so no buffers are required. There are 5 ft. wide sidewalks shown along all internal streets.
Proposed Road Improvements	Applicant will be required to construct all local streets to ACHD templates with 33 ft. travel lanes and 47 ft. right of way.
Fire Service	
<ul style="list-style-type: none"> Distance to Fire Station Fire Response Time Resource Reliability Risk Identification Accessibility Special/resource needs Water Supply Other Resources 	<p>1.8 miles to Fire Station 5</p> <p>< 5 minutes</p> <p>> 80%</p> <p>2, resources are adequate</p> <p>Yes</p> <p>Aerial device will be required</p> <p>1,000 gpm required</p> <p>None</p>
Police Service	
<ul style="list-style-type: none"> No comments 	
Wastewater	
<ul style="list-style-type: none"> Comments 	<ul style="list-style-type: none"> Flow is committed No sewer services may cross infiltration trenches Must provide to-and-through to the property to the north. Sewer to the north must end in a manhole and preferably be in the Right of Way. If it is not in the Right of Way it must have a 14 foot wide access road that is built per City standards. Sewer mains must at a minimum have 3 foot of cover above the pipe. This is not met with Manhole number 11 and Manhole number 12.
Water	
<ul style="list-style-type: none"> Distance to Water Services 	Directly Adjacent

Description	Details
<ul style="list-style-type: none"> • Pressure Zone 	2
<ul style="list-style-type: none"> • Water Quality 	No concerns
<ul style="list-style-type: none"> • Project Consistent with Water Master Plan 	Yes
<ul style="list-style-type: none"> • Comments 	<ul style="list-style-type: none"> • No comments

C. Project Area Maps

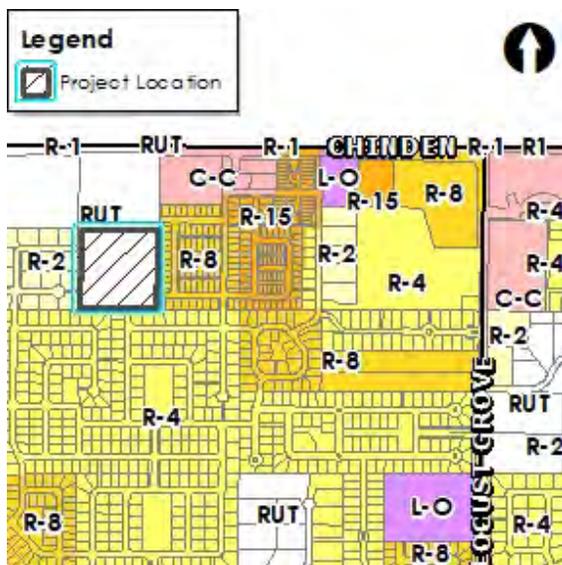
Future Land Use Map



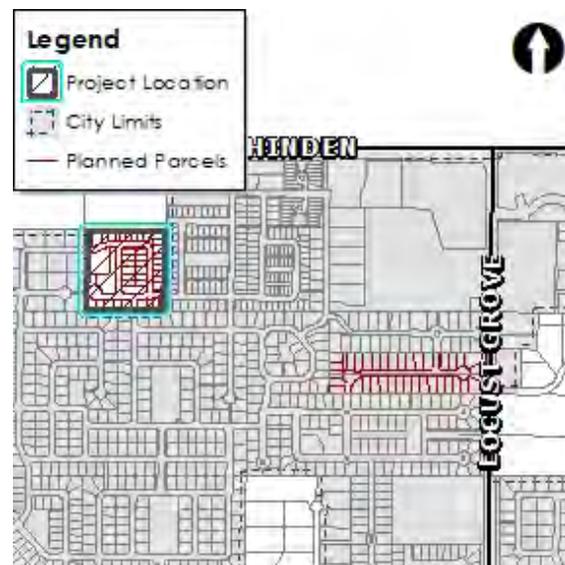
Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant Representative:

Kaili Worth, Centurion / B&A Engineers –5505 W. Franklin Rd, Boise, ID, 83705

B. Owner:

Thomas Buck Trust – 6168 N. Elk Ranch Ln, Meridian, ID 83646

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	12/21/2021	1/30/2022
Radius notification mailed to properties within 300 feet	12/15/2021	1/31/2022
Nextdoor posting	12/16/2021	1/31/2022
Sign Posting	12/20/2021	1/21/2022

V. STAFF ANALYSIS

A. Annexation:

The proposed annexation area is contiguous to City annexed property and is within the Area of City Impact Boundary. To ensure the site develops as proposed by the applicant, staff is recommending a development agreement as part of the annexation approval.

B. Zoning

The applicant proposes to annex this property with the R-8 zoning district. As mentioned in the dimensional standards below, the plat meets all requirements of the R-8 zoning district and the lot sizes as proposed are consistent with the density designations of the future land use map, but staff does have concerns with the transition to the south and the alignment of lots to the east and is further explained in the Comprehensive Plan Policy section below.

C. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

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

The annexation area is near existing public services and is surrounded on three sides by the City limits. The proposed land use of single-family residential is consistent with the recommended uses in the FLUM designation. The proposed project has a gross density of 4.1 du/ac, being on the low end of the allowed density range listed above. Therefore, Staff finds the proposed preliminary plat and requested R-8 zoning district to be generally consistent with the Future Land Use Map designation of Medium Density Residential.

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

the City within 6 months of the Council granting the annexation for approval by City Council and subsequent recordation.

D. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

- 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 traditional single-family detached homes will contribute to the variety of residential categories in the City; however, there is no variety in housing types proposed within the development. The Birkdale Estates Subdivision is to the west (R-2), the Hightower Subdivision is to the east (R-8) and the Saguaro Canyon Subdivision (R-4) is to south, with an existing church on RUT zoned property in the County directly north. Given the property is completely surrounded by single-family detached, single family detached with comparable lot sizes is appropriate for the subject property. Staff does have concerns regarding whether there is an appropriate transition in lots sizes to the properties in the Saguaro Canyon Subdivision to the south as is discussed below.

- With new subdivision plats, require the design and construction of pathway connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.” (2.02.01A)

The proposed plat depicts 5 ft. wide attached sidewalks on both sides of roads internal to the subdivision. The pathways master plan does not indicate any pathways crossing the site. There are several micro-pathways providing access to the qualified open space as well as connecting to an existing micro pathway at the Birkdale Estates Subdivision to the west.

Qualified open space and amenities are discussed below.

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

As mentioned above, 5-ft. wide attached sidewalks are provided along all internal roadways and a pathway connection is provided to the existing pathway at the Birkdale Estates Subdivision at the west.

“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)

The development can be adequately served by critical public facilities and urban services. Water and sewer will be provided from N. Senita Hills Ave., and the applicant will be required to extend services to the north.

- Ensure that new development within existing residential neighborhoods is cohesive and complementary in design and construction. (2.02.02F)

*As mentioned, the Birkdale Estates Subdivision is to the west (R-2), the Hightower Subdivision is to the east (R-8) and the Saguaro Canyon Subdivision (R-4) is to south, with an existing church zoned RUT to the north. The lots at the southern perimeter of the property are proposed at sizes between 5,000 – 7,000 sq. ft. and widths of between 50-70 ft. This is denser than the adjacent lots of approximately 10,000 sq. ft. and 90’ feet in width in the Saguaro Canyon Subdivision to the south, and this would result in several of the existing properties abutting more than one lot (and one residence) along the rear property lines. **Staff recommends one of the lots shown as Lots 1-***

4 of Block 2 be eliminated and the remaining 3 lots be sized and oriented to be consistent with Lots 1-3, Block 35 of the Saguario Canyon Subdivision No 3 to the south.

