

EXHIBIT A



STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

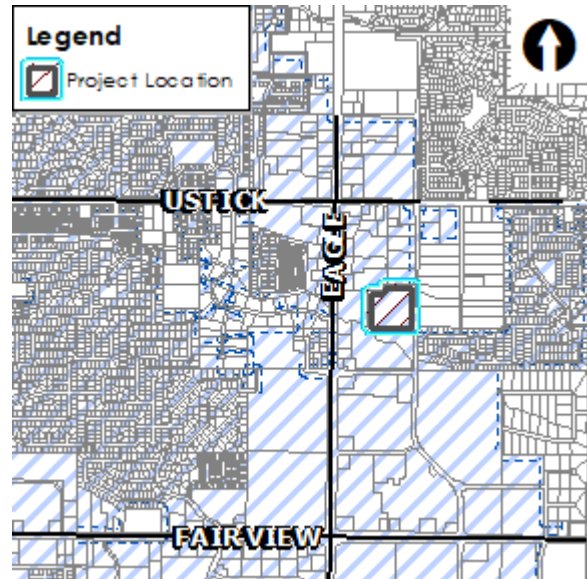
HEARING DATE: 10/21/2021

TO: Planning & Zoning Commission

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

SUBJECT: MCU-2021-0008
Village Apartments

LOCATION: 2600 N. Eagle Rd., in the NW ¼ of
Section 4, T.3N., R.1E. (Parcel
#S1104233730)



I. PROJECT DESCRIPTION

Modification to the previously approved conditional use permit (CUP-15-019) to update the conceptual development plan and building elevations and eliminate the requirement for pedestrian & vehicular connectivity/cross-access to be provided to the residential development to the north

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	11.38 acres	
Future Land Use Designation	Mixed Use – Regional (MU-R)	
Existing Land Use	Vacant/undeveloped land approved for a multi-family development (apartments)	
Proposed Land Use(s)	Multi-family residential	
Current Zoning	C-G (General Retail & Service Commercial District)	
Physical Features (waterways, hazards, flood plain, hillside)	The Milk Lateral runs across the northeast corner of the site within a 50' NMID easement and the Finch Lateral runs along the southwest boundary of the site within an 80' wide easement that partially encroaches on this site.	
Neighborhood meeting date; # of attendees:	8/11/21 & 8/12/21; 1 attendee (Henry Duskett)	
History (previous approvals)	AZ-03-021 (DA Inst. #104129529); PBA-14-005; MDA-15-012 [DA Inst. # 2017-121321] (removed subject property from previous DA); A-2017-0277 (CUP time extension);	

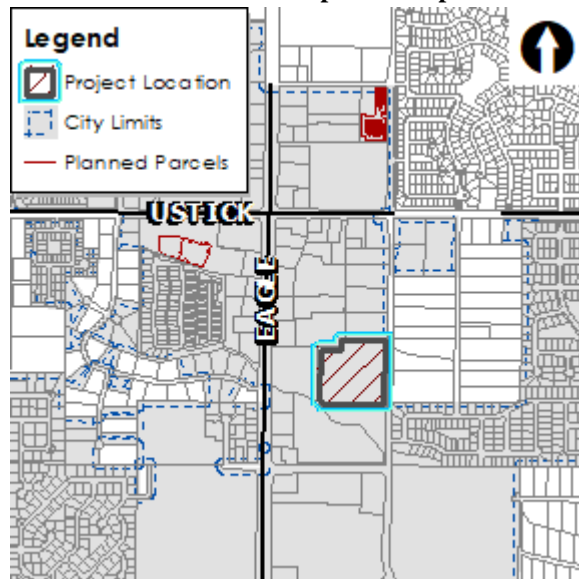
H-2019-0144 (CUP time extension – to expire on 12/15/21); A-2020-0115 (PBA ROS #12423)

Aerial Map



Zoning Map

Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Stephanie Hopkins, KM Engineering, LLP – 5725 N. Discovery Way, Boise, ID 83713

EXHIBIT A

B. Owner:

Derek Gasser, GFI – Meridian Investments, LLC – 74 East 500 South, Ste. 200, Bountiful, UT 84010

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date
Newspaper Notification	10/5/2021
Radius notification mailed to properties within 300 feet	10/5/2021
Site Posting Date	10/7/2021
Next Door posting	10/5/2021

V. STAFF ANALYSIS

The existing Conditional Use Permit (CUP-15-019) approved for the subject property is for a 336-unit multi-family development on 11.38-acres of land in the C-G zoning district with a gross density of 29.5 units per acre. Eleven (11) 4-story walk-up garden style structures [(10) 32-plexes and (1) 16-plex] containing a mix of 1- (136) and 2-bedroom (200) units and a 4,389 square foot clubhouse containing a business center, leasing office, exercise room, great room, a pool room and bike storage with a covered patio was proposed (see site plan & elevations in Section VII.A).

