

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 2/16/2021

DATE:

TO: Mayor & City Council

FROM: Alan Tiefenbach, Associate Planner
208-884-5533

Bruce Freckleton, Development
Services Manager
208-887-2211

SUBJECT: H-2020-0119
Mark Enos Annexation

LOCATION: 2972 E. Leslie Dr.



I. PROJECT DESCRIPTION

This is a proposal to annex and rezone 1 acre of property to R-2 to obtain City services. The property contains an approximately 2,450 sq. ft. house, is presently zoned R-1 in unincorporated Ada County, and is served by individual well and septic. The Applicant desires to construct a detached accessory building for an approximately 1,750 sq. ft. shop, RV garage and upstairs living area. The applicant has been unable to obtain a new septic permit from the County due to the location and limitations of the existing system to accommodate an additional bathroom. The Applicant has determined it would be cheaper to annex into the City and connect to City water and sewer than to upgrade the septic system.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	1.0 acre	
Future Land Use Designation	Low Density Residential	
Existing Land Use(s)	Single Family Residential	
Proposed Land Use(s)	Single Family Residential	
Lots (# and type; bldg./common)	1	
Phasing Plan (# of phases)	1	
Number of Residential Units (type of units)	1 house, possibly 1 secondary dwelling unit	
Density (gross & net)	1 du / acre	
Open Space (acres, total [%]/buffer/qualified)	N/A	
Amenities	N/A	

Description	Details	Page
Physical Features (waterways, hazards, flood plain, hillside)	Finch lateral parallels the northern property line	
Neighborhood meeting date; # of attendees:	November 13, 2020, 2 attendees.	
History (previous approvals)	None	

B. Community Metrics

Description	Details	Page
Ada County Highway District	No comments	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Property is accessed from N. Eagle Dr to E. Leslie Dr. (local).	
Traffic Level of Service	N/A	
Stub Street/Interconnectivity/Cross Access	N/A	
Existing Road Network	E. Leslie Dr	
Existing Arterial Sidewalks / Buffers	No buffer – E. Leslie Dr. is an existing local street. There is a sidewalk on the south side.	
Proposed Road Improvements	E. Leslie Dr is an existing road with sidewalk	
Distance to nearest City Park (+ size)	0.75 mile to Julius M. Kleiner Park	
Distance to other key services		
Fire Service	No site-specific comments on this proposal.	
Police Service	No comments	
Wastewater		
Distance to Sewer Services	Directly adjacent	
Sewer Shed	Five Mile Trunkshed	
Estimated Project Sewer ERU's	See application	
WRRF Declining Balance	14.06	
Project Consistent with WW Master Plan/Facility Plan	Yes	
Comments	- Flow has been committed - No proposed changes to Public Sewer Infrastructure within Record. Any changes or modifications, to the Public Sewer Infrastructure, shall be reviewed and approved by Public Works.	
Water		
Distance to Water Services	Directly adjacent	
Pressure Zone	3	
Estimated Project Water ERU's	See application	
Water Quality	No concerns	
Project Consistent with Water Master Plan	Yes	
Impacts/Concerns	No proposed water infrastructure is shown in the application but the narrative stated this property needs to connect to City water and sewer.	

C. Project Area Maps

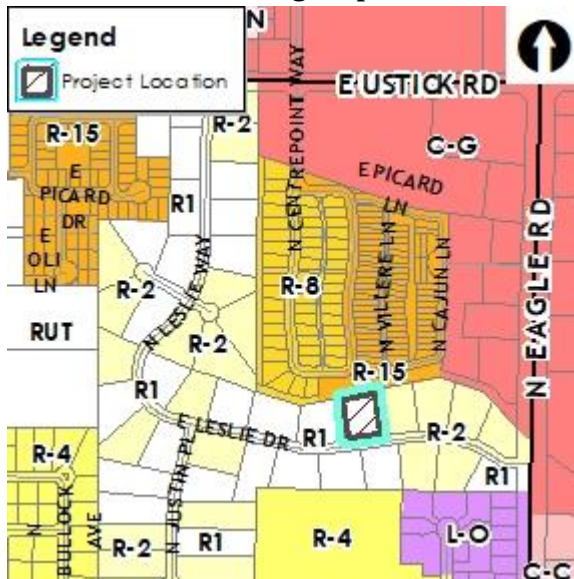
Future Land Use Map



Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Owner / Applicant / Representative:

Mark Enos – 2972 E. Leslie Dr. Meridian, ID 83646

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification published in newspaper	1/1/2021	1/29/2021
Radius notification mailed to properties within 500 feet	1/1/2021	1/25/2021
Public hearing notice sign posted on site	1/8/2021	1/30/2021
Nextdoor posting	12/29/2020	1/26/2021

V. STAFF ANALYSIS

A. Annexation:

The proposed annexation area is contiguous to City annexed property and is within the Area of City Impact Boundary. Staff typically requires a development agreement as part of the annexation approval to ensure the site develops as proposed by the applicant. As the intent of this annexation and rezoning is to connect to city water and sewer for an existing house and new accessory building, staff does not find a development agreement necessary.