The 5,200 sq. ft. +/- lots along the eastern perimeter are very comparable in size to the lots in the Hightower Subdivision to the east, although staff believes the side lot lines could align better with the adjacent properties for more cohesive fence lines and easier differentiation of property ownership. As a condition of approval, staff recommends Lots 1-10, Block 1 along the eastern perimeter be configured so their property lines align with Lots 4-11, Block 10 in the Hightower Subdivision to the east.

This development proposes architecture consisting of one and two-story homes with pitched roofs, stone bases fishscale accents and / or lap siding with gabled roofs and dormers, which is consistent with the architecture in surrounding subdivisions.

E. Existing Structures/Site Improvements:

There is one existing single-family residence which will be retained on Lot 9 of Block 3. As a condition of annexation, this house should be required to connect to City water and sewer service and obtain a new address since the access to N. Elk Ranch Ln. will be terminated.

F. Proposed Use Analysis:

Single-family detached dwellings are listed as a principally permitted use in the R-8 zoning districts in UDC Table 11-2A-2.

G. Dimensional Standards (UDC 11-2):

The preliminary plat and future development is required to comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 district. All proposed lots and public streets appear to meet UDC dimensional standards per the submitted preliminary plat. This includes minimum lot size of 4,000 sq. ft., and required street frontages of at least 40 ft. Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3. However, it should be noted that this property was proposed for annexation, zoning to R-8 and plat for 48 lots as the Bull Ranch Subdivision in 2015 (AZ 15-013, PP 15-017). It was subsequently denied by the Council with density being cited as a primary concern and that R-4 or R-2 was preferable to more R-8 zoned property.

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. No block length exceeds 750 ft.

There are no common driveways proposed with this subdivision.

H. Access (UDC 11-3A-3):

This subdivision proposes to connect to three existing local streets which already stub at the property – E. Lockhard St. to the west, E. Tallin St. to the east, and N. Sanita St. to the south. The plat also provides a stub street to the church property at the north in case some or all of this property redevelops in the future. The street sections provided with the plat reflect templates of 33 ft. of travel lane (curb to curb), curb, gutter, 5 ft. wide sidewalks, and a 47 ft. right-of-way.

N. Elk Ranch Ln., a private road, provides access from the subject property to E. Chinden Blvd. UDC 11-H-4 states when a property has an existing access from a State Highway and an applicant proposes a change or increase in intensity of use, the owner shall develop or otherwise

acquire access to a street other than the state highway. The use of the existing approach shall cease and the approach shall be abandoned and removed. **As a condition of approval, staff recommends the applicant vacate all interest in the N. Elk Ranch Ln. private street, as the property already has three existing access points from local roads.**

ACHD has noted a traffic study is not required with this subdivision and has not offered any other comments.

I. Parking (*UDC 11-3C*):

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. Future development should comply with these standards.

J. Pathways (*UDC 11-3A-8*):

The pathways master plan does not indicate any pathway connections across or along the property. The landscape plan reflects micro-pathways comprised of concrete within Common Lots 1 and 17, Block 1, Lot 8, Block 3 and Lot 1 Block 4. There is also a pathway connection to an existing micro-pathway in the Birkdale Estates Subdivision to the west.

All internal streets contain 5 ft. wide attached sidewalks which is consistent with the three local streets stubbing to the property.

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

Five-foot attached sidewalks are proposed along internal streets in accord with the standards listed in UDC 11-3A-17.

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

UDC 11-2A-6 does not require landscape buffers along local streets, which are all the streets bordering and within the subject property. An open space exhibit was submitted as will be discussed below.

The landscape plan indicates there are existing trees that are to be removed or relocated, but does not indicate whether they meet the preservation requirements of UDC 11-3B-10 or whether mitigation is required. Staff recommends that prior to City Council, the applicant contact the City Arborist and update the landscape plan accordingly.

