

# EXHIBIT A

## STAFF REPORT

### COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: July 28, 2020

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner  
208-884-5533  
Bruce Freckleton, Development  
Services Manager  
208-887-2211

SUBJECT: H-2019-0027  
Delano Subdivision

LOCATION: 2800 & 14120 W. Jasmine Ln.



*History: This project was originally heard by the Commission on May 2, and July 18, 2019; at the hearing on July 18<sup>th</sup>, the Commission voted to recommend denial of the project to City Council. The City Council heard the project on November 12, 2019; at that hearing, Council voted to remand the project back to the Commission to address the density issue of the proposed development and for Commission's review of a revised plat with changes to lots proposed along the northern boundary of the subdivision that front on E. Della Street (e.g. single-story, detached units, lose a lot(s)). (See pg. 16 for more information.)*

*Update: The Applicant submitted revised plans for the Commission hearing based on discussion at the City Council hearing and meetings with the neighbors, included in Section VII. The revisions include a reduction in the number of buildable lots from 85 to 66; a change to the proposed zoning (the portion of the site along the north & west boundaries previously proposed to be zoned R-15 is now proposed to be zoned R-8); and a change to the conceptual building elevations.*

*Staff has updated the subject staff report based on the revised plans – original text that is no longer applicable is shown in strike-out and new text is shown in underline format. The conditions of approval in Section VIII are not in strike-out/underline format as there were no conditions that went forward to Council because the Commission recommended denial of the project; new conditions are included in accord with the revised plans based on those originally recommended by Staff to the Commission for the May 2, 2019 hearing.*

*A summary of the Commission hearing on April 16, 2020 is included on page 18.*

#### I. PROJECT DESCRIPTION

~~Comprehensive Plan map amendment to include 4.10 acres of land currently in Boise's Area of City Impact and planning area in Meridian's planning area with a Mixed Use—Regional Future Land Use Map designation; Note: The Comprehensive Plan Map amendment application is no longer needed as~~

the Future Land Use Map (FLUM) was amended with the new Comprehensive Plan to include an MU-R FLUM designation for this property.

Annexation & zoning of 15.22 acres of land with R-8 (3.31 acres), R-15 (~~41.57~~ 8.12 acres) and R-40 (~~3.64~~ 3.79 acres) zoning districts; and,

Preliminary plat consisting of ~~85~~ 66 single-family residential building lots, 1 building lot for a 96-unit multi-family development, ~~and 12~~ 8 common lots and 2 other (common driveway) lots on 15.22 acres of land in the R-8, R-15 and R-40 zoning districts.

## II. SUMMARY OF REPORT

### 1. Project Summary

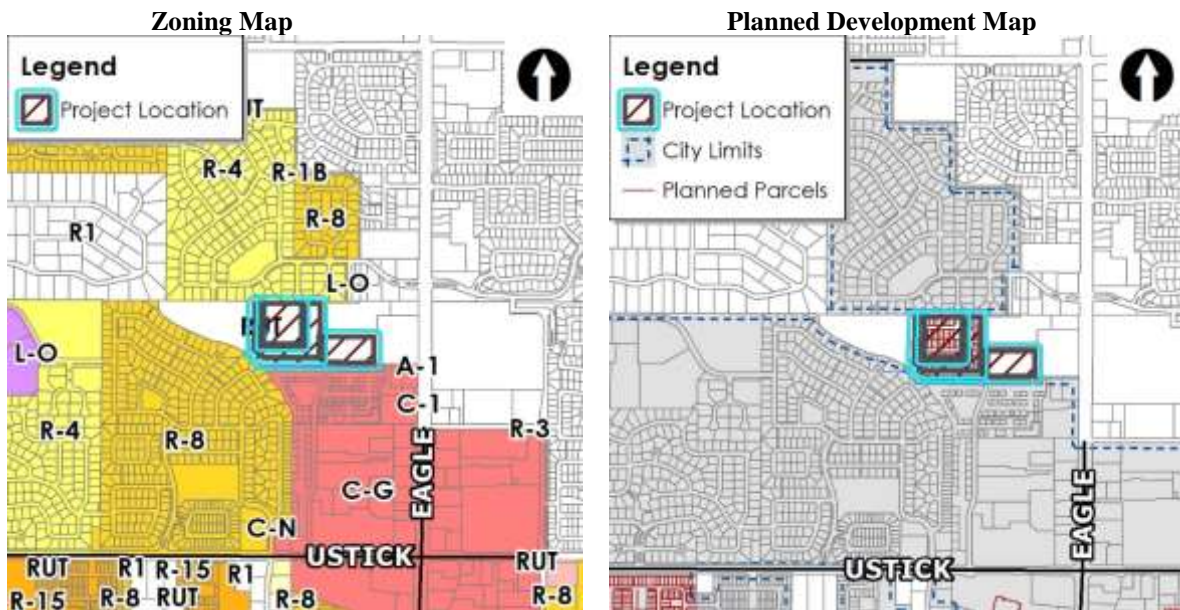
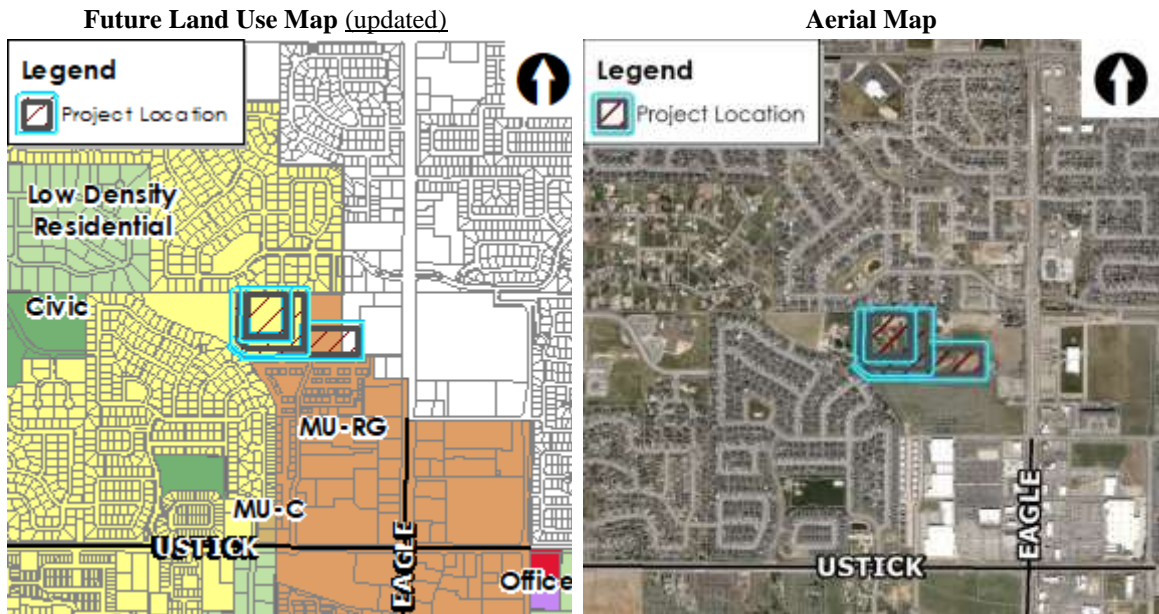
Description	Details	Page
Acreage	15.22	
Future Land Use Designation	MDR (Medium Density Residential) <del>in City of Meridian &amp; Mixed Use – Regional (MU-R) in City of Boise</del>	
Existing Land Use	2 existing homes & accessory structures	
Proposed Land Use(s)	Single-family residential (SFR), <del>attached &amp; detached</del> <u>and conceptual multi-family residential (MFR)</u>	
Current Zoning	RUT in Ada County	
Proposed Zoning	<u>R-8, R-15 &amp; R-40</u>	
Lots (# and type; bldg/common)	<del>85</del> <u>66</u> SFR building/ <del>12</del> <u>8</u> common/1 MFR building <u>and 2 other</u>	
Phasing plan (# of phases)	Yes; <del>2</del> <u>3</u> phases	
Number of Residential Units (type of units)	<del>181</del> <u>66</u> SFR <u>detached</u> units ( <del>18 attached/67 detached</del> SFR, <u>and</u> 96 MFR apartments)	
Density (gross & net)	<del>7.35</del> <u>5.7</u> (SFR, R-8 & R-15) & 27 (MFR, R-40) gross <u>units/acre; 11.8 (SFR, R-15) &amp; 27 (MFR, R-40) net 8.12 units/acre (SFR) (net)</u>	
Open Space (acres, total [%] / buffer / qualified)	See Analysis, Section V.3	
Amenities	<del>Shade structure, (2) play structures, benches, pedestrian walkways</del> See Analysis, Section V.3	
Physical Features (waterways, hazards, flood plain, hillside)	None	
Neighborhood meeting date; # of attendees:	February 25, 2019; 92 attendees Applicant met with the Alpine Pointe HOA Board on December 16 <sup>th</sup> and 23 <sup>rd</sup> , 2019; the revised plan was presented to the HOA Board on February 18 <sup>th</sup> , 2020 – 30+/- people attended (an official neighborhood meeting was not held as it wasn't required).	
History (previous approvals)	None	

## 2. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> <li>Staff report (yes/no)</li> </ul>	<del>No</del> <u>Yes</u>	
<ul style="list-style-type: none"> <li>Requires ACHD Commission Action (yes/no)</li> </ul>	Yes ( <del>tentatively scheduled to be heard on May 22, 2019</del> ) <i>This project is being heard by the ACHD Commission because of objections from neighbors pertaining to the extension of Dashwood Pl. and connectivity to Centrepointhe Way</i>	
Fire Service		
<ul style="list-style-type: none"> <li>Distance to Fire Station</li> </ul>	1. <del>34</del> miles from Fire Station #3 (can meet the response time requirements)	
<ul style="list-style-type: none"> <li>Fire Response Time</li> </ul>	3 minutes under ideal conditions	
<ul style="list-style-type: none"> <li>Resource Reliability</li> </ul>	82% from Fire Station #3 – does <del>not</del> meet the target goal of <del>85</del> <u>80</u> % or greater	
<ul style="list-style-type: none"> <li>Risk Identification</li> </ul>	<del>21 (SFR residential) and 4 (MFR) – current resources would not be adequate to supply service to the proposed project;</del> (see comments in Section VIII.C)	
<ul style="list-style-type: none"> <li>Accessibility</li> </ul>	Meets requirements; <del>FD is concerned as there is no visitor parking in the development resulting in people parking in areas that may block access to residences.</del> See additional comments in Section VIII.C.	
<ul style="list-style-type: none"> <li>Special/resource needs</li> </ul>	<del>Doesn't</del> The MFR portion of the project will require an aerial device (see comments in Section VIII.C)	
<ul style="list-style-type: none"> <li>Water Supply</li> </ul>	Requires 1,000 gallons per minute for 1 hour (may be less if building is sprinklered)	
<ul style="list-style-type: none"> <li>Other Resources</li> </ul>	NA	
Police Service		
<ul style="list-style-type: none"> <li>Distance to Police Station</li> </ul>	5 miles	
<ul style="list-style-type: none"> <li>Police Response Time</li> </ul>	4:30 minutes	
<ul style="list-style-type: none"> <li>Calls for Service</li> </ul>	<del>0</del> 904 in RD 'M724'	
<ul style="list-style-type: none"> <li>Accessibility</li> </ul>	PD has no issues with proposed access	
<ul style="list-style-type: none"> <li>Specialty/resource needs</li> </ul>	No additional resources are needed; MPD already services this area.	
<ul style="list-style-type: none"> <li>Crimes</li> </ul>	<del>0</del> <u>119</u>	
<ul style="list-style-type: none"> <li>Crashes</li> </ul>	<del>0</del> <u>26</u>	
West Ada School District		
<ul style="list-style-type: none"> <li>Distance (elem, ms, hs)</li> </ul>	Discovery Elementary – 2. <del>83</del> miles; Heritage Middle School – 3. <del>46</del> miles; Rocky Mountain High School – <del>5.56</del> <u>2</u> miles	
<ul style="list-style-type: none"> <li>Capacity of Schools</li> </ul>	Discovery Elementary 650; Heritage Middle School 1,000; Rocky Mountain High School 1,800	
<ul style="list-style-type: none"> <li># of Students Enrolled</li> </ul>	Discovery Elementary <del>515</del> <u>511</u> ; Heritage Middle School <del>1,254</del> <u>1,246</u> ; Rocky Mountain High School <del>2,448</del> <u>2,469</u>	
<ul style="list-style-type: none"> <li>Anticipated school aged children generated by this development</li> </ul>	68	

Wastewater		
• Distance to Sewer Services	0-feet	
• Sewer Shed	Five Mile Trunkshed	
• Estimated Project Sewer ERU's	181	
• WRRF Declining Balance	13.66 MGD	
• Project Consistent with WW Master Plan/Facility Plan	Yes	
• Impacts & Concerns	The following proposed manholes have less than 3' of cover: A-3, A-4, A-5, C-1 and D-5. Public Works has previously discussed with the applicant the possibility of using grinder pumps in these shallow areas, but the plans do not note the use of them. If the parcel to the north of the multi-family is to be served by Meridian, applicant must stub sewer at minimum slope in N. Centrepointe Way to the north boundary line.	
Water		
• Distance to Water Services	0-feet	
• Pressure Zone	3	
• Estimated Project Water ERU's	See application information	
• Water Quality	None	
• Project Consistent with Water Master Plan	Yes	
• Impacts & Concerns	Public Works has met with SUEZ Water and agreed that water service to the north for the multi-family portion of the development will be provided according to how annexation proceeds. Meridian will provide water in Meridian, and SUEZ will provide water in Boise.	

3. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Deveo Development, LLC — 4824 E. Fairview Ave., Boise, ID 83706

Boll Cook Investments, LLC — 251 E. Front St., Boise, ID 83701



B. Owner:

Norm Cook – 14120 W. Jasmine Ln., Boise, ID 83713

Eddy Bollinger – 2800 E. Jasmine Ln., Meridian, ID 83646

C. Representative:

~~Laren Bailey, Devco Development, LLC – 4824 E. Fairview Ave., Boise, ID 83706~~

Hethe Clark, Clark Wardle – 251 E. Front St., Boise, ID 83701

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	4/12/2019; 6/28/2019; 2/25/2020; 3/27/2020	8/2/2019; 8/30/2019; 4/24/2020
Radius notification mailed to properties within 300 feet	4/9/2019; 6/25/2019; 2/25/2020; 3/27/2020	7/30/2019; 8/27/2019; 4/21/2020
Public hearing notice sign posted on site	4/22/2019; 7/8/2019; 3/4/20; 4/4/20	9/6/2019; 11/01/2019; 4/29/2020
Nextdoor posting	4/9/2019; 6/25/2019; 2/25/2020; 3/27/2020	7/30/2019; 8/27/2019; 4/22/2020

V. STAFF ANALYSIS

~~1. COMPREHENSIVE PLAN MAP AMENDMENT~~

Since the hearing at City Council on November 12, 2019, the City adopted a new Comprehensive Plan, which included an amendment to the Future Land Use Map (FLUM) that assigned an MU-R designation to the majority of the property that lies east of Centrepointe Way. Therefore, the application for an amendment to the Comprehensive Plan is no longer required; Staff has deleted this section from the report.

2. ANNEXATION & ZONING

The applicant requests annexation and zoning of the ~~41.57~~ 11.43 acres west of N. Centrepointe Way with ~~an~~ the R-8 (3.31 acres) and R-15 (~~41.57~~ 8.12 acres) zoning districts; and the 5 acres east of N. Centrepointe Way with an R-40 zoning district (~~3.64~~ 3.79 acres) consistent with the MDR and ~~proposed~~ MU-R FLUM designations. *Note: There is a small portion of the Cook parcel (east side of Centrepointe Way) that on the FLUM does not have a designation. This was a mapping error and the entire Cook parcel is effectively designated MU-R.*

*Note: The parcel to the north (Parcel #R4582530100) recommended by Staff to be included in the amendment to the FLUM is not part of the annexation request. Annexation of that parcel would take place upon future redevelopment of that parcel at the property owner's request.*

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

The Future Land Use Map (FLUM) designation for the portion of this site west of the extension of N. Centrepointe Way is Medium Density Residential (MDR) ~~in the City of Meridian~~; the portion of the site east of the extension of N. Centrepointe Way is ~~currently~~ was previously located in the City of Boise's Area of City Impact boundary and ~~is~~ was designated General Mixed

Use. On October 29, 2019, the Boise City Council approved and adopted the resolution (RES-521-19) to amend the land use map of *Blueprint Boise* to transfer this area from the City of Boise Area of City Impact (AOCI) to the City of Meridian AOI. The recent amendment to the City of Meridian's FLUM included this property with a Mixed-Regional (MU-R) future land use designation. As noted in the previous section, the Applicant proposes to amend the FLUM to include the eastern parcel in the City of Meridian's planning area with a MU R FLUM designation.

The MDR designation allows smaller lots for residential purposes within City limits. Uses may include single-family homes at gross densities of 3 to 8 units per acre.

The MU-R designation allows high density multi-family developments as supporting uses for higher intense commercial uses such as those to the south and east of this site along a major transportation corridor (i.e. Eagle Rd./SH-55) and near arterial intersections (i.e. McMillan/Eagle Rds. & Ustick/Eagle Rds.).

#### **Land Use:**

The proposed land use for this site is single-family residential (SFR) and a future multi-family residential (MFR) development (i.e. apartments). A total of ~~8566~~ 18 attached and 67 detached SFR units at a gross density of ~~7.365.7~~ 8.12 units per acre, and a net density of ~~41.8~~ 8.12 units per acre are proposed; and 96 apartment units are planned to develop in the future at a gross and net density of 27 units per acre. The proposed density is consistent with that desired in the MDR and MU-R designations respectively.

#### **Proposed Use Analysis:**

The proposed single-family dwellings (~~attached & detached~~) are listed as a principal permitted use in the R-8 and R-15 zoning districts; and the multi-family development is listed as a conditional use in the R-40 zoning district per UDC Table 11-2A-2. Multi-family developments are subject to the specific use standards listed in UDC 11-4-3-27; compliance with these standards will be evaluated in the future through the conditional use permit process.

#### **Concept Plan:**

The Applicant submitted a concept development plan for the property to the north (Parcel # R4582530100) at Staff's request to demonstrate how the property could possibly redevelop with the extension of N. Centrepointe Way to the north as planned on the MSM (see Section VII.E).

#### **Transportation:**

The Master Street Map (MSM) depicts a planned north/south commercial collector street through this site from the south boundary to the north boundary eventually connecting to E. Wainwright Dr. for access via N. Eagle Rd./SH-55. The portion of Centrepointe Way proposed to be constructed with this development is consistent with the MSM.

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

**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*):

- “Provide for a wide diversity of housing types (single-family, modular, mobile homes and multi-family arrangements) and choices between ownership and rental dwelling units for all income groups in a variety of locations suitable for residential development.” (3.07.03B) *A mix of SFR ~~attached and detached~~ homes and MFR apartment units are proposed within this development which will provide ownership and rental options for various income groups in this area.*

- “Provide housing options close to employment and shopping centers.” (3.07.02D)  
*The proposed development will provide housing options in close proximity to the employment and shopping center uses along the Eagle Rd. corridor.*
- “Locate high-density development, where possible, near open space corridors or other permanent major open space and park facilities, Old Town, and near major access thoroughfares.” (3.07.02L)  
*The density proposed in the multi-family portion of the development falls within the high density category. The site is located ~~within~~ approximately a mile ~~of~~ from Kleiner Memorial Park, a 60-acre City Park, and is in close proximity to N. Eagle Rd./SH-55, a major access thoroughfare.*
- “Consider ACHD’s Master Street Map (MSM) in all land use decisions.” (3.03.04K)  
*The MSM depicts a north/south collector street through this site; the proposed plan depicts a collector street in accord with the MSM.*
- “Require open space areas within all development.” (6.01.01A)  
*Qualified open space in accord with the minimum standards listed in UDC 11-3G-3 is required.*
- “Permit new development only where urban services can be reasonably provided at the time of final approval and development is contiguous to the City.” (3.01.01F)  
*The proposed development is contiguous to the City and urban services can be provided to this development.*
- “Restrict private curb cuts and access points on collectors and arterial streets.” (3.06.02D)  
*One (1) access is proposed on the west side of N. Centrepointe Way, a collector street, to the SFR portion of the development; and one (1) access is proposed on the east side of N. Centrepointe Way for the MFR portion of the development. Staff recommends local street access (or a driveway with a cross-access easement) is provided to the property (#R4582530202) abutting the R-40 zoned portion of the site as set forth in UDC 11-3A-3A.3, as the property currently only has access via Eagle Rd./SH-55.*
- “Coordinate with transportation agencies to ensure provision of services and transit development.” (6.02.02H)  
*This site is not currently served by public transportation. However, ValleyConnect 2.0 proposes bus service on Eagle Rd. from the Boise Research Center to downtown Kuna with 20 minute frequencies in the peak hour. The Closest bus stop would be less than ½ mile from this site when that route is operational.*
- “Require pedestrian access connectors in all new development to link subdivisions together to promote neighborhood connectivity as part of a community pathway system.” (3.03.03B)  
*There are no pathway connections to this development from adjacent developments to the north and south other than sidewalks adjacent to public streets. **Staff recommends the Applicant coordinate with the Developer of the property to the south (Brickyard Apartments) to incorporate pedestrian connections between the two developments (i.e. the single-family and the multi-family developments) on each side of N. Centrepointe Way.***

**In reviewing development applications, the following items will be considered in all Mixed Use areas, per the Comprehensive Plan (pgs. 23-24):** *(Staff’s analysis in italics)*

- “Residential densities should be a minimum of six dwellings/acre.”  
*The gross density of the proposed MFR development is 27 units per acre which falls within the range desired in mixed use designated areas.*



- “Where feasible, higher density and/or multi-family residential development will be encouraged, especially for projects with the potential to serve as employment destination centers and when the project is adjacent to US 20/26, SH-55, SH-16 or SH-69.”  
*The proposed development incorporates a MFR component along with the SFR development and is in close proximity (i.e. 460’) to N. Eagle Rd./SH-55. The proposed development will provide housing options for nearby employment centers.*
- “A conceptual site plan for the entire mixed-use area should be included in the application.”  
*A concept plan was included on the landscape plan for the future MFR development in conjunction with the SFR development currently proposed.*
- “In developments where multiple commercial and/or office buildings are proposed (not residential), the buildings should be arranged to create some form of common, usable area, such as a plaza or green space.”  
*This development does not include commercial/office buildings.*
- “The site plan should depict a transitional use and/or landscaped buffering between commercial and existing low- or medium-density residential development.”  
*The proposed single-family ~~attached and~~ detached units with varying lot sizes and setbacks will provide a transition in density and lot sizes between larger single-family residential lots to the north and the townhomes/multi-family lots to the south. This development does not include any commercial uses; however, the proposed multi-family development on the eastern portion of the site will provide a transition between the proposed single-family attached and detached units and future commercial/mixed uses along Eagle Rd.*
- “A mixed-use project should include at least three types of land uses [i.e. commercial (includes retail, restaurants, etc.), office, residential, civic (includes public open space, parks, entertainment venues, etc.), and industrial]. Exceptions may be granted for smaller sites on a case-by-case basis.”  
*The proposed development plan only includes one land use type (i.e. residential); however, ~~three~~ two different types of residential units are proposed (i.e. single-family detached, ~~attached~~ and multi-family apartment units). Within the overall mixed use designated area, which incorporates land on both sides of Eagle Rd./SH55 to the south to Fairview Ave., there are a mix of uses as desired consisting of commercial (retail, restaurants, etc.), office and residential uses.*
- “Community-serving facilities such as hospitals, churches, schools, parks, daycares, civic buildings, or public safety facilities are expected in larger mixed-use developments.”  
*This is a relatively small portion of the overall mixed use designated area; none of these types of uses are proposed on this site nor have they been developed on the adjacent mixed use designated area to the south.*
- “Supportive and proportional public and/or quasi-public spaces and places including but not limited to parks, plazas, outdoor gathering areas, open space, libraries, and schools are expected; outdoor seating areas at restaurants do not count.”  
*The proposed plan does not incorporate public and/or quasi-public spaces and places; the common area proposed in the residential development is owned by the Homeowner’s Association and does not satisfy this requirement. These types of public spaces have been provided in the adjacent mixed use designated area to the south.*
- “All mixed-use projects should be directly accessible to neighborhoods within the section by both vehicles and pedestrians.”

*The proposed development plan shows interconnectivity with the residential neighborhood to the north providing accessibility to the commercial development to the south via N. Centrepointe Way.*

- “Street sections consistent with the Ada County Highway District Master Street Map are required within the Unified Development Code.”  
*The proposed development plan includes a north/south collector street (i.e. N. Centrepointe Way) consistent with the Master Street Map.*
- “Because of the existing small lots within Old Town, development is not subject to the Mixed-Use standards listed herein.”  
*The proposed development is not within Old Town; therefore, this provision is not applicable.*

**In reviewing development applications, the following items will be considered in MU-R areas, per the Comprehensive Plan (pg. 30):**

- “Development should comply with the general guidelines for development in all Mixed-Use areas.”  
*See analysis above.*
- “Residential uses should comprise a minimum of 10% of the development area at densities ranging from 6 to 40 units/acre.”  
*The proposed residential uses comprise 100% of the site. Densities of the SFR and MFR developments are in accord with this guideline.*
- “Retail commercial uses should comprise a maximum of 50% of the development area.”  
*No retail commercial uses are proposed with this development; however, the MU-R designated land to the south incorporates a large amount of retail commercial uses.*
- “There is neither a minimum nor a maximum imposed on non-retail commercial uses such as office, clean industry, or entertainment uses.”  
*No commercial uses are proposed with this development.*

**Zoning:**

Based on the analysis above, Staff is of the opinion the requested annexation with the R-8, R-15 and R-40 zoning districts and proposed development is generally consistent with the MDR and ~~proposed~~ MU-R FLUM designations and is appropriate for this site.

The proposed annexation area is contiguous to City annexed property to the north and south; the R-8 and R-15 area is within the Area of City Impact Boundary (AOCI) and the R-40 area is outside of the AOCI boundary. A legal description for the annexation area is included in Section VII.A.

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 VIII.**

**3. PRELIMINARY PLAT**

**Existing Structures/Site Improvements:**

There are two (2) existing homes and accessory structures on this site. **These structures are required to be removed prior to signature on the final plat by the City Engineer for the phase in which they are located.**

**Dimensional Standards (UDC [11-2](#)):**

The proposed plat and subsequent development is required to comply with the minimum dimensional standards listed in UDC Tables [11-2A-6](#) for the R-8, [11-2A-7](#) for the R-15 and [11-2A-8](#) for the R-40 zoning districts (see below). The proposed plat complies with these standards.

**Subdivision Design & Improvement Standards (UDC [11-6C-3](#)):**

The proposed subdivision is required to be designed and improved per the standards listed in UDC [11-6C-3](#) which include but are not limited to streets, driveways, common driveways, easements, and block face. The proposed plan complies with these standards.

**Phasing Plan:**

The subdivision is proposed to develop in 23 phases as shown on the phasing plan in Section [VIII.C](#). The first phase will include the extension of N. Dashwood Pl. from the north through the site to N. Centrepointe Way. **Staff recommends the phasing plan is revised to include construction of the street buffer on the east side of N. Centrepointe Way in the first phase so that the street buffer and detached sidewalk is constructed and the buffer landscaped with the first phase of development.**

**Access (UDC [11-3A-3](#), [11-3H-4](#))/Streets:**

Jasmine Lane, a 50-foot wide private street, currently provides access to the lots in Jasmine Acres Subdivision, including the subject properties. The private street is depicted on the Jasmine Acres subdivision plat. Staff is unaware if a separate recorded easement exists for the private street. Where the easement crosses the subject property it should be relinquished; proof of relinquishment shall be submitted to the Planning Division prior to City Engineer signature on the final plat.