This application proposes to modify the site layout and building elevations and eliminate the requirement for pedestrian & vehicular connectivity/cross-access to be provided to the residential development to the north.

The same number of dwelling units (i.e. 336) are proposed among six (6) 4-story buildings, each containing 56 units, with elevators and internal access for security. A mix of 1-bedroom (200), 2-bedroom (120) and 3-bedroom (16) units are proposed. The two (2) residential buildings previously shown in the center of the development adjacent to the clubhouse and common area were removed and common open space with amenities and a clubhouse are now solely proposed in this area with multi-family structures around the perimeter. This change allows for a larger central open space area.

Note: Because the proposed use, number of multi-family units and height/number of stories of the structures isn't proposed to change, Staff deems the proposed development plan to be generally consistent with the site development plan included in the Development Agreement as required.

Specific Use Standards: The proposed multi-family development is subject to the specific use standards listed in UDC [11-4-3-27](#), Multi-Family Development. Plans submitted with the Certificate of Zoning Compliance application should demonstrate compliance with these standards.

Access: One (1) access is proposed via N. Records Ave., a collector street, at the east boundary of the site. A driveway connection is proposed at the southwest corner of the site to the multi-family development (Regency at River Valley) to the south and two (2) driveway connections are proposed to the west to the future commercial development for interconnectivity. **Staff recommends cross-access/ingress-egress easements are recorded granting access to these properties.**

EXHIBIT A

Staff is amenable to the request to remove the requirement for pedestrian and vehicular connectivity/cross-access to be provided to the residential development to the north as there is a sidewalk along Records Ave. that will provide pedestrian connectivity and UDC 11-3A-3A doesn't require vehicular cross-access/ingress-egress easements to be provided between residential properties.

Common Open Space: Based on the square footage of the living area of the proposed dwelling units [320 between 500-1,200 square feet (s.f.); and 16 over 1,200 square feet], a minimum of 85,600 s.f. (or 1.97 acres) of common open space that meets the standards in UDC [11-4-3-27C](#) is required. A total of 88,591 s.f. (or 2.03 acres) is proposed, which is 2,991 s.f. (0.07 of an acre) more than the minimum required in accord with UDC standards. The site is also within close proximity to Kleiner Park, a 60-acre public park, that is 600' +/- to the southeast of this property.

Amenities: For multi-family developments with 75 units or more, four (4) amenities are required with at least one (1) from each category (i.e. quality of life, open space and recreation); for developments with more than 100 units, the decision-making body shall require additional amenities commensurate to the size of the proposed development.

Site amenities are proposed from each of the required categories as follows: a clubhouse with a fitness center, dog washing station and bike repair station, a swimming pool with a spa/hot tub, a 50' x 100' open space area, gazebos, and a dog park in the central common area; linear open space areas in various locations; and walking paths. **Staff recommends children's play equipment is also provided; a detail of the equipment should be submitted with the Certificate of Zoning Compliance application.**

Off-Street Vehicle & Bicycle Parking: Off-street parking is required per the standards listed in UDC Table [11-3C-6](#) for multi-family developments. Based on (200) 1-bedroom, (120) 2-bedroom and (16) 3-bedroom units, a minimum of 572 spaces are required with 336 of those being in a covered carport or garage. A total of 582 spaces are proposed in excess of the minimum standards, including 12 ADA spaces, with 336 of those being covered – 7 garages buildings are proposed along with carports.

Based on 582 vehicle parking spaces, a minimum of 23 bicycle parking spaces are required that comply with the standards listed in UDC [11-3C-5C](#). A total of 25 spaces are proposed in excess of the minimum standards; four (4) bicycle racks are proposed at various locations for each building.

Landscaping: Landscaping should be provided in street buffers in accord with the standards listed in UDC [11-3B-7C](#). Internal common open space areas are required to be landscaped in accord with the standards listed in UDC [11-3G-3E](#). Parking lot and perimeter landscaping is required per the standards listed in UDC [11-3B-8C](#). Landscaping is required along all pathways in accord with the standards listed in UDC [11-3B-12C](#). **A landscape plan that complies with these standards is required to be submitted with the Certificate of Zoning Compliance application.**

Pathways: Pathways are proposed throughout the site through the central common area and between buildings. No multi-use pathways are depicted on the Pathways Master Plan on this site.

