

EXHIBIT B

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



In the Matter of the Request for annexation, Comprehensive Plan Map Amendment and Preliminary Plat, by Emily Mueller, Idaho Holdings.

Case No(s). H-2025-0057

For the City Council Hearing Date of: July 14, 2026 (Findings on July 28, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of July 14, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of July 14, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of July 14, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of July 14, 2026, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.
7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of July 14, 2026, incorporated by reference. The conditions are concluded to be



reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for annexation, Comprehensive Plan Map Amendment, and Preliminary Plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of July 14, 2026, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, acquire building permits, and commence construction of permanent footings, install underground City utilities, or record a final plat. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the conditional use comply with the current provisions of Meridian



City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of July 14, 2026



By action of the City Council at its regular meeting held on the 28th day of July, 2026.

COUNCIL PRESIDENT JOHN OVERTON

VOTED AYE

COUNCIL VICE PRESIDENT ANNE LITTLE ROBERTS

VOTED AYE

COUNCIL MEMBER DOUG TAYLOR

VOTED

COUNCIL MEMBER LUKE CAVENER

VOTED

COUNCIL MEMBER LIZ STRADER

VOTED AYE

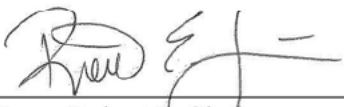
COUNCIL MEMBER BRIAN WHITLOCK

VOTED AYE

MAYOR ROBERT SIMISON

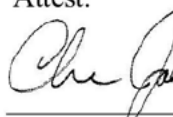
VOTED

(TIE BREAKER)



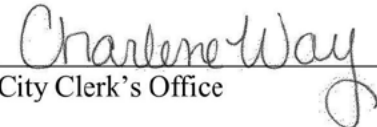
Mayor Robert E. Simison 7-28-2026

Attest:

Chris Johnson 7-28-2026
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By:  _____ Dated: 7-28-2026
City Clerk's Office

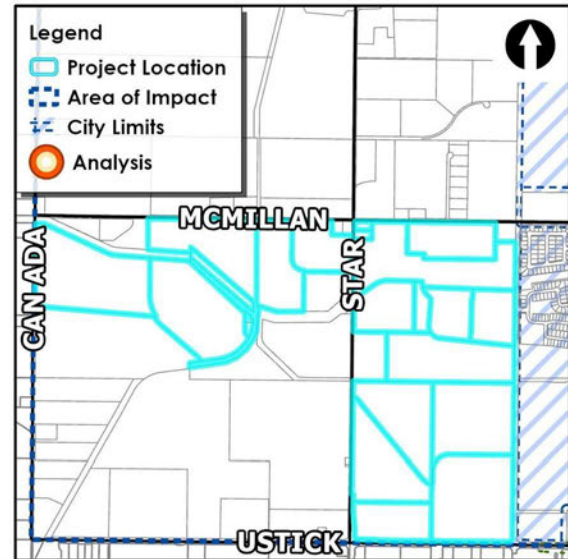


COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 7/14/2026
TO: Mayor & City Council
FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org
APPLICANT: Emily Mueller, Idaho Holdings
SUBJECT: H-2025-0057
The Fields – AZ, CPAM, PP

LOCATION: South of McMillan Road, north of Ustick and between Can Ada Road and Owyhee Storm Avenue, generally located in the N ½ of Section 31, T. 4N., R.1W and the W ½ of Section 32, T.4N., R.1W



I. PROJECT OVERVIEW

A. Summary

- Annexation and zoning of approximately 480.26 acres from RUT in Ada County to the proposed zoning districts of Community Business (C-C) (42.87 acres), Neighborhood Business (C-N) (45.64 acres), Medium Density Residential (R-8) (194.44 acres), Medium-High Density Residential (R-15) (100.63 acres), Traditional Neighborhood Residential (TN-R) (45.05 acres), and Light Industrial (I-L) (51.64 acres);
- Preliminary Plat consisting of 979 ~~985~~ total lots on approximately 200.06 acres. This includes 895 ~~899~~ residential lots (598 ~~602~~ single-family detached units and 200 ~~297~~ single-family attached units), 67 ~~70~~ common lots, 2 private alley lots, and 15 ~~14~~ common drive lots. The development is proposed within the R-8 (157.48 acres) and R-15 (44 acres) zoning districts; and
- Comprehensive Plan Map Amendment for approximately ±45.63 acres of land in the Mixed-Use Community and Medium Density Residential to Commercial (29.09 acres) and Medium High Density Residential (16.54 acres) AND approximately ±45.64 acres of land from General Industrial to Civic for the future City park.

B. Issues/Waivers

Sewer

- Sewer service is **not currently available** to the site.
- Service is anticipated upon the completion of the future lift station and gravity trunkline in the McMillan corridor which is currently expected by the end of 2026.

C. Directors Determination

The Community Development and Public Works Directors made a director's determination to allow for the annexation of the subject development without sewer services being available. Currently, the city is installing a sewer trunkline in McMillan Road that will ultimately serve the site.

D. Recommendation

- Staff recommends approval.

E. Decision

Approved

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	All the parcels are vacant except for parcels S0432336251, S0432223400 and S0432223120	-
Proposed Land Use(s)	Residential, Commercial, Industrial, Public Park	-
Existing Zoning	RUT	VII.A.2
Proposed Zoning	R-8, R-15, TN-R, C-C, C-N, I-L	
Adopted FLUM Designation	Medium Density Residential, General Industrial, Medium-High Density Residential, Mixed-Use Community	VII.A.3
Proposed FLUM Designation	Commercial, Civic, and Medium-High Density Residential	

Table 2: Process Facts

Description	Details
Preapplication Meeting date	12/9/2025
Neighborhood Meeting	12/4/2025
Site posting date	4/17/2026

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.K
• Comments Received	Yes/Staff Report	-
• Commission Action Required	No	-
• Access	N. Owyhee Avenue and N. Star Road/Existing Collector and Arterial Roads	-
• Traffic Level of Service	Not applicable at this time	-
ITD Comments Received	No Comment	IV.L
Meridian Fire	No Comment	
Meridian Police	No Comment	
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Sewer service is not currently available to the site.	
• Impacts or Concerns	Yes; Sewer is not available and won't be made available until the city completes the trunk line in McMillan and a developer pulls the sewer to the site.	
Meridian Public Works Water		IV.B
• Distance to Mainline	Water available at the site	
• Impacts or Concerns	No – will need to provide a well lot	
School District(s)	West Ada School District	IV.J
• Capacity of Schools	Pleasant View Elementary – 625 (Program Capacity)	-
	Star Middle School - 1000	
	Owyhee High School - 1800	
• Number of Students Enrolled	Pleasant View Elementary - 747	-
	Star Middle School - 1014	
	Owyhee High School - 1887	

Note: See section IV. City/Agency Comments & Conditions for comments received. [The Fields AZ, CPAM, PP H-2025-0057](#) (copy this link into a separate browser.)

Figure 2: ACHD Summary Metrics

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
McMillan Road Star to Owyhee Storm	N/A	Minor Arterial	494	Better than "E"
Star Road Ustick to Achievement	3,000-feet	Minor Arterial	362	Better than "E"
**Ustick Road	1,270-feet	Principal Arterial	1,323	"F"
Owyhee Storm Avenue	1,775-feet	Collector	405	Better than "D"

**Ustick Road is currently under construction to be widened to 5 lanes. This is a joint project with Nampa Highway District and will support ITD's SH-16 extension. Ustick Road is anticipated to operate at an acceptable level of service planning threshold after the widening project is completed.

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

* Acceptable level of service for a three-lane principal arterial is "E" (880 VPH).

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for McMillan Road west of Owyhee Storm Avenue was 6,074 on 5/15/2024.
- The average daily traffic count for Star Road north of Ustick Road was 8,149 on 5/15/2024.
- The average daily traffic count for Ustick Road east of Can Ada Road was 24,219 on 5/21/2025.
- The average daily traffic count for Owyhee Storm Avenue was north of Ustick Road was 5,087 on 5/15/2024.

ACHD Planned Improvements

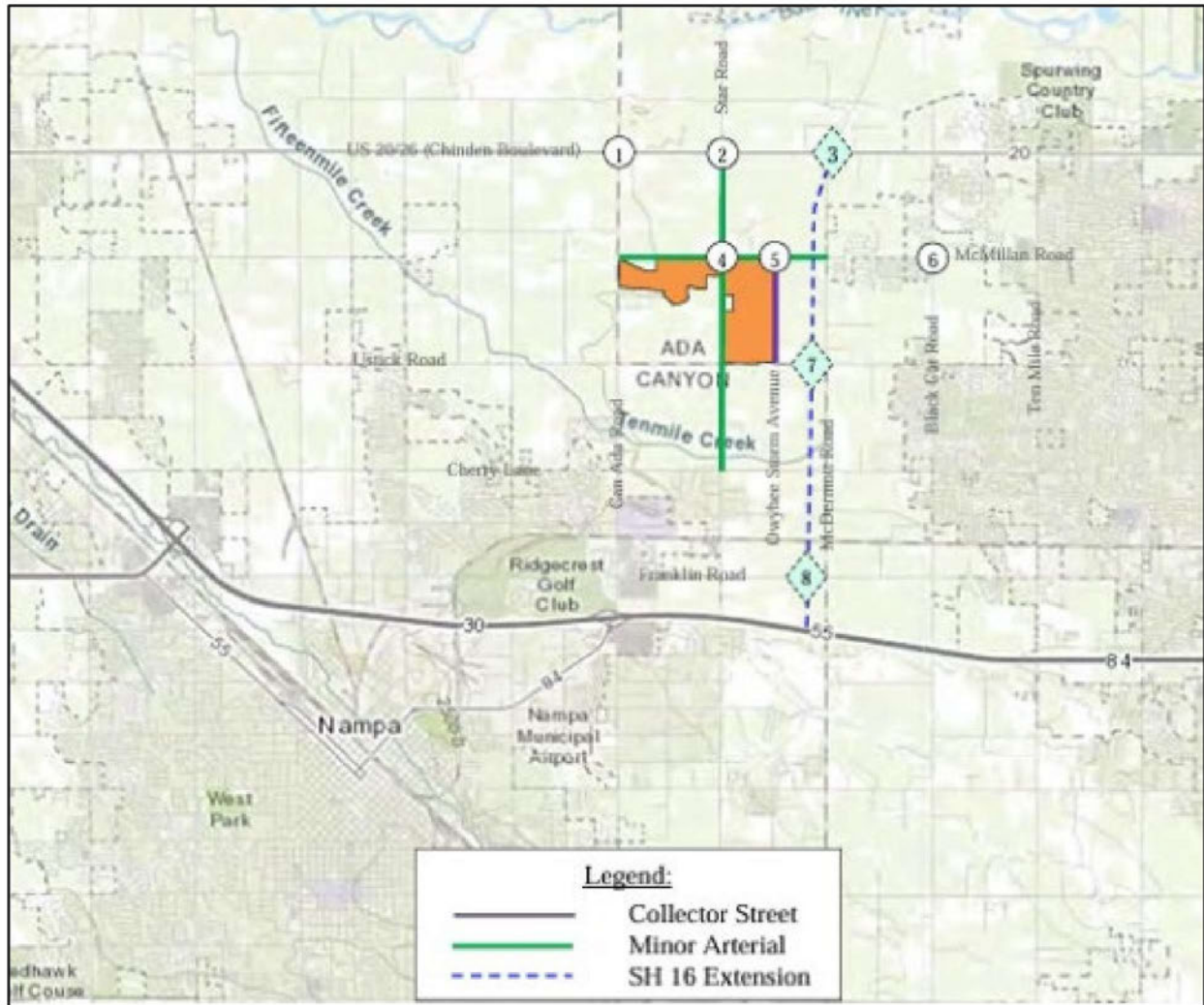
1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Ustick Road is scheduled in the FYP to be widened to 5-lanes from the Phyllis Canal to Owyhee Storm Avenue in 2026.
- Ustick Road is scheduled in the FYP to be widened to 5-lanes from McDermott Road to Black Cat Road in 2027.
- The intersection of Ustick Road and Can Ada Road is scheduled in the FYP to be widened to 5-lanes on the north leg, 5-lanes on the south, 6-lanes east and 6-lanes on the west leg and signalized in 2028.
- Star Road is listed in the CIP to be widened to 3-lanes from Ustick Road to McMillan Road between 2041 and 2045 (Project #1190).
- McMillan Road is listed in the CIP to be widened to 3-lanes from Star Road to McDermott Road between 2041 and 2045 (Project #0950).
- The intersection of Star Road and Chinden Boulevard (US 20/US 26) is listed in the CIP to be widened to 7-lanes on the north leg, 7-lanes on the south, 9-lanes east and 8-lanes on the west leg between 2031 and 2035 (Project #0260).

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

Traffic Impact Study

The purpose of the study was to provide a planning level roadway and intersection analysis for the full build out of The Fields and to highlight roadway and intersection improvements due to site generated traffic of the master plan at full build out. The traffic impact study area for The Fields master plan includes adjacent roadways and intersections and was extended to beyond those to allow for analysis of all the traffic impacts. The study area included 8 intersections and 8 roadway segments as shown below.



As noted above, the study evaluated the developments impact on the study area intersections and roadways for the build out year 2040. The traffic impact study also provided an evaluation of what improvements may be needed beyond those planned in ACHD's CIP.

The tables below include the intersection and roadway segments in the traffic impact study and note existing travel lanes and intersection configurations, what improvements are planned in the CIP and MSM, and what improvements would be needed beyond those in the CIP/MSM to mitigate the total traffic impacts of The Fields in 2040.

Fields Subdivision – Roadway Segments (2040 Total Traffic)

	Roadway	Location	Lane Configuration		
			Existing	CIP/MSM	TIS Needs
1	*McMillan Rd	Can Ada Rd to Star Rd	2	3	2
2		Star Rd to Owyhee Storm Ave	2	3/3	5
3		Owyhee Storm Ave to McDermott Rd	2	3/3	3
4	Star Rd	US 20/26 to McMillan Rd	2	3/5	5
5		McMillan Rd to Collector St A	2	3/5	3
6		Collector St A to Ustick Rd	2	3/5	3
7		Ustick Rd to Cherry Ln (Canyon County)	2	N/A	5/NA
8	Owyhee Storm Ave	McMillan Rd to Ustick Rd	2	N/A	5

*McMillan Road is shown as a future 3 lane roadway on the MSM, however ACHD is preserving 100-feet of right-of-way (5-lane) along the McMillan Road corridor.

Fields Subdivision – Intersections (2040 Total Traffic)

	Intersection	Existing Configuration	CIP Configuration	Build-Out Total (Minimum needed for ACHD Thresholds)
①	Can Ada Rd / US 20/26	3 x 2 TWSC	No CIP Improvements	8 x 4 Signal
②	Star Rd / US 20/26	7 x 4 Signal	8/9 x 7 Signal	9/9 x 7 Signal
③	SH 16 SB-Ramp / US 20/26	6/7 x 4 Signal (Under Construction)	No CIP Improvements	8/9 x 4 Signal
	SH 16 NB-Ramp / US 20/26	6/7 x 4 Signal (Under Construction)	No CIP Improvements	7/8 x 4 Signal
④	Star Rd / McMillan Rd	3 x 3 Signal	2 x 2 RAB	3/5 x 6/5 Signal
⑤	Owyhee Storm Ave / McMillan Rd	2/3 x 3 Signal	No CIP Improvements	3/3 x 3 Signal
⑥	Black Cat Rd / McMillan Rd	2 x 2 Signal	2 x 1 RAB	3/4 x 5 Signal 2 x 2 RAB
⑦	Ustick Rd / SH 16 SB-Ramp	7/8 x 3 Signal (Under Construction)	No CIP Improvements	7/8 x 4 Signal
	Ustick Rd / SH 16 NB-Ramp	8/7 x 3 Signal (Under Construction)	No CIP Improvements	8/7 x 4 Signal
⑧	Franklin Rd / SH 16	7 x 4 Signal (Under Construction)	No CIP Improvements	7 x 4 Signal

West Ada School District

West Ada School District has experienced significant and sustained growth in student enrollment during the last ten years. Based on current enrollment data specific to the area surrounding this proposed development, we estimate a development consisting of 901 single-family units and 0 multi-family units could house approximately 442 school aged children. Approval of this application will affect enrollments at the following schools in West Ada School District based on 2026-2027 School Boundaries.

<u>School</u>	<u>Capacity of School</u>	<u>Number of Students Enrolled</u>
<u>Ponderosa Elementary School</u>	<u>525 (Program Capacity)</u>	<u>365</u>
<u>Star Middle School</u>	<u>1000</u>	<u>1056</u>
<u>Owyhee High School</u>	<u>1800</u>	<u>1807</u>

City of Meridian Information Pertaining to West Ada School District Enrollment

West Ada School District (WASD) uses a Student Generation Rate (SGR) to determine what impact future development will have on enrollments. Using WASD's SGR, the following is City staff's assessment: The SGR for Pleasant View Elementary School is 0.49 for single-family and 0.20 for multi-family. Based on the submitted application materials, the proposed project will contain 899 single family units and 0 multi-family units resulting in approximately 442 school-aged children across all grade levels. The proposed project is within the following school boundaries, currently, and approval of the project may affect enrollments at these schools:

<u>School</u>	<u>Capacity of School</u>	<u>Number of Students Enrolled</u>
<u>Pleasant View Elementary School</u>	<u>625 (Program Capacity)</u>	<u>747</u>
<u>Star Middle School</u>	<u>1000</u>	<u>1014</u>
<u>Owyhee High School</u>	<u>1800</u>	<u>1887</u>

The School Generation Rate for Pleasant View Elementary School is 0.49 for single-family and 0.20 for multi-family. Portions of the project outside the preliminary plat do not have current proposed units. Using the Comprehensive Plan allowed density ranges, Staff is estimating low and high dwelling unit totals outside the proposed Preliminary Plat (see table below). Staff completed a projection for student generation in the remainder of the project. The total project area, including the preliminary plat (899 units), can allow a maximum count of 1210 single family units and 645 multi-family units, resulting in approximately 722 school-aged children across all grade levels. The proposed project is within the following school boundaries, currently, and approval of the project may affect enrollments at the schools listed in the table below.

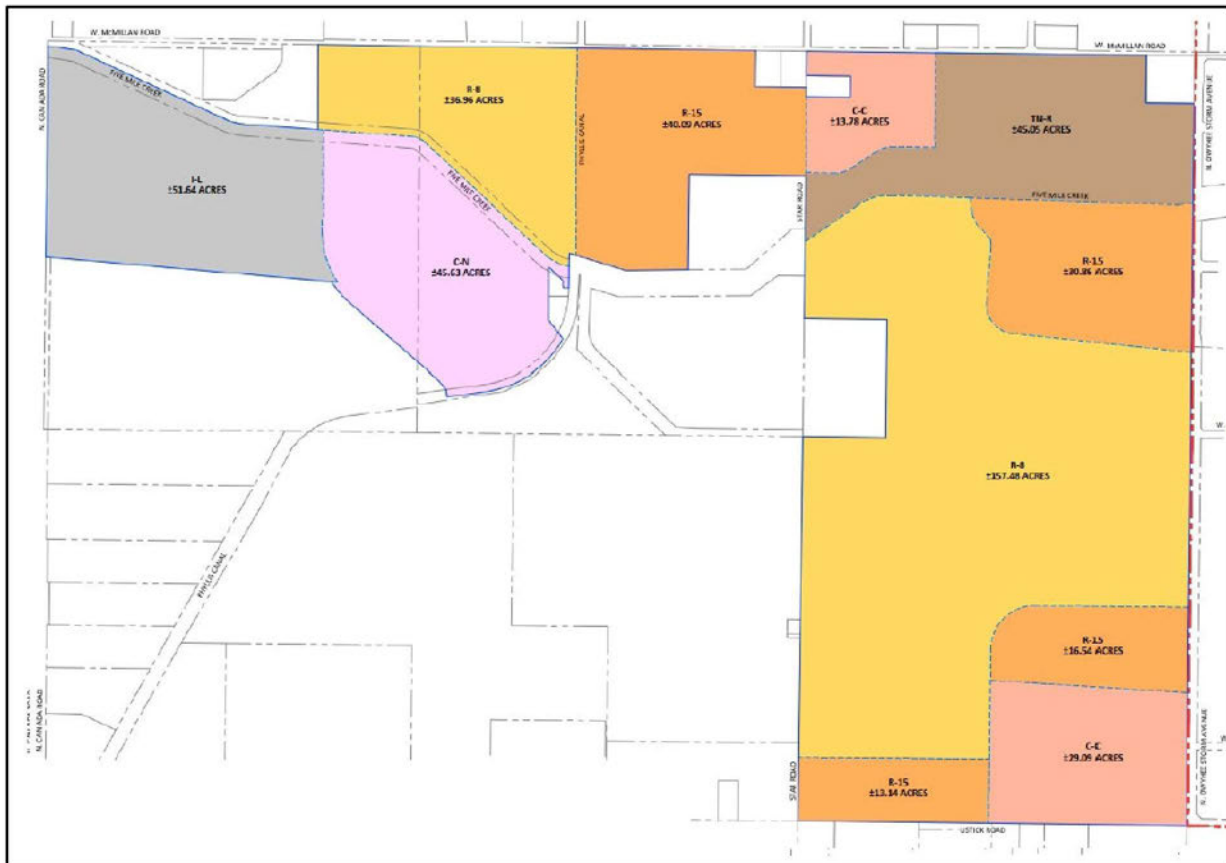
<u>Future Land Use Map</u>	<u>Acres</u>	<u>Projected Dwelling Unit (Min)</u>	<u>Projected Dwelling Units (Max)</u>
Medium Density Residential (3.0 – 8.0 DU per acre)	38.66	116	309
Med-High Density Residential (8.0 – 12.0 DU per acre)	53.73	161	645
Total (Excluding Preliminary Plat)	92.39	277	954
Preliminary Plat Proposal	201.48	901	901
Project Total (Including Preliminary Plat)	293.87	1178	1855

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The proposed annexation and development spans across 480 acres of land with the future land use map (FLUM) designations ranging from Medium Density Residential, Medium High Density Residential, Mixed-Use Community and General Industrial. The applicant is proposing zoning designations of Neighborhood Business District (C-N), Community Business District (C-C), Light Industrial District (I-L), Traditional Neighborhood Residential District (TN-R), R-8 and R-15. NOTE: Some of these zones are predicated on the Council approving the concurrent Comp Plan Amendment, specifically the C-N zoned property and the area located at the NWC of Owyhee Storm and Ustick.