M. Qualified Open Space (*UDC 11-3G*):

This application was submitted prior to the increased qualified open space requirements of UDC 11-3G-3 and therefore this development is required to provide 10% of qualified open space. An open space exhibit was submitted which reflects 14% of qualified open space is provided. This includes a 40,761 sq. ft. landscaped park with playground and pathway at the western side of the property (Lot 8, Block 3), 18,000 square foot (55' x 350' +/-) greenspace with pathway through the middle of the site (Lots 1, Block 1 and 4), and 6,400 sq. ft. pathway common lots south of E Lockhart St and at the northwest corner of the property (Lot 8, Block 4 and Lot 10, Block 5).

N. Qualified Site Amenities (*UDC 11-3G*):

Based on the area of the proposed plat (10 acres), under the previous regulations one amenity is required. The proposed landscape plan depicts a playground, benches, tables and additional walking paths. Prior to City Council, the applicant shall revise the landscape plan to indicate specific details of the amenities.

O. Waterways (*UDC 11-3A-6*):

The plat shows the North Slough is bisecting the property at a 45-degree angle north to south being relocated and piped in accordance with UDC 11-3A-6. According to an exhibit provided by the applicant (please refer to Section VI.) this ditch is being reconfigured toward the northwest corner of the property. **This reconfiguration effort should be coordinated with the irrigation district.** Also, per UDC 11-3A-6 requires irrigation easements wider than ten (10) feet to be included in a common lot that is a minimum of twenty (20) feet wide and outside of a fenced area.

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

The applicant has not provided any details in regard to fencing. Any fencing shall meet the requirements of 11-3A-6 and 11-3A-7.

Q. Utilities (*UDC 11-3A-21*):

Public services are available to accommodate the proposed development. Water and sewer will be obtained from N. Senita Hills Ave. at the south and developer will be required to extend services to the north.

R. Building Elevations (*UDC 11-3A-19 | Architectural Standards Manual*):

The Applicant has submitted elevations of the single-family homes for this project (see Section VI.F below).

The single-family homes are depicted as one and two-story structures with attached garages, and a variety of architectural elements and finish materials including gabled roofs, fishscale accents, covered porches, dormers, stone wainscoting, and lap siding. The submitted sample elevations appear to meet design requirements for single-family homes and are consistent with the architecture of existing surrounding residences.

VI. DECISION

A. Staff:

As the plat meets all requirements of the UDC and is consistent with the density designation of the Comprehensive Plan, Staff recommends approval of the requested annexation, zoning and preliminary plat with the conditions noted in Section IV. per the Findings in Section VIII.

B. The Meridian Planning & Zoning Commission heard this item on January 2, 2022. At the public hearing, the Commission moved to deny the subject annexation and rezoning request.

1. Summary of the Commission public hearing:

a. In favor: Joe Canning, Mike Homan

b. In opposition: Several neighbors attending remotely expressed concerns with density.

c. Commenting: Joe Canning, Mike Homan

d. Written testimony: None

e. Staff presenting application: Alan Tiefenbach

f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

VII. EXHIBITS

A. Annexation and Rezoning Exhibit (date: 9/30/2021)



B & A Engineers, Inc.
Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792
Established in 1921

**Friendship Subdivision
Boundary Description**

30 September 2021

Lot 2 of Block 1 of Blythe Estates Subdivision, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, being the southeast quarter of the northeast quarter of the northwest quarter of Section 30, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 30; thence N89°45'12"E, 2,420.71 feet along the northerly boundary of said Section 30 to the north quarter corner of said Section 30; thence S00°06'46"W, 664.69 feet along the easterly boundary of northwest quarter of said Section 30 to the northeast corner of said Lot 2, which is the **Point of Beginning**;

Thence continuing S00°06'46"W, 664.69 feet along the easterly boundary of said Lot 2 to the southeast corner of said Lot 2;

Thence S89°43'32"W, 658.96 feet along the southerly boundary of said Lot 2 to the southwest corner of said Lot 2;