Waterways: The Milk Lateral crosses the northeast corner of the site and lies within a 50-foot wide NMID easement; the Finch Lateral runs along the southwest boundary of the site within an 80-foot wide easement which partially encroaches on this site. The existing Development Agreement (Inst. #[2017-121321](#)) requires the Milk Lateral to be piped in accord with UDC 11-3A-6A. If not already piped, the Finch Lateral where it lies on this site should be piped in accord with UDC [11-3A-6](#) unless used as a water amenity or linear open space as defined in UDC 11-1A-1.

Fencing: Any proposed fencing is required to comply with the standards listed in UDC [11-3A-7](#).

Stormwater: An adequate storm drainage system shall be required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow

EXHIBIT A

Best Management Practice as adopted by the City. **Storm drainage facilities should be depicted on the site/landscape plan.**

Building Elevations: A conceptual building elevation for the 4-story multi-family structures was submitted as shown in Section VII.D. Final design is required to comply with the design standards in the Architectural Standards Manual.

Wayfinding signage and clear addressing should be provided on buildings for emergency responders; coordinate with Joe Bongiorno, Fire Dept. and Terri Ricks, Land Development. The Applicant should coordinate with the Police Dept. on emergency access for the secured buildings.

Certificate of Zoning Compliance/Design Review: A Certificate of Zoning Compliance and Design Review application(s) is required to be submitted for the proposed use prior to submittal of building permit applications to ensure consistency with the provisions in the development agreement, conditions in Section VIII, UDC standards and design standards in the Architectural Standards Manual.

VI. DECISION

A. Staff:

Staff finds the proposed changes result in more diversity in rental options with the addition of 3-bedroom units, a larger central common open space area and in general, a higher quality of development. Therefore, Staff recommends approval of the proposed conditional use permit modification with the conditions included in Section VIII per the Findings in Section IX.

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

1. Summary of the Commission public hearing:

- a. In favor: Derek Gasser
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application: Bill Parsons
- 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. Modify condition #2c to not require a detail for the gazebos.

EXHIBIT A

VII. EXHIBITS

A. Previously Approved Site Plan & Building Elevations (CUP-15-019)

THE VILLAGE APARTMENTS

EAGLE ROAD MERIDIAN, IDAHO

OVERALL GENERAL SITE NOTES

SCALE: 1"=40'-0"
ZONING: C-6
TOTAL AREA: 11.38 ACRES
DENSITY PROPOSED: 29.5 D.U./ACRE

SITE NOTES:

NUMBER OF APARTMENT BUILDINGS: 11
NUMBER OF GARAGE BUILDINGS: 14
NUMBER OF DWELLING UNITS: 336
TOTAL PARKING REQUIRED/PROPOSED: 630/645
OPEN SPACES/2% HC: 236/6
COVERED SPACES REQUIRED/PROPOSED: 336/336
GARAGE SPACES/2% HC: 128/3
CARPORT SPACES/2% HC: 208/4

BICYCLE PARKING SPACES PROPOSED (1:25): 90

COMMON OPEN SPACE REQUIRED: 84,000 S.F.
336 D.U. x 250 S.F./D.U.= 84,000 S.F.
COMMON OPEN SPACE PROPOSED: 84,097 S.F.

MAX. BLD. HT PROPOSED 45'-6"
(MID POINT OF SLOPED ROOF)

SITE DEVELOPMENT AMENITIES PROPOSED:

- CLUBHOUSE
- FITNESS CENTER (WITHIN CLUBHOUSE)
- CHILDREN'S PLAY STRUCTURE
- SWIMMING POOL
- ENCLOSED BIKE STORAGE (WITHIN CLUBHOUSE)
- BIKE REPAIR STATION
- ON SITE STORAGE

DEVELOPER: DevCo, LLC
4824 W. FAIRVIEW
BOISE, IDAHO 83706
(208) 336-5355

LANDSCAPE: TO ENGINEERS
9777 CHINDEN BLVD.
BOISE, IDAHO 83714
(208) 323-2288

CIVIL ENGINEER/ CIVIL INNOVATIONS, LLC.
PO BOX 170811
BOISE, IDAHO 83717
(208) 884-8181

ARCHITECT/
PLANNER:



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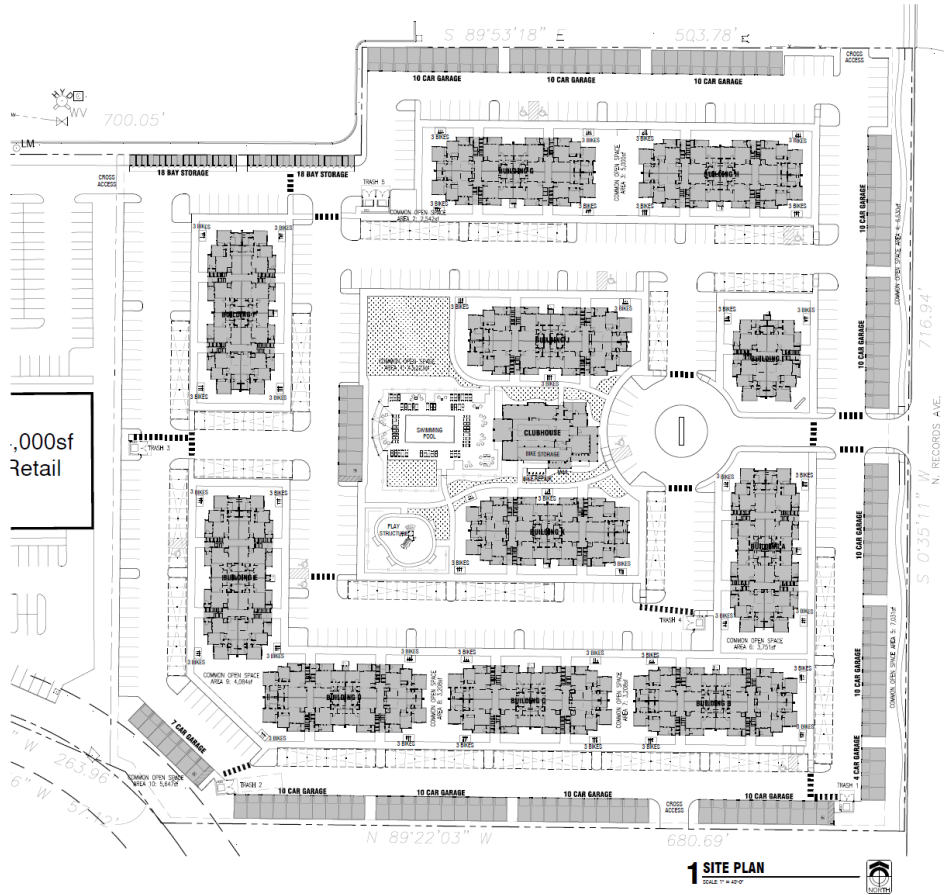
VILLAGE APARTMENTS

EAGLE ROAD
MERIDIAN, IDAHO



FILE
DATE
JULY 30, 2015
BY
DAVID RUBY, AIA
REVISIONS

SHEET
CZC1.0
ARCHITECTURAL SITE PLAN



1 SITE PLAN
SCALE 1"=40'



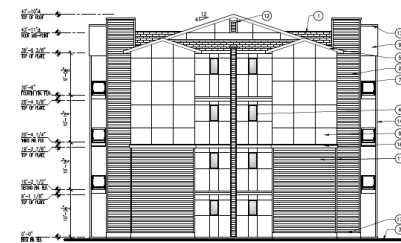
EXHIBIT A



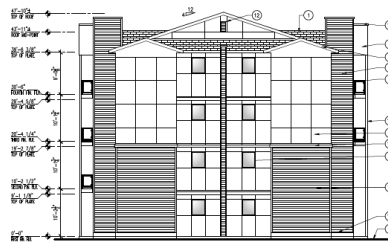
1 FRONT ELEVATION - BUILDING TYPE 2
SCALE 1/8" = 1'-0"