One access is proposed on either side of N. Centrepointe Way, a collector street; and an emergency only/pedestrian access is proposed from the extension of N. Dashwood Pl. at the north boundary of the site. A stub street (E. Jasmine St.) is proposed to the parcel to the west for access and future extension. Public streets are proposed within the SFR portion of the development with 27-foot wide street sections; private drive aisles will be provided within the MFR portion of the development. **In accord with UDC [11-3A-3](#), which limits access points to collector streets to improve safety and requires access to be taken from a local street if available, Staff recommends N. Dashwood Pl. is extended as a full access street into the site with the first phase of development.** *Note: ACHD approved the connection of Dashwood Ave. to the existing stub street to the north (Dashwood Pl.) as a temporary emergency access/pedestrian connection until Centrepointe Way is extended to Wainwright Dr., or within 10 years, whichever occurs first. When Centrepointe Way is extended to Wainwright Dr., Dashwood Pl. will be reconstructed as a public street for vehicular connectivity to Wainwright Dr.*

**UDC [11-3A-3A.3](#) requires all subdivisions to provide local street access to any use that currently takes direct access from an arterial or collector street. The parcel to the east of the property proposed to be zoned R-40 on the east side of Centrepointe Way (Parcel #R4582530202), currently takes direct access via N. Eagle Rd./SH-69, an arterial street and a State Highway; therefore, Staff recommends local street access (or a driveway with a cross-access easement) is provided to the property to the east as set forth in UDC [11-3A-3A.3](#). The Applicant should coordinate with the developer of that property on a location for the access street/driveway.**

Staff recommends N. Centrepointe Way is extended/constructed with the first phase of development from the southern to the northern boundary of the site so that if re-development of the property to the north ([Wong](#)) occurs before the multi-family portion of

**this site, the connection to Wainwright Dr. can be made and services can be extended as soon as possible.**

**Traffic:** A Traffic Impact Study was not required by ACHD for the proposed development; however, the Applicant did include an informal traffic analysis in their application narrative based on ACHD's Policy Manual that takes into consideration existing traffic volumes in relation to anticipated traffic volumes from the proposed development and the resulting impacts to Wainwright Dr. & Dashwood Pl. The analysis shows the total trips per day on Wainwright at 41% of total capacity; and on Dashwood at 44% of total capacity resulting in 56-59% *under* total capacity for these streets, which should not overburden existing roadways systems if these calculations are correct. *See application narrative for more information.*

**Many letters of testimony have been received from adjacent residential property owners to the north regarding the amount of traffic that will be generated from the proposed development and routed through their neighborhood. For this reason, it's imperative that the Centrepointe Way connection to Wainwright occur as soon as possible; thus, the reason for Staff's recommendation for the ~~property to the north to be included in the amendment to the FLUM and for the construction of Centrepointe to the northern boundary of the annexation area to occur with the first phase of development.~~**

#### **Common Driveways (UDC [11-6C-3](#))**

All common driveways are required to comply with the standards listed in UDC 11-6C-3D. ~~Three~~Two (32) common driveways are proposed that comply with UDC standards. Common driveways should be a maximum of 150' in length or less, unless otherwise approved by the Fire Dept.

**An exhibit is required to be submitted with the final plat application that depicts the setbacks, fencing, building envelope and orientation of the lots and structures. Driveways for abutting properties that aren't taking access from the common driveway(s) should be depicted on the opposite side of the shared property line away from the common driveway. Solid fencing adjacent to common driveways is prohibited unless separated by a minimum 5-foot wide landscaped buffer.**

**A perpetual ingress/egress easement for the common driveway(s) is required to be filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. A copy of the easement should be submitted to the Planning Division prior to signature on the final plat.**

**Signage should be provided at the ends of the common driveways on Lot ~~125~~125, Block ~~1~~1; Lot ~~7~~7, Block ~~2~~2; and Lot ~~19~~19, Block ~~24~~24 for emergency wayfinding purposes as requested by the Fire Department.**

**Transition:** There are ~~68~~8 single-story structures with ~~10~~8 dwelling units/properties proposed along the west boundary of this site adjacent to the 8.2 acre rural residential property to the west, which is currently in Ada County and designated as MDR (3-8 units/acre) on the FLUM.

There are ~~5.5~~6 existing single-story residential properties to the north that abut this site that are 0.31-0.38 of an acre in size; ~~10~~12 single-family structures with ~~15~~12 dwelling units/properties are proposed along the north boundary of the site. ~~The Applicant submitted an exhibit (I) in the narrative of the application that demonstrates the proposed structures and lots in relation to existing homes, shops, parking areas and yards.~~ *See aerial map below.*

**Because the homes proposed along the north and west boundaries will all be a single-story in height, Staff believes they will have a lesser impact on adjacent neighbors than 2-story homes would have; therefore, Staff is not recommending a greater transition in lot sizes**



isthan proposed. However, the Commission and City Council should consider any public testimony provided in determining if fewer lots/structures should be provided along these boundaries as a better transition to existing residential properties.



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

Parking for single-family dwellings is required based on the number of bedrooms per unit. For 1-bedroom units, a minimum of 2 spaces per unit are required with at least one of those spaces in an enclosed garage, other space may be enclosed or a minimum 10' x 20' parking pad. For 2-3 bedroom units, a minimum of 4 spaces per unit are required with at least 2 of those spaces in an enclosed garage, other spaces may be enclosed or a minimum 10' x 20' parking pads.

Because of the proposed reduced 27-foot wide street sections, parking is restricted to one side of the street only resulting in fewer available on-street parking spaces for guests and households with cars that can't be parked on private property than is typical with a full street section which allows parking on both sides of the street. Off-street parking is required to be provided on each lot in accord with the aforementioned UDC standards. Because of the narrow lots (i.e. 32'+) for detached homes and associated driveways, there is not adequate room for on-street parking in front of those lots for guest parking and in some areas parking is a ways away. Where attached homes are proposed, there is room for approximately one space per every 2 lots for on-street parking. On-street parking (5658 spaces) is also available adjacent to common lots and along one side of the street within 200' from any home within the development (see Exhibit H in Section VII).

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

Pathways are required to be constructed in accord with the standards listed in UDC 11-3A-8 with landscaping on either side of the pathway(s) in accord with the standards listed in UDC 11-3B-12C.



~~Because interconnectivity is important and especially so in mixed-use developments, Staff recommends the Applicant coordinate with the Developer of the property to the south (Brickyard Apartments) to incorporate pedestrian connections between the two developments on each side of N. Centrepointe Way.~~

**Sidewalks (UDC [11-3A-17](#)):**

Sidewalks are required to be constructed adjacent to public streets as set forth in UDC 11-3A-17. Minimum 5-foot wide detached sidewalks are required along all collector and arterial streets; and minimum 5-foot wide attached (or detached) sidewalks are required along local streets as proposed.

**Parkways (UDC [11-3A-17](#)):**

Parkways are required to be constructed and landscaped per the standards listed in UDC 11-3A-17E. Eight-foot wide parkways are proposed along the collector streets and along internal local street abutting common areas in accord with UDC standards.

**Landscaping (UDC [11-3B](#)):**

Per UDC Tables 11-2A-7 and 11-2A-8, a 20-foot wide buffer is required adjacent to N. Centrepointe Way, a collector street. Street buffer landscaping is required to be provided within common lots in accord with the standards listed in UDC 11-3B-7C; **trees and shrubs should be depicted within the street buffers on either side of N. Centrepointe Way in accord with these standards. The Landscape Calculations table should include the linear feet of street buffers and the required vs. proposed number of trees demonstrating compliance with the aforementioned standard.**

Landscaping is required to be provided in common open space areas in accord with the standards listed in UDC 11-G-3E; the proposed landscaping exceeds the minimum standards.

**Landscaping is required within parkways as set forth in UDC 11-3A-17E and 11-3B-7C; the Landscape Calculations table should include the linear feet of parkways and the required vs. proposed number of trees demonstrating compliance with the aforementioned standard.**

**Qualified Open Space (UDC [11-3G](#)):**

Based on the overall development area which consists of 15.21 acres of land, a minimum of 10% (1.52 acres) qualified open space is required to be provided within the development per the standards listed in UDC 11-3G-3B. Because the site is bisected by a collector street and the portion of the site proposed to develop with apartments is not being developed at this time, Staff recommends the 10% open space is provided on each property; the R-8 and R-15 property totaling 11.3+/- acres should provide a minimum of 1.13 acres and the R-40 property totaling 3.6+/- acres should provide a minimum of 0.36 of an acre (in addition to the open space required in UDC 11-4-3-27C for multi-family developments).

A revised qualified open space exhibit was submitted as shown in Section VII.F that depicts ~~4.33~~1.23 acres (or ~~41.5~~10.8%) of open space for the SFR portion of the development consisting of a ~~half~~0.69 of an acre park with amenities, parkways, ~~a micro-path lot,~~ and linear open space that is at least 20' wide and has an access at each end and is landscaped, and a collector street buffer and a local street buffer. The linear open space on Lot 17, Block 4 doesn't qualify as it's not accessible at the west end as required by UDC 11-3G-3B. I.e., however the rest of the area meets the minimum standard at 1.17 acres. Alternative Compliance is requested to count the local street/land use buffer along the southern boundary of the site toward the qualified open space requirements (see Section 4 below for more information). The open space on the R-40 property will be evaluated for compliance with UDC 11-3G-3B at the time of submittal of a conditional use permit.

The qualified open space on the MFR portion of the site east side of Centrepointe Way includes area that does not qualify (i.e. the perimeter buffer along the east boundary) and is below the 10% required of the total land area (i.e. 5 acres). Because that portion of the site is not planned to develop at this time and is conceptual in nature and likely to change, Staff recommends a DA provision is added requiring a minimum 10% qualified open space is provided at the time of development that meets the standards in UDC 11-3G-3B. This requirement is in *addition* to that required in UDC 11-4-3-27C for MFR developments.

**Qualified Site Amenities (UDC [11-3G](#)):**

A minimum of one (1) qualified site amenity is required to be provided for this development based on the size of the overall development (i.e. 15.21 acres).

The Applicant proposes a shade structure, children's play structure, children's climbing dome, children's climbing boulders, seating benches, public art micro-pathways and possibly a swing set and a pathway as amenities, which *exceed* UDC standards. The pathway does not count as a qualified amenity as it doesn't meet the standards in UDC 11-3G-3C.3; however, the other amenities proposed *do* qualify and *exceed* the minimum standards.

**Existing Trees:** There are many existing trees on this site the Applicant states are being removed by the residential property owner for firewood. Include mitigation information on the plan for any existing trees that are *not* removed by the property owner in accord with the standards listed in UDC 11-3B-10C.5.

**Waterways (UDC [11-3A-6](#)):**

The Nourse Lateral runs along the northern boundary of this site and is piped. **An easement should be depicted on the plat for the waterway. If the easement is 10 feet or greater, it should be located within a common lot that is a minimum 20-foot wide and outside of a fenced area unless modified by City Council as set forth in UDC 11-3A-6D.**

**Fencing (UDC [11-3A-6](#), [11-3A-7](#)):**

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

The existing fencing along the north and southwest boundaries of the site is proposed to remain. A 6-foot tall solid vinyl privacy fence is proposed along the west, south and east boundaries of the SFR portion of the site ~~as well as along the north, east and south boundaries of the MFR portion of the site~~ in accord with UDC standards. A 4-foot tall wrought iron fence is proposed around the perimeter of the children's play area on Lot 1, Block ~~32~~.

**Utilities (UDC [11-3A-21](#)):**

Connection to City water and sewer services is proposed. Street lighting is required to be installed in accord with the City's adopted standards, specifications and ordinances.

See Section VIII.B below for Public Works comments/conditions.

**Pressurized Irrigation System (UDC [11-3A-15](#)):**

An underground pressurized irrigation system is required to be provided for each lot within the development.

**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.

**Building Elevations** (UDC [11-3A-19](#) | [Architectural Standards Manual](#)):

Conceptual building elevations were submitted for the proposed single-family ~~attached and~~ detached units and multi-family apartment structures as shown in Section VII.F. Building materials for the single-family homes consist of a mix of siding (horizontal and vertical lap siding and board & batten) and stucco with stone veneer accents.

The ~~single family attached and~~ multi-family structures are required to comply with the design standards in the Architectural Standards Manual; single-family detached structures are exempt from this requirement.

All SFR homes along the west and north perimeter boundaries of the development will be restricted to a single-story in height as proposed by the Applicant.

**Because the rear and/or side of 2-story structures on Lots 14-18, 12-8, Block 1 and 51, Lot 2, Block 25 that face N. Centrepointe Way will be highly visible, Staff recommends those elevations incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines. Single-story structures are exempt from this requirement.**

**Public Testimony:** *Many letters of testimony have been received on the original plan submitted with this application, primarily from residential neighbors to the north in Alpine Pointe Subdivision (aka Zebulon Heights). The primary concerns are the intensity of the development (i.e. density is too high); not enough transition in lot sizes to lower larger lots to the north; extension of N. Dashwood Pl. and Centrepointe Way and resulting traffic generated from this development and from the developments to the south that will be routed through their subdivision until Centrepointe can be extended to the north to Wainwright in a more direct fashion; and safety concerns for children pertaining to traffic. The neighbors have suggested several alternate development plans that would result in less traffic through their neighborhood. See *public testimony in the project file for more information.**

Additional public testimony has been received on the revised plan that can be accessed at: <https://weblink.meridiancity.org/WebLink/browse.aspx?id=166928&&dbid=0&&repo=Meridian City>.

~~4. ALTERNATIVE COMPLIANCE A local street buffer is no longer proposed; Staff has removed this section as it is no longer applicable.~~

~~The applicant requests alternative compliance to UDC 11-3G-3B, as allowed in UDC Table 11-5B-5, to be allowed to count the area of a local street buffer toward the minimum qualified open space for the development.~~

~~The qualified open space pertaining to street buffers listed in UDC 11-3G-3B allows the full area of collector street buffers and 50% of arterial street buffers to count toward the minimum required common open space; local street buffers do not count toward the minimum requirements.~~

~~The Applicant proposes to construct a 29-foot wide landscape buffer along the southern boundary of the SFR portion of the site with dense landscaping along E. Jasmine St., a local street, to buffer the abutting 3-story apartment structures in Brickyard Subdivision.~~

~~In order to grant a request for Alternative Compliance, the Director must determine if the alternative provides an equal or superior means of meeting the intent and purpose of the regulation (see Findings in Section IX.D).~~

~~The Director has reviewed the request and finds the proposed alternative means for meeting the intended purpose of UDC 11-3G-3 has been met.~~

## VI. DECISION

### A. Staff:

~~Staff recommends approval of the proposed Comprehensive Plan Map Amendment *if the parcel to the north (R4582530100) is also included*, the Annexation & Zoning and Preliminary Plat applications with the conditions included in Section VIII.A per the Findings in Section IX.~~

~~If the parcel to the north (R4582530100) is *not* included in the map amendment, Staff recommends denial of annexation and zoning request for the eastern parcel (i.e. R-40 zone).~~

### B. Commission:

The Meridian Planning & Zoning Commission heard these items on May 2 and July 18, 2019. At the public hearing on July 18<sup>th</sup>, the Commission moved to recommend *denial* of the subject CPAM, AZ and PP requests to City Council.