Zone	Acres
C-C Community Business	42.87
C-N Neighborhood Business	45.63
R-8 Medium Density Residential	194.44
R-15 Medium High Density Residential	100.63
TN-R Traditional Neighborhood	45.05
I-L Light Industrial	51.64
TOTAL	480.26

The proposed project falls within the Fields Subarea Plan and will be required to adhere to the design standards listed in the plan. It is important to note that sewer is not currently available to serve the proposed development. However, the city is in the process of constructing the Can-Ada Lift Station and extending sewer infrastructure along McMillan Road, with completion anticipated in late 2026 or early 2027. The Community Development Director and Public Works Director determined that even though this property cannot be served by City sewer, that we can annex it due to it being contiguous and the City is currently constructing the sewer trunkline in McMillan Road.

Water is available along Ustick and McMillan Roads, west to Owyhee Storm Avenue. Portions of Owyhee Storm have mainlines installed, though extensions west will be required to serve additional areas. The developer is required to provide a well lot measuring at least 140 by 140 feet, located along Five Mile Creek, near or west of Star Road. Water service to the site will be extended from an existing system to the east, within Owyhee Storm Avenue. Depending on the timing and phasing of this and nearby developments, additional offsite water improvements may be necessary. Access to the site must be provided via an easement from the road to the north.

In coordination with the City's Public Works Department, the applicant has agreed to indicate the well site location with the project's second preliminary plat application and donate the site concurrent with recording of the applicable final plat thereafter.

Because not all municipal services are not yet available, a final plat will not be accepted until such services are in place. The applicant will be required to comply with the design elements in the Field Sub-Area Plan, Comprehensive Plan, and Unified Development Code.

The applicant is proposing a Comprehensive Plan Map Amendment to change the FLUM designation for parcel #S0432346751 from Mixed-Use Community and Medium Density Residential to Commercial and parcel #S0431131200 from General Industrial to Civic.

The concept plans submitted with the annexation application, excluding the Westveil plat, are intended for illustrative purposes only. They depict how the property could potentially develop and integrate with the overall Fields development. A more detailed review and analysis is provided for the proposed Comprehensive Plan Map Amendment and the Westveil preliminary plat.

All other Planning Areas, once sewer service is readily available at the site, will be required to submit a modification to the development agreement, a preliminary plat (if further subdivision is proposed), and an updated concept plan consistent with the design elements outlined in the Field Subarea Plan.

The following are the current and proposed Future Land Use Map (FLUM) designations associated with this application:

Industrial

- This designation allows a range of uses that support industrial and commercial activities. Industrial uses may include warehouses, storage units, light manufacturing, flex, and incidental retail and offices uses. Sample zoning include: I-L and I-H.

Civic

- The purpose of this designation is to preserve and protect existing and planned municipal, state, and federal lands for area residents and visitors. This category includes public lands, law enforcement facilities, post offices, fire stations, cemeteries, public utility sites, public parks, public schools, and other government owned sites within the Area of City Impact.

Mixed-Use Community (MU-C)

The purpose of the Mixed-Use Community designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to integrate a variety of uses, including residential, and to avoid mainly single-use and strip commercial type buildings.

In reviewing development applications, the City will consider the following items in MU-C areas:

- Development must comply with the Functional Integration principles for development in all Mixed Use areas.
- Residential uses are expected to comprise between 20% and 50% of the development area, with gross densities ranging from 6 to 15 units/acre (of the residential area).
- Supportive and proportional public and/or quasi-public spaces and places should comprise a minimum of 5% of the development area are required.
- Where the development site has transit available or stops are planned, an additional 15% of the site may be dedicated to residential uses. Alternatively, this bonus may be applied where the development site is within one-mile of planned transit stops or an identified employment area, and where last-mile transportation features are incorporated into the site including thoughtfully located and integrated ride share parking, commensurate with potential trip capture. Other innovations to reduce traffic and/or parking impacts and capture local trips may be considered.
- Sample uses appropriate in MU-C areas include: All MU-N categories, community scale grocers, clothing stores, garden centers, hardware stores, restaurants, banks, drive-thru facilities, auto service station, retail shops, and other appropriate community-serving uses. Sample zoning includes: R-15, R-40, TN-R, TN-C, C-C, and L-O.

Medium Density

- This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

Medium High Density Residential

- The Medium Density Residential is designation allows for a mix of dwelling types including townhouses, condominiums, and apartments. Residential gross densities should range from eight to twelve dwelling units per acre. These areas are relatively compact within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments need to incorporate high quality architectural design and materials and thoughtful site design to ensure quality of place and should also incorporate connectivity with adjacent uses and area pathways, attractive landscaping and a project identity.

Comprehensive Plan Policies to support the proposed development:

- 2.01.01G - Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.
- 2.01.01H - Locate higher density housing near corridors with existing or planned transit, Downtown, and in proximity to employment centers.
- 2.01.02D - Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian's present and future residents.
- 2.02.01A - With new subdivision plans, require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.
- 2.02.01C - Require all new residential neighborhoods to provide complete streets, consistent with the Transportation and Land Use Integration Plan.
- 2.02.01D - Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity.
- 2.03.01 - Jointly plan and site schools and subdivisions to ensure mutual benefits, neighborhood identity, and community health.
- 3.03.03F - 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.
- 3.07.01A - Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.
- 3.01.01C - Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).
- 5.01.02C - Promote area beautification and community identity through context sensitive building and site design principles, appropriate signage, and attractive landscaping.
- 6.01.01H - Require pedestrian access connectors in all new development to link subdivisions together and to promote neighborhood connectivity as part of a community pathway system.
- 6.01.02C - Require new development to establish street connections to existing local roads and collectors as well as to underdeveloped adjacent properties.

Table 4: Project Overview

Description	Details
History	RUT Ada County
Phasing Plan	7
Residential Units	895 985
Open Space	Required: R-8 – 23.62 acres/ Submitted: 33.62 acres Required: R-15 – 6.14 acres/ Submitted: 9.79 acres
Amenities	Required – 40 points Submitted -
Physical Features	Teeter Drain, Sky Pilot Drain, Fivemile Creek, Williams Pipeline
Acreage	200.06
Lots	979 985 (598 602 single-family detached, 200 299 single-family attached, 67 70 common lots, 15 common drives, and 2 private alley lots)
Density	4.27 du/acre

B. Comprehensive Plan Map Amendment

The applicant is proposing a Comprehensive Plan Map Amendment to change 40-acres (parcel no. S0431131200) from General Industrial to Civic. This parcel is owned by the City of Meridian and staff believes a Civic designation is the most appropriate and consistent classification for public park land and will better reflect the intended long-term use of the property. The proposed

amendment is aligned with the Fields Subarea Plan requirement that this area within the safety buffer of the Intermountain Gas facility be developed only with non-residential uses. The site is planned for development as a large community park designed to serve both nearby neighborhoods and the broader Meridian community. The park includes sufficient acreage to accommodate a variety of recreational needs, support community gatherings and events, and provide amenities that contribute to a high quality of life. Adequate on-site parking will be an essential component of the design to ensure accessibility for all users.

The applicant is also proposing a Comprehensive Plan Map Amendment to change 45-acres (parcel no. S0432346751) at the northwest corner of W. Ustick Road and N. Owyhee Storm Avenue from Medium Density Residential and Mixed-Use Community to Medium High Density Residential and Commercial. The applicant states the amendment creates the amount of commercial area necessary to support a large anchor tenant and a functional mix of commercial uses to serve the planned residential development in the area. The site is located directly across from Owyhee High School and has immediate access to Ustick Road and the new State Highway 16 interchange. These factors make it a strong fit for regional-focused commercial and other commercial-compatible uses. The applicant believes this amendment supports the City of Meridian's planning goals by expanding commercial services on a major transportation corridor. The amendment also enables the 15-acres north of the commercial shopping area to be developed for multifamily housing, promoting efficient land use, providing opportunities for housing near schools, employment, and major transportation routes.

Staff's analysis of the CPAM requests is as follows:

1. Alignment with Existing Uses:

Parcel No. S0431131200

- The public and private parks within the Civic designation are principally permitted.
- Under the General Industrial designation, public and private parks require a Conditional Use Permit.

2. Alignment with Existing Uses:

Parcel No. S0432346751

- For residential zoning districts, multifamily is only allowed in the R-15 and R-40 districts with the approval of a Conditional Use Permit.
- R-15 would be at the high end of the Medium Density Residential designation for units per acre not allowing the density needed to help support the commercial portion of the property.
- Mixed-Use Community requires 20% to 50% of the development to be residential. This would limit the amount of commercial development for that area. The Commercial designation with the C-C zoning allows the entire portion to have a variety of businesses for the area.

3. Compatibility and Planning Goals:

Parcel No. S0431131200

- C-N Zone Characteristics: Suitable for the small scale convenience with limited hours of operation with access to an arterial or collector.
- Surrounding Zoning: The properties surrounding the parcel are zones as follows:
 - West – Rural Urban Transition (RUT) proposed to be annexed in and zoned Light Industrial (I-L). FLUM designation of General Industrial.
 - East - Rural Urban Transition (RUT), FLUM designation of Medium High Density Residential.
 - North - Rural Urban Transition (RUT) proposed to be annexed in and zoned R-8. FLUM designation of Medium Density Residential.

- South - Rural Urban Transition (RUT), with a FLUM designation of General Industrial.

Parcel No. S0432346751

- C-C Zone Characteristics: Suitable for a larger scale and broadest mix of retail, office, service, and light industrial uses, especially near interstate or arterial intersections.
- Surrounding Zoning: The properties surrounding the parcel are zones as follows:
 - North/West - Rural Urban Transition (RUT) proposed to be annexed in and zoned R-8 and R-15. FLUM designation of Medium Density Residential.
 - South - Rural Urban Transition (RUT), outside of the City's area of impact.
 - East – Owyhee High School currently zoned R-8 with a FLUM designation of Civic and Mixed-Use Community.

4. Site Design and Community Impact:

Parcel No. S0431131200

- The nearest existing public parks in the area are Seasons Neighborhood Park or Keith Bird Legacy Neighborhood Park which are both outside a preferred half-mile walkability radius.
- The general placement of the park serves as a buffer between the Intermountain Gas Facility and neighborhoods.

Parcel No. S0432346751

- The Medium High Density Residential designation, along with the R-15 zoning, will increase the number of rooftops, helping to support the commercial portion of the property.
- Changing the FLUM designation to Commercial and the zoning to C-C will support the proposed businesses within the Owyhee Center.

Given the proximity to the Intermountain Gas Facility and it is a requirement of the Fields Subarea Plan to place a park in this location staff finds that the requested Civic FLUM designation and C-N zoning is appropriate for this location for Parcel No. S0431131200.

Parcel No. S0432346751 currently carries two different FLUM designations (Medium Density Residential and Mixed-Use Community) and is bisected by the Sky Pilot Drain. Given these conditions, staff finds the proposed Medium High Density Residential and Commercial FLUM designations, along with the corresponding R-15 and C-C zoning, appropriate for the site. The Medium High Density Residential designation supports a higher residential density, which in turn helps sustain and complement the adjacent commercial uses.

C. Fields Specific Area Plan

The project is located within the Fields Subarea Plan, which is bounded by Ustick Road, McDermott Road, Chinden Boulevard (US Highway 20/26), and Can-Ada Road. The Fields Subarea Plan was adopted on December 21, 2021, by Resolution No. 21-2302.

The Fields Subarea encompasses approximately four square miles in the northwest portion of Meridian and represents one of the City's final major growth areas. The plan provides a framework to guide development in a manner that is consistent with the vision of the Meridian Comprehensive Plan by supporting expansion of the employment base while integrating high-quality neighborhoods, parks, pathways, and schools. The area is adjacent to the City of Star's impact area to the north and the City of Nampa's impact areas to the south and west.

The vision for the Fields Subarea is to create a series of interconnected, community-oriented neighborhoods organized around a central mixed-use activity center. This center is planned at the

intersection of Star Road and McMillan Road and is envisioned as a pedestrian-oriented “Main Street” environment featuring a central green, integrated civic and commercial uses, and direct connections to the Five Mile Creek pathway. A variety of residential types including vertically integrated, live-work, and medium-to high-density housing will support and activate this core area.

The plan emphasizes connectivity through an enhanced greenway and pathway system. Several waterways including Five Mile Creek and its feeder, the Phyllis Canal, the West Tap Sublateral, and the Sky Pilot Drain are anticipated to include pathways along their corridors. These improvements will allow the Fields Subarea to connect to the broader Meridian pathway network, with regional linkages extending west into Nampa and north into Star and the Boise River system.

Educational facilities are also integrated into the plan. Owyhee High School is located at the southeast corner of the Subarea, just south of a planned elementary school site. Two additional school sites have been identified on the Future Land Use Map in coordination with the West Ada School District, though final siting has not yet been determined.

Infrastructure planning is ongoing to support future development. Historically, sanitary sewer service extended only as far west as Owyhee Storm Avenue. Development further west will require construction of the Can-Ada Lift Station, along with associated pressure lines and gravity trunk lines, which are anticipated to be completed by the end of 2026/early 2027.

Water service is currently available along Ustick and McMillan Roads, extending west to Owyhee Storm Avenue. While portions of Owyhee Storm Avenue have existing water mainlines, additional extensions will be necessary to serve future growth. An additional well will also be required to adequately serve the full Subarea.

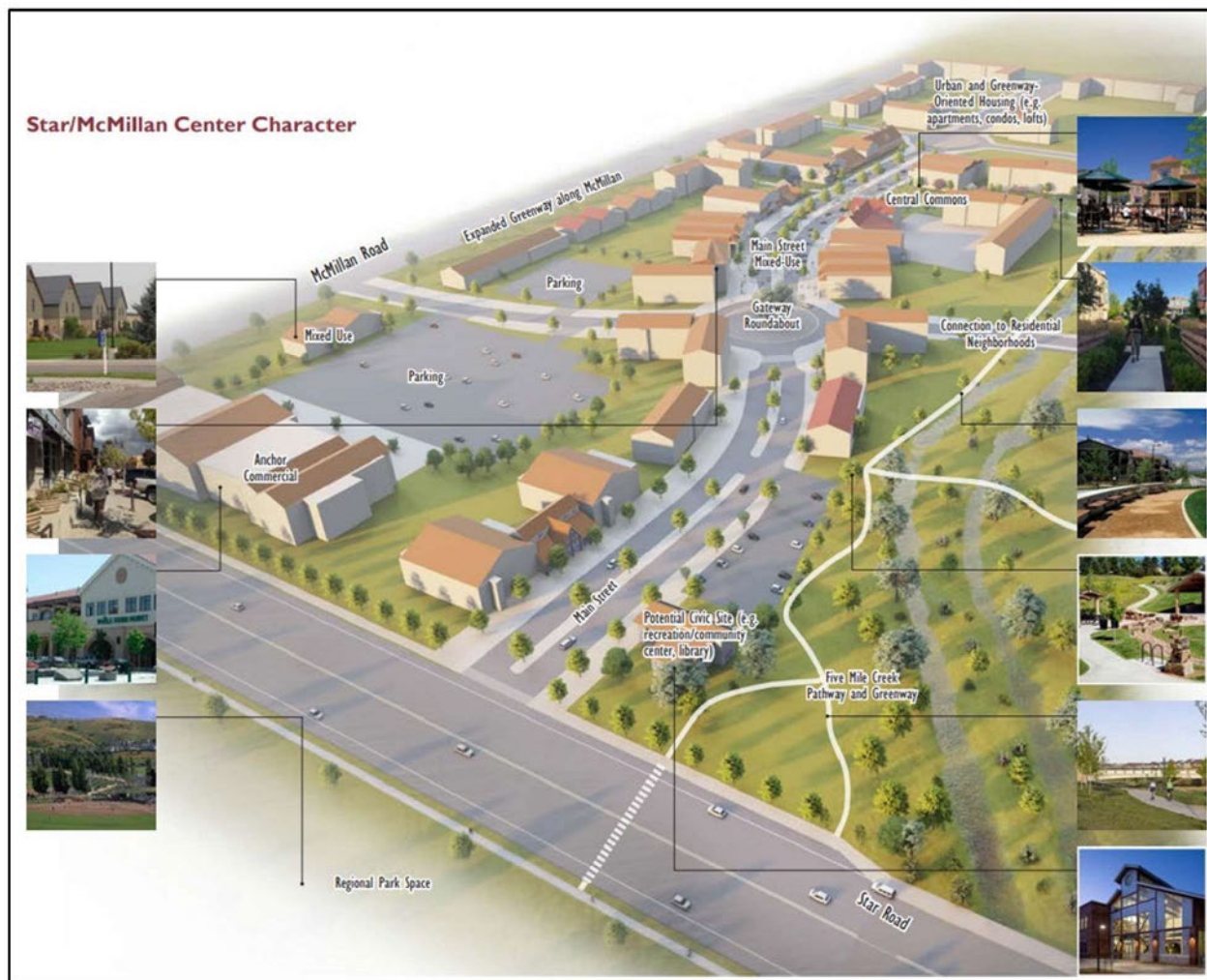
In addition to the central mixed-use core, the Fields Subarea Plan identifies the Fields Business Park at the northeast corner of Can-Ada Road and Ustick Road as a hub for light industrial and flex uses. This area will benefit from access to SH-16 while also incorporating walkable connections to surrounding neighborhoods and the regional pathway system.

Mixed-use commercial areas are planned along Ustick Road and Chinden Boulevard to take advantage of high-visibility locations. These areas are intended to generate lower traffic volumes than more intensive commercial corridors and to provide uses that complement rather than compete with the smaller-scale neighborhood services located within the central mixed-use core.

In accord with the Fields Sub-Area Plan, the general character, design, and identity of this area shall have a cohesive theme that is “modern rural,” which applies to housing, amenities, streetscape/open space, and retail/commercial. Additionally, some of the other thematic design elements that contribute to the desired character of the area should be adhered to such as lighting, fencing (e.g. split rail), landscaping (e.g. tall fescues, dry creek materials, wildflowers, street trees, etc.), public art, on-street bike lanes and/or off-street multi-use pathways, signage (e.g. metal roof on sign), etc. – see the Character Framework – Amenities (pg. 3-12) and Streetscape (pg. 3-13) in the Plan for more information. A high-quality design is expected in this area.

When developing this area, the City should be cognizant of entitlement impacts and encourage efficient growth east to west or provide the right partnerships to improve the efficiency/benefit. The Fields Subarea Plan discourages leapfrog development closer to the future lift station but further from other City services.

Star McMillan Mixed-Use Center



The Star and McMillan mixed-use center is intended to be focused around a traditional main street and highly integrated pedestrian-oriented environment. As evidenced in the Star/McMillan Center Schematic Concept (Fields SAP 3-16) the “main street” is intended to run east-west between Star Road and Owyhee Storm Avenue.

Buildings are intended to orient towards the main street consistent with a traditional main street environment. The center should be internally oriented, with the main street being the center of focus. Main street-style mixed use buildings should front on the east-west collector, with on-street parking. The area should be pedestrian oriented with ground floor buildings transparency that enriches the pedestrian experience by allowing people to see activity inside and outside of the buildings. Buildings with auto-oriented activity separating the pedestrian from the building activity are not consistent with this vision.

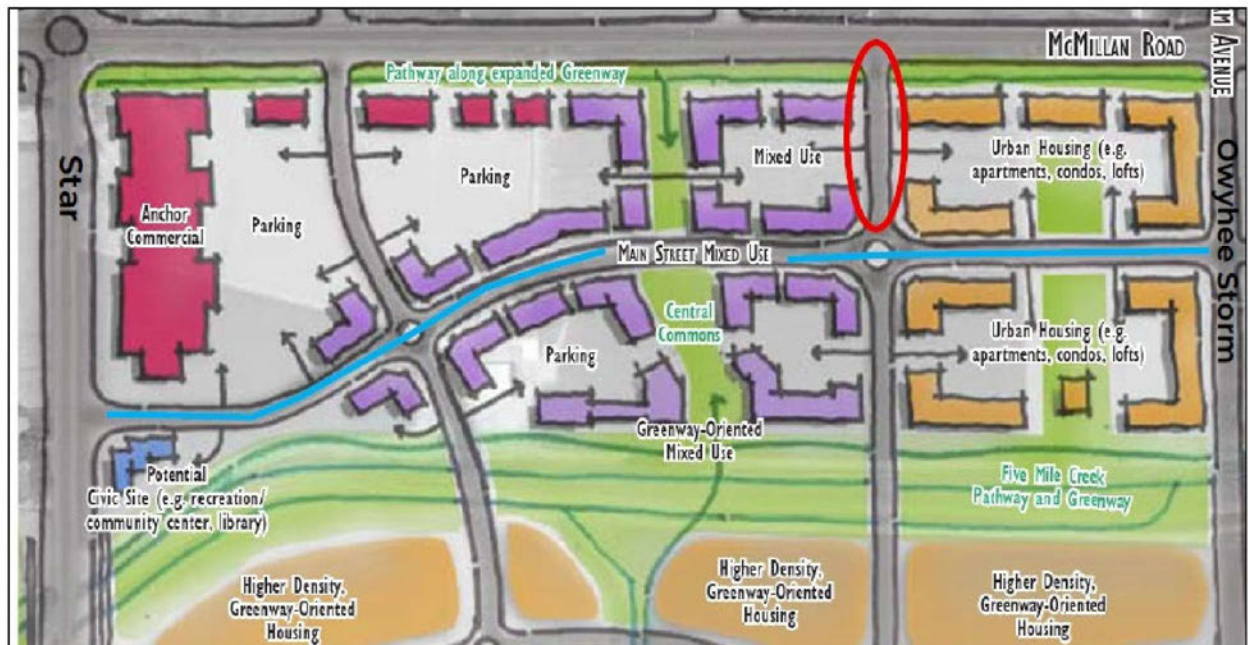
Staff are not opposed to the general layout of the north-south connection as shown in [Exhibit VII.Q](#); however, this is not considered the planned main street element of the Center.