2 REAR ELEVATION - BUILDING TYPE 2
SCALE 1/8" = 1'-0"



3 LEFT ELEVATION - BUILDING TYPE 2
SCALE 1/8" = 1'-0"



4 RIGHT ELEVATION - BUILDING TYPE 2
SCALE 1/8" = 1'-0"

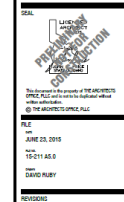
KEYNOTES

1. ARCHITECTURAL FINISHES PROVIDED KEY SYMBOLS.
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VILLAGE APARTMENTS

EAGLE ROAD
MERIDIAN, IDAHO



A5.0

BUILDING EXTERIOR
ELEVATIONS

TYPICAL RESIDENCE



FRONT



REAR



LEFT

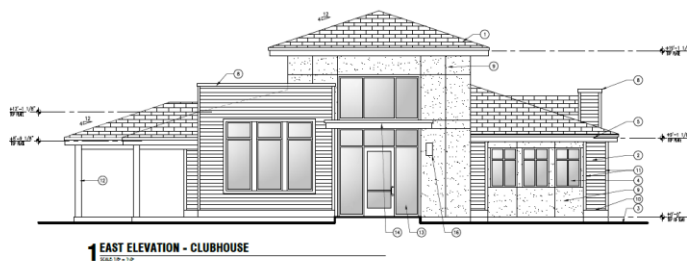


RIGHT

EXHIBIT A



Building Elevation Rendering



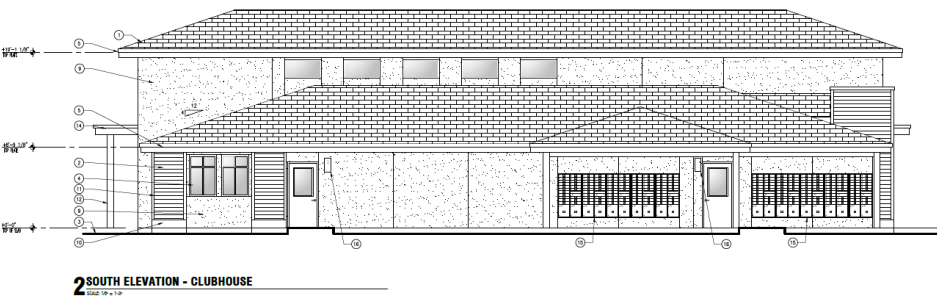
- KEYNOTES**
1. HORIZONTAL SLATED ROOFING
 2. WHITE STUCCO
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 19. HORIZONTAL SLATED ROOFING
 20. HORIZONTAL SLATED ROOFING



PROJECT
VILLAGE APARTMENTS
EAGLE ROAD
MERIDIAN, IDAHO

DATE
AUGUST 21, 2019
BY
S.D. HILL
PROJECT
AC5.0
CLUBHOUSE
EXTERIOR ELEVATIONS

CLUBHOUSE



-
- TAO**
THE ARCHITECTS OFFICE
444 MAIN STREET (204) 343-2941
PO BOX 10400 TADIRANO.COM

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CLUBHOUSE
EXTERIOR ELEVATIONS