Thence N00°05'51"E, 664.85 feet along the westerly boundary of said Lot 2 to the northwest corner of said Lot 2;

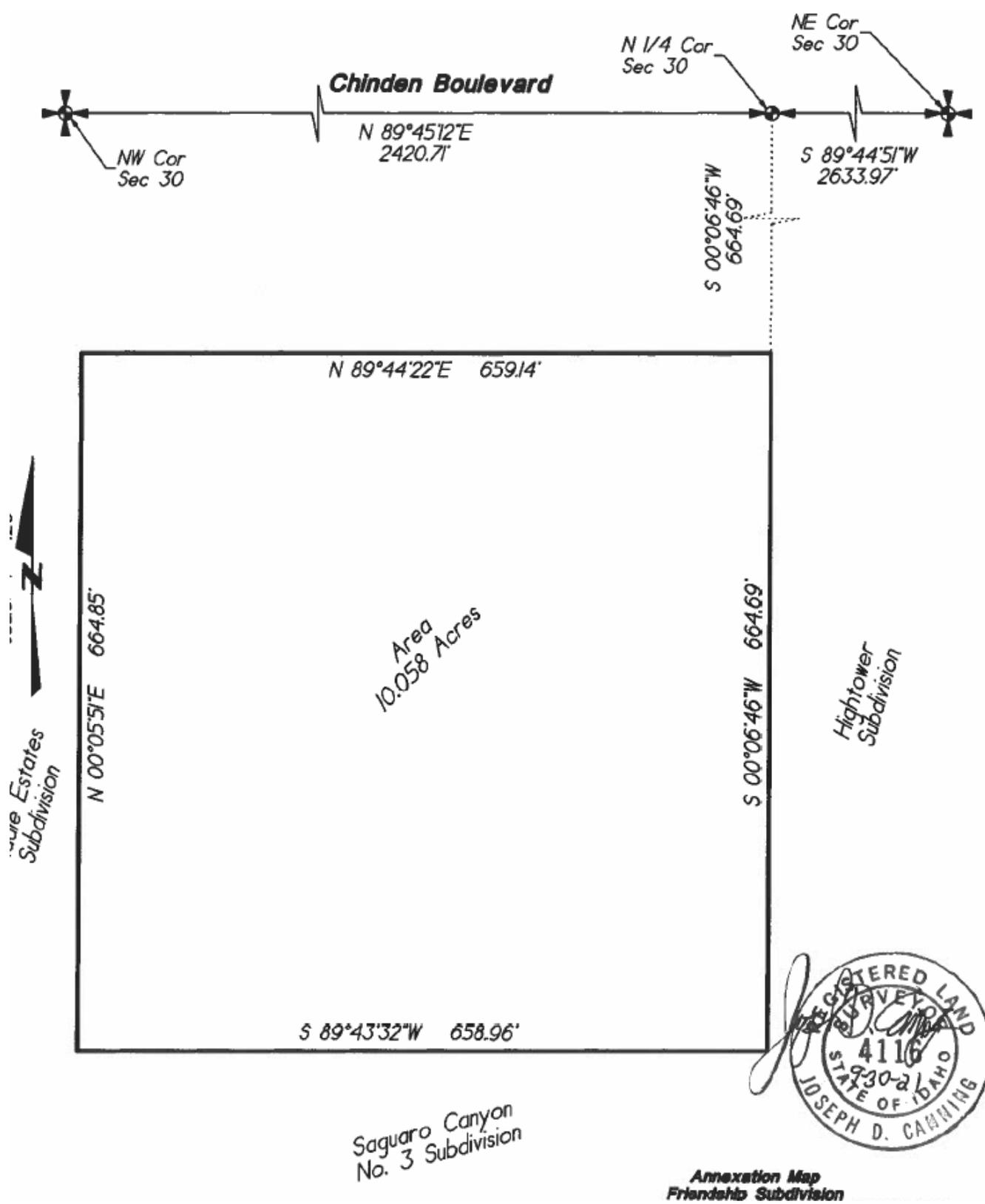
Thence N89°44'22"E, 659.14 feet along the northerly boundary of said Lot 2 to the **Point of Beginning**.