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

The Future Land Use Map (FLUM) designates the property for Low Density Residential (LDR). This designation allows for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. With one existing home on one acre, the proposed rezoning is consistent with the FLUM.

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

(Staff analysis is in italics after the cited policy)

- Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences. (2.01.01)

The property contains an existing single-family residence. The applicant intends to construct an accessory building which includes an approximately 650 sq. ft. “bonus” room with a bathroom. This could be used as a secondary dwelling unit which increases the diversity of housing options.

- Remove regulatory barriers and develop design criteria that support the construction of accessory dwelling units and micro homes where appropriate. (2.01.01K).

As mentioned, the bonus room in the accessory building contains a bathroom, a wet bar, and is within the 700 sq. ft. requirement to allow it to be used as a secondary unit in accordance with the specific use standards per UDC 11-4-3-12.

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

The subject property is located directly adjacent and west of the City Limits. Water and sewer mains are located in front of the property along E. Leslie Dr. Fire service can be provided to the property in less than 4 minutes. Meridian Police and Fire expressed no concerns with this request.

Ensure that new development is connected to the City's sanitary sewer system (no septic systems). (4.09.01A)

The impetus for this annexation and rezoning is for the applicant to obtain City water and sewer service in order to construct an accessory building with an additional bathroom.

D. Existing Structures/Site Improvements:

There is an existing 2,450 sq. ft. house on the property, which was constructed in 1976. This house will remain. An approximately 1,760 sq. ft. detached accessory building is proposed to be constructed at the rear of the lot. Based on the site plan submitted by the applicant, all existing and proposed structures meet the minimum 20' front setbacks, 7.5' rear setbacks and 15' rear setback.

E. Proposed Use Analysis:

Single family residences and detached accessory structures with a secondary dwelling unit are allowed and accessory uses in the R-2 zone district.

F. Specific Use Standards (UDC 11-4-3):

If the upstairs "bonus room" of the detached accessory structure is used as a secondary dwelling, it would be required to meet specific standards in accord with UDC 11-4-3-12. This includes owner occupancy of the main structure, maximum size limited to 700 sq. ft. (650 sq. ft. proposed), located to the side or rear of the principle structure, and provided with at least one parking space (ample parking is available in the rear yard).

G. Dimensional Standards (UDC 11-2):

As mentioned above, both existing and proposed structures meet all required setbacks. The height of the accessory structure is indicated to be 23', well within the maximum allowed height of 35' in the R-2 zoning district.

H. Access (UDC 11-3A-3, 11-3H-4):

Existing access occurs from E. Leslie Dr. The applicant has been informed that the driveway to access the new accessory structure will be required to be paved per UDC 11-3C-5-B1.

I. Parking (UDC 11-3C):

At least four parking spaces exist for the present structure (two driveways, two garage). If the applicant intends to use the accessory structure as a secondary dwelling unit, an additional parking space will be required per UDC 11-3C-6.

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

There is existing sidewalk on the south side of E. Leslie Dr. There is no sidewalk on the north side of E. Leslie Dr. No additional sidewalk is required with this proposal to annex and zone to obtain city water and sewer service.

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

No additional landscaping is required with this proposal to annex and zone to obtain city water and sewer service.

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

The Finch Lateral, a seasonal ditch, parallels the property along the northern property line. The applicant does intend to pipe this lateral as part of the annexation and rezoning for the existing single-family residence. Given the nature of this application request, staff does not believe requiring the applicant to tile the ditch is warranted.

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

Any new fencing will be required to meet the standards of UDC 11-3A-7.

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

Water and sewer is available at E. Leslie Dr in front of the property. The applicant should be required to abandon the existing well and septic system and connect to city services as a condition of the annexation.

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

The applicant has submitted concept elevations of the proposed accessory structure. The structure meets the height requirements of the dimensional standards per UDC 11-4-3-12 and reflects a pitched roof and dormers comparable to the character of the primary structure. Once the property is annexed into the City no other approvals are required from the Planning Division. The applicant is required to submit plans to the building division for review and approval prior to commencing with construction of the detached accessory structure.