EXHIBIT A

B. Proposed Site Plan (dated: 8/27/2021)

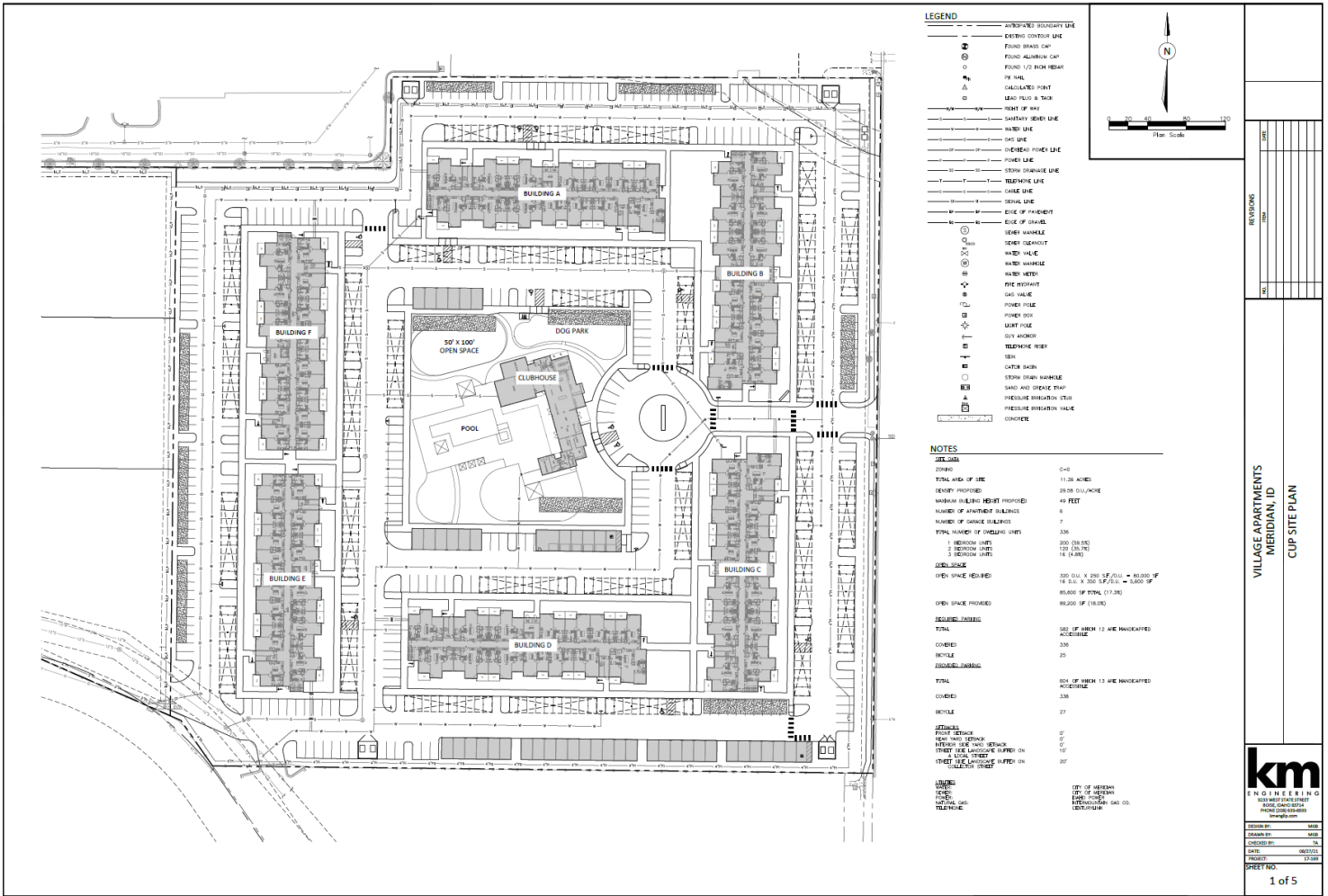
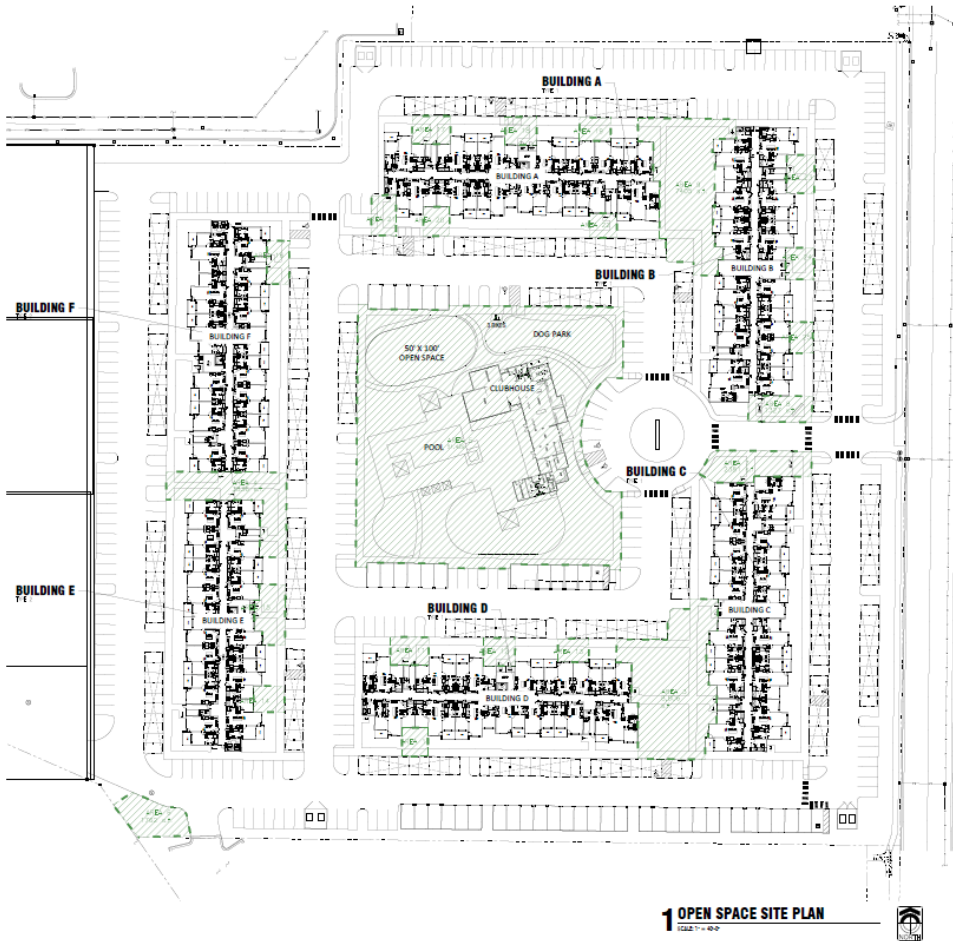