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

- a. In favor: Jim Conger;
- b. In opposition: Malissa Bernard (representing many neighbors on Dashwood Place to the north in Alpoint Point Sub.); Frank Marcos (Alpine Point Sub. HOA President); Kenneth Clifford; Sherry Garey; Greg Walker; Patricia Pitzer; Joy Cameron; Sandi King; Laura Trairatnobhas
- c. Commenting: Connie Thompson;
- d. Written testimony: Many (47+/-) letters of testimony were received (see public record).
- e. Staff presenting application: Bill Parsons
- f. Other Staff commenting on application: None

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

- a. Consensus that proposed density of development is too high;
- b. Not enough transition in lot sizes is proposed to larger lots to the north;
- c. Concern pertaining to the extension of Dashwood Pl. and Centrepointe Way and resulting traffic generated from the proposed development and from the commercial and multi-family residential developments to the south that will be routed through the subdivision to the north if Jasmine is connected to Centrepointe before Centrepointe can be extended to the north to Wainwright;
- d. Safety concerns for children pertaining to traffic;
- e. The proposed development is premature and that infrastructure (i.e. the extension of Centrepointe to Wainwright) should be in place prior to the development going in, not after the fact;
- f. There has been no negotiation with neighbors by the Developer as directed by the Commission;

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

- a. The desire for the City of Boise to take action on a request to exclude the eastern portion of the site from their Area of City Impact boundary *prior* to the City making a decision on this application;
- b. The possibility of only an emergency access via Dashwood Pl.;

- c. Concern pertaining to adequacy of parking for the development;
  - d. Preference for R-8 vs. R-15 zoning for the single-family portion and R-15 vs. R-40 zoning for the multi-family portion of the site as a transition to adjacent zoning;
  - e. Density should be reduced due to Heritage Middle School and Rock Mountain High School already being over capacity;
  - f. Desire for the Applicant to work with neighbors to address issues that were brought up at the hearing.
4. Commission change(s) to Staff recommendation:
- a. The Commission recommended *denial* of the proposed CPAM, AZ and PP applications to the City Council based on their desire for the Applicant to obtain approval from the City of Boise for the adjustment to the Area of City Impact boundary; and opinion the applicant did not sufficiently work with the neighbors on their concerns pertaining to the proposed development.
5. Outstanding issue(s) for City Council:
- a. None

C. City Council:

The City Council heard this project on November 12, 2019 and moved to remand the project back to the Commission to address the density issue of the proposed development and for their review of a revised site plan with changes to lots proposed along the northern boundary of the subdivision that front on E. Della Street.

D. The Meridian Planning & Zoning Commission heard these items on March 19 and April 16, 2020. At the public hearing on April 16<sup>th</sup>, the Commission moved to recommend approval of the subject AZ and PP requests.

1. Summary of Commission public hearing:
- a. In favor: Hethe Clark
  - b. In opposition:
  - c. Commenting: Malissa Bernard; Laura Trairatnobhas; Michael Bernard; Sandi King; Kenneth Clifford; Allie Crane
  - d. Written testimony: Many letters of public testimony were received (see public record); Hethe Clark (response to the revised staff report – in agreement except for two items: 1) requests DA provision #1D be revised to not restrict homes along the west boundary to a single-story in height as previously proposed, to allow 2-story homes to be constructed; and 2) requests deletion of condition #2B, which requires construction of the 20' wide street buffer & detached sidewalk along the east side of Centrepoinite to be constructed with the first phase of development to be deferred until the multi-family portion of the site develops.;
  - e. Staff presenting application: Sonya Allen
  - f. Other Staff commenting on application: Bill Parsons
2. Key issue(s) of public testimony:
- a. The HOA to the north (Alpine Point) requests the Dashwood stub street at the north boundary be vacated and sole vehicular access be provided to the site from the south via Centrepoinite Way to keep traffic from cutting through their neighborhood – this could also be accomplished with a gate for emergency access only; feeling that the subdivision to the north is “overconnected” and more connections aren’t necessary to Wainwright Dr. from the south, especially with Centrepoinite planned to extend to Wainwright in the future; requests larger lots and single-story homes along north boundary for a better transition; belief that funds should be provided by all development for improvement of the Eagle Rd. & Wainwright intersection;



- b. Concern pertaining to the impact the proposed development will have on the capacity of area schools;
  - c. Frustration from the neighbors that they weren't aware that Dashwood was planned to be extended in the future as there were no signs erected at the end of the stub street;
  - d. Concern pertaining to the removal of all of the existing evergreen trees (40+/-) along the southern boundary of the site and request for mitigation to be required (the owner planned to cut the trees down for firewood);
3. Key issue(s) of discussion by Commission:
- a. The Commission asked the Applicant to clarify the status of the Nourse Lateral easement along the northern boundary of the site – the Applicant stated the Alpine Pointe Subdivision plat depicts a 15' wide easement for the piped lateral that exists on the adjacent property to the north within the easement; the Applicant also proposes to depict an additional easement on the subject plat in case it's needed for maintenance of the lateral;
  - b. The transportation plan for this area and existing and planned connections to Wainwright Dr.;
  - c. Whether or not Dashwood should be extended to Centrepointe with the first phase of development as recommended by Staff; or extended as a temporary emergency access/pedestrian connection until Centrepointe is extended to Wainwright, or within 10 years, whichever occurs first – when Centrepointe is extended to Wainwright, Dashwood would be reconstructed as a public street for vehicular connectivity to Wainwright as required by ACHD.
  - d. The Applicant's request for homes along the west boundary to *not* be restricted to single-story in height and for the buffer and sidewalk along the east side of Centrepointe to not be constructed until development of the multi-family portion of the site;
  - e. Support for retaining the existing trees or requiring mitigation for them if removed;
  - f. In support of fewer lots and lower density proposed;
  - g. The timing for construction of the street buffer and sidewalk along the east side of Centrepointe Way (with the first phase as recommended by Staff or with the 3rd phase as proposed by the Applicant).
4. Commission change(s) to Staff recommendation:
- a. Modify condition #A.1f to add language consistent with ACHD's decision pertaining to the extension of Dashwood to Centrepoint Way; and strike condition #A.5 in Section VIII.
  - b. Modify DA provision #A.1d in Section VIII to allow bonus rooms on single-story homes along the west boundary with no rear facing windows for the bonus rooms;
  - c. Strike condition #A.2b in Section VIII, which requires the street buffer and sidewalk along the east side of Centrepointe Way to be constructed with the first phase of development to allow it to be constructed with the third phase as proposed;
  - d. Include a condition requiring the Developer to retain as many trees as possible along the southern boundary (see modification to condition #A.3a).
5. Outstanding issue(s) for City Council:
- a. If Council determines that *all* existing trees on the site being removed should require mitigation in accord with UDC standards, even those removed by the property owner for firewood, condition #A.3a in Section VIII should be modified accordingly.

- E. The Meridian City Council heard these items on May 12, 2020. At the public hearing, the Council moved to deny the subject AZ and PP requests.
1. Summary of the City Council public hearing:
    - a. In favor: Hethe Clark
    - b. In opposition:
    - c. Commenting: Frank Marcos; Malissa Bernard; Sandi King; Ken Clifford; Laura Trairatnobhas; Mike Bernard; Doreen Mills; Allie Crane; Tim Fritzley; Sherry Garey; Randy Spiwak; Patty Pitzer; Thomas Hunt; Justin Lucas, ACHD
    - d. Written testimony: Many letters of testimony were submitted (see public record).
    - e. Staff presenting application: Sonya Allen
    - f. Other Staff commenting on application: Joe Bongiorno; Warren Stewart
  2. Key issue(s) of public testimony:
    - a. Neighbors in Alpine Pointe Subdivision to the north request the following: Dashwood Pl. to be closed permanently as it was never meant to be extended and is designed as a cul-de-sac; single-level homes along north boundary; the identity of the Developer to be disclosed; not in favor of intensity of proposed R-40 zoning district; information on whether the proposed units will be owner occupied or rental units;
    - b. Would like the existing trees along the southern boundary of the site to be retained and the height of homes on Lots 16 and 17, Block 5 to be restricted to a single-story in height;
    - c. Request for the Developer to perform a utility survey for existing facilities, specifically the Nourse Lateral;
    - d. Request for a reduction in the number of lots along north boundary to six (6).
    - e. Applicant requests restriction for single-story homes to be removed along west boundary (condition #1c);
    - f. Applicant requests condition #1f is modified to only require an emergency access via Dashwood Pl.
  3. Key issue(s) of discussion by City Council:
    - a. Transition in lot sizes/configuration along north boundary;
    - b. Retention of existing trees in the triangle common area at the southwest corner of the site and along the south boundary if possible;
    - c. Enrollment of area schools and impact on such by the proposed development;
    - d. Discussion as to where jurisdiction of the City and land use and ACHD and transportation begins and ends;
    - e. Removal of any connection to Dashwood Pl. except for emergency access or leave it open for interconnectivity;
    - f. Requirement for mitigation of existing trees that are removed from the site.
  4. City Council change(s) to Commission recommendation:
    - a. City Council voted to deny the project due to their belief it is not in the best interest of the City to approve the project at this time due to connectivity reasons – they felt in order to solve the connectivity issues in this area, Centrepointe Way needs to be extended to Wainwright Dr. They determined there was no conditions of approval that could be placed on this project that would enable them to approve the project at this time.
- E. The Meridian City Council heard these items on July 28, 2020. At the public hearing, the Council moved to approve the subject AZ and PP requests.
1. Summary of the City Council public hearing:
    - a. In favor: Hethe Clark

- b. In opposition: Susan Mimura representing Mike & Malissa Bernard, Frank Marcos, Malissa Bernard, Laura Trairatnobhas, Patty Pitzer, Kenneth Clifford, Mike Bernard, Sandy King, Dave Martin
- c. Commenting: None
- d. Written testimony: Many letters of testimony were submitted – see public record
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
  - a. Request for Dashwood Pl. to *not* be extended as a public street and serve as emergency and pedestrian access only;
  - b. Concern pertaining to the safety of residents on Dashwood Pl. and in Alpine Point Subdivision due to high traffic volume if Dashwood is extended into the development as a public street;
  - c. Transition in lot sizes and density along the northern boundary of the subdivision isn't adequate – request for larger lots;
  - d. Desire of the assisted living facility to the east to not have traffic going through their site from this development with an access driveway stubbed to their property.
- 3. Key issue(s) of discussion by City Council:
  - a. The extension of Dashwood Pl. as a public street with this development or allowing it to be an emergency and pedestrian access only and not be extended;
  - b. If Dashwood isn't required to be extended, the fourth phase of development isn't necessary and the phasing plan should be amended.
- 4. City Council change(s) to Commission recommendation:
  - a. Council approved the project with the revised phasing plan presented by the Applicant but didn't require the extension of Dashwood Pl. as a public street (now or in the future) – Dashwood will only provide emergency and pedestrian access to the proposed development. The emergency access shall be constructed with the first phase of development (see DA provisions #A.1f-g and condition #A.5 in Section VIII).

## VII. EXHIBITS

- A. ~~Applicant Proposed & Staff Recommended Future Land Use Maps~~ *Removed as an amendment to the FLUM is no longer necessary.*



Sawtooth Land Surveying, LLC

2030 S. Washington Ave. Emmett, ID 83617  
P: (208) 398-8104 F: (208) 398-8105

Delano Zoning R-8 Description

**BASIS OF BEARING** for this description is South 89°39'12" West, between the illegible brass cap marking the E1/4 Corner of Section 32 and the 5/8" rebar PLS 4431 marking the C1/4 Corner of Section 32, both in T. 4 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land being a portion of Lot 3, Block 1 of Jasmine Acres, as shown in Book 59 of Plats, at Page 5829, Ada County Records, and a portion of the SE1/4 of Section 32, T. 4 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the illegible brass cap marking the E1/4 Corner of said Section 32;

Thence South 89°39'12" West, coincident with the north line of said SE1/4 of Section 32, a distance of 1026.20 feet to the northwest corner of Lot 1, Block 1 of said Jasmine Acres and the **POINT OF BEGINNING**;

Thence South 0°20'48" East, coincident with the west line of said Lot 1, a distance of 125.59 feet;

Thence South 89°42'00" West, parallel with the south line of said Lot 3, a distance of 121.45 feet;

Thence South 49°30'18" West, 20.50 feet to the beginning of a non-tangent curve to the left;

Thence 43.46 feet along the arc of said curve, with a radius of 50.00 feet, a central angle of 49°48'18", subtended by a chord bearing North 65°23'51" West, 42.11 feet;

Thence South 89°42'00" West, parallel with said south line of Lot 3, a distance of 382.00 feet to the beginning of a tangent curve to the left;

Thence 78.54 feet along the arc of said curve, with a radius of 50.00 feet, a central angle of 90°00'00", subtended by a chord bearing South 44°42'00" West, 70.71 feet;

Thence South 00°18'00" East, 372.09 feet;

Thence South 89°42'00" West, parallel with said south line of Lot 3, a distance of 109.27 feet to the beginning of a tangent curve to the right;

Thence 14.35 feet along the arc of said curve, with a radius of 50.00 feet, a central angle of 16°26'24", subtended by a chord bearing North 82°04'48" West, 14.30 feet;

Thence North 73°51'36" West, 18.22 feet to the westerly line of said Lot 3;

Thence North 16°08'24" East, coincident with the common line of said Lots 3 and 4, Block 1, Jasmine Acres, 25.45 feet to the northernmost common corner of said Lots 3 and 4;