Further alignment with the Fields Plan is needed to enhance the east-west planned traditional main street. See page 3-19 “Star/McMillan Center Character” for reference.

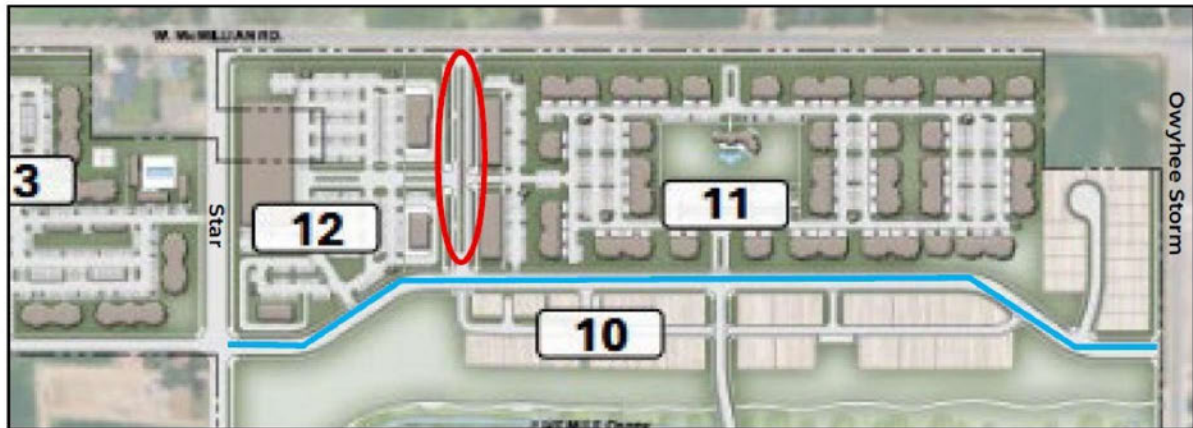
The applicant submitted a concept plan for the proposed annexation area with emphasis on the McMillan Center (Star/McMillan Center), Owyhee Center (Mixed-Use Center), and the Westveil Subdivision Preliminary Plat, showing how these planning areas will develop.

The concept plan for the McMillan Center (Star/McMillian Center) features a north/south entrance from W. McMillian Road with two (2) drive thrus along the west side of the entrance road. This does not meet the intent of the Fields Subarea Plan as this area is supposed to be focused around the proposed main street and be a highly integrated pedestrian-oriented environment. Drive thrus along the main street deos not support a pedestrian-oriented environment. The McMillian Center (Star/McMillian Center) will be prohibit drive thrus along the main street. Drive thrus in this area shall be limited to tier ones such as a bank or pick up order drive thru. The proposed concept plan will need to be revised to show how the commercial portion integrates with the residential units.

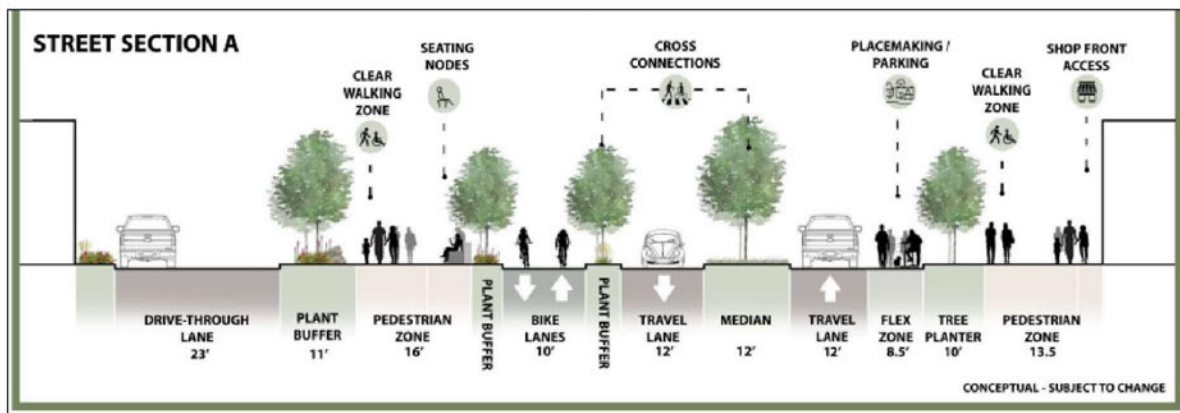
The applicant is proposing this area be zoned Traditional Neighborhood Residential (TN-R) which has a minimum density of 6 dwelling units per acre. Per UDC 11-2D-6, in the TN-R district, a minimum of two (2) housing types, including, but not limited to, single-family dwellings with attached garages, single-family dwellings with detached garages, single-family dwellings with alley loaded garages, single-family dwellings with alley loaded garages facing a mew, townhouses, and multifamily dwellings, shall be required on any subdivision submittal or planned unit development application. The proposal will also need to meet the requirements outlined in UDC 11-4-3-27 for multifamily. If approved, the Development Agreement shall be modified and a new Development Agreement shall be created to govern this area.



As stated in ACHD's staff report date April 9, 2026 for the Annexation and Comprehensive Plan Amendment, the Fields Subarea Plan identifies a new east/west roadway extending between Owyhee Storm Avenue and Star Road, two (2) entry roundabouts, and north/south roadways to intersect McMillan Road to provide access to the site.



The applicant's concept plan includes a north/south roadway cross section (red) extending from McMillian Road south to the east/west main street style roadway (blue).

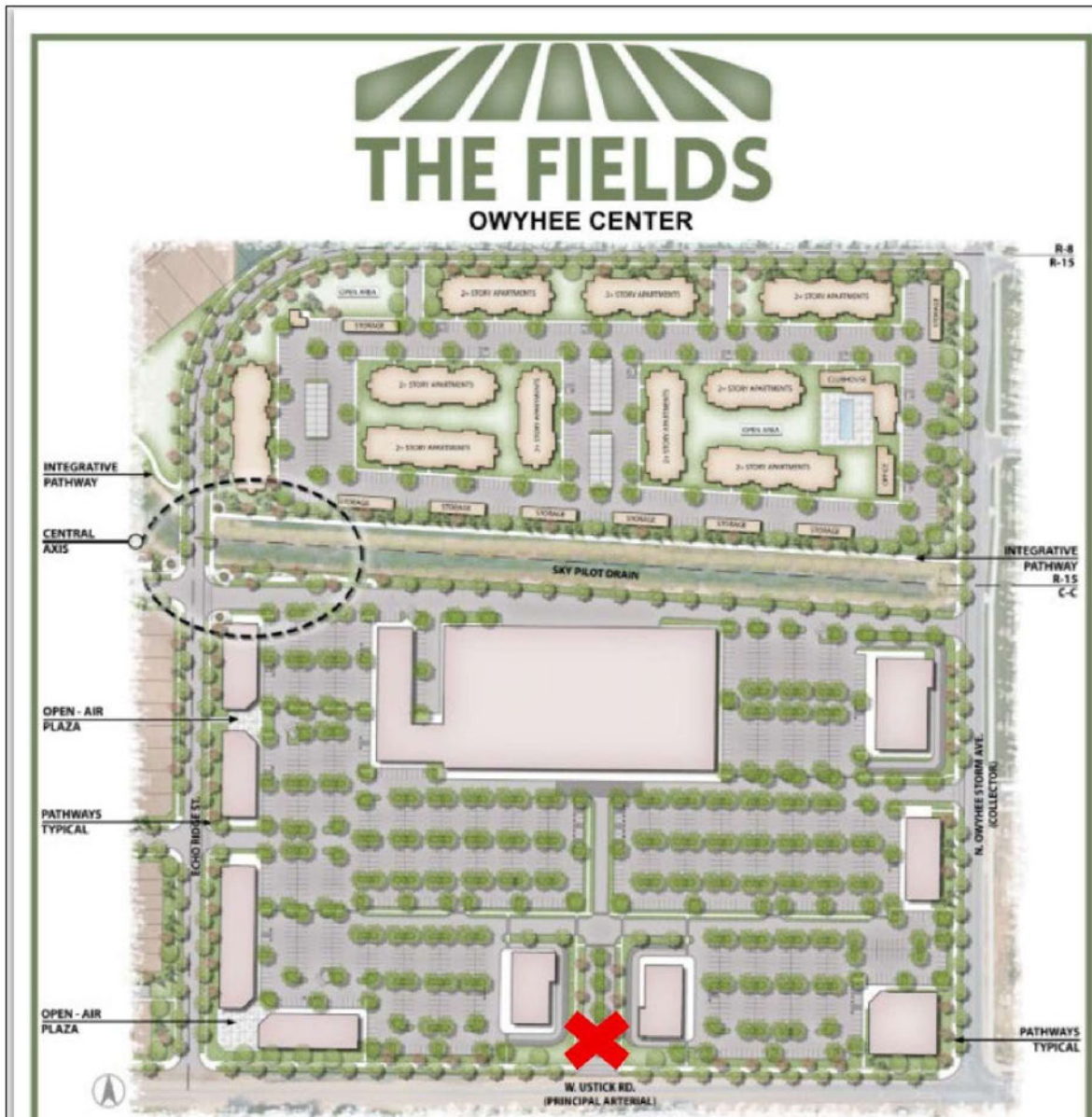


Based on the proposed street section above, ACHD has safety concerns specific to the transitions of the separated two-way bike lanes to the adjacent bike facilities and the width of the planter strips/buffers proposed. ACHD is recommending and staff concurs a wider pedestrian zone is needed which includes bike facilities, and all planter strips/buffers will need to be a minimum width of 8-feet and landscape medians will need to be minimum width of 12-feet for street trees. Bulb-outs will need to be designed to align at the intersection and provide a minimum pavement width of 24-feet, measured from back of curb to back of curb.

The east/west main street roadway (blue) should be constructed as a local commercial street with 10-foot wide multi-use pathways or concrete sidewalks. ACHD will coordinate the street section and amenities desired by the applicant and the City as part of their review of the preliminary plat for this phase of the development.

Mixed-Use Center (Owyhee Center)

The concept plan for the Mixed-Use Center (Owyhee Center) shows retail at the southeast corner of Owyhee Storm Avenue and Ustick Road. The concept plan shows a driveway onto Ustick Road and a local street network that will provide access to commercial development. Ustick Road is classified as a principal arterial roadway that will provide direct access to SH-16. ACHD and the City's policy prohibits direct lot access to an arterial if the site has frontage on a lesser classified roadway. In this case the site will be proposing frontage on Owyhee Storm Avenue, a collector roadway, and a new public street, Echo Ridge Street. Because the site will have access to two (2) lesser classified roadways direct access to Ustick Road for the Owyhee Center shall be prohibited.



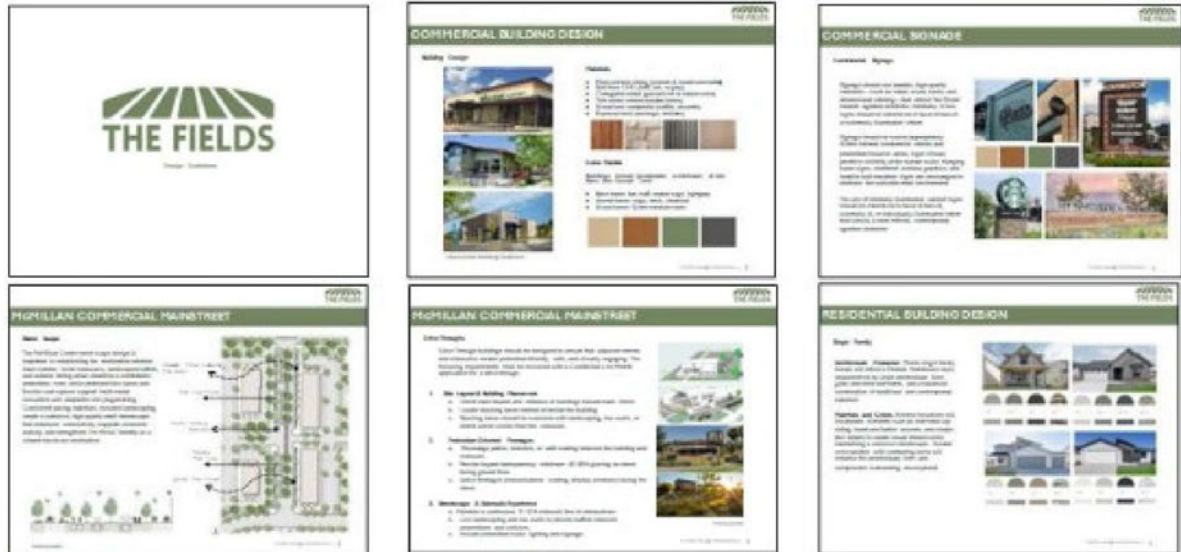
The concept plan also shows a multifamily development on the property north of the Sky Pilot Drain. The multifamily development shows a pathway connection along Echo Ridge Street leading to the commercial development with benches along the pathway. The multifamily development will be required to meet the specific use standards requirements outlined in UDC 11-4-3-27.

The applicant is required submit a revised concept plan which meets the elements of the Fields Subarea Plan for the mixed-use center and modify the development agreement to create a new development agreement to govern the development in this area.

Fields Design Guidelines

The applicant is proposing design guidelines for the development of the proposed annexation area. All future development of the proposed annexation area shall be guided by and required to comply with project-specific design guidelines. This guideline will be incorporated into the current and future development agreements. The design guidelines will adhere to UDC design requirements while ensuring development of the project embodies the “modern rural” thematic vision of the Fields Subarea Plan.

The design guideline manual states the guidelines are intended to ensure high-quality commercial and residential buildings, along with thoughtfully designed site development and landscaping that: embrace the area's history using enduring, high-quality building materials and design practices; foster a pedestrian-friendly, connected environment that supports a vibrant mix of business, living, and recreation; and enhance long term investment and property values for residents and businesses.



Overall Development Program

Land Use Designation	Approx. Acreage	Residential					Commercial		
		Allowable Density Range		Total Units		Average	Approx. Acreage	FAR	SF
		Low	High	Low	High				
Medium-High Density Residential	180	8	12	1,440	2,160	1,800	-	-	-
Medium Density Residential	800	3	8	2,400	6,400	4,400	-	-	-
Low Density Residential	70	0	3	40	60	50	-	-	-
Parks & Open Space	225	-	-	-	-	-	-	-	-
Schools (Civic)	125	-	-	-	-	-	-	-	-
Mixed-Use Community	30	6	15	180	450	315	40	0.35	610,000
Mixed-Use Regional	10	6	40	60	400	230	40	0.25	436,000
Mixed-Use Interchange	-	-	-	-	-	-	70	0.15	458,000
Mixed-Use Non-Residential	-	-	-	-	-	-	60	0.10	262,000
Industrial	-	-	-	-	-	-	160	0.05	349,000
Totals	1,440	-	-	4,120	9,470	6,795	370	-	2,115,000

Notes: The table above is intended to show approximate ranges of land uses that can be anticipated in the area. The table reflects residential density ranges adopted within the Comprehensive Plan. Assumptions for commercial values are based on typical averages from uses supported within designation types. Because mixed use areas vary, the following assumptions are used within the context of future land use purpose text and descriptions: The Star/McMillan Center and Star/Ustick center assume 40% residential; Chinden centers assume 20% residential. Commercial uses are broken down as follows: MU-C and MU-R assumes 90% commercial and 10% governmental/other; MU-NR assumes 50% office, 40% office/flex, and 10% other; and MU-I assumes 50% office, 30% governmental/other, and 20% flex.

The Development Program is intended to provide an estimate for understanding service needs and general allocation and balance of uses. Because these are for broad land use areas, and generalized, these are not prescriptive standards intended for case by case review. As shown above, estimated square footage for retail and office uses are expected to take nearly 50 years to fully build out, while industrial and flex space markets could be built out in only 15 years. The City should consider the aggregated commercial impacts of development proposals and monitor near-term residential demand and development to preserve opportunities for the lagging, long-term employment demand. Overall balance of residential and non-residential uses is essential.

The subject application accounts for 480.26 acres of the total Fields Specific Planning area. The development program from the Fields Plan is outlined in the table above. The table herein is

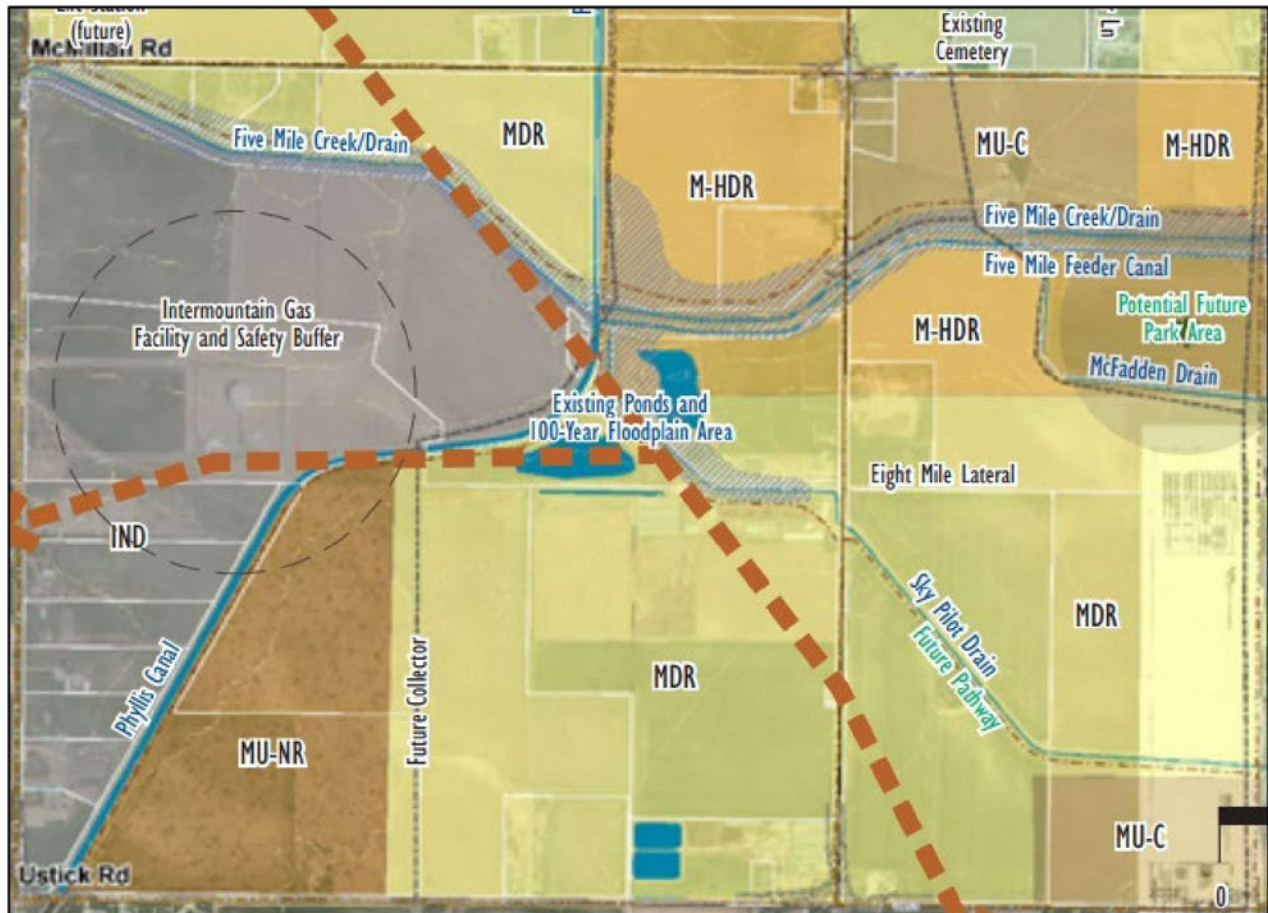
intended to provide a reference point for the project's general alignment with the anticipated development program of the Fields Plan. Not included in the table are the well site nor sewer lift station. Dwelling units have not been provided in the table as multiple phases of the project are conceptual at this stage. Please refer to other sources in the record for estimated residential dwelling units within the project area.