EXHIBIT A

C. Open Space Exhibit (dated: 10/15/2021)



OPEN SPACE

EAGLE ROAD

MERIDIAN, IDAHO



OPEN SPACE RESOURCES

AREA	AREA	AREA	AREA
RESOURCES	RESOURCES	RESOURCES	RESOURCES
AREA 1	AREA 2	AREA 3	AREA 4
AREA 5	AREA 6	AREA 7	AREA 8
AREA 9	AREA 10	AREA 11	AREA 12
AREA 13	AREA 14	AREA 15	AREA 16
AREA 17	AREA 18	AREA 19	AREA 20
AREA 21	AREA 22	AREA 23	AREA 24
AREA 25	AREA 26	AREA 27	AREA 28
AREA 29	AREA 30	AREA 31	AREA 32
AREA 33	AREA 34	AREA 35	AREA 36
AREA 37	AREA 38	AREA 39	AREA 40
AREA 41	AREA 42	AREA 43	AREA 44
AREA 45	AREA 46	AREA 47	AREA 48
AREA 49	AREA 50	AREA 51	AREA 52
AREA 53	AREA 54	AREA 55	AREA 56
AREA 57	AREA 58	AREA 59	AREA 60
AREA 61	AREA 62	AREA 63	AREA 64
AREA 65	AREA 66	AREA 67	AREA 68
AREA 69	AREA 70	AREA 71	AREA 72
AREA 73	AREA 74	AREA 75	AREA 76
AREA 77	AREA 78	AREA 79	AREA 80
AREA 81	AREA 82	AREA 83	AREA 84
AREA 85	AREA 86	AREA 87	AREA 88
AREA 89	AREA 90	AREA 91	AREA 92
AREA 93	AREA 94	AREA 95	AREA 96
AREA 97	AREA 98	AREA 99	AREA 100

OPEN SPACE PROVISIONS

AREA 1	AREA 2	AREA 3	AREA 4
AREA 5	AREA 6	AREA 7	AREA 8
AREA 9	AREA 10	AREA 11	AREA 12
AREA 13	AREA 14	AREA 15	AREA 16
AREA 17	AREA 18	AREA 19	AREA 20
AREA 21	AREA 22	AREA 23	AREA 24
AREA 25	AREA 26	AREA 27	AREA 28
AREA 29	AREA 30	AREA 31	AREA 32
AREA 33	AREA 34	AREA 35	AREA 36
AREA 37	AREA 38	AREA 39	AREA 40
AREA 41	AREA 42	AREA 43	AREA 44
AREA 45	AREA 46	AREA 47	AREA 48
AREA 49	AREA 50	AREA 51	AREA 52
AREA 53	AREA 54	AREA 55	AREA 56
AREA 57	AREA 58	AREA 59	AREA 60
AREA 61	AREA 62	AREA 63	AREA 64
AREA 65	AREA 66	AREA 67	AREA 68
AREA 69	AREA 70	AREA 71	AREA 72
AREA 73	AREA 74	AREA 75	AREA 76
AREA 77	AREA 78	AREA 79	AREA 80
AREA 81	AREA 82	AREA 83	AREA 84
AREA 85	AREA 86	AREA 87	AREA 88
AREA 89	AREA 90	AREA 91	AREA 92
AREA 93	AREA 94	AREA 95	AREA 96
AREA 97	AREA 98	AREA 99	AREA 100

TOTAL: 84,000 SF (LARGEST OF MORE THAN REQUIRED)

OPEN SPACE AS A PERCENTAGE OF TOTAL SITE: 10%

NOTE: ALL OPEN SPACES ARE GREATER THAN 400 SF, AND HAVE MINIMUM LENGTHS AND WIDTHS OF 20 FEET.

VILLAGE APARTMENTS

EAGLE ROAD
MERIDIAN, IDAHO

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DATE: OCTOBER 15, 2021
BY: DAVID RUBY, AIA

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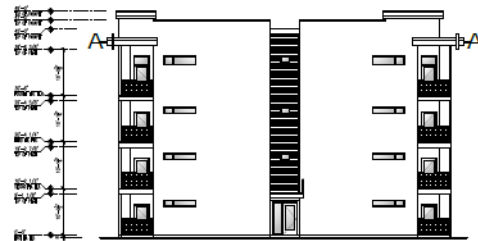
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OPEN SPACE EXHIBIT

EXHIBIT A

D. Proposed Conceptual Building Elevation



TYPICAL SIDE ELEVATION
SCALE 3/32" = 1'-0"



TYPICAL END ELEVATION
SCALE 3/32" = 1'-0"



PROJECT
VILLAGE APARTMENTS
EAGLE ROAD
MERIDIAN, IDAHO

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FILE
DATE OCTOBER 14, 2021
BY DAVID RUBY, AIA