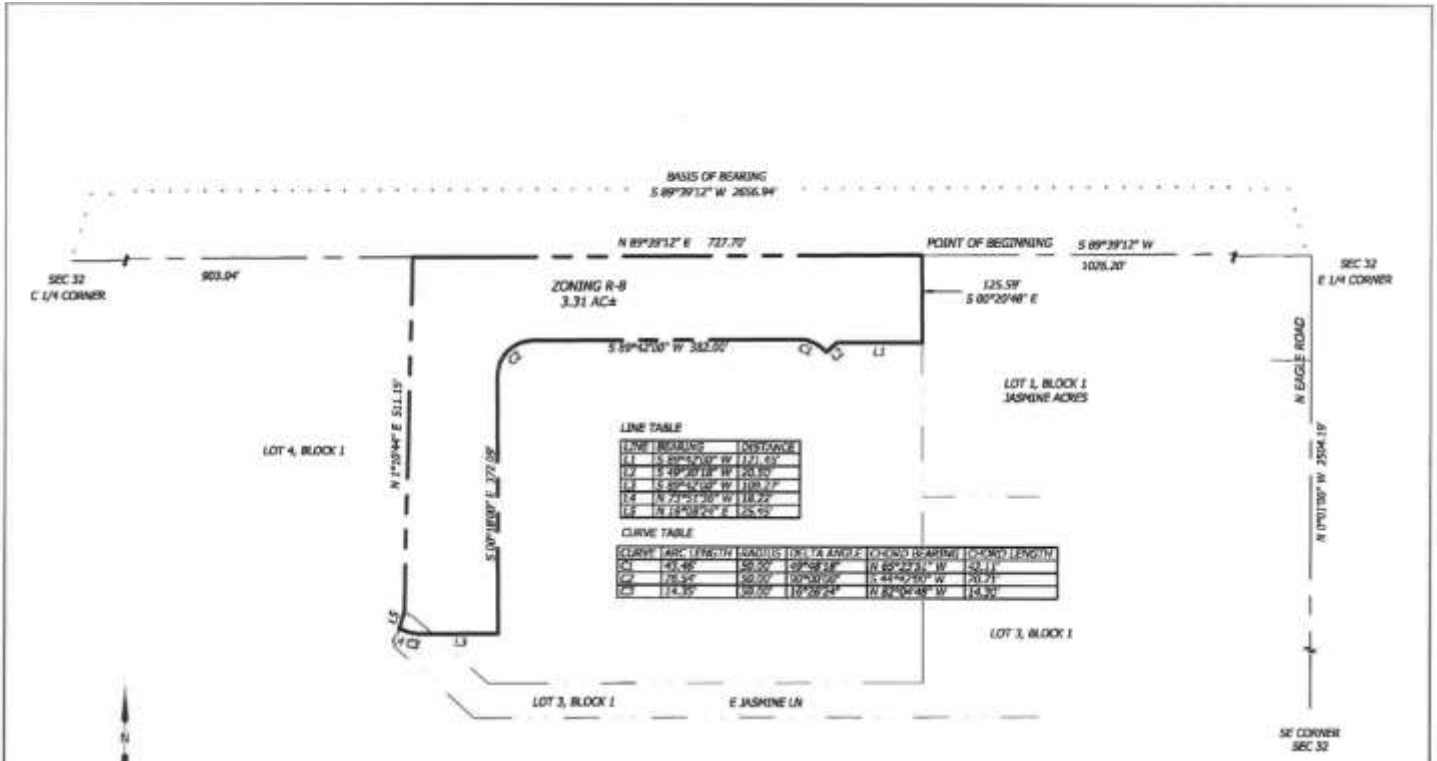
Thence North 1°10'44" East, coincident with the east boundary line of said Lot 4, a distance of 511.15 to the northeast corner of said Lot 4, which is on said north line of the SE1/4;

Thence North 89°39'12" East, coincident with said north line of the SE1/4, a distance of 727.70 feet to the **POINT OF BEGINNING**.

The above described parcel contains 3.31 acres, more or less.







LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°39'12\"/>	

CURVE TABLE

CURVE	ARC LENGTH	CHORD	INT. ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.46'	50.00'	109°58'30\"/>		



PROJECT:  
**DELANO ZONING R-8  
 BOUNDARY**  
 T. 4 N., R. 1 E., B.M.,  
 ADA COUNTY, IDAHO

OWNER/DEVELOPER:  
**BOLL COOK  
 INVESTMENTS, LLC**

DATE: 3/2020

2030 S. WASHINGTON AVE.  
 EMMETT, ID 83617  
 P: (208) 398-8104  
 F: (208) 398-8105

**SAWTOOTH**  
 Land Surveying, LLC  
 WWW.SAWTOOTHLS.COM

DWG #  
**18094-EX**

PROJECT #  
**18094**

SHEET  
**1 OF 1**



## Sawtooth Land Surveying, LLC

2030 S. Washington Ave,  
Emmett, ID 83617  
P: (208) 398-8104  
F: (208) 398-8105

1044 Northwest Blvd., Ste. G  
Coeur d'Alene, ID 83814  
P: (208) 714-4544  
F: (208) 292-4453

141 1<sup>st</sup> Avenue East  
Jerome, ID 83338  
P: (208) 329-5303  
F: (208) 324-3821

### R-15 Re-Zone Description

**BASIS OF BEARING** for this description is South 89°39'12" West, from the illegible brass cap marking the E1/4 Corner of Section 32 and the 5/8" rebar PLS 4431 marking the C1/4 Corner of Section 32, both in T. 4 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land being a portion of Lot 3, Block 1 of Jasmine Acres, as shown in Book 59 of Plats, at Page 5829, Ada County Records, and a portion of the N1/2 of the S1/2 of Section 32, T. 4 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the illegible brass cap marking the E1/4 Corner of said Section 32;

Thence South 89°39'12" West, coincident with the center of Section line of said Section 32, a distance of 1026.20 feet to the northwest corner of Lot 1, Block 1 of said Jasmine Acres;

Thence South 0°20'48" East, coincident with the west boundary line of said Lot 1, a distance of 125.59 feet to the **POINT OF BEGINNING**;

Thence continuing South 0°20'48" East, coincident with the west boundary line of said Lot 1, a distance of 221.24 feet to the northwest corner of said Lot 3;

North 89°42'00" East, coincident with the north boundary line of said Lot 3, a distance of 43.10 feet;

Thence South 0°18'00" East, 316.85 feet to the south boundary line of said Lot 3;

Thence South 89°42'00" West, coincident with the south boundary line of said Lot 3, a distance of 684.43 feet;

Thence North 48°11'00" West, coincident with the south boundary line of said Lot 3, a distance of 154.02 feet to the southernmost common corner of Lots 3 and 4 of said Jasmine Acres;

Thence North 16°08'24" East, coincident with the common boundary line of Lots 3 and 4, Block 1, Jasmine Acres, 25.45 feet;

Thence South 73°51'36" East, 18.21 feet to the beginning of a tangent curve to the left;

Thence 14.35 feet along the arc of said curve, with a radius of 50.00 feet, a central angle of 16°26'24", subtended by a chord bearing South 82°04'48" East, 14.30 feet;

Thence North 89°42'00" East, parallel with said south boundary line, 109.27 feet;

Thence North 0°18'00" West, 372.09 feet to the beginning of a tangent curve to the right;

Thence 78.54 feet along the arc of said curve, with a radius of 50.00 feet, a central angle of 90°00'00", subtended by a chord bearing North 44°42'00" East, 70.71 feet;

Thence North 89°42'00" East, parallel with said south boundary line, 382.00 feet to the beginning of a tangent curve to the right;

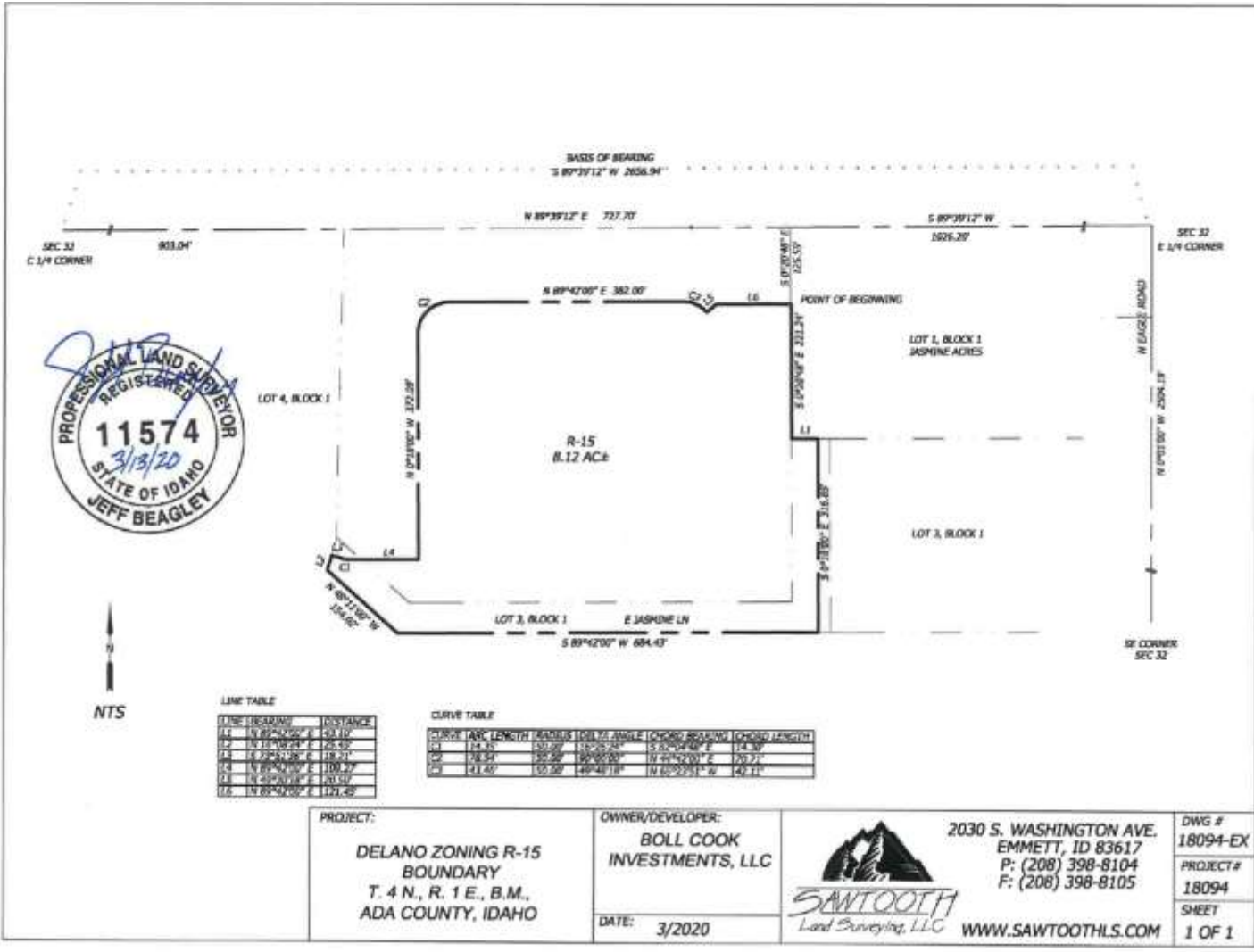
Thence 43.46 feet along the arc of said curve, with a radius of 50.00 feet, a central angle of 49°48'18", subtended by a chord bearing South 65°23'51" East, 42.11 feet;

Thence North 49°30'18" East, 20.50 feet;

Thence North 89°42'00" East, parallel with said south boundary line, 121.45 feet to the **POINT OF BEGINNING.**

The above described parcel contains 8.12 acres, more or less.





LINE TABLE

LINE DRAWING	DISTANCE
L1 N 89°39'12\"/>	

CURVE TABLE

CURVE	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	124.25	120.29	S 89°39'12\"/>	

PROJECT:  
**DELANO ZONING R-15  
 BOUNDARY**  
 T. 4 N., R. 1 E., B.M.,  
 ADA COUNTY, IDAHO

OWNER/DEVELOPER:  
**BOLL COOK  
 INVESTMENTS, LLC**

DATE: 3/2020



2030 S. WASHINGTON AVE.  
 EMMETT, ID 83617  
 P: (208) 398-8104  
 F: (208) 398-8105

WWW.SAWTOOTHLS.COM

DWG #  
**18094-EX**

PROJECT #  
**18094**

SHEET  
**1 OF 1**





## Sawtooth Land Surveying, LLC

2030 S. Washington Ave.  
Emmett, ID 83617  
P: (208) 398-8104  
F: (208) 398-8105

1044 Northwest Blvd., Ste. G  
Coeur d'Alene, ID 83814  
P: (208) 714-4544  
F: (208) 292-4453

141 1<sup>st</sup> Avenue East  
Jerome, ID 83338  
P: (208) 329-5303  
F: (208) 324-3821

### R-40 Re-Zone Description

**BASIS OF BEARING** for this description is South 89°39'12" West, from the illegible brass cap marking the E1/4 Corner of Section 32 and the 5/8" rebar PLS 4431 marking the C1/4 Corner of Section 32, both in T. 4 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land being a portion of Lot 3, Block 1 of Jasmine Acres, as shown in Book 59 of Plats, at Page 5829, Ada County Records, located in the NE1/4 of the SE1/4 of Section 32, T. 4 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the illegible brass cap marking the E1/4 Corner of said Section 32;

Thence South 89°39'12" West, coincident with the north line of said SE1/4 of Section 32, a distance of 1026.20 feet to the northwest corner of Lot 1, Block 1 of said Jasmine Acres;

Thence South 0°20'48" East, coincident with the west boundary line of said Lot 1, a distance of 346.83 feet to the northwest corner of said Lot 3;

Thence North 89°42'00" East, coincident with the north boundary line of said Lot 3, a distance of 43.10 feet to the **POINT OF BEGINNING**;

Thence continuing, North 89°42'00" East, coincident with said north boundary line of Lot 3, a distance of 521.16 feet to the northeast corner of said Lot 3;

Thence South 0°01'00" East, coincident with the east boundary line of said Lot 3, a distance of 316.85 feet to the southeast corner of said Lot 3;