Key takeaways:

- The project encompasses the entirety of the Mixed-Use Community (MU-C) area planned for the Fields Area. Should the Comprehensive Plan Land Use Map amendment be approved the MU-C area will be reduced by 29.09 (more or less) acres and replaced by Commercial land use. When totaling the estimated building square footage the estimated commercial building area, in both the MU-C and proposed Commercial area, is 322,447 sq. ft. in the MU-C area. The anticipated range for the MU-C area was 610,000 sq.ft. (40acres X 0.35FAR = 610,000) over the full buildout of the plan.
- The proposed commercial element of the MU-C area, including the proposed amended Commercial area, provide for two flex spaces, six drive-throughs, a big box and mid box, and multiple commercial strip style buildings.
- The majority of the pad sites are drive-thru, for the entire area and then also more importantly, for the neighborhood center. For the neighborhood center, the applicant does not control the mid box anchor, with 3 of the remaining 5 structures being drive-thru. In the neighborhood center, there are only two buildings fronting the east-west street, both drive-thru, and 2 of the 4 buildings on the north-south street are drive-thru. Quantifiably, and never mind the other analysis done, they are neither demonstrating a main street or a neighborhood focused mixed use area as proposed. It is auto focused which was and is the antithesis of the neighborhood center and heart of the Fields Plan.
- Development in the Star-McMillian center should support the neighborhood center through siting, layout, enhanced connectivity, centralized shared spaces, that promote the Mainstreet concept. The Center itself should be internal facing, and not a typical commercial development oriented around arterial-facing big-box retail and supporting uses. The incorporation of density and verticality of uses that create an active pedestrian-oriented environment as a central feature of the center is strongly encouraged.
- A missing major non-residential component of the center is the east-west main street, with mixed use buildings and on-street parking. The buildings along the main street nearer Star Road should blend innovative and historical design thematic and include opportunity for retail and office and the ground level, with residential above. (pg. 3-15)

D. Williams Pipeline and Intermountain Gas Facility

There is a high-pressure natural gas pipeline that runs through the north-west and south-west areas of Meridian. This pipeline, which is operated by the Williams Pipeline Company, carries pressurized natural gas. There is typically a 75-foot-wide easement that is associated with the pipeline. Future development is required to comply with the Williams Pipeline Developer's Handbook. (<https://www.williams.com/wp-content/uploads/sites/14/2020/04/2020-Developers-Handbook-FINAL-20200722-1.pdf>)



Coupled with the gas transmission pipeline, there is an existing Intermountain Liquefied Natural Gas (LNG) Plant located in the northwest part of the Area of City Impact, at 4014 N. Can-Ada Road. The storage tank which was constructed in 1974 and underwent maintenance in 2022 has a capacity of 7.35 million gallons. The facility continues to operate at design capacity.



LNG is primarily methane in liquid form and is considered a cryogenic fluid. LNG is not flammable in liquid form and begins to rapidly return to its natural state as a gas (methane) upon exposure to the atmosphere. As the LNG warms a “vapor cloud” is created and the methane will rise due to it is lighter than air and will begin to mix with the air. Should there be a sudden escape of LNG from the tank, the concern would be the outer edge of the vapor cloud with the right mixture of air/gas that could be ignited by an irrigation water pump, vehicle, power line or other spark or flame.

As shown on the map above, the area within the Intermountain Gas facility and safety buffer has a future land use designation as industrial so that residential uses aren’t allowed within the buffer area of the LNG tank. Therefore, residential dwellings should not be permitted within 1,500 feet of the LNG tank to address the worst-case scenario evaluated in the 2005 Fire Study and Prevention Plan.

E. Site Development and Use Analysis

1. Existing Structures/Site Improvements (UDC 11-1):

The property at 4410 N. Star Road and 7870 W. Ustick Road consists of one home, and several outbuildings. All structures will be removed, and existing wells and septic systems will be abandoned as required.

2. Proposed Use Analysis (UDC 11-2):

The applicant is proposing a preliminary plat with single-family detached and attached dwellings which are listed as a principal permitted use in the R-8 and R-15 zoning districts in UDC Table 11-2A-2. The future land use map identifies this area as medium density residential. This designation allows for dwelling units at gross densities of three (3) to eight (8) dwelling units per acre.

All other areas that are part of the annexation and Comprehensive Plan Map Amendment shall, prior to any future development and once sewer service is readily available at the site, submit the following for review and approval: a development agreement modification to create a new development agreement, a preliminary plat to further subdivide the property if required, and amend the concept plan to be consistent with the Field Sub Area Plan, The Fields Design Guidelines, Comprehensive Plan, UDC and the City’s Architectural Standards.

3. Dimensional Standards (*UDC 11-2*):

The preliminary plat and future development are required to comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 and R-15 zoning districts. All proposed lots and public streets appear to meet UDC dimensional standards per the submitted preliminary plat. This includes minimum lot sizes of 2,000 - 4,000 sq. ft. and required street frontages of at least forty (40) feet. The subdivision is proposed to develop in seven (7) phases as depicted in Exhibit VII.J. Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3. The applicant is proposing a minimum lot size of 3,984 sq. ft., maximum lot size of 10,610 sq. ft. and an average lot size of 5,725 sq. ft.

Fourteen (14) common driveways are proposed with this subdivision. The applicant has provided common drive exhibits which demonstrate no more than three (3) units are served whereas a maximum of 4 units are allowed. The common driveway meets the minimum width of twenty (20) feet and does not exceed the maximum length of one hundred and fifty (150) feet. Solid fencing adjacent to common driveways is prohibited, unless separated by a minimum five (5) foot wide landscaped buffer.

F. Design Standards Analysis

The proposed preliminary plat is required to comply with the dimensional standards listed in UDC Table 11-2A-6 and 11-2A-7 for the R-8 and R-15 zoning districts. The proposed lots comply with the dimensional standards of the above-mentioned districts.

The remainder of the properties being proposed for annexation shall be required to amend the Development Agreement to create a new Development Agreement to govern development.

1. Structure and Site Design Standards (*Comp Plan 2.02.00, Comp Plan 2.02.01B, Comp Plan 3.07.01A, UDC 11-3A-19*):

In regard to the preliminary plat, all the property except parcel No(s). S0432223400 and S0432336251 are vacant. The structures are proposed to be removed and any existing wells and septic systems will be abandoned as required. The site shall be designed to meet the requirements of the UDC for the R-8 and R-15 zoning requirements. As noted above, the applicant submitted their own design guidelines which will be a requirement of approval as well as the Fields Subarea Plan, UDC and ASM.

Comprehensive Plan policy 3.07.0 encourages compatible uses and site design to minimize conflicts and maximize use of land.

Comprehensive Plan policy 3.07.01A requires all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.

2. Qualified Open Space & Amenities (*Comp Plan 2.02.00, Comp Plan 2.02.01B, UDC 11-3G*):

Based on the standards in UDC Table 11-3G-3, a minimum of 15% (or 29.75-acres) of qualified open space is required to be provided within the development. An open space exhibit was submitted as shown in Section VII.F, that depicts 22% (or 43.4-acres) of open space that meets the required quality and qualified open space standards. Based on the standards in UDC 11-3G-4A, a minimum of forty (40) amenity points are required to be provided. The amenities proposed are clubhouse, picnic area, fitness course, open space commons, open space commons shelter, dog park, dog waste station, outdoor fire ring, swimming pool changing facilities and restrooms, paved sports courts, pedestrian and bicycle circulation, multiuse pathways, and a bicycle repair station. All common open space areas are required to be landscaped with one deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn or other vegetative groundcover per UDC 11-3G-5B.3.

The applicant needs work with the irrigation district and enter into a license agreement to provide some type of landscaping other than gravel in the open space area on the southern part of the property. The applicant will need to revise the landscape plan accordingly with the understanding that trees will not be allowed in the area, but grass and shrubs may be allowed to be negotiated within the agreement if maintained by the homeowner's association.

If landscaping is not allowed within the irrigation easement, the applicant shall provide five (5) feet of landscaping outside of the irrigation easement to meet this requirement.

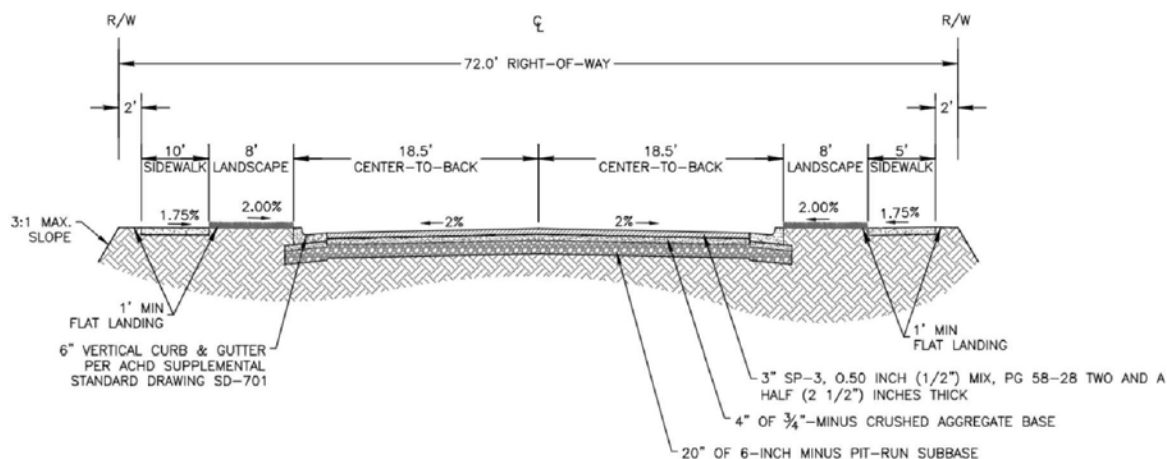
Comprehensive Plan policy 2.02.00 requires the applicant to plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.

Comprehensive Plan policy 2.02.01B requires the applicant to evaluate open space and amenity requirements for consistency with community needs and values.

3. Landscaping (UDC 11-3B):

a. Landscape buffers along streets

UDC 11-2A-6 requires a twenty-five (25) foot wide buffer along arterials (N. Owyhee Storm Avenue and W. Ustick Road), a thirty-five (35) foot wide buffer is required along entryway corridors (N. Star Road), twenty (20) foot wide buffer along collector roads and a ten (10) foot wide buffer is required along local streets. The landscape plan shall reflect the requirements of the UDC for landscape buffers along streets.



TYPICAL COLLECTOR ROAD SECTION VERTICAL CURB DETACHED SIDEWALK

NTS

b. Tree preservation

Per UDC 11-3B-10, the applicant shall preserve existing trees four-inch caliper or greater from destruction during the development.

Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees). Deciduous specimen trees four-inch caliper or

greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

The applicant shall add a mitigation section to the landscape plan for trees that are removed meeting the criteria above.

c. Storm integration

Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

Development will be required to meet UDC 11-3B-11 for stormwater integration.

d. Pathway landscaping

Landscaping for pathways shall meet the requirements outlined in UDC 11-3B-12.

Staff finds the landscape plan shows the applicant needs to make revisions for the pathway landscaping. The landscaping will be required to meet UDC 11-3B-12 for pathway landscaping.

4. Parking (UDC 11-3C):

Off-street parking is required to be provided for each home based on the total number of bedrooms per unit as set forth in UDC Table 11-3C-6. On-street parking is also available on the proposed streets.

e. Residential parking analysis

Off-street parking is required to be provided for each home based on the total number of bedrooms per unit as set forth in UDC Table 11-3C-6. On-street parking is also available on the proposed streets.

5. Building Elevations (Comp Plan 2.01.01C, Architectural Standards Manual):

Conceptual building elevations were submitted for the proposed subdivision as shown in Section VII.N. Buildings along the collectors or arterials shall be designed with elevations that create interest through the use of broken planes, windows, and fenestrations that produce a rhythm of materials and patterns. Design review is not required for single-family detached structures.

Staff recommends a DA provision requiring 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 that are visible from adjacent public streets. Single-story homes are exempt from this requirement.

Design review is required for single-family attached and townhomes. Design review will have to meet the requirements outlined in the City's Architectural Standards Manual.

Comprehensive Plan policy 2.01.01C encourages the applicants to maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities. To support this policy staff recommends the applicant provide additional housing options (i.e. townhomes, single family attached) in the development.

6. 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.

7. Parkway (Comp Plan 3.07.01C, UDC 11-3A-17):

Per the UDC the minimum width of parkways planted with Class II trees shall be eight (8) feet. The width can be measured from the back of curb where there is no likely expansion of the street section within the right-of-way; the parkway width shall exclude the width of the sidewalk. Class II trees are the preferred parkway trees.

The applicant has designed the local streets with 60 feet of right-of-way which includes an 8-foot-wide landscape area and a 5-foot-wide sidewalk. applicant is proposing parkways along the local streets of the subdivision. The parkways will be required to meet the requirements of UDC 11-3A-17.

Comprehensive Plan policy 3.07.01C requires appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).



Transportation Analysis

1. Access (Comp Plan 6.01.02B, UDC 11-3A-3, UDC 11-3H-4):

Access to the preliminary plat is via Malibu Ridge Street and Bear Creek Street via N. Star Road; W. Black Butte Street, W. Achievement Street and Echo Ridge Street via N. Owyhee Storm Avenue; and Echo Ridge Street via W. Ustick Road.

Comprehensive Plan policy 6.01.02B requires the applicant to reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.

2. Multiuse Pathways (UDC 11-3A-5):

Multiuse pathways shall be constructed in accord with the city's comprehensive plan, the Meridian Pathways Master Plan, the Ada County Highway District Master Street Map and Roadways to Bikeways Master Plan.

A ten (10) foot wide detached pathway is reflected along W. McMillian Road, N. Star Road, N. Owyhee Storm Avenue, W. Ustick Road which is consistent with the alignment shown on the Pathways Master Plan. There is a ten (10) foot wide detached sidewalk along Echo Ridge Street, Sky Pilot Drain and the Teeter Drain which connects to the various pathways throughout the development.

Several micro-pathways are reflected providing connectivity to internal portions of the development. As mentioned in the Comprehensive Plan analysis above, to improve more direct pedestrian connectivity, staff is recommending additional micro-pathway connections.

3. Pathways (Comp Plan 2.02.01A, Comp Plan 3.07.02A, Comp Plan 4.04.01A, UDC 11-3A-8):

Several micro-pathways are reflected providing connectivity to internal portions of the development.

All pathways should be constructed in accord with the standards listed in UDC 11-3A-8.

A pathways plan is included in Section VII.J that depicts all pathways proposed within the development.

Comprehensive Plan policy 2.02.01A requires that new subdivision plats, require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.

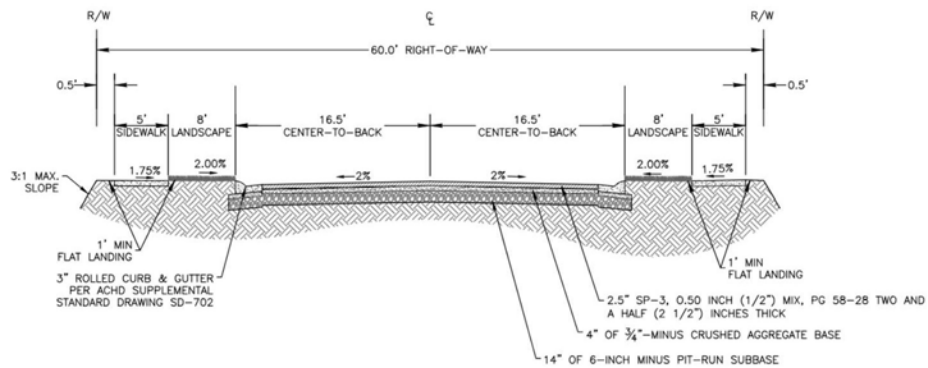
Comprehensive Plan policy 3.07.02A requires pedestrian circulation plans to ensure safety and convenient access across large commercial and mixed-use developments.

Comprehensive Plan policy 4.04.01A ensures that new development and subdivisions connect to the pathway system.

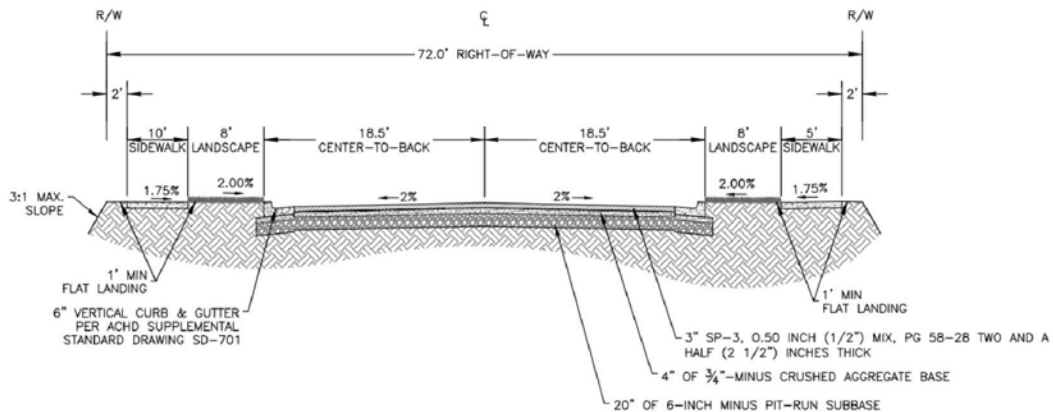
Together, these policies ensure that all new projects prioritize safe pedestrian access and integrate seamlessly with existing.

4. Sidewalks (UDC 11-3A-17):

Five-foot detached sidewalks are proposed along internal local streets in accord with the standards listed in UDC 11-3A-17. Ten-foot detached sidewalks will be required along all arterial streets, and the following collectors shall have five (5) foot wide sidewalks except for a 10 ft. wide pathway along one side of Echo Ridge Street. Staff support the sidewalk widths being proposed.



TYPICAL LOCAL ROAD SECTION ROLLED CURB DETACHED SIDEWALK
NTS



TYPICAL COLLECTOR ROAD SECTION VERTICAL CURB DETACHED SIDEWALK
NTS

5. Subdivision Regulations (UDC 11-6):

f. Dead end streets

No streets or series of streets that ends in a cul-de-sac or a dead end shall be longer than five hundred (500) feet except as allowed in subsection (b) of this section. The City Council may approve a dead-end street up to seven hundred fifty (750) feet in length where an emergency access is proposed; or where there is a physical barrier such as a steep slope, railroad tracks, an arterial roadway, or a large waterway that prevents or

makes impractical extension; and where a pedestrian connection is provided from the street to an adjacent existing or planned pedestrian facility. Cul-de-sac streets may serve a maximum of thirty (30) dwelling units.

The applicant is proposing four (4) dead-end streets that do not exceed the maximum five hundred (500) feet in length.

g. Common driveways

Per UDC 11-6C-3D, common driveways shall serve a maximum of four (4) dwelling units. In no case shall more than three (3) dwelling units be located on one (1) side of the driveway.

The applicant is proposing fourteen (14) common driveways that meet the dimensional requirements as outlined in the UDC.

h. Block face

UDC 11-6C-3- regulates block lengths for residential subdivisions. Staff has reviewed the submitted plat for conformance with these regulations. The intent of this section of code is to ensure block lengths do not exceed 750 ft, although there is the allowance of an increase in block length to 1,000 feet if a pedestrian connection is provided. In no case shall a block face exceed one thousand two hundred (1,200) feet, unless waived by the City Council.

Exceptions. Although block face lengths are allowed to exceed the maximum length as set forth below, it is anticipated that most blocks will not exceed the requirement.

- a. Where a pedestrian connection is provided, the maximum block face may be extended up to one thousand (1,000) feet in length in residential districts; and up to seven hundred fifty (750) feet in length in the TN-C and TN-R Districts. The pedestrian connection shall provide access from within the subdivision to one (1) or more of the following: a qualified open space as defined in subsection 11-3G-3.B of this title, a street, or a common open space area or public meeting area within an abutting development.
- b. The City Council may approve a block face up to one thousand two hundred (1,200) feet in length where block design is constrained by site conditions such as. an abutting arterial street or highway, a limited access street, railroad tracks, steep slopes in excess of ten (10) percent, an abutting urban project with no adjoining alley or street connections, a public or private education facility or park, a large waterway and/or a large irrigation facility.
- c. Where an applicant proposes block faces that exceed seven hundred fifty (750) feet in a residential district, or five hundred (500) feet in the TN-C and TN-R districts, the applicant shall provide written justification as to why explicit compliance is not feasible or the proposed block layout is equal to or superior to the block face requirements of this section.
- d. A ninety-degree turn in a roadway may constitute a break in the block face, however, overall pedestrian and vehicular connectivity will be considered when evaluating the appropriateness of block lengths greater than seven hundred fifty (750) feet in length. Where an applicant proposes a ninety-degree turn to break up a block face, additional pedestrian and/or roadway connections may be required.

Several roads exceed the 750 ft block length, however; the block face does not exceed 1,000 feet in length. Staff has no objection to the block face lengths being proposed for the following streets:

- *Wild Ridge Street (south side) 793 feet*
- *Lake Champion Street – 839 feet*

- *W. Achievement Street (north side) – 962 feet*
- *Sagefield Street (south side) – 951 feet*
- *Bear Creek Street (south side) – 978 feet*
- *Teton Trail Street (west side) – 984 feet*
- *Tava Street (north side) – 997 feet*

Several roads exceed 1,000 ft block length but include a pedestrian connection per UDC 11-6C-3.F.a. Staff have no objection to the block face lengths being proposed for the following streets:

- *Tankersley Street – 1039 feet (abutting Ustick Road, an arterial road)*
- *Echo Ridge Street (south side) – 1046 feet*
- *Boulderado Street (north side) - 1049 feet (lots are along the Teeter Drain)*

The following road exceeds the 1,200 ft block length and requires a Council waiver. Staff are requiring the applicant to provide traffic calming measures for this roadway because of the excessive block length.

- *W. Achievement Street (south side) – 1323 feet*

H. Services Analysis

1. *Waterways (Comp Plan 4.04.02C, Comp Plan 4.05.01D, UDC 11-3A-6):*

All irrigation ditches crossing this site shall be piped or otherwise covered as set forth in UDC 11-3A-6B.3. Per the applicant's narrative, the Teeter and Sky Pilot Drains will remain open to provide a natural amenity with adjacent pathways. The Five Mile Creek, which bisects the entire Fields Development, is proposing to be left open and used as an amenity when possible. The applicant will need a Council waiver to keep the Teter Drain and the Sky Pilot Drain open.