Comprising 10.058 Acres, more or less.

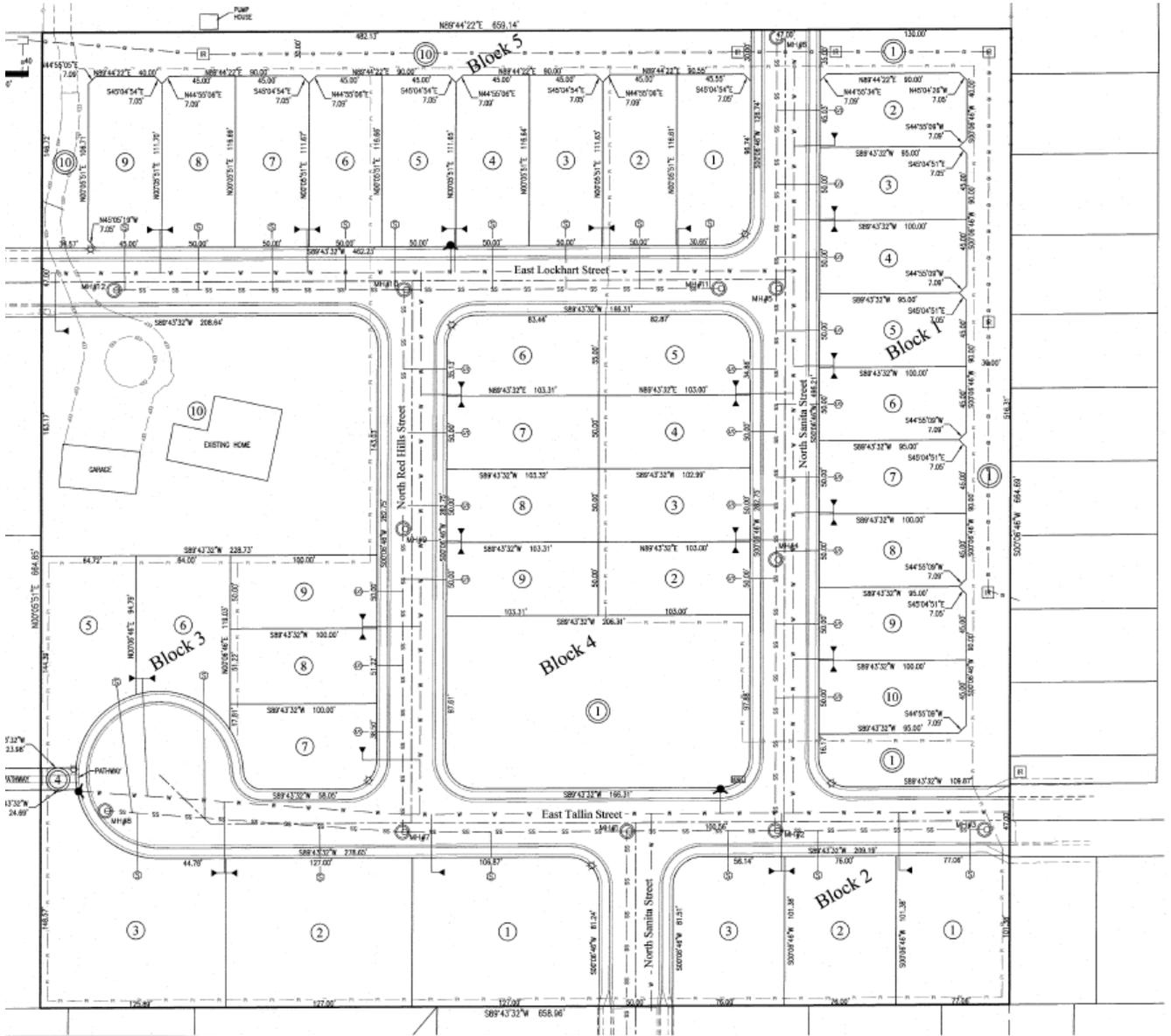
Subject to all existing easements and rights-of-way of record or apparent.