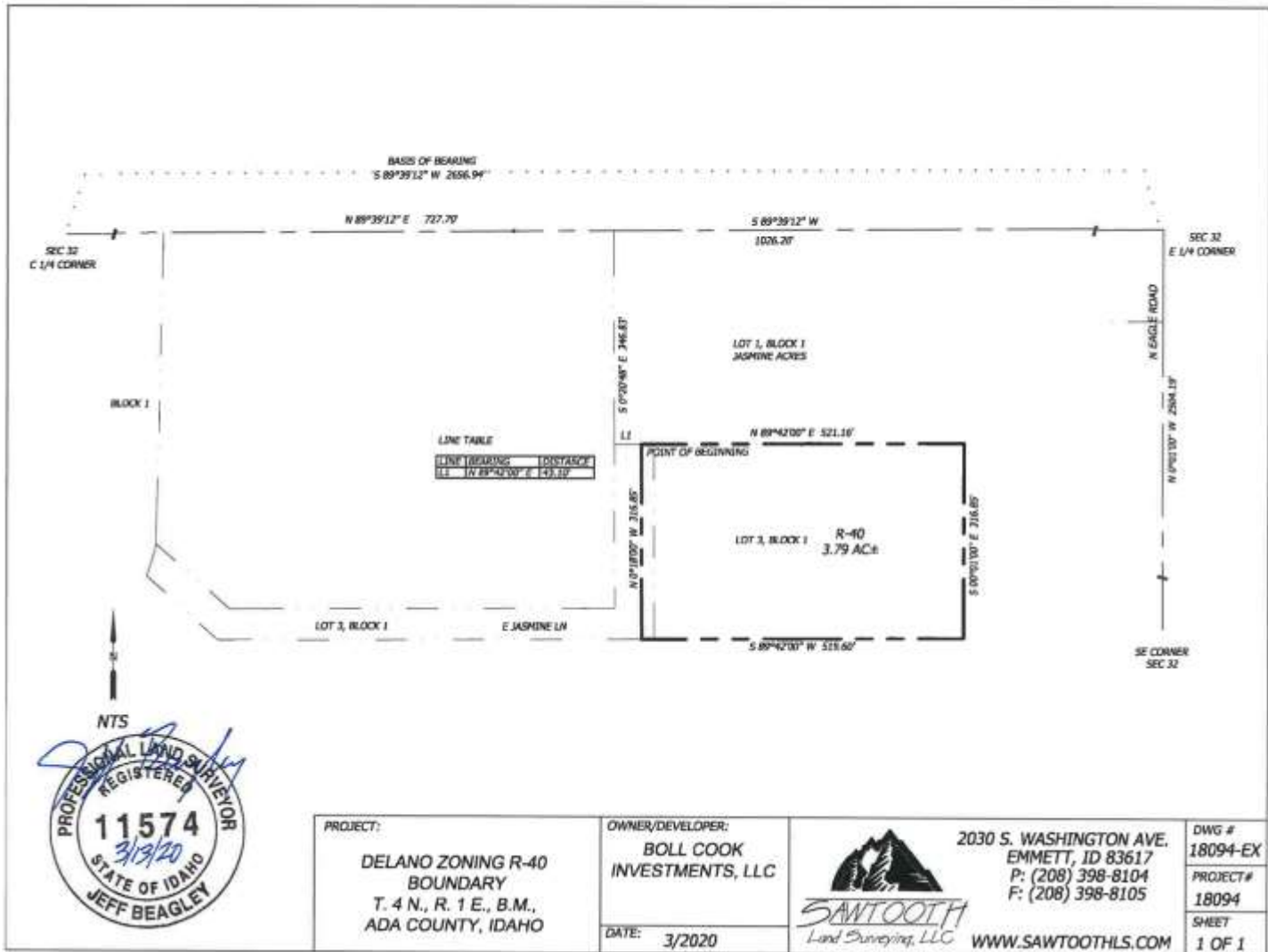
Thence South 89°42'00" West, coincident with the south boundary line of said Lot 3, a distance of 519.60 feet;


Thence North 00°18'00" West, 316.85 feet to the **POINT OF BEGINNING**.

The above described parcel contains 3.79 acres, more or less.

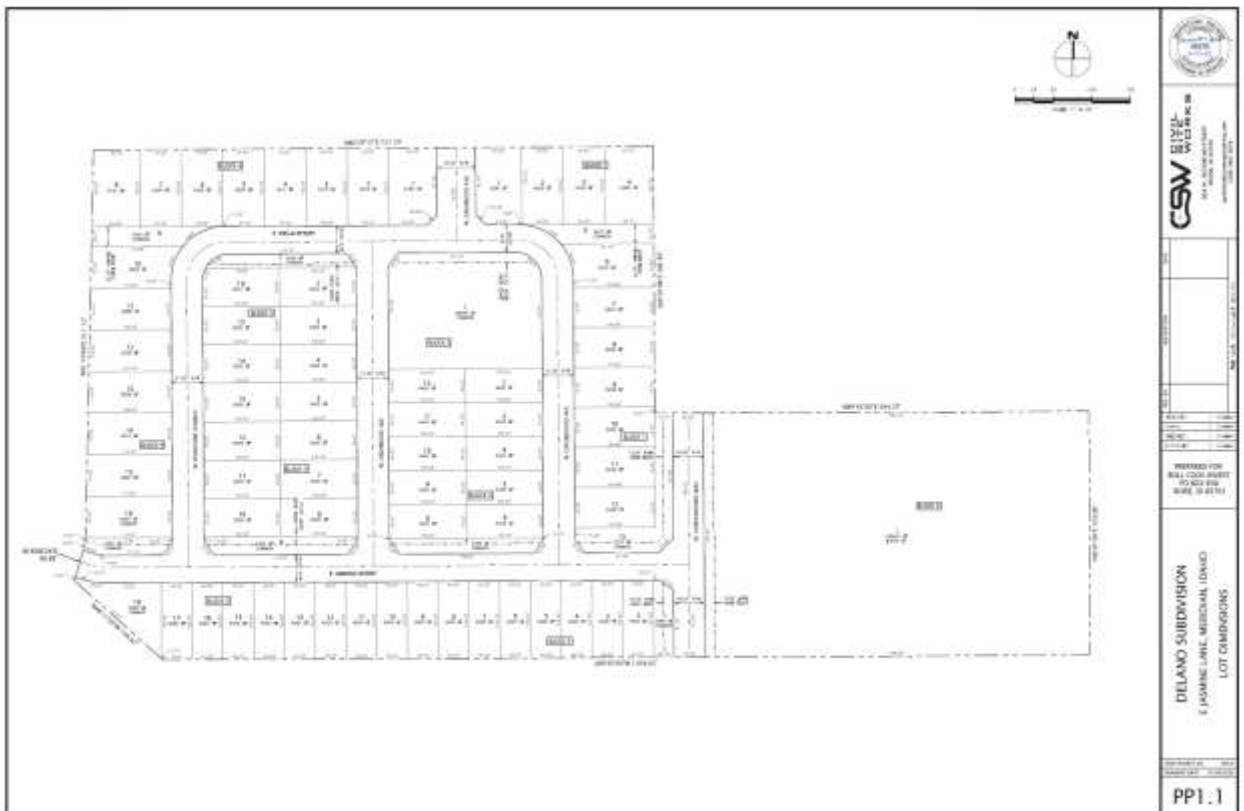
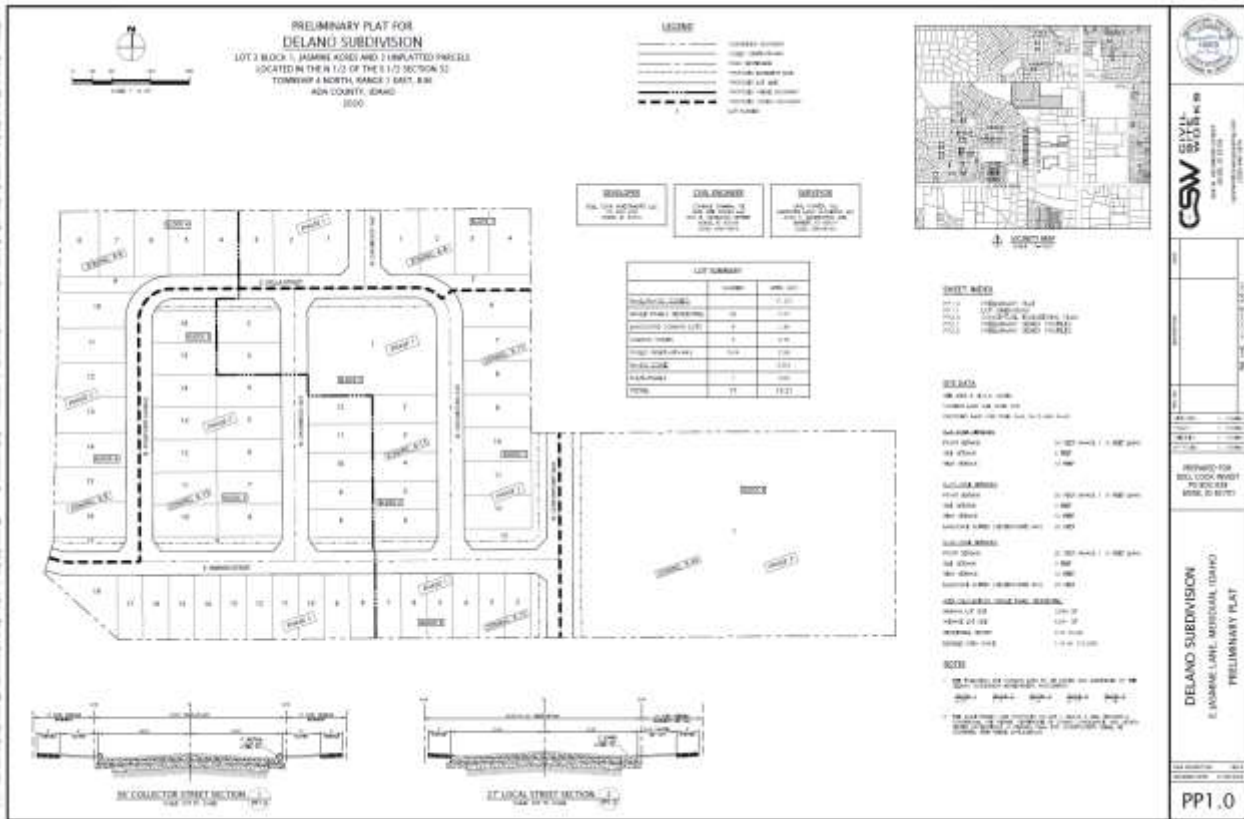


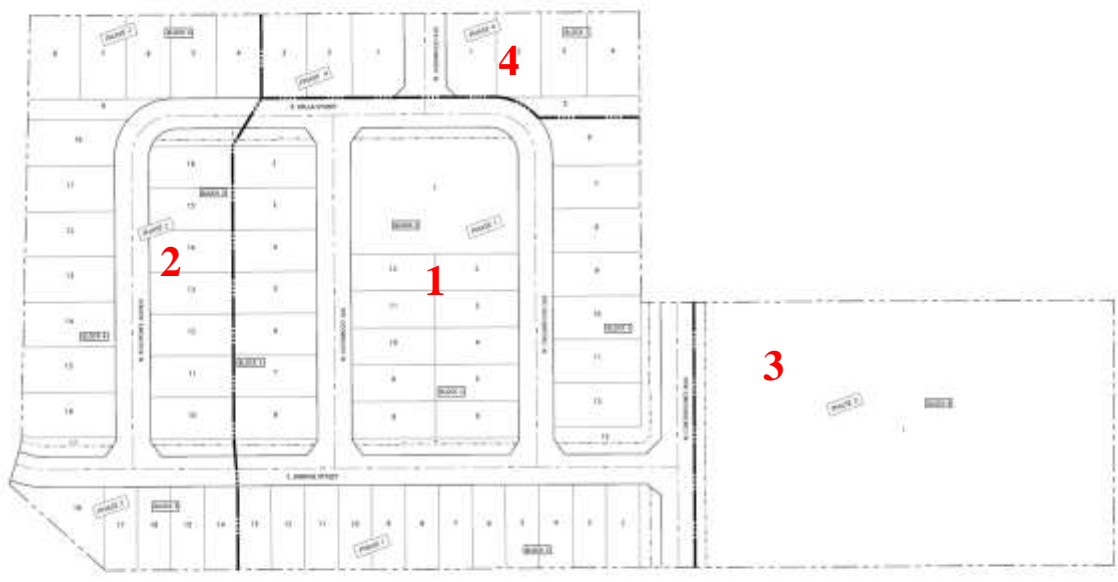




<p>PROJECT:</p> <p style="text-align: center;"><b>DELANO ZONING R-40 BOUNDARY</b></p> <p style="text-align: center;">T. 4 N., R. 1 E., B.M., ADA COUNTY, IDAHO</p>	<p>OWNER/DEVELOPER:</p> <p style="text-align: center;"><b>BOLL COOK INVESTMENTS, LLC</b></p> <p>DATE: 3/2020</p>	 <p><b>SAWTOOTH</b> Land Surveying, LLC</p> <p>2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM</p>	<p>DWG # <b>18094-EX</b></p> <p>PROJECT # <b>18094</b></p> <p>SHEET <b>1 OF 1</b></p>
--	--	--	---