Per UDC 11-3A-6E, in Residential Districts, irrigation easements wider than ten (10) feet shall be included in a common lot that is a minimum of twenty (20) feet wide and outside of a fenced area, unless otherwise waived by City Council.

Comprehensive Plan policy 4.04.02C requires the applicant to continue partnerships with area irrigation districts to continue to expand pathway system along existing waterways.

Comprehensive Plan policy 4.05.01D requires improving and protecting creeks and other natural waterways throughout commercial, industrial, and residential areas.

2. *Pressurized Irrigation (UDC 11-3A-15):*

The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.

3. *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. A Geotechnical Evaluation and geotechnical groundwater monitoring report was submitted with this application.

4. Utilities (*Comp Plan 3.03.03G, UDC 11-3A-21*):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

Sewer service is not currently available at the site and will remain unavailable until development extends it from Star Road to the subject property. Water service is available in Owyhee Avenue adjacent to the site. The Community Development Director and the Public Works Director determined that, because sewer infrastructure is actively being extended along McMillan Road, the CanAda lift station is being installed, and the property is contiguous to the city limits, the development may be annexed.

Comprehensive Plan policy 3.03.03G requires urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

Submit revised plans based on ACHD and Staff's comments fifteen (15) days prior to the City Council public hearing for review and approval. If plans are not received within the established timeframe, the project may be continued to extend the review period.

- **Revise the plat to reflect ACHD's requirements for the roadways.**
- **Remove lot 19, Block 35 from within the Williams Pipeline easement.**

Development Agreement

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. **A final plat will not be accepted until the Annexation ordinance and development agreement are approved by City Council and sewer improvements have been completed.**

Currently, a fee of \$611.47 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, phasing plan, design guidelines, conceptual plan and building elevations for the single-family dwellings included in Section VII and the provisions contained herein.
- b. All other areas that are part of the annexation and Comprehensive Plan Map Amendment shall, prior to any future development and once sewer service is readily available at the site, submit the following for review and approval: a development agreement modification to create a new development agreement, a preliminary plat to further subdivide the property if required, and amend the concept plan to be consistent with the Field Sub Area Plan, The Fields Design Guidelines, Comprehensive Plan, UDC, and the Architectural Standards Manual.

- c. The applicant shall provide a +/- 24,422 square foot well lot within Planning Area 10 with an access easement from the proposed road to the north and a 20' easement along the eastern boundary for a flush line and 480-volt power brought to the site.
- d. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.
- e. The following uses shall be prohibited in the C-C zoned property within Planning Area 12 and 13: Fuels Sales Facilities, Storage Facilities, and Vehicle Washing Facilities. Drive Through Establishments shall not front the main street coming in from W. McMillian Road, nor any future east-west Mainstreet. This area is intended to be a pedestrian-oriented environment, therefore; drive-thru establishments shall be limited to a tier 1 drive thru or front W. McMillian Road. No more than one drive-through may be located in this area. In any case where adjacent to the main-street, drive-through circulation should be designed in such a way that it does not separate the primary pedestrian walk-way from the adjacent building façade.
- f. Future development shall promote no-mow fescues, naturalized plants, dry creek materials, split rail fencing, and other rural landscape elements in landscape buffers and open space as listed in the Fields Sub-Area Plan.
- g. The applicant shall provide the following amenities: a clubhouse, picnic area, fitness course, open space commons, open space commons shelter, dog park, dog waste station, outdoor fire ring, swimming pool changing facilities and restrooms, paved sports courts, pedestrian and bicycle circulation, multiuse pathways, and a bicycle repair station. All common open space areas are required to be landscaped with one deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn or other vegetative groundcover per UDC 11-3G-5B.3.
- h. No development shall commence on the property until sewer service is readily available at the site and meets one of the following criteria:
 - The connection to this City's sewer collection system is actively being installed by the applicant; or
 - Sewer has already been stubbed to the site.
- i. Future development shall comply with the Williams Pipeline Developer's Handbook.
- j. A TIS shall be required with all development applications that include a change to The Fields master plan planning area that may alter traffic impact projections, at the sole discretion of ACHD.
- k. An update to the TIS shall include the following items:
 - Updated traffic counts for the impacted roadway segments and intersections listed in the previous TIS;
 - Information from the built development to date, including actual traffic counts and actual measured trip capture;
 - Projected trip generation, trip distribution and assignment, and anticipated trip capture for the current phase under consideration (preliminary plat application), based on development of the applicable land uses;
 - Necessary mitigation measures for the current phase;
 - Updates to all analysis, conclusions and recommendations found to be out of date or in need of correction based on the updated information; and

- Meet all ACHD policy requirements for a TIS at the time of submittal.
- l. The rear and/or sides of 2-story homes facing N. Owyhee Storm Avenue, N. Star Road and the collector streets (i.e. W. Achievement Street, Bear Creek Street, and Echo Ridge Street) 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 that are visible from the subject public streets. Single-story homes are exempt from this requirement.
- m. The Final Plat shall be recorded prior to submittal of any building permit applications for the commercial or residential portion of the development and prior to issuance of any Certificates of Occupancies within the commercial portion of the development.
- n. Provide a road trust deposit for ½ of the crossing for the future extension of the Mapleton Street stub street across Five Mile Creek Feeder and Five Mile Creek. The exact amount of the road trust deposit will be determined during plan review.
- o. Install a PHB with intersection lighting at the Owyhee Storm/Achievement intersection. Enter into a signal agreement with ACHD to ensure that the PHB is installed. The signal agreement shall note that the applicant is responsible for all costs associated with the hardware, design, and installation of the PHB, and that this improvement is not eligible for reimbursement by ACHD. The applicant will need to order and purchase the signal hardware as ACHD does not have these materials available for this project.
- p. In order to ensure the PHB with intersection lighting at the Owyhee Storm/Achievement intersection is installed, the following items must be in place prior to plans acceptance for the final plat.
 - Signal Agreement
 - Full design and approved plans for the intersection
- s. Direct lot access to N. Star Road, N. Owyhee Storm Avenue, W. Ustick Road and W. McMillian Road is prohibited.

Westveil Subdivision Preliminary Plat

1. The preliminary plat included in Section VII, dated 4/1/26, shall be submitted for review and approval with the following revisions prior to final plat approval:
 - All utility easements reflected on the utility plan shall be included on the final plat.
 - All pathways and micropathways shall be within a separate common lot or easement as required per UDC 11-3A-8.
 - Direct lot access to W. McMillan Road, N. Star Road, N. Owyhee Storm Avenue and W. Ustick Road is prohibited.
 - Tankersley Street shall terminate at Cedar Hollow Street and a common driveway shall be constructed to provide access to the lots east of Cedar Hollow Street.
 - Constructed Tankersley Street as a 24-foot wide minor local street, then Cedar Hollow & Teton Trails south of Campaigner Creek shall be constructed as standard 33-foot wide street sections with curb, gutter, and 5-foot wide concrete sidewalk on both sides of the roadway.
 - Redesign W. Achievement Street with traffic calming measures per ACHD standards if Council grants the block length waiver.

- Add a ten (10) foot wide multi-use pathway along the south side of the William's Pipeline per the Meridian Pathways Master Plan Map and Master Pathways Plan Document.
2. The Landscape Plan included in Section VII, dated 4/1/26, shall be submitted for review and approval with the following revisions prior to final plat approval:
 - Provide measurements for the landscape buffer along the streets ensuring they meet the requirements of UDC 11-2A-6 and 11-2A-7.
 - Revise your landscape plan to ensure that the pathways outside of the pipeline easement have the required landscaping.
 - A landscape strip a minimum of five (5) feet wide shall be provided along each side of the pathway. *If landscaping is not allowed within any of the irrigation easements, the applicant shall provide five (5) feet of landscaping outside of the irrigation easement to meet this requirement.*
 - The landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover. There shall be a minimum of one (1) tree per one hundred (100) linear feet of pathway. If this calculation results in a fraction of five (5) or greater, round up to an additional tree; if the calculation results in a fraction less than five (5), round the number down.
 - Add a mitigation section to the landscape plan for trees that are removed meeting the criteria per UDC 11-3B-10.
 - The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable. Incorporate some split rail fencing around the open space areas per the Fields Subarea Plan and provide fencing details.
 3. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
 4. The Five Mile Creek, Teter Darain, and Sky Pilot Drain shall comply with the provisions for irrigation ditches, laterals, canals and/or drainage courses, as set forth in UDC 11-3A-6. The applicant shall obtain Council waiver to leave the Teter Drain and Sky Pilot Drain open as proposed.
 5. Pathway and adjoining fencings and landscaping shall be constructed consistent with the standards as set forth in UDC 11-3A-7A7, 11-3A-8 and 11-3B-12C.
 6. Prior to signature on the final plat by the City Engineer, the applicant shall submit a public access easement for the multi-use pathway along N. Star Road and N. Owyhee Storm Avenue to the Planning Division for approval by City Council and subsequent recordation or unless required by ACHD.
 7. The development shall comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to driveways, easements, blocks, street buffers, and mailbox placement.
 8. 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.
 9. All common driveways shall meet the requirements of 11-6C-2-D including a perpetual ingress/egress easement being filed with the Ada County Recorder, which shall include a

requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.

10. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved for the proposed clubhouse and pool area prior to the submittal of a building permit application. The design of the site and structures shall comply with the standards listed in UDC 11-3A-19; the design standards listed in the Architectural Standards Manual.
11. A Design Review application shall be submitted and approved for the single-family attached and townhomes. The design of the structures shall comply with the standards listed in the Fields Design Guidelines and the Architectural Standards Manual.
12. The Applicant shall have a maximum of two (2) years to obtain City Engineer's signature on a final plat in accord with UDC 11-6B-7.
13. The Applicant shall comply with all conditions of ACHD.
14. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

Site Specific Conditions of Approval

1. Well site needs the following:
 - Access easement from road to the north (we don't want to come off of Star Rd).
 - A 20' easement along the eastern boundary for a flush line
 - 480 V power brought to the site.

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface

- or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
5. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
 6. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
 7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources (IDWR). The Developer, Owner, or project 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. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
 8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
 9. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
 10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
 11. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
 12. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
 13. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
 14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
 15. Developer shall coordinate mailbox locations with the Meridian Post Office.
 16. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.

17. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
18. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
19. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
20. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
21. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
22. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. Meridian Park's Department

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=438760&dbid=0&repo=MeridianCity>

D. Community Planning Association of Southwest Idaho (COMPASS)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=438760&dbid=0&repo=MeridianCity>

E. Irrigation Districts

1. Nampa & Meridian Irrigation District
Click or tap here to enter text.
2. Settler's Irrigation District
Click or tap here to enter text.
3. Boise Project Board of Control
Click or tap here to enter text.

F. Central District Health Department

Click or tap here to enter text.

G. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=438760&dbid=0&repo=MeridianCity>
[y](#)

H. West Ada School District (WASD) or Other District/School

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=438760&dbid=0&repo=MeridianCity>
[y](#)

I. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=438760&dbid=0&repo=MeridianCity>
[y](#)

J. Idaho Transportation Department (ITD)

Click or tap here to enter text.

V. FINDINGS

A. Annexation (UDC 11-5B-3E)

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 Community Development and Public Works Directors made a determination that since the city is installing a sewer trunkline in McMillan Road and this property is contiguous to city limits, that we can annex the property. The subject development will not be able to apply for further applications or do any development until sewer is available at the site or the applicant is actively extending sewer to the site. As a result, the Director finds the proposed Comprehensive Plan Map amendment complies for the following: Industrial to Civic, Medium Density Residential to Medium High Density Residential, and Mixed-Use Community to Commercial.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Commission finds the proposed map amendment comply with the purpose statements for the General Industrial, Civic, Mixed-Use Community, Medium Density Residential, Commercial, and Medium High Density Residential designations.
The General Industrial designation accommodates a range of uses that support industrial and related commercial activities, including warehouses, storage facilities, light manufacturing, flex space, and incidental retail and office uses. The Civic designation is intended to preserve and protect existing and planned municipal, state, and federal lands for area residents and visitors, and the proposed City park is consistent with the Future Land Use Map (FLUM) designation. The Commercial designation supports a full range of uses serving residents and visitors, with the C-C designation allowing for a broader mix and larger-scale retail, office, and service uses.
The Mixed-Use Community designation provides for areas where community-serving uses and residential development are integrated into the urban fabric. The TN-R zoning designation allows a variety of residential types, including attached and detached single-family homes, duplexes, townhouses, and multifamily development, while incorporating open space and promoting pedestrian-oriented design through well-planned streetscapes that also accommodate safe and efficient vehicular movement.
The Medium Density Residential and Medium High Density Residential designations are typically applied to compact areas within larger neighborhoods and are often located near mixed-use or employment centers to provide convenient access to services and jobs. The R-8 and R-15 zoning designations permit residential development at gross densities as low as three dwelling units per acre to twelve dwelling units per acre, providing an appropriate transition in intensity between higher-density residential areas and adjacent commercial or industrial uses while supporting a cohesive and well-integrated development pattern.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Commission finds annexation with I-L, TN-R, C-N, C-C, R-8 and R-15 zoning designation will not be detrimental to public health, safety, and/or 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 Community Development Director made a determination to allow for development to be annexed when sewer extensions are in progress. As a result, the Director 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 annexation of the site is in the best interest of the City.

B. Comprehensive Plan (UDC 11-5B-7D)

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 a 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.

Commission finds the proposed amendment to Civic, Medium High Density Residential, and Commercial designations consistent with the Comprehensive Plan. The proposal supports a logical transition of uses, stepping from higher-density residential areas to commercial development and a City park, thereby contributing positively to the character and functionality of the surrounding area.

2. The proposed amendment provides an improved guide to future growth and development of the city.

Commission finds that the proposal to change the FLUM designation from Medium Density Residential to Medium High Density Residential, Mixed-Use Community to Commercial, and Industrial to Civic will allow a transition in uses. The proposal supports a logical transition of uses, stepping from higher-density residential areas to commercial development and a City park, thereby contributing positively to the character and functionality of the surrounding area.

3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan.

Commission finds that the proposed amendments are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan as noted in Section III.

4. The proposed amendment is consistent with this Unified Development Code.

Commission finds that the proposed amendments are consistent with the Unified Development Code.

5. The amendment will be compatible with existing and planned surrounding land uses.

Commission finds the proposed amendments will be compatible with abutting existing residential uses in the near vicinity.

6. The proposed amendment will not burden existing and planned service capabilities.

The Community Development and Public Works Directors made a determination that since the city is installing a sewer trunkline in McMillan Road and this property is contiguous to city limits, that we can annex the property. The subject development will not be able to apply for further applications or do any development until sewer is available at the site or the applicant is actively extending sewer to the site. As a result, the Director finds that the proposed amendments will not burden existing and planned service capabilities in this portion of the city.

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.

Commission finds the proposed map amendments provide 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, Commission finds that the proposed amendments are in the best interest of the City.

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

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;

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

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

The Community Development and Public Works Directors made a determination that since the city is installing a sewer trunkline in McMillan Road and this property is contiguous to city limits, that we can annex the property. The subject development will not be able to apply for further applications or do any development until sewer is available at the site or the applicant is actively extending sewer to the site.

3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;

The Community Development and Public Works Directors made a determination that since the city is installing a sewer trunkline in McMillan Road and this property is contiguous to city limits, that we can annex the property. The subject development will not be able to apply for further applications or do any development until sewer is available at the site or the applicant is actively extending sewer to the site. The Director finds the proposed plat is in substantial conformance with scheduled public improvements in accord with the City's Capital Improvement Program.

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

Commission 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
- Commission finds the proposed development is not detrimental to the public health, safety, and general welfare.*

6. The development preserves significant natural, scenic or historic features.

Commission finds the development is preserving the Phyllis Canal, Five Mile Creek, Teeter Drain, Sky Pilot Drain by keeping them open as a natural feature.

VI. ACTION

A. Staff:

- Staff recommends approval of the proposed annexation with the requirement of a Development Agreement per the provisions in Section IV in accord with the Findings in Section V.
- Staff recommends approval of the proposed preliminary plat with the requirement of a Development Agreement per the provisions in Section IV in accord with the Findings in Section V.
- Staff recommends approval of the proposed Comprehensive Plan Map Amendments per the provisions in Section IV in accord with the Findings in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on May 7, 2026. At the public hearing, the Commission moved to recommend approval of the subject Annexation, Comprehensive Plan Map Amendment and Preliminary Plat requests.

1. Summary of Commission public hearing:

- a. In favor: Emily Mullen, representing the property owners
- b. In opposition: Commissioner Pero
- c. Commenting: Eric Small, Garrett Post (representing Aviator Springs HOA), Irina Hristov
- d. Written testimony: Shawn Freeman, Brittany Williams, Dave Bear, Frank Vittorio, Hayden Halpin, Jana Parker, Janette Hertz, Stephanie Mathis, Lindsay Madison
The commentors were not opposed to growth as long as it is responsible growth. Commentors felt the current infrastructure cannot support the number of homes proposed with this development and the schools are maxed. They believe the infrastructure should be improved before any homes are built. Feel this development will bring down the value of their homes and need more commercial, schools and infrastructure improvements in this area more than residential dwellings as those are lacking in this area. Asking the decision makers to pump the breaks on this project until some of these things are in place.
- e. Staff presenting application: Linda Ritter
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. Traffic, school overcrowding, insufficient infrastructure

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

- a. Traffic, school overcrowding, size of the preliminary plat, losing industrial properties

4. Commission change(s) to Staff recommendation:

- a. None

5. Outstanding issue(s) for City Council:

- a. Requested waiver for the excessive block length; waiver to keep the Sky Pilot Drain and Teeter Drain open.

C. City Council:

The Meridian City Council heard these items on July 14, 2026. At the public hearing, the Council moved to approve the subject annexation, Comprehensive Plan Map Amendment and preliminary plat requests.

1. Summary of the City Council public hearing:

- a. In favor: Deb Nelson and Emily Mueller representing the property owners, Benjamin Gardner is in favor of the annexation and CPAM.
- b. In opposition: Benjamin Gardener is in opposition of the Preliminary Plat, Garrett Post
- c. Commenting:
 - Benjamin Gardner – in favor of the application, as he is a fan of master planned communities. Does not feel the pathways are continuous or interconnected.

Request the preliminary plat not be approved but approve the annexation and CPAM.

- Garrett Post: Not in favor of how they are doing it but does respect that the applicant put a lot of time and effort into their plan. Would encourage the applicant to add more commercial space to this area because the area doesn't have any. The existing residents in the area currently must go to Ten Mile or the Ford Idaho Center. Feels it would serve the community better if the applicant built something similar to the Village. The new freeway offramp will will have a ton of traffic coming through the area. development will generate a lot of traffic Add a stop light to W. Achievement St
- Denise Lafever – Not there to support or oppose the application. Here to speak on the importance of following the plans the City adopts. The plan represents years of work by the city staff, council and consultants, property owners, stakeholders, elected officials and residents. It reflects a shared vision, not a simple for where growth should occur, but how it should occur. Appreciates the city's staff evaluating against the adopted Fields sub plan and identified areas where additional refinement is needed, including the mixed-use center, commercial integration, pedestrian orientation and implementation of the plan's designed vision. Those are not minor details. They are fundamental elements of the adopted plan. Whatever decision you make tonight I respectfully ask that you record clearly demonstrate how the application fulfills the vision, principles and design intent of The Fields Subarea Plan. Concern isn't should this develop, concern is to make sure it develops within what the vision of the plan is.

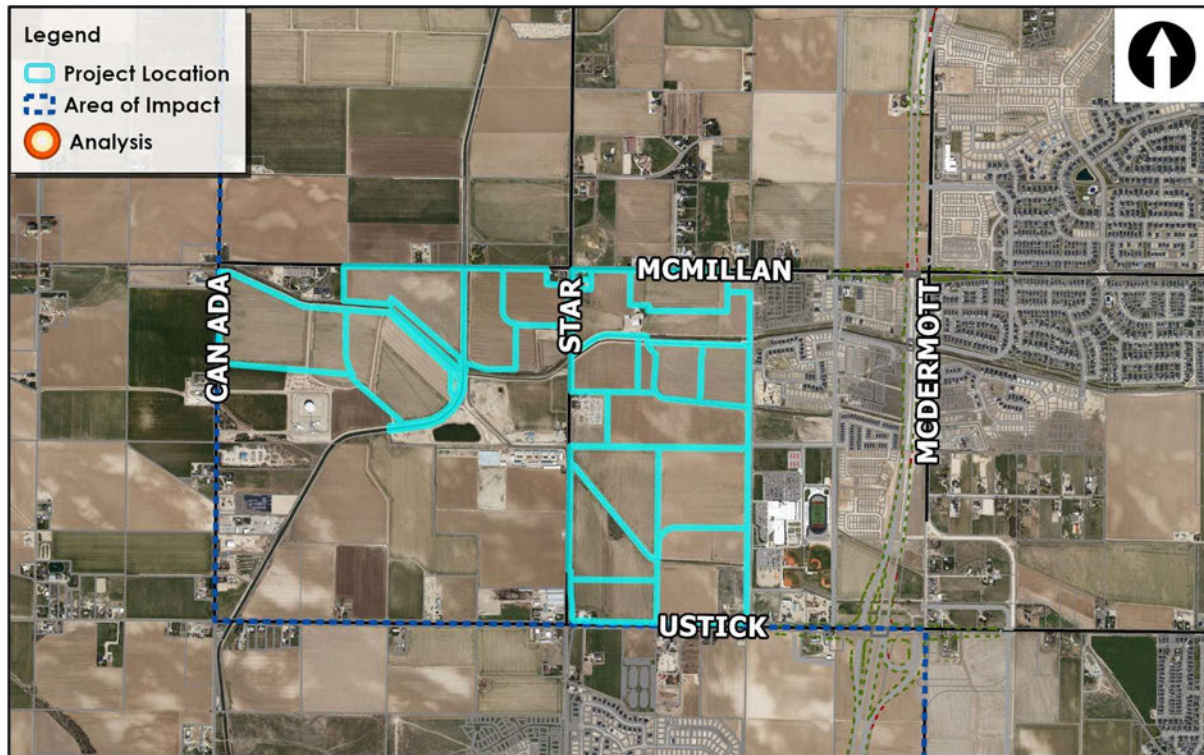
- d. Written testimony: None
- e. Staff presenting application: Linda Ritter
- f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. Pathways are not interconnected throughout the proposed plat; add more commercial; make sure the area develops within what the vision of the plan is
- 3. Key issue(s) of discussion by City Council:
 - a. The timing of the Star/McMillian Center, timing of the commercial development in the Owyhee Center
- 4. City Council change(s) to Commission recommendation:
 - a. Include a waiver for the block face length on West Achievement Street and to provide some traffic calming measures. Allow the Sky Pilot and Teeter Drains to remain open

VII. EXHIBITS

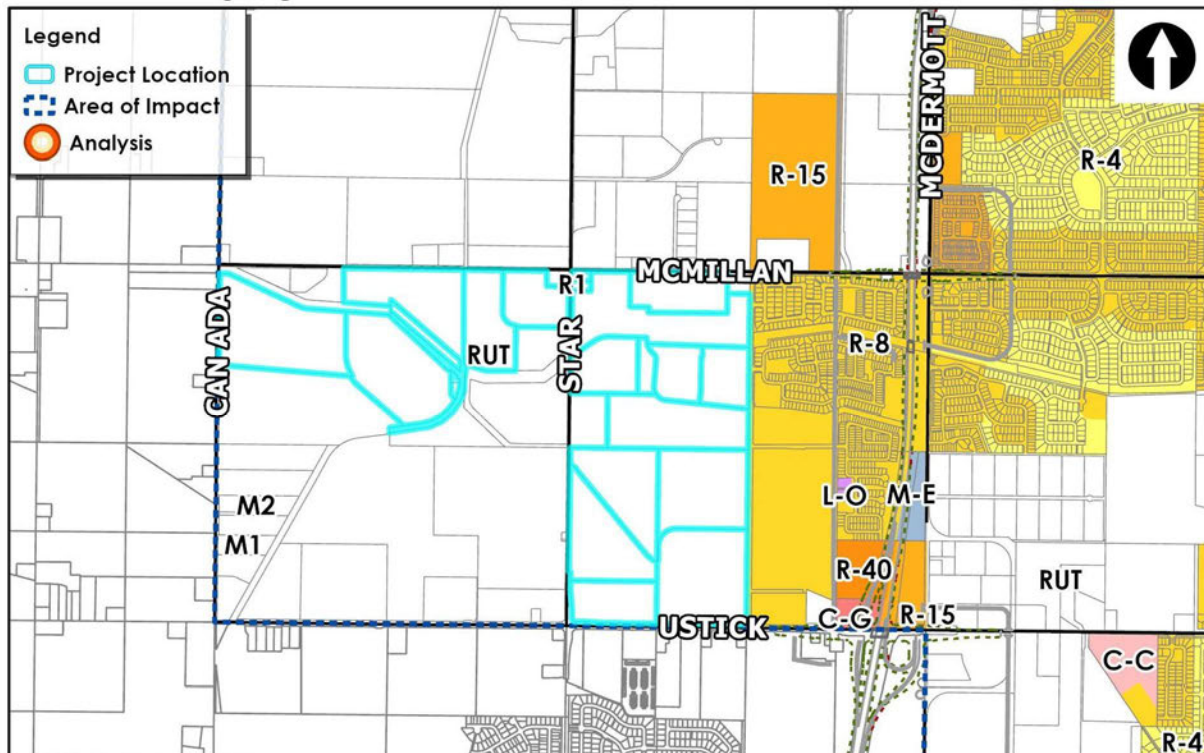
A. Project Area Maps

(link to [Project Overview](#))

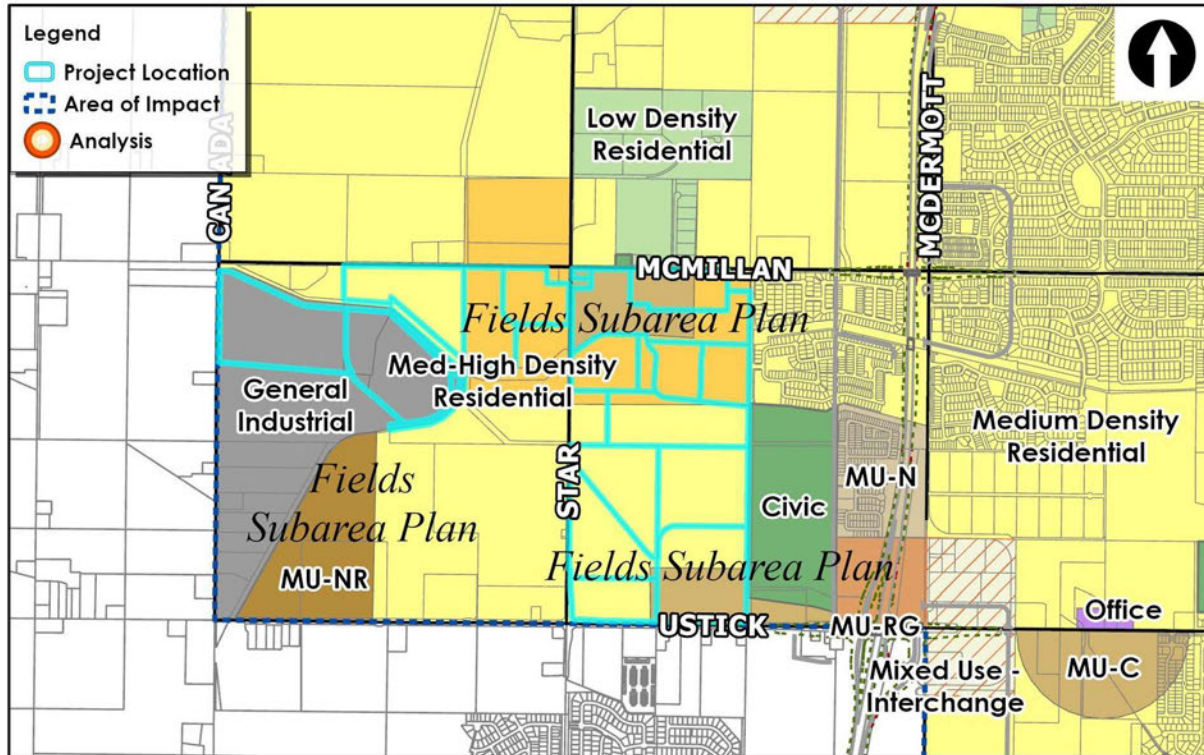
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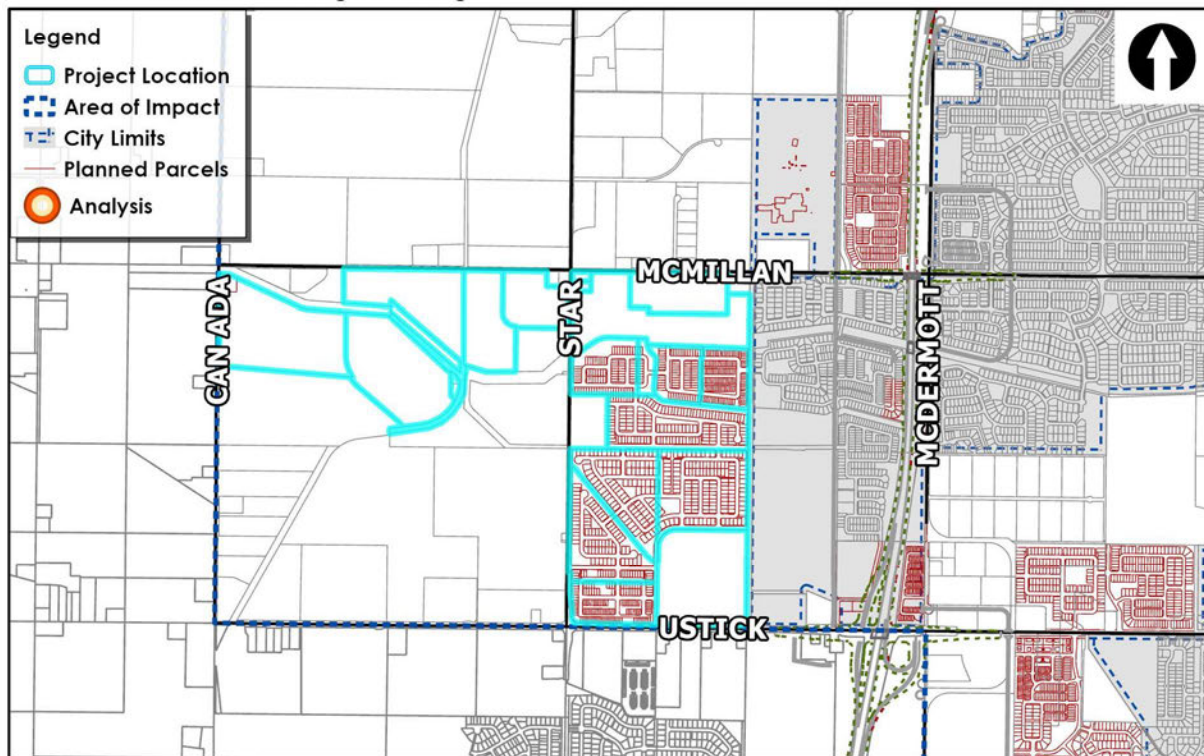
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos

Parcel No. S0432223400



Parcel No. S0432336251



C. Service Accessibility Report

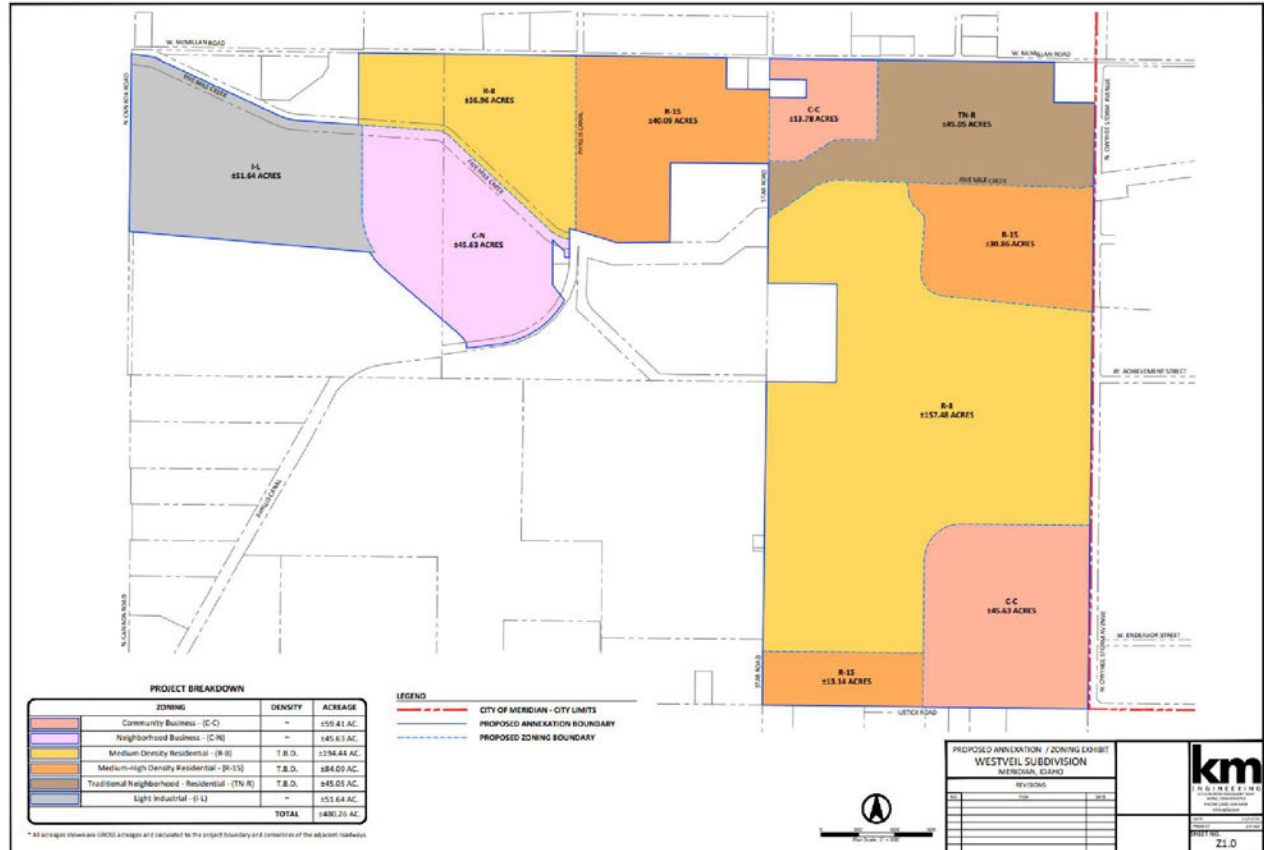
PARCEL S0432234050 SERVICE ACCESSIBILITY

Overall Score: 11 **3rd Percentile**

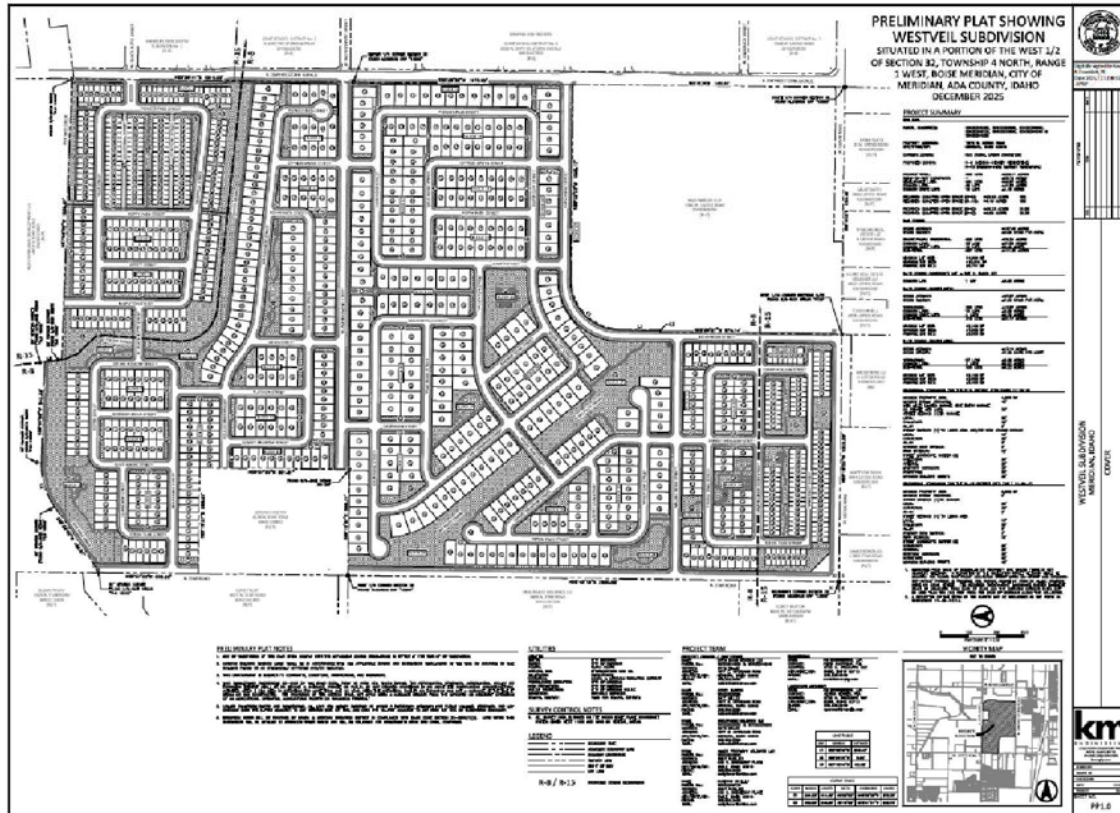
Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
Extension Sewer	Trunkshed mains > 2,000 ft. from parcel	RED
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Reporting District meets response time goals some of the time	YELLOW
Pathways	Within 1/4 mile of future pathways	YELLOW
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS NOT in 5 yr work plan	RED
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	No park within walking distance by park type	RED

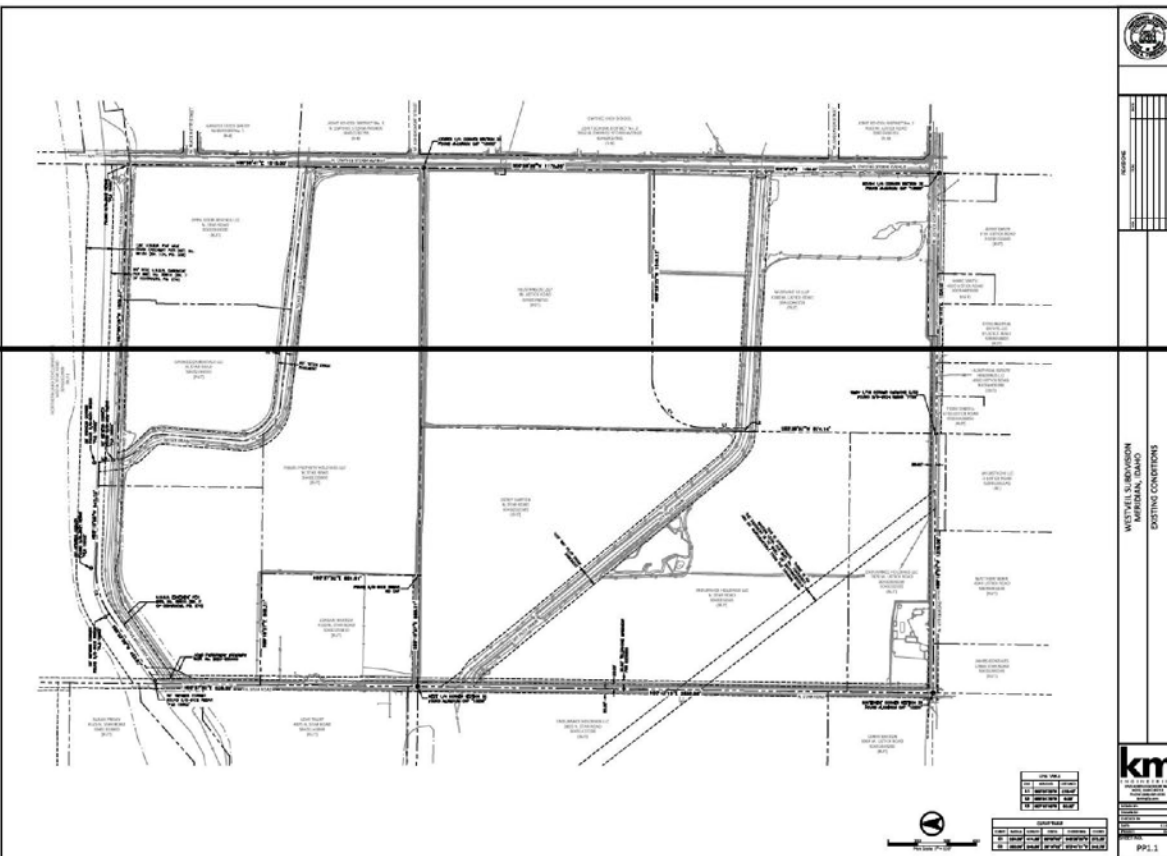
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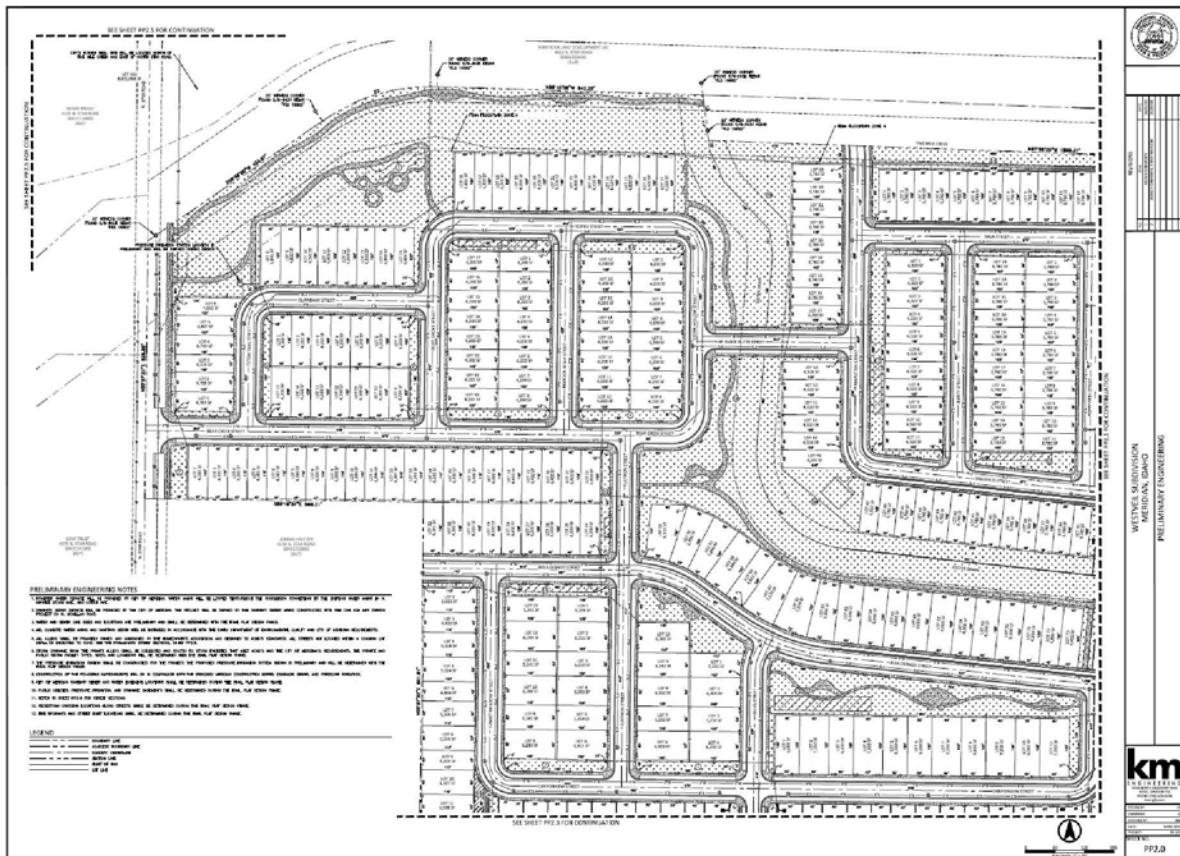
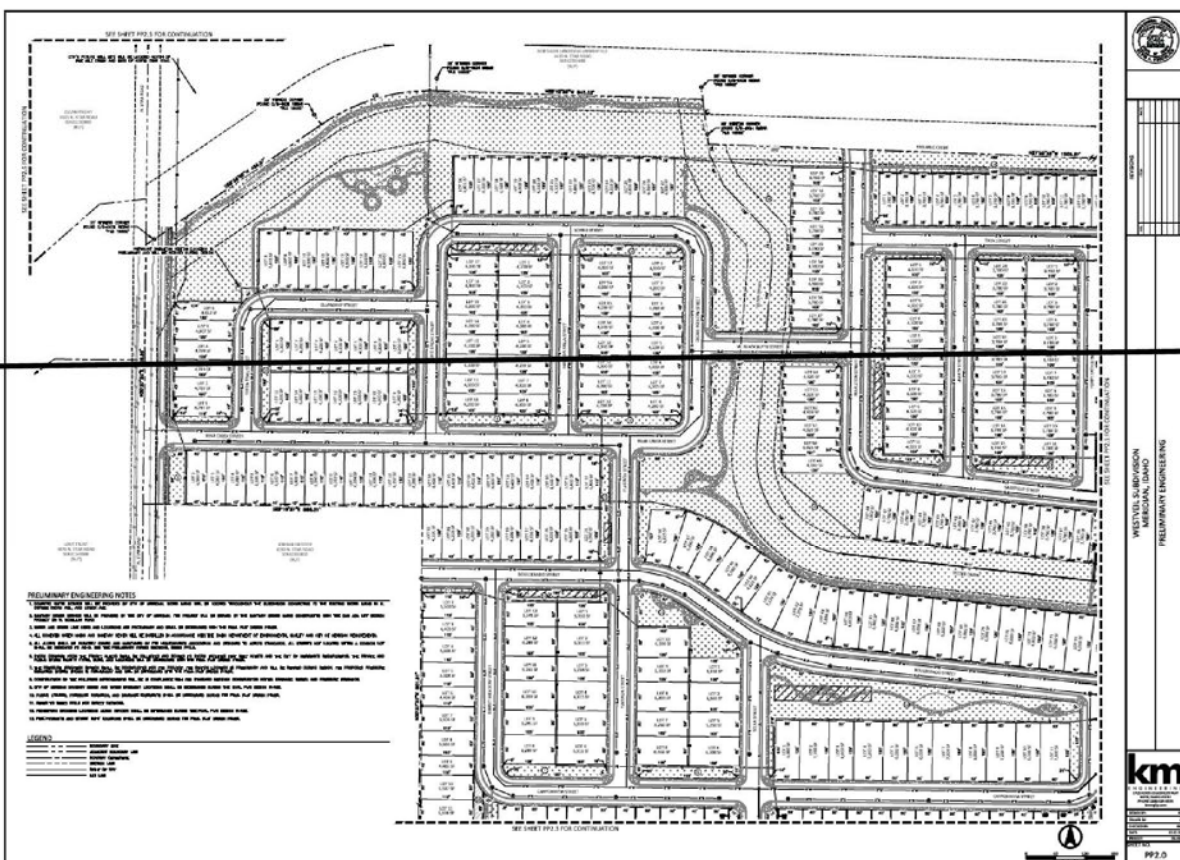
D. Site Plan (date: 12/12/2025)