VI. DECISION

A. Staff:

Staff recommends approval of the requested annexation and zoning with the comments noted in Section VIII. and per the Findings in Section IX. A development agreement is not being recommended with the subject annexation request.

B. The Meridian Planning & Zoning Commission heard this item on January 21, 2021. At the public hearing, the Commission moved to approve the subject annexation and zoning request.

1. Summary of the Commission public hearing:

- a. In favor: Mark Enos
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application: Alan Tiefenbach
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

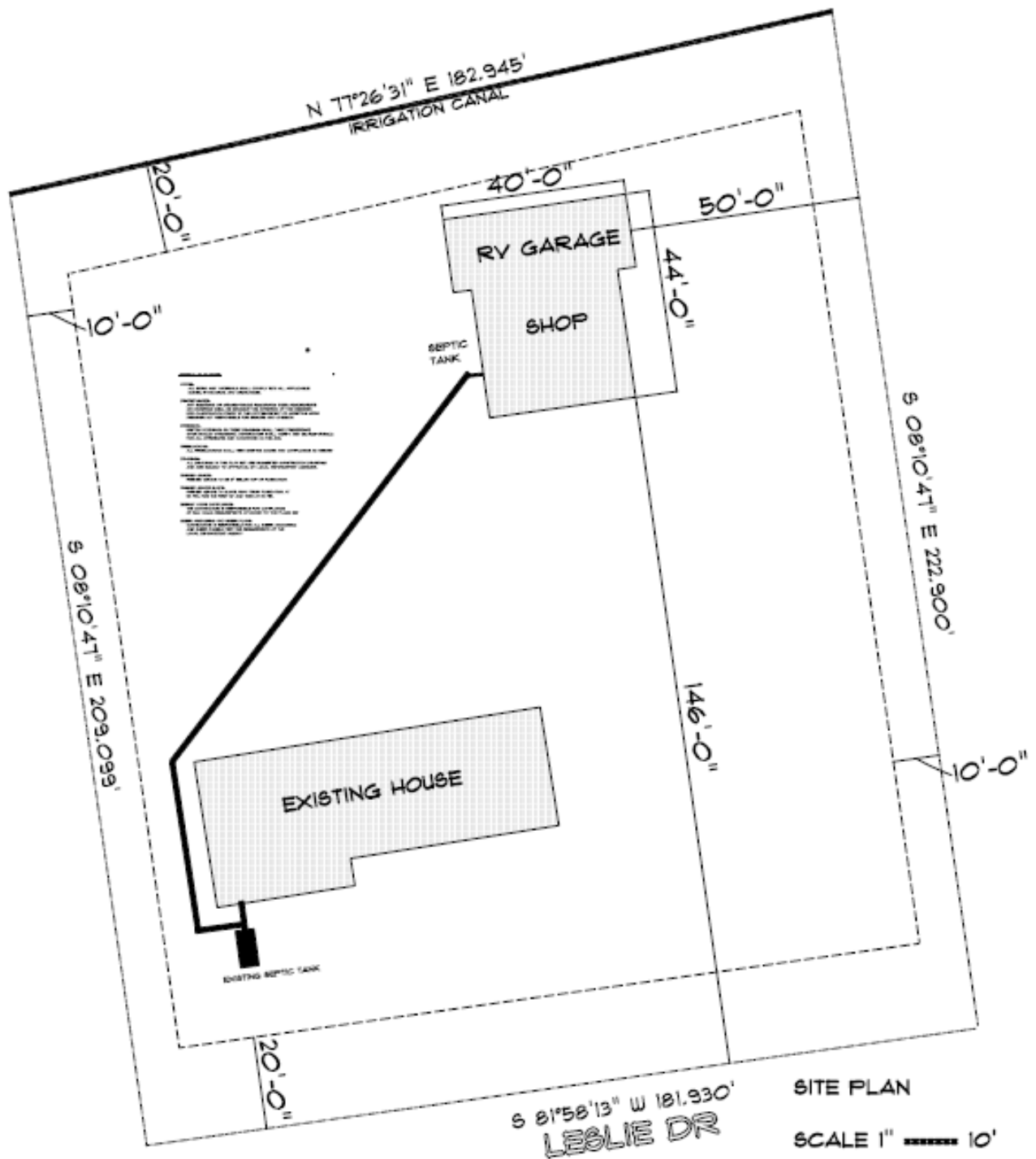
3. Key issue(s) of discussion by Commission:

- a. None

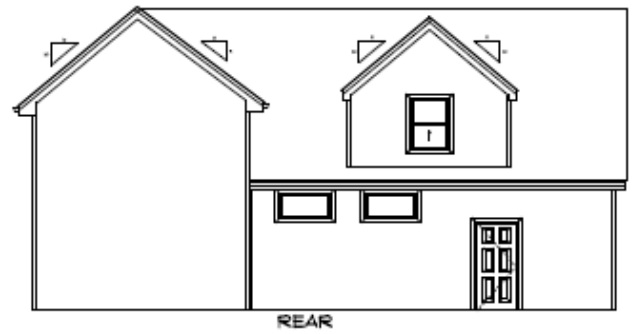
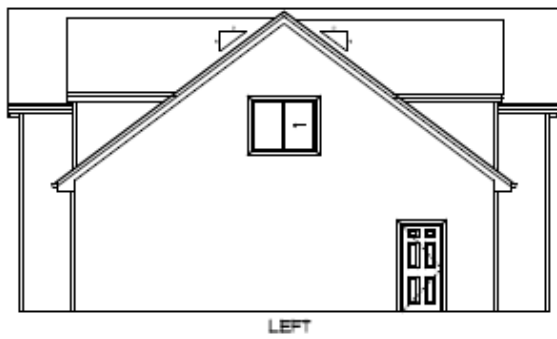
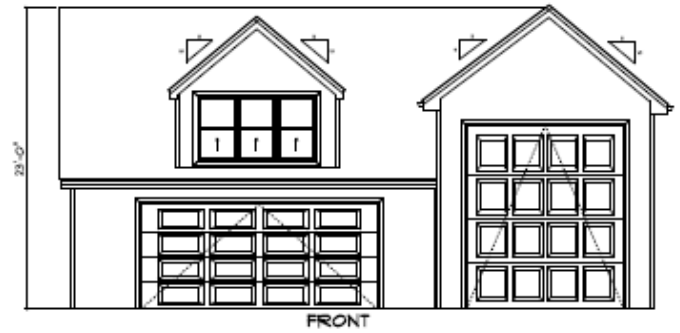
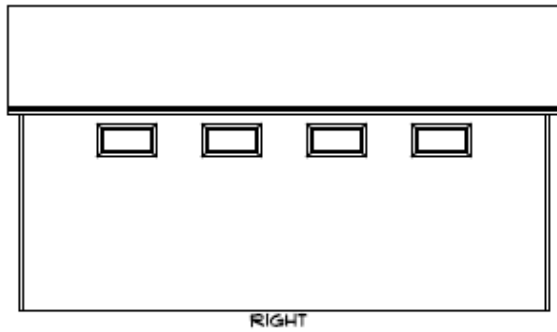
4. Commission change(s) to Staff recommendation:
a. None

VII. EXHIBITS

A. Site Plan (date: 7/20/2012)



B. Elevations (date: 7/20/2012)



C. Annexation Legal Description and Exhibit (date: 9/14/2020)



September 14, 2020
Project No. 20-143

Exhibit A
Legal Description for
Annexation and Rezone to R-2
Lot 5, Block 1 of Carol's Subdivision