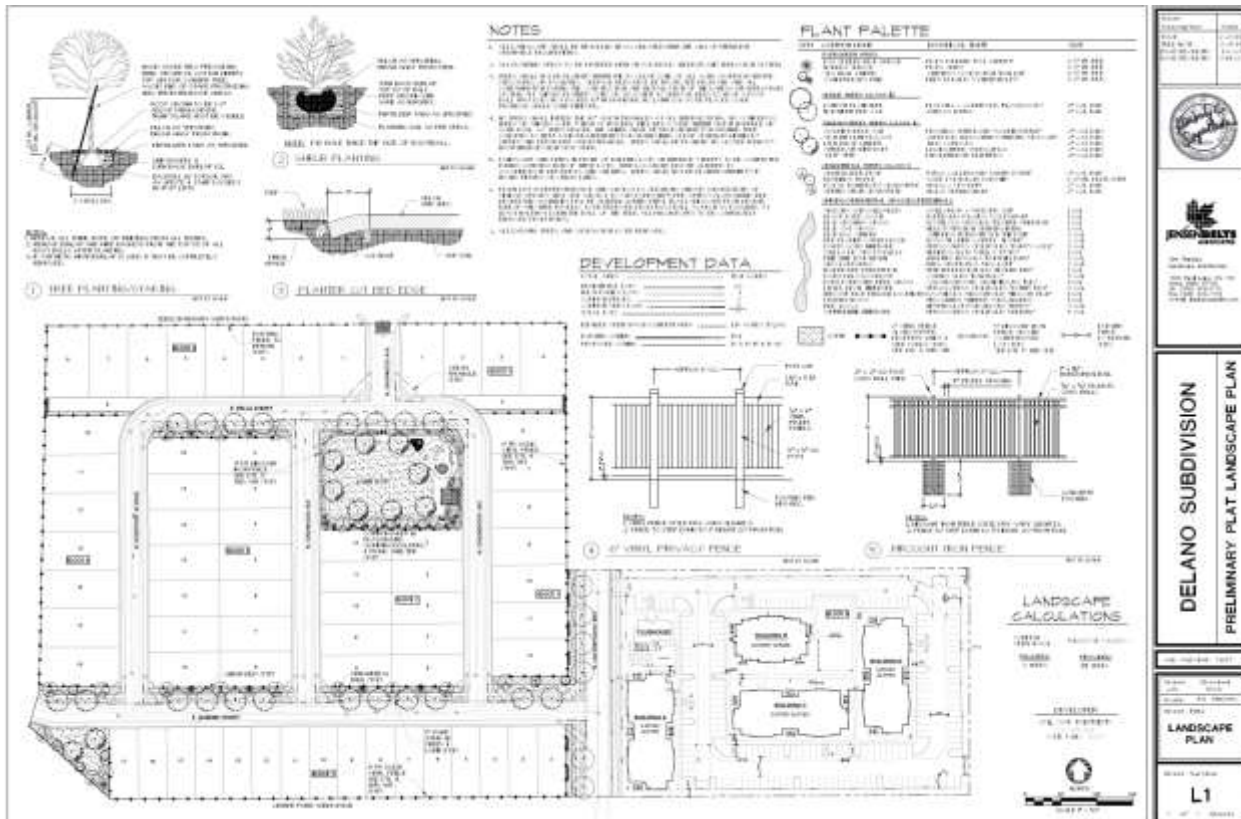
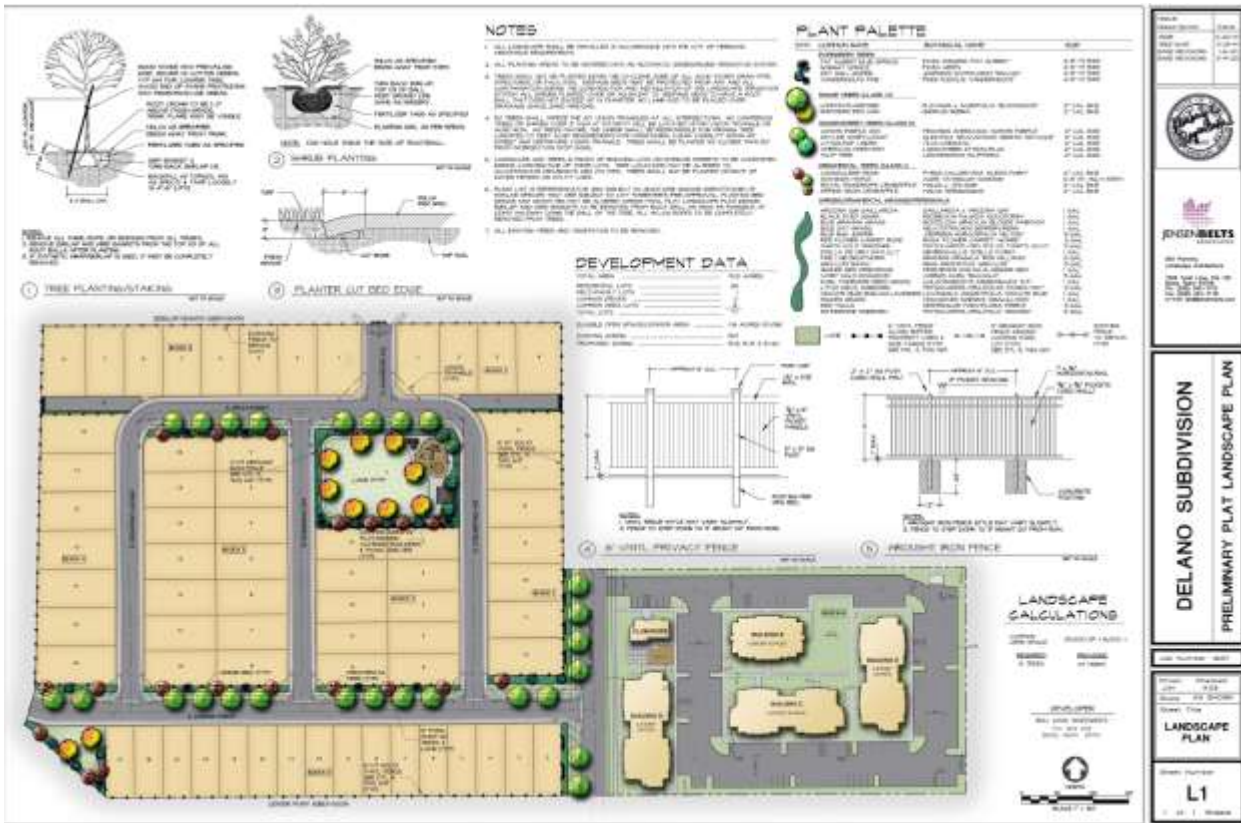
C. Preliminary Plat (date: ~~2/18/2019~~ 3/12/2020) & Phasing Plan **REVISED**



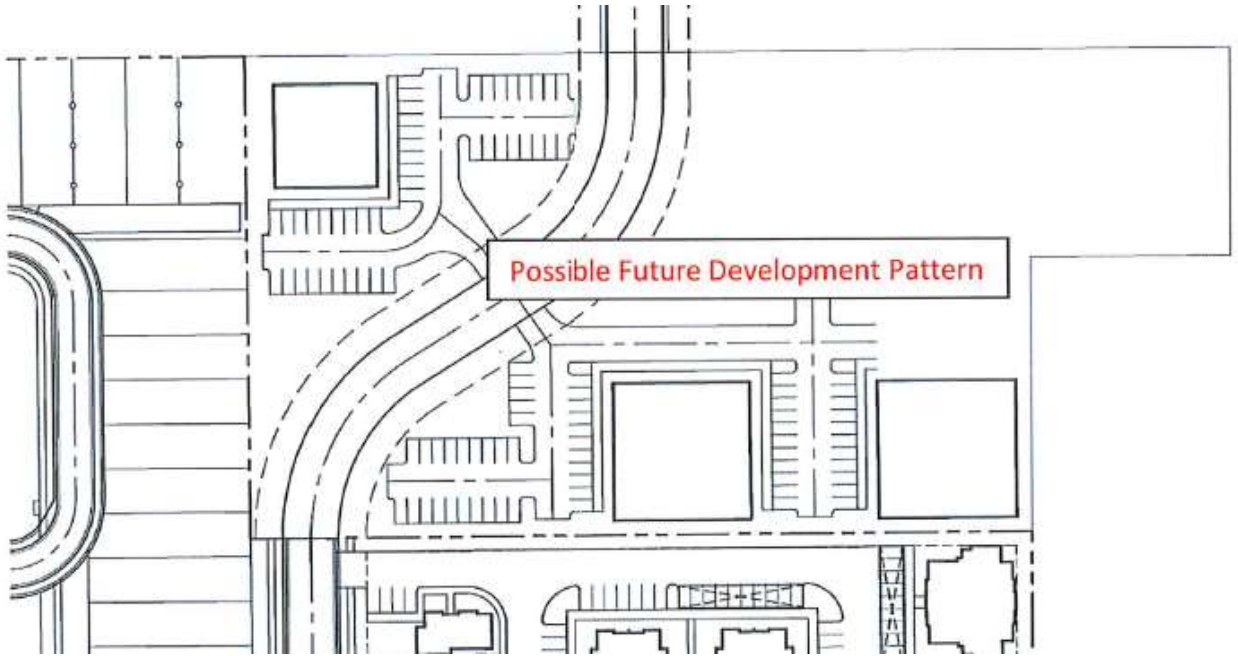


DELANO SUBDIVISION  
PHASING PLAN

D. Landscape Plan (date: ~~2/20/2019~~ 3/14/2020) **REVISED**



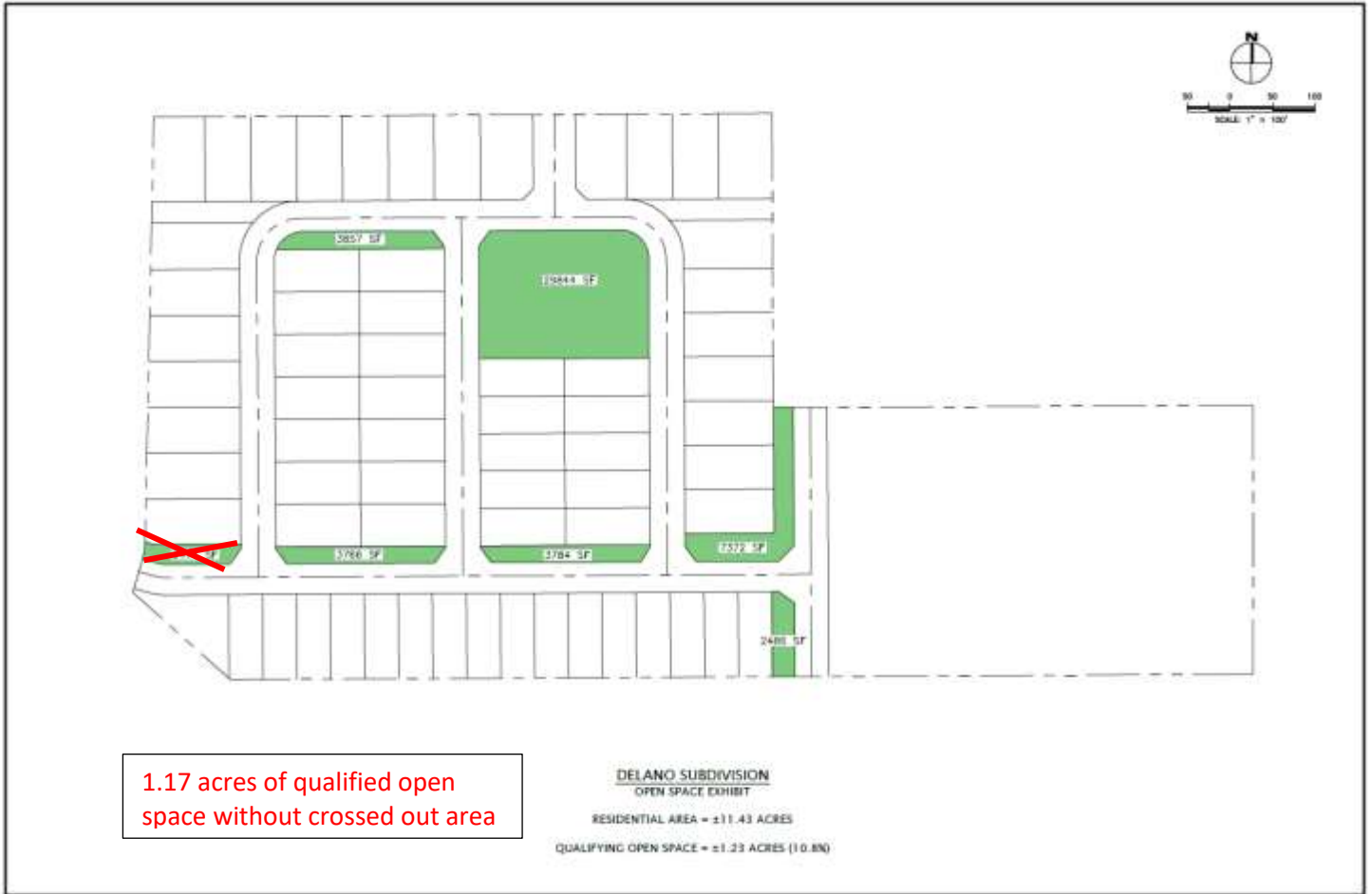
E. Possible Conceptual Development Plan for Parcel to the North





F. Qualified Open Space Exhibit & Site Amenities

**REVISED**



*Note: The crossed out area does not count toward the minimum qualified open space standards because it isn't accessible at the west end, per UDC 11-3G-3B.1e.*

## PROJECT AMENITIES

As the *developer* we have researched and interviewed potential homeowners and followed the city ordinance to plan the most productive amenities for this area and this development. The amenity package exceeds the requirement of Meridian City Code. Meridian City Code requires that the application provide one amenity for projects up to 20 acres. We are proposing **five additional** amenities for a total of **six**, including a neighborhood park with a shade structure, a play structure, seating area, climbing boulders, climbing dome and a pedestrian pathway. We are proposing a second open space lot on the southwest corner of the development. This lot will help to buffer the existing home in the Champion Park Subdivision and will include several amenities including public art and a seating area.

### Proposed Amenities:

- **Large 2/3-Acre Neighborhood Park** - The large park will contain the following recreation facilities:
  - **Shade Structure**
  - **Play structure**
  - **Seating areas with benches**
  - **Climbing Dome**
  - **Climbing Boulders**
  - **Public Art**



G. Conceptual Building Elevations (Single-Family Attached/Detached and Multi-Family Apartments) **REVISED**

PROPOSED HOME ELEVATIONS AND HOUSING STYLES









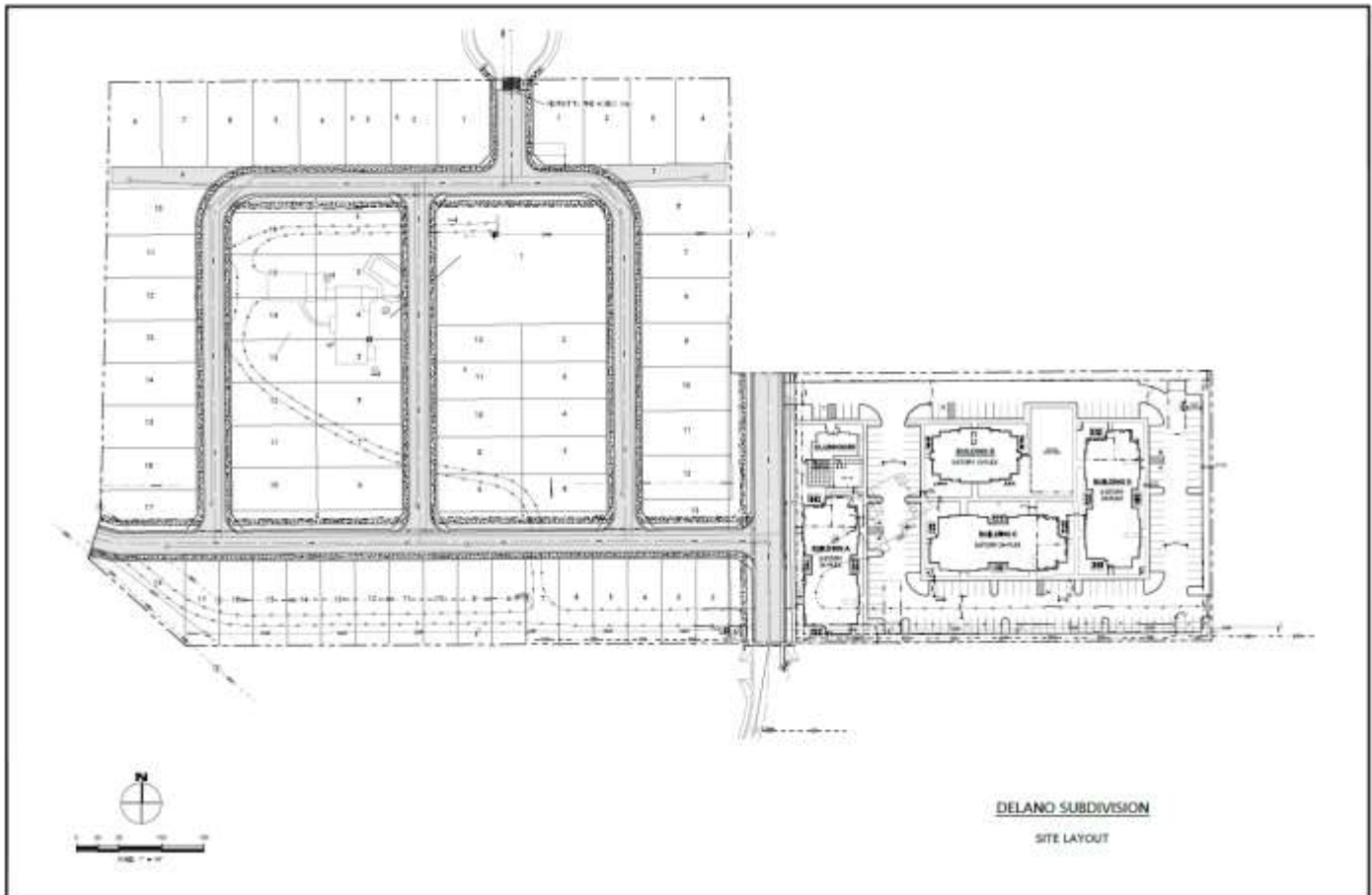


H. Parking Exhibit

**REVISED**



I. Site Plan



**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, phasing plan, landscape plan and conceptual building elevations included in Section VII and the provisions contained herein.