REVISIONS

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A5.0
EXTERIOR ELEVATIONS

EXHIBIT A

VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

1. All future development shall comply with the provisions in the existing Development Agreement (MDA-15-012 [DA Inst. #[2017-121321](#)]) and the site plan, open space exhibit, amenities, submitted with this application and with the associated conditions of approval contained herein.
2. The site/landscape plan submitted with the Certificate of Zoning Compliance application shall include the following:
 - a. Demonstrate compliance with the specific use standards listed in UDC [11-4-3-27](#) Multi-Family Development, including but not limited to the following:
 - (1) All on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be depicted on the plan and be located in areas not visible from a public street, or shall be fully screened from view from a public street as set forth in UDC 11-4-3-27B.2.
 - (2) Depict the location of the property management office, maintenance storage area, a central mailbox location (including provisions for parcel mail) that provide safe pedestrian and/or vehicle access, and a directory and map of the development at an entrance or convenient location for those entering the development.
 - (3) Depict landscaping along the foundations of all street facing elevations as set forth in UDC 11-4-3-27E.2, as follows: the landscaped area shall be at least 3-feet wide and have an evergreen shrub with a minimum mature height of 24 inches for every 3 linear feet of foundation. The remainder of the area shall be landscaped with ground cover plants.
 - b. Depict children's play equipment in the central common area.
 - c. Include a details for the children's play equipment ~~and gazebos~~.
 - d. Depict a 20-foot wide street buffer along N. Records Ave., measured from the back of curb, landscaped per the standards listed in UDC [11-3B-7C](#).
 - e. Depict all proposed storm drainage facilities; landscaping shall comply with the standards listed in UDC [11-3B-11C](#).
 - f. Include a calculations table that demonstrates compliance with the landscape standards listed in UDC [11-3B-7C](#) (street buffer), [11-3B-8C](#) (parking lot), [11-3B-12C](#) (pathway), and [11-3G-3E](#) (common open space).
3. Submit floor plans for the units with the Certificate of Zoning Compliance application that demonstrate compliance with the private usable open space requirements in UDC 11-4-3-27B.3 (a minimum of 80 square feet is required for each unit).
4. The Milk Lateral shall be piped as set forth in the existing Development Agreement (Inst. #[2017-121321](#)) in accord with UDC 11-3A-6B. If not already piped, if the Finch Lateral lies on this site it shall also be piped in accord with UDC [11-3A-6B](#) unless used as a water amenity or linear open space as defined in UDC 11-1A-1.
5. The development is required to record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features as set forth in

EXHIBIT A

UDC 11-4-3-27F; submit a copy of this recorded document to the Planning Division with the first Certificate of Zoning Compliance application.

6. A cross-access/ingress-egress easement shall be granted to the properties to the west (Parcel #S1104233650) and to the south (Parcel #R0748300210) in the locations where driveways are depicted on the site plan; a recorded copy of these easements shall be submitted with the Certificate of Zoning Compliance application for this development.
7. Wayfinding signage and clear addressing shall be provided on buildings for emergency responders. Coordinate with Joe Bongiorno, Fire Dept. and Terri Ricks, Land Development.
8. Coordinate with the Police Dept. on emergency access to the secured buildings.
9. A Certificate of Zoning Compliance (CZC) application shall be submitted and approved for the proposed use prior to submittal of a building permit application. An Administrative Design Review application shall be submitted concurrently with the CZC application to ensure consistency with the standards in the Architectural Standards Manual.

B. PUBLIC WORKS

SITE SPECIFIC CONDITIONS

1. No water or sewer infrastructure was shown with this record. Any new water or sewer infrastructure must be reviewed by Public Works.
2. Water must be connected to North Records Ave to the east.

GENERAL CONDITIONS

3. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
4. 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.
5. 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. 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.
6. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
7. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.

EXHIBIT A

8. 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.
9. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
10. 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.
11. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
12. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
13. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
17. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
18. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
19. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
20. 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.

EXHIBIT A

IX. FINDINGS

Conditional Use (UDC 11-5B-6)

Findings: The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The Commission finds the site is large enough to accommodate the proposed development and meet all dimensional and development regulations of the C-G zoning district.

2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.

The Commission finds the proposed use will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section VIII of this report.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Commission finds the design, construction, operation and maintenance of the proposed use should be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Commission finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section VIII of this report.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Commission finds the proposed use will be served by essential public facilities and services as required.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Commission finds the proposed use will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Commission finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

The Commission finds the proposed use will not result in the destruction, loss or damage of any such features.

9. Additional findings for the alteration or extension of a nonconforming use:

EXHIBIT A

- a. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

This finding is not applicable.

- b. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

This finding is not applicable.