Proud to be Serving



B. Preliminary Plat (date: 12/17/2021 2/22/2022)



Local Street Section	Setback/Zoning Table	Land Use Calculations	Underground Utility Note																				
	<table border="1"> <tr> <td>PROPOSED ZONE</td> <td>R-8</td> </tr> <tr> <td>MINIMUM LOT AREA - INTERIOR LOT</td> <td>4,000 SF</td> </tr> <tr> <td>MINIMUM LOT AREA - CORNER LOT</td> <td>4,000 SF</td> </tr> <tr> <td>FRONT YARD SETBACK</td> <td>10 FEET</td> </tr> </table>	PROPOSED ZONE	R-8	MINIMUM LOT AREA - INTERIOR LOT	4,000 SF	MINIMUM LOT AREA - CORNER LOT	4,000 SF	FRONT YARD SETBACK	10 FEET	<table border="1"> <tr> <td>DESCRIPTION</td> <td>AREA (ACRES)</td> <td>PERCENTAGE</td> </tr> <tr> <td>PROJECT</td> <td>10.06</td> <td>100%</td> </tr> <tr> <td>RESIDENTIAL LOTS</td> <td>8.19</td> <td>61.6%</td> </tr> <tr> <td>QUALIFIED OPEN SPACE AREA LOTS</td> <td>1.41</td> <td>14.0%</td> </tr> </table>	DESCRIPTION	AREA (ACRES)	PERCENTAGE	PROJECT	10.06	100%	RESIDENTIAL LOTS	8.19	61.6%	QUALIFIED OPEN SPACE AREA LOTS	1.41	14.0%	<p>THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. SEE ATTACHED UTILITY RECORDS FOR ADDITIONAL INFORMATION.</p>
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D. Canal Relocation Plan (date: December 17, 2021)



E. Common Open Space Exhibit (date: ~~12/21/2021~~ 1/31/2022)

 QUALIFIED OPEN SPACE (11-3G-3.B.1.A)

 QUALIFIED OPEN SPACE (11-3G-3.B.1.E)



H. Conceptual Elevations



VIII. 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 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 and conceptual building elevations for the single-family dwellings included in Section VII and the provisions contained herein.
 - b. Prior to City Engineer signature on a final plat, the existing home shall be connected to city utilities.
 - c. Prior to signature on the final plat, the existing home will be required to vacate the existing access to N. Chinden Blvd via N. Elk Ranch Ln. and take access through the proposed Friendship Subdivision via the proposed E. Lockhart St. in accord with UDC 11-3H-4.
2. The Preliminary Plat included in Section VII, dated 9/9/21, is approved with the following revisions:
 - a. The existing irrigation easement bisecting the property is to be relinquished and replaced with a new easement as depicted on the submitted plans, prior to signature on the final plat.
 - ~~b. One of the lots shown as Lots 1-4 of Block 2 shall be eliminated and the remaining 3 lots be sized and oriented to be consistent with Lots 1-3, Block 35 of the Saguaro Canyon Subdivision No 3 to the south.~~
 - ~~c. Lots 1-10, Block 1 along the eastern perimeter shall be configured so the property lines align with Lots 4-11, Block 10 in the Hightower Subdivision to the east.~~
 - d. The plat notes shall include that Common Lots 1 of Block 1, Lot 1 of Block 4, Lot 8 of Block 3 and Lot 10 of Block 5 are common lots that shall be owned and maintained by the subdivision homeowner's association in accord with UDC 11-3G-5-C
 3. Prior to signature on the final plat, the Landscape Plan dated September 24, 2021 included in Section VII, dated 9/9/21, shall be revised as follows:
 - a. All pathways shall be landscaped in accord with UDC 11-3B-12 OR applicant shall submit a concurrent alternative compliance application if the irrigation district will not allow the required trees to be planted within their easement.
 - b. To be consistent with the preliminary plat in that irrigation easements wider than ten (10) feet be included in a common lot that is a minimum of twenty (20) feet wide and outside of a fenced area.