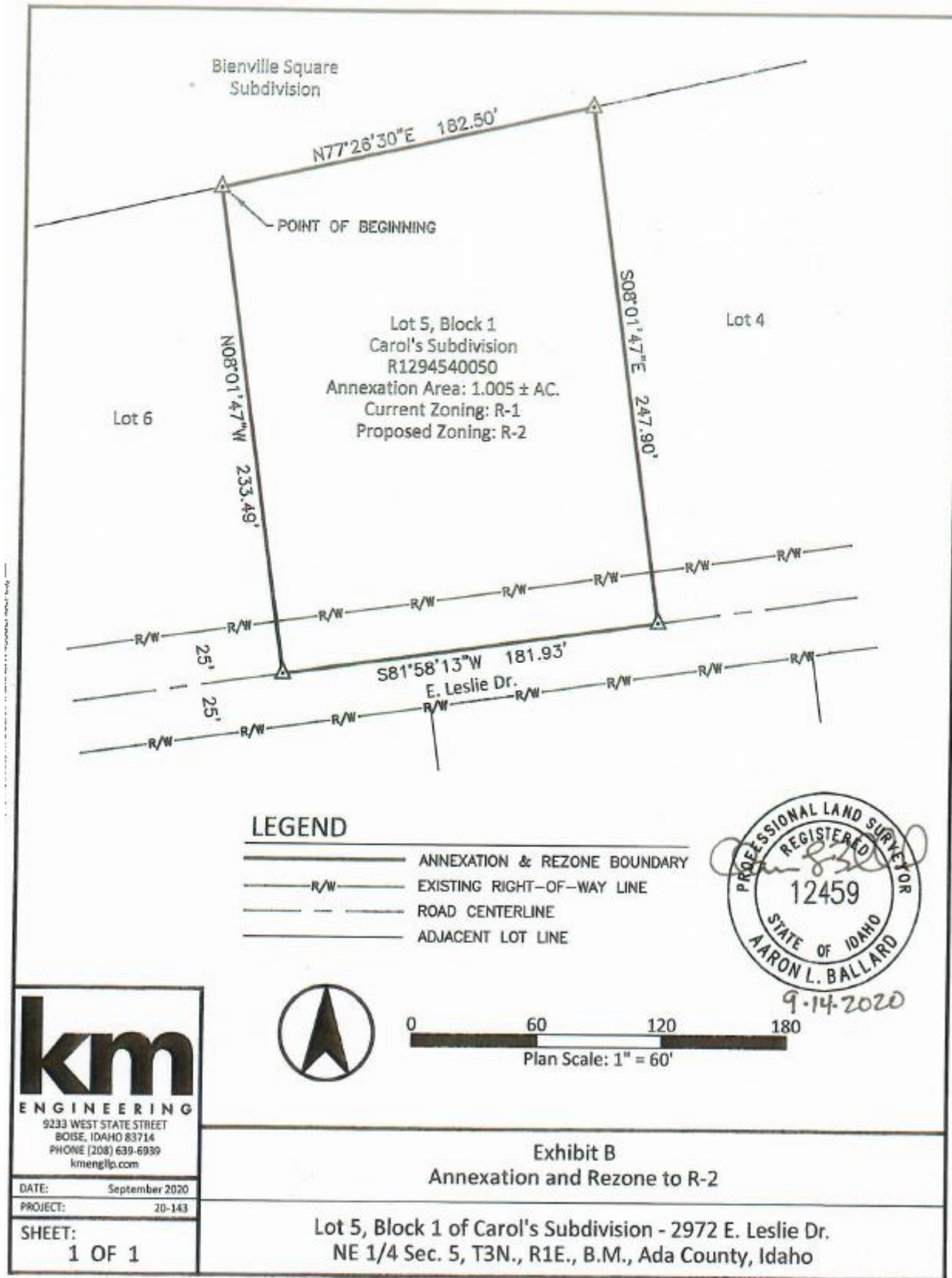
A parcel of land being all of Lot 5, Block 1 of Carol's Subdivision (Book 38 of Plats at Pages 3164 through 3165, records of Ada County, Idaho) and the northerly 25.00 feet of East Leslie Drive adjacent to said Lot 5, Block 1, situated in the Northeast 1/4 of Section 5, Township 3 North, Range 1 East, B.M., Ada County, Idaho and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 5, thence following the northerly boundary of said Lot 5, N77°26'30"E a distance of 182.50 feet to the Northeast corner of said Lot 5;
Thence leaving said northerly line and following the easterly line of said Lot 5, S08°01'47"E a distance of 247.90 feet projected to the centerline of East Leslie Drive;
Thence following said centerline, S81°58'13"W a distance of 181.93 feet;
Thence leaving said centerline and following the projected westerly line of said Lot 5, N08°01'47"W a distance of 233.49 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 1.005 acres, more or less.

Attached hereto is Exhibit B and by this reference is hereby made a part of.





VIII. CITY/AGENCY COMMENTS

A. PLANNING DIVISION

1. Existing well and septic system shall be abandoned and the applicant shall connect to City water and sewer service.
2. All driveways shall be paved in accordance with UDC 11-3C-5-B1.
3. If the accessory building is used as a secondary dwelling unit, the applicant shall be required to comply with the specific use standards listed in UDC 11-4-3-12.
4. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-4.
5. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7, as applicable.
6. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family detached dwellings based on the number of bedrooms per unit.

B. PUBLIC WORKS

1. Sanitary sewer and water services were extended into this subject property at the time mains were installed in E. Leslie Drive. Applicant shall be responsible for the payment of water and sewer assessment and meter fees.
2. 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 Water Department at (208)888-5242 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.
3. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.

IX. FINDINGS

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

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

1. The map amendment complies with the applicable provisions of the comprehensive plan;
Commission finds annexation of the subject site with an R-2 zoning designation is consistent with the Comprehensive Plan LDR FLUM designation for this property.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;

Commission finds the size of the existing house and lot will be consistent with the purpose statement of the residential districts and if the accessory building is used as a secondary dwelling unit, would meet the recommendations of the Plan to provide a diversity of housing.

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

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

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

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

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

Commission finds the proposed annexation is in the best interest of the City if the property is developed in accord with City/Agency comments in Section VIII.