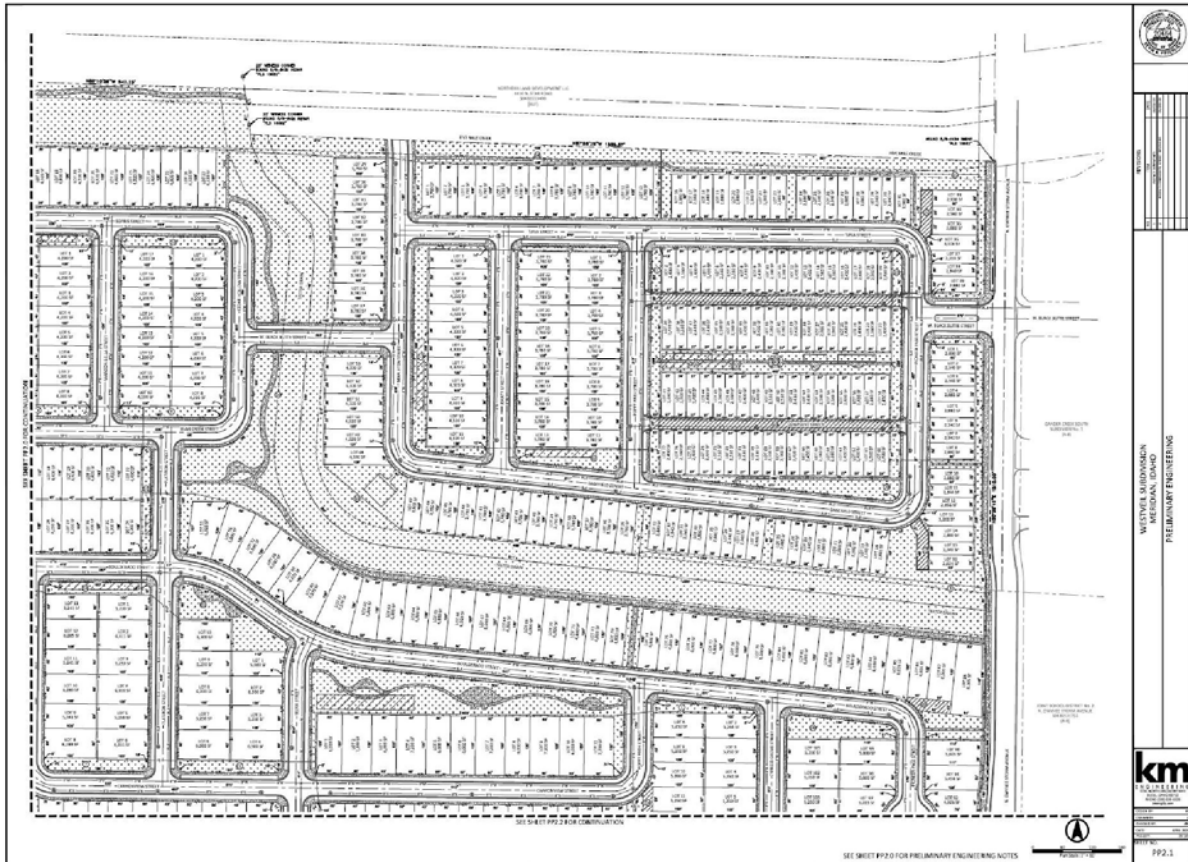
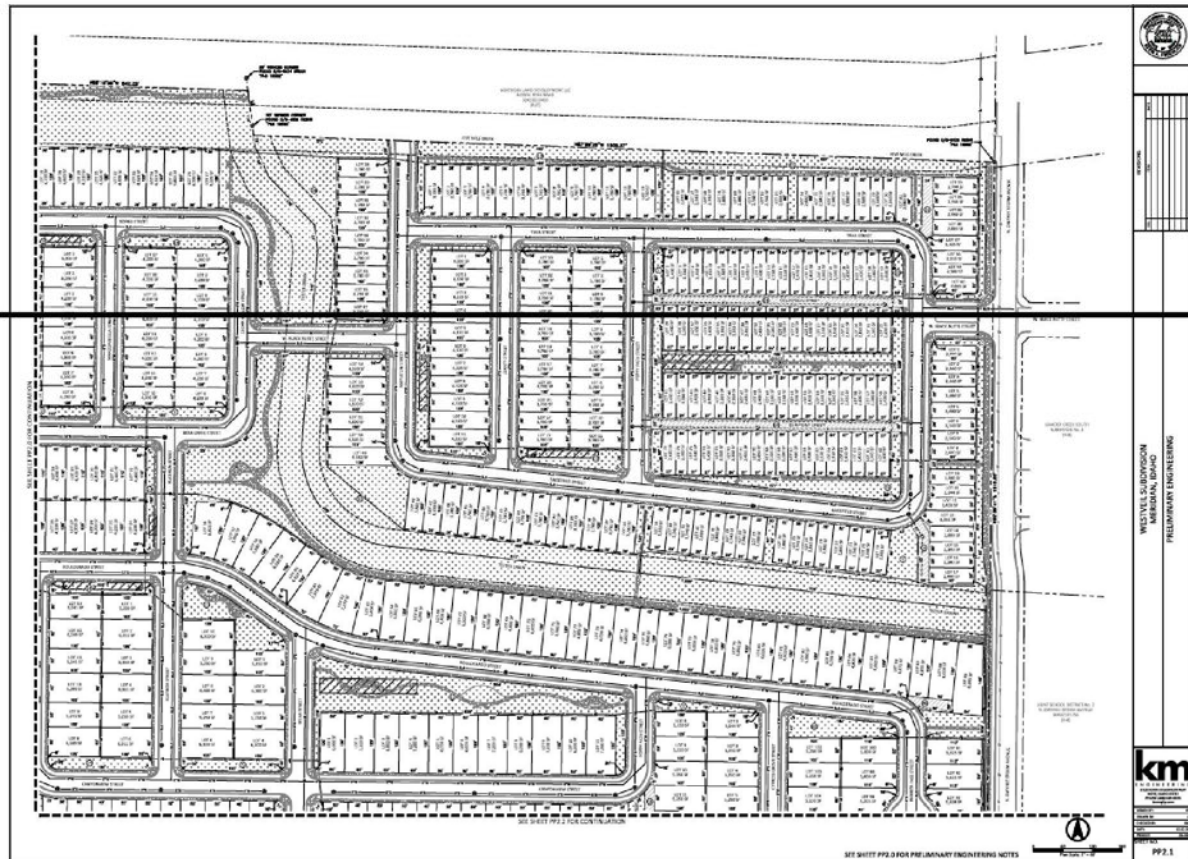


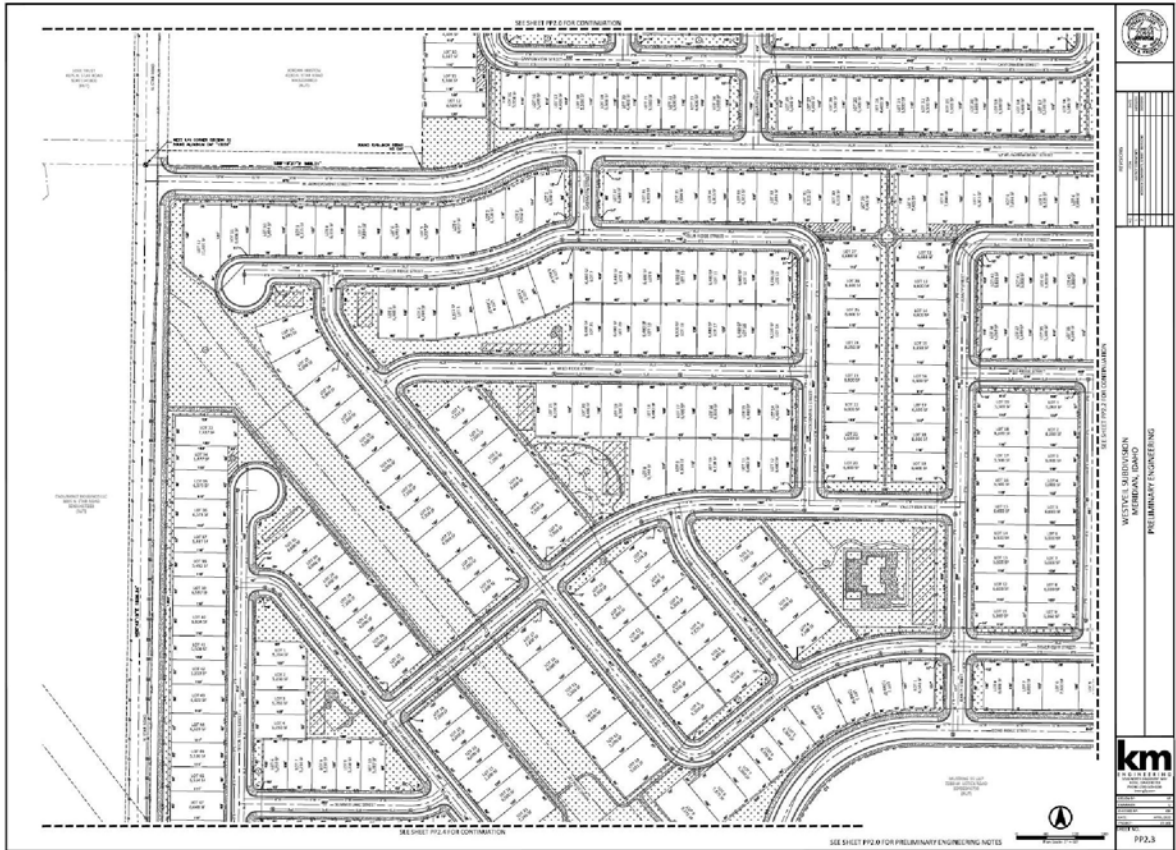
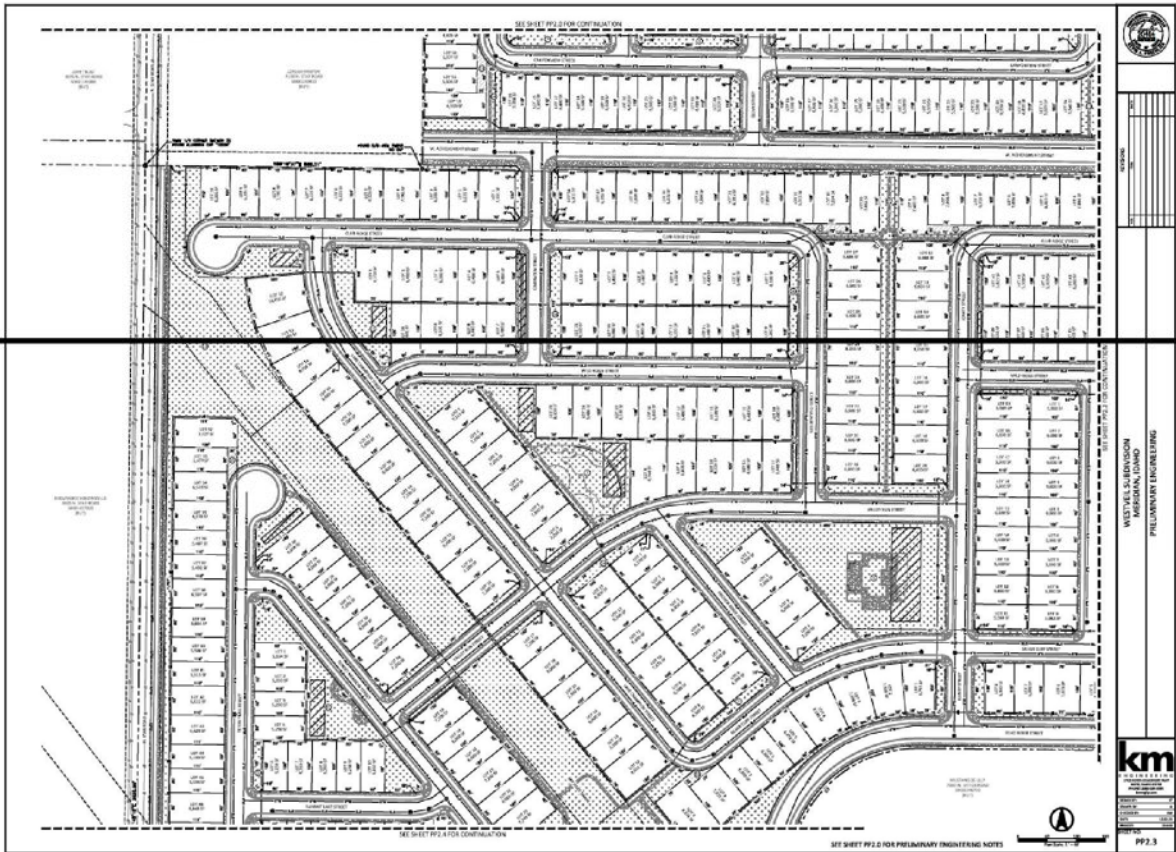
E. Preliminary Plat (date: 6/29/2026 12/2/2025)

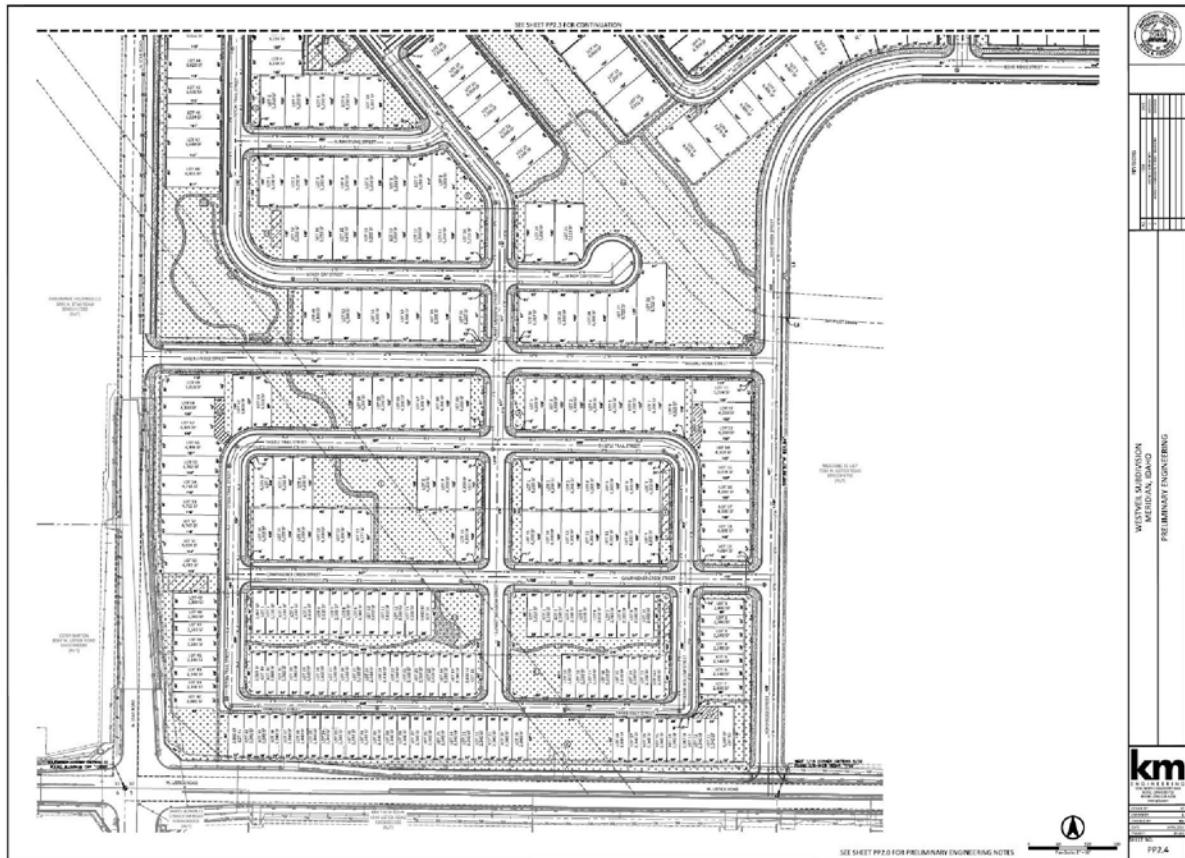
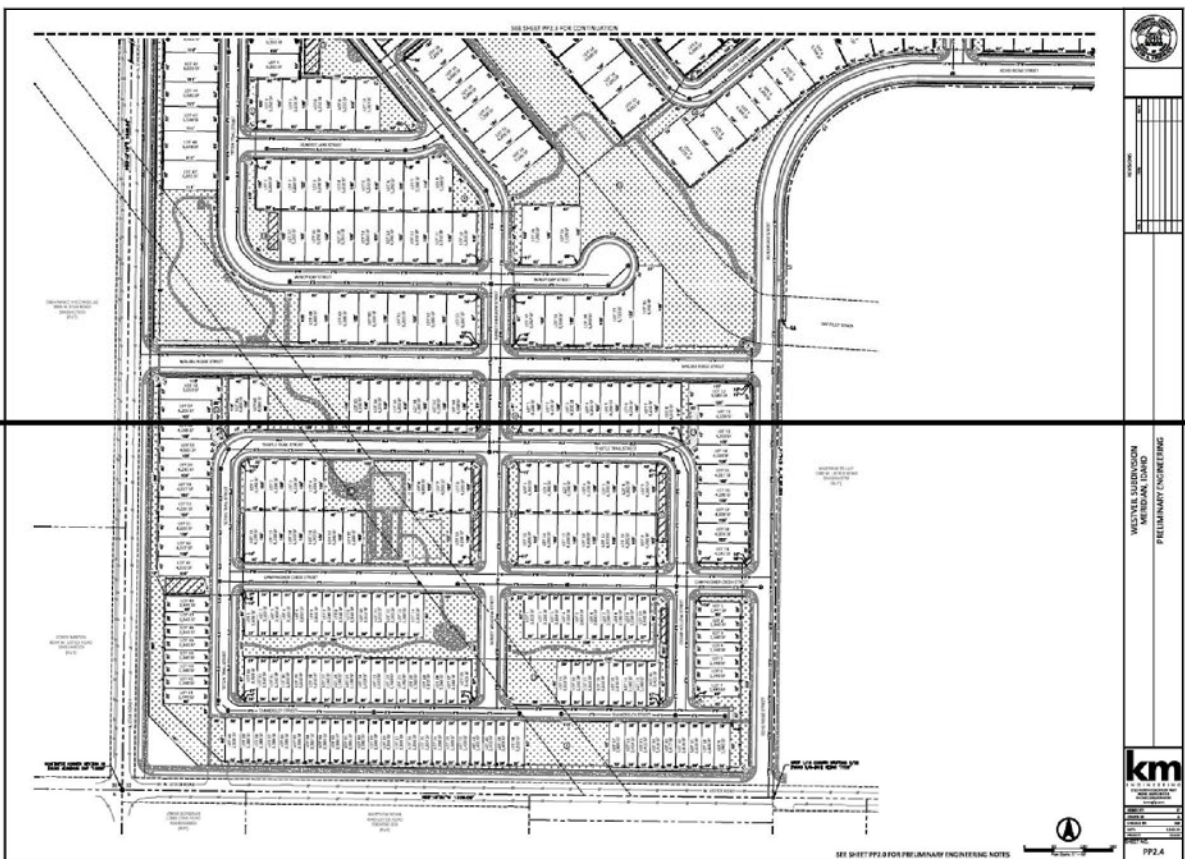


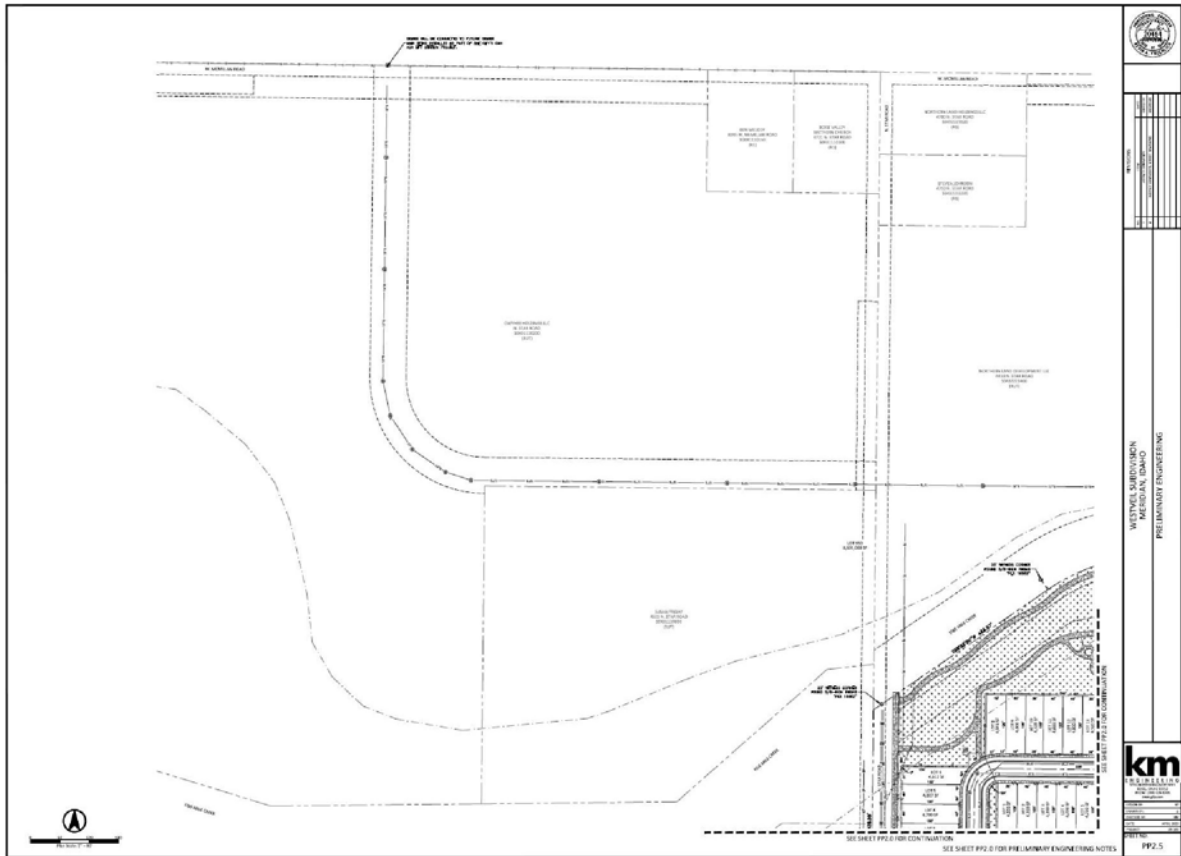
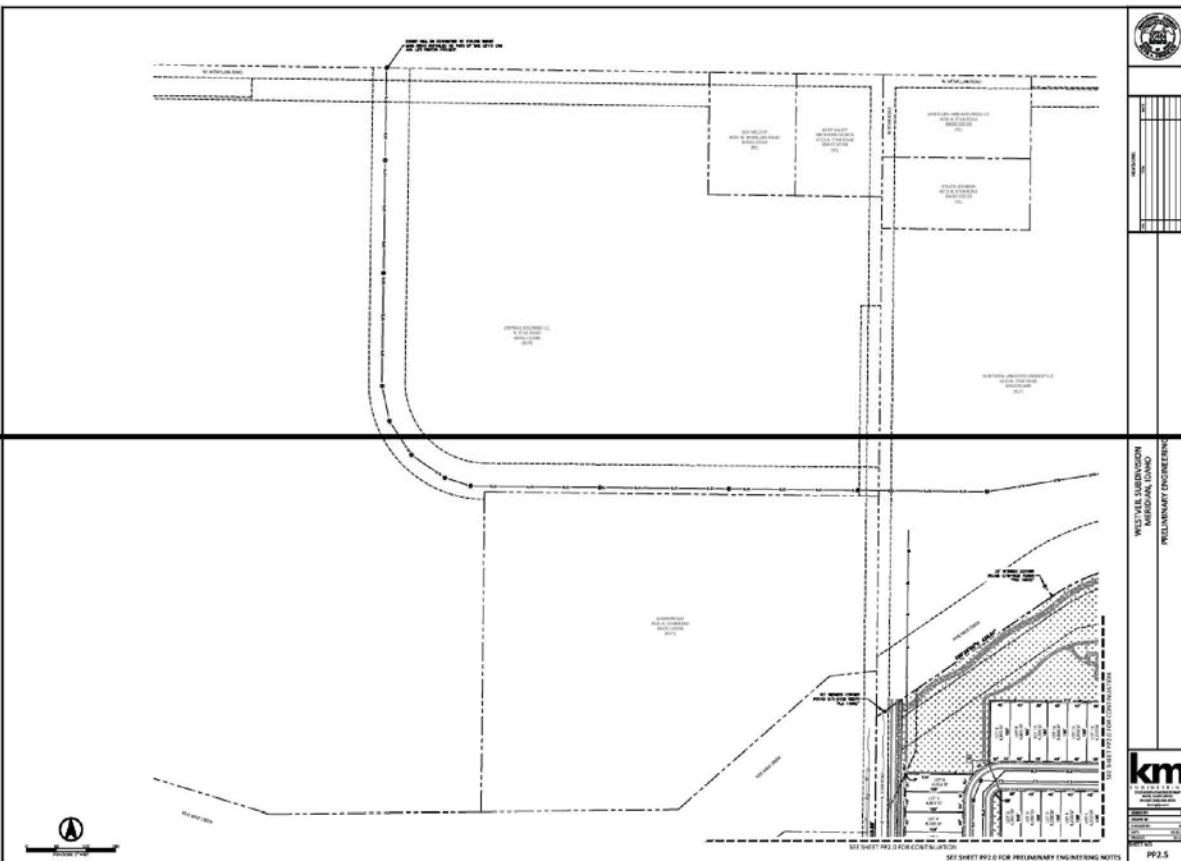


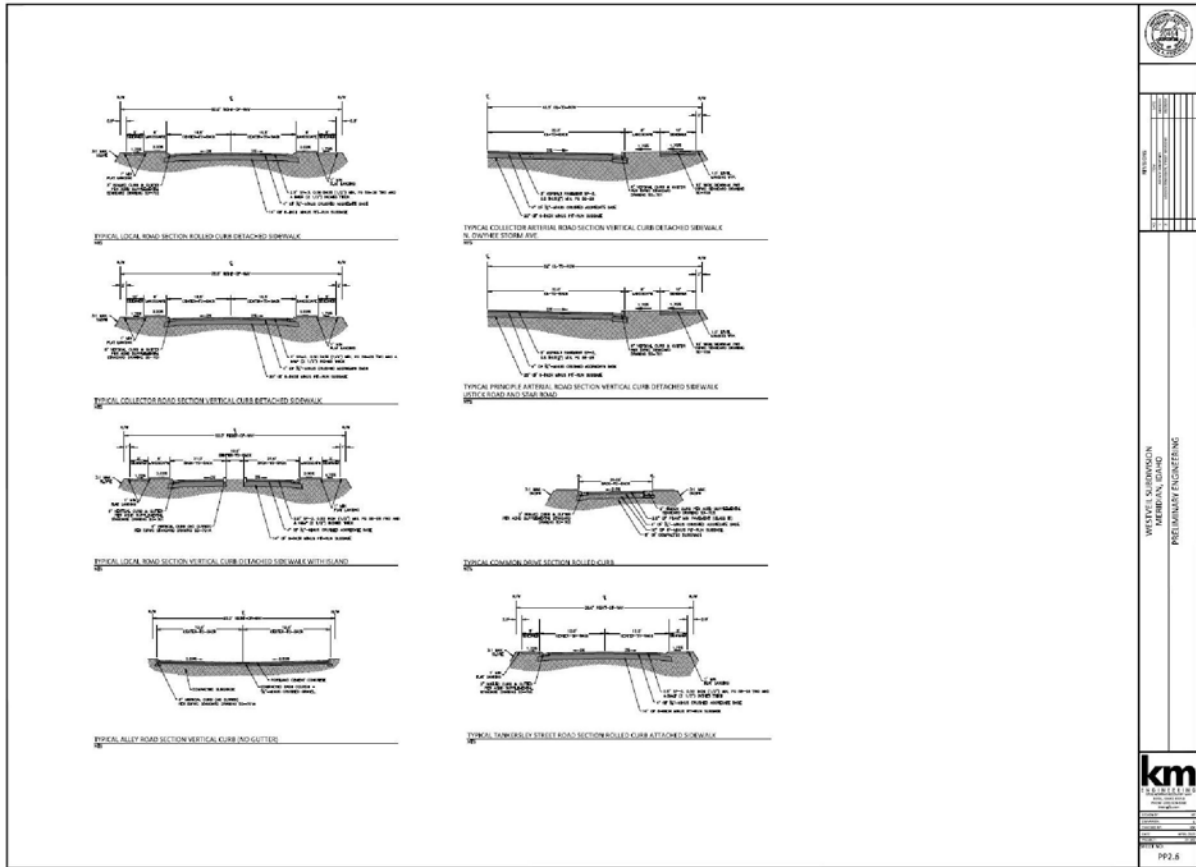
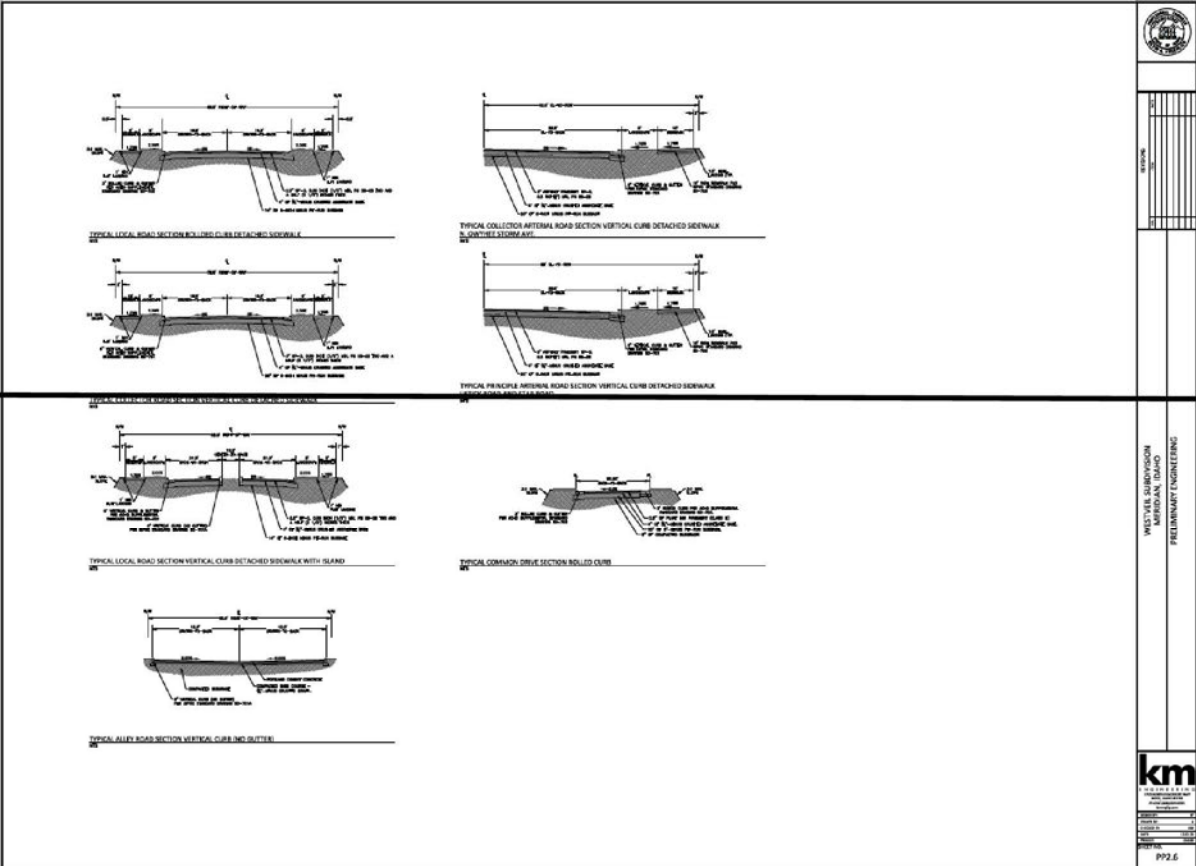








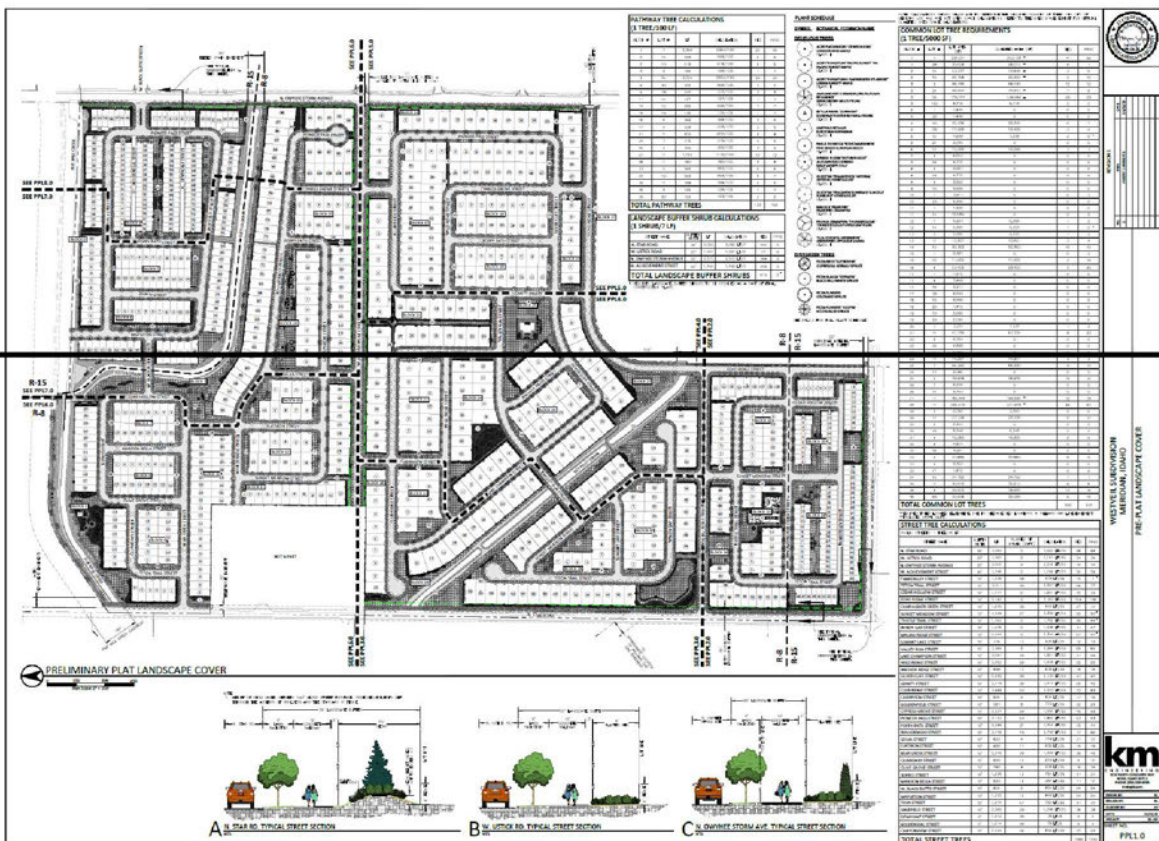


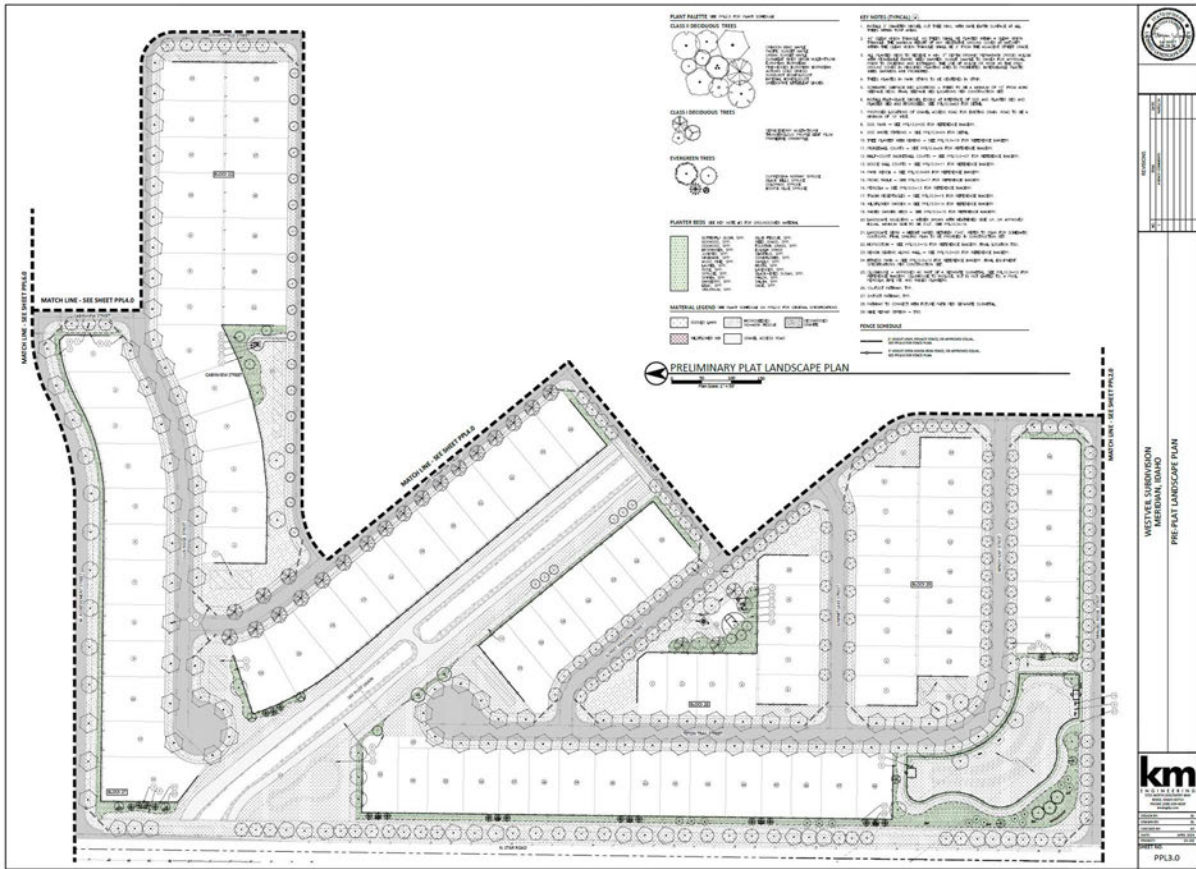