- ~~e. Details of the proposed amenities shall be included on the landscape plan.~~
- ~~d. The plan shall note all existing trees eligible for preservation and/or the City Arborist's recommendations for mitigation as required by UDC 11-3B-10~~
4. Direct lot access to Chinden Boulevard is prohibited.
 5. Prior to final plat, the existing Settlers Irrigation easement shall be vacated.
 6. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
 7. The applicant shall comply with all provisions of 11-3A-3 with regard to access to streets.
 8. 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.
 9. All ditches shall comply with the provisions for irrigation ditches, laterals, canals and/or drainage courses, as set forth in UDC 11-3A-6.
 10. Pathway and adjoining fencings 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. Comply with all bulk, use, and development standards of the R-8 zoning district listed in UDC Table 11-2-A-6.
 12. 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.
 13. 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.
 14. 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.
 15. The Applicant shall comply with all conditions of ACHD.
 16. The address of the existing home on Lot 9, Block 3 will change with the development of the proposed subdivision. The new address will be determined at the time the final records and the City addresses the lots.

B. PUBLIC WORKS DEPARTMENT

SITE SPECIFIC CONDITIONS:

1. No sewer services may cross infiltration trenches
2. Must provide to-and-through to the property to the north.
3. Sewer to the north must end in a manhole and preferably be in the Right of Way. If it is not in the Right of Way it must have a 14-foot-wide access road that is built per City standards.
4. Sewer mains must at a minimum have 3 foot of cover above the pipe. This is not met with Manhole number 11 and Manhole number 12.

5. The geotechnical investigative report prepared by B&A Engineers, Inc. indicates some very specific construction considerations. The applicant shall be responsible for the adherence of these recommendations.

GENERAL CONDITIONS:

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. 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. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. 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 development plan approval.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). 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.
5. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. 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.
7. 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.

8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
11. 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.
12. 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.
13. 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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. 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.
17. The design 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.
18. 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.
19. 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.
20. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A

copy of the standards can be found at
http://www.meridiancity.org/public_works.aspx?id=272.

21. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse 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 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.
22. 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, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate 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.

C. MERIDIAN FIRE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=242560&dbid=0&repo=MeridianCity>

D. NAMPA & MERIDIAN IRRIGATION DISTRICT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=243210&dbid=0&repo=MeridianCity>

E. DEPARTMENT OF ENVIRONMENTAL QUALITY

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=243227&dbid=0&repo=MeridianCity>

IX. 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;

Commission finds annexation of the subject site with an R-8 zoning designation is consistent with the Comprehensive Plan MDR FLUM designation for this property, if the Applicant complies with the provisions in Section VII.

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

Staff 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;

Commission finds that the proposed zoning map amendment should not be detrimental to the public health, safety, or welfare. Staff recommends the Commission consider any oral or written testimony that may be provided when determining this finding.

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

Staff finds that the proposed zoning amendment will not result in any adverse impact upon the delivery of services by any political subdivision providing services to this site.

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

The proposed annexation meets the medium density designation of the Future Land Use Map and the applicable provisions of the Unified Development Code. Therefore, the application is in the best interest of the City if the property is developed in accord with the provisions in Section VII.

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)

Staff finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the conditions of approval in Section VII.

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

Staff 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;

Staff finds the proposed plat is in substantial conformance with scheduled public improvements in accord with the City's CIP.

4. There is public financial capability of supporting services for the proposed development;

Staff 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

Staff 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)

There are no significant natural, scenic or historic features on the property.