- b. A Conditional Use Permit is required to be submitted and approved for the multi-family development prior to application for Certificate of Zoning Compliance and Design Review.
  - c. All multi-family structures shall comply with the design standards listed in the Architectural Standards Manual. An application for Design Review and Certificate of Zoning Compliance shall be submitted and approved for all multi-family structures prior to submittal of building permit applications.
  - d. Single-family homes along the west and north perimeter boundaries of the development shall be restricted to a single-story in height as proposed by the Developer. Homes along the west boundary are allowed to have a bonus room but no rear facing windows shall be allowed for the bonus room.
  - e. The rear and/or side of 2-story structures on Lots 8-12, Block 1 and Lot 2, Block 5 that face N. Centrepointe Way shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines. *Single-story structures are exempt from this requirement.*
  - f. The construction of N. Centrepointe Way from the southern boundary to the northern boundary of the annexation area (stub to Wong parcel #R4582530100) shall occur with the first phase of development. ~~The connection of Dashwood Ave. to the existing stub street to the north (Dashwood Pl.) is approved as a temporary emergency access and pedestrian connection until Centrepointe Way is extended to Wainwright Dr., or within ten (10) years, whichever occurs first. When Centrepointe Way is extended to Wainwright Dr., Dashwood Pl. will be reconstructed as a public street for vehicular connectivity to Wainwright Dr. as required by ACHD.~~
  - g. Emergency access via Dashwood Pl. at the north boundary of the development shall be provided with the first phase of development. Dashwood Pl. is not required to be extended as a public street (now or in the future) and will serve as an emergency and pedestrian access only.
  - h. The R-8 and R-15 zoned property totaling 11.3+/- acres shall provide a minimum of 1.13 acres and the R-40 zoned property totaling 3.6+/- acres shall provide a minimum of 0.36 of an acre of qualified open space in addition to the open space required in UDC 11-4-3-27C for multi-family developments.
  - i. Provide vehicular connection to the property to the east (Parcel #R4582530202) through the R-40 zoned property via a local street or a driveway as set forth in UDC 11-3A-3A.3. If a driveway is provided, provide a cross-access/ingress-egress easement to that property; submit a recorded copy of the easement to the Planning Division prior to signature on the final plat by the City Engineer.
  - j. No building permits shall be issued on this site until the underlying property is recorded in a final plat.
2. The preliminary plat included in Section VII.B, shall be revised ~~at least 10 days prior to the City Council hearing~~ as follows:
- a. ~~Depict an easement for the Nourse Lateral along the north boundary of the site. If the easement is 10 feet or greater, it shall be located within a common lot that is a minimum 20 feet wide and outside of a fenced area unless modified by City Council as set forth in~~

~~UDC 11-3A-6D. If the lateral is located completely off site and an easement does not encroach on this site, submit written confirmation of such from the Irrigation District.~~

- ~~b. The street buffer and minimum 5-foot wide detached sidewalk on the east side of N. Centrepointe Way shall be included in the first phase (instead of the third phase) of development; the phase boundary shall be adjusted accordingly.~~
3. The landscape plan included in Section VII.C shall be revised *at least* 10 days prior to the City Council hearing as follows:
  - a. Include mitigation information on the plan for any existing trees on the site that are not removed by the residential property owner for fire wood in accord with the standards listed in UDC 11-3B-10C.5. As many existing trees as possible along the southern boundary of the site shall be retained on the site.
  - b. Include the linear feet of parkways and the required vs. proposed number of trees in the Landscape Calculations table demonstrating compliance with the standards in UDC 11-3A-17 and 11-3B-7C.
  - c. Include the linear feet of street buffers and the required vs. proposed number of trees in the Landscape Calculations table demonstrating compliance with the standards in UDC 11-3B-7C.
  - d. Depict trees *and* shrubs in the minimum 20-foot wide street buffers along N. Centrepointe Way in accord with the standards listed in UDC 11-3B-7C.
4. The 50-foot wide private street easement (i.e. Jasmine Lane) shall be relinquished where it crosses the subject property. Proof of relinquishment shall be submitted to the Planning Division prior to signature on the final plat by the City Engineer.
- ~~5. North Dashwood Pl. shall be extended as a full access street into the site with the first phase of development in accord with UDC 11-3A-3.~~
6. Local street access (or a driveway with a cross-access easement) shall be provided to the property to the east of the R-40 zoned property (Parcel #R4582530202) as set forth in UDC 11-3A-3A.3. The Applicant should coordinate with the developer of that property on a location for the access. If a driveway is provided, a recorded copy of the cross-access easement shall be submitted to the Planning Division prior to signature on the final plat by the City Engineer for the phase in which it is located (third phase).
7. For lots accessed by common driveways, an exhibit shall be submitted with the final plat application that depicts the setbacks, fencing, building envelope and orientation of the lots and structures. Driveways for abutting properties that aren't taking access from the common driveway(s) shall be depicted on the opposite side of the shared property line away from the common driveway. Solid fencing adjacent to common driveways is prohibited unless separated by a minimum 5-foot wide landscaped buffer.
8. Provide address signage for homes accessed by the common driveways on Lot 5, Block 1 and 9, Block 4 for emergency wayfinding purposes.
9. A perpetual ingress/egress easement is required to be filed with the Ada County Recorder for all common driveways, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. **A copy of the recorded easement shall be submitted to the Planning Division prior to signature on the final plat by the City Engineer.**

10. All existing structures on the site shall be removed prior to City Engineer signature on the final plat phase in which they are located.
11. Parking is restricted to only one side of the 27-foot wide street sections; signage shall be installed prohibiting parking on one side of the street to ensure emergency access can be provided.

## **B. PUBLIC WORKS**

### **1. Site Specific Conditions of Approval**

- 1.1 A street light plan will need to be included in the final plat application. Street light plan requirements are listed in section 6-7 of the City's Design Standards. A copy of the standards can be found at [http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272)
- 1.2 The following proposed manholes have less than 3' of cover: A-3, A-4, A-5, C-1 and D-5. Public Works has previously discussed with the applicant the possibility of using grinder pumps in these shallow areas, but the plans do not note the use of them. If the parcel to the north of the multi-family is to be served by Meridian, applicant must stub sewer at minimum slope in N. Centrepointe Way to the north boundary line.
- 1.3 Each phase must be modeled to ensure adequate fire flow.
- 1.4 Public Works has met with SUEZ Water and agreed that water service to the north for the multi-family portion of the development will be provided according to how annexation proceeds. Meridian will provide water in Meridian, and SUEZ will provide water in Boise. If the area being considered for inclusion is to be served by the City of Meridian, the Public Works Department would like to have a completed water main loop north to the existing water main in E. Wainwright Drive. The purpose of this loop is not for flow and pressure reasons, it is to create redundancy and for mitigation of water quality concerns created by dead end mainlines.

### **2. General Conditions of Approval**

- 2.1 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 than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 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.
- 2.3 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.

- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). 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.
- 2.5 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.
- 2.6 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.
- 2.7 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Engineering Department at (208)898-5500 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources Contact Robert B. Whitney at (208)334-2190.
- 2.8 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.
- 2.9 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.
- 2.10 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.
- 2.11 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.
- 2.12 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.
- 2.13 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.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.
- 2.17 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.

- 2.18 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.
- 2.19 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.
- 2.20 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.
- 2.21 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](http://www.meridiancity.org/public_works.aspx?id=272).
- 2.22 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.
- 2.23 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. FIRE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=184561&dbid=0&repo=MeridianCity>

**D. POLICE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=184570&dbid=0&repo=MeridianCity>

**E. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)**

<http://weblink.meridiancity.org/weblink8/0/doc/165379/Page1.aspx>

**F. NAMPA & MERIDIAN IRRIGATION DISTRICT**

<http://weblink.meridiancity.org/weblink8/0/doc/165231/Page1.aspx>

**G. SETTLER'S IRRIGATION DISTRICT**

<http://weblink.meridiancity.org/weblink8/0/doc/164812/Page1.aspx>

**H. CENTRAL DISTRICT HEALTH DEPARTMENT**

<http://weblink.meridiancity.org/WebLink8/DocView.aspx?id=165010&dbid=0>

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

<http://weblink.meridiancity.org/weblink8/0/doc/164959/Page1.aspx>

**J. WEST ADA SCHOOL DISTRICT (WASD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=179144&dbid=0&repo=MeridianCity>

**K. ADA COUNTY HIGHWAY DISTRICT (ACHD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=183358&dbid=0&repo=MeridianCity>

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=169441&dbid=0&repo=MeridianCity>

**L. CITY OF BOISE**

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=184571&&dbid=0&&repo=MeridianCity>

## IX. FINDINGS

### A. Comprehensive Plan Map Amendment

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 amendment to the Comprehensive Plan, the Council shall make the following findings:

1. ~~The proposed amendment is consistent with the other elements of the Comprehensive Plan.  
— The Commission finds the proposed map amendment and FLUM designation of MU-R is consistent with the Comprehensive Plan if the property to the north (Parcel #R4582530100) is also included in the map amendment as detailed in Section V.1 of this report.~~
2. ~~The proposed amendment provides an improved guide to future growth and development of the city.  
— The Commission finds that the proposal to modify the Future Land Use Map to include a parcel of land that is currently in the City of Boise's planning area for development in the City, along with the adjacent parcel to the north as recommended, will provide an improved guide to future growth and development of the City if the City of Boise approves an adjustment to their Area of Impact boundary.~~
3. ~~The proposed amendment is internally consistent with the Goals, Objectives and Policies of the Comprehensive Plan.  
— The Commission finds that the proposed amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan as noted in Section V.~~
4. ~~The proposed amendment is consistent with the Unified Development Code.  
— The Commission finds that the proposed amendment is consistent with the Unified Development Code.~~
5. ~~The amendment will be compatible with existing and planned surrounding land uses.  
— The Commission finds the proposed amendment will be compatible with adjacent existing residential and future commercial uses.~~
6. ~~The proposed amendment will not burden existing and planned service capabilities.  
— The Commission finds that the proposed amendment will not burden existing and planned service capabilities in this portion of the city. Sewer and water services are available to be extended to this site.~~
7. ~~The proposed map amendment (as applicable) provides a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated impact associated with the development of the area.  
— The Commission finds the proposed map amendment provides a logical juxtaposition of uses and sufficient area to mitigate any development impacts to adjacent properties.~~

~~8. The proposed amendment is in the best interest of the City of Meridian.~~

~~— For the reasons stated in Section V and the subject findings above, the Commission finds that the proposed amendment is in the best interest of the City if the parcel to the north is also included in the amendment as recommended by Staff in Section V.1.~~

**B. 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 City Council finds the proposal to annex and develop the subject property with R-8, R-15 and R-40 zoning is consistent with the MDR and MU-R FLUM designations.*

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

*The City Council finds the proposed map amendment and development is consistent with the purpose statement of the residential districts in that it would contribute to the range of housing opportunities consistent with the Comprehensive Plan.*

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

*The City Council finds the proposed map amendment and subsequent development will not be detrimental to the public health, safety and welfare.*

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

*The City Council finds that City services are available to be provided to this development. The School District has submitted comments, included in Section VIII.J, that currently show student enrollment is below capacity for the elementary school and within the capacity for the middle school and high school once Owyhee High School is opened; the City Council finds the proposed map amendment would not result in an adverse impact on the school district.*

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

*The City Council finds the proposed annexation and development is in the best interest of the City.*

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

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 City Council finds the proposed plat is generally in conformance with the UDC and the Comprehensive Plan.*

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

*The City Council finds public services can be made available to the subject property and are 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 City Council finds the proposed plat is in 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;

*The City Council 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 City Council finds the proposed development will not be detrimental to the public safety and general welfare.*

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

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

#### **~~D. Alternative Compliance (UDC 11-5B-5E)~~**

~~Required Findings: In order to grant approval for an Alternative Compliance application, the Director shall determine the following:~~

- ~~1. Strict adherence or application of the requirements are not feasible; or~~

~~*Staff finds that strict adherence or application of the requirements of UDC 11-3G-3 are feasible.*~~

- ~~2. The alternative compliance provides an equal or superior means for meeting the requirements; and~~

~~*Staff finds the proposed alternative means of compliance provides an equal means for meeting the requirements in UDC 11-3G-3.*~~

- ~~3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.~~

~~*Staff finds the alternative means of complying with UDC 11-3G-3 will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties and will actually be a benefit to the public welfare by providing a buffer between the high density and medium density residential uses and 2 and 3 story structures.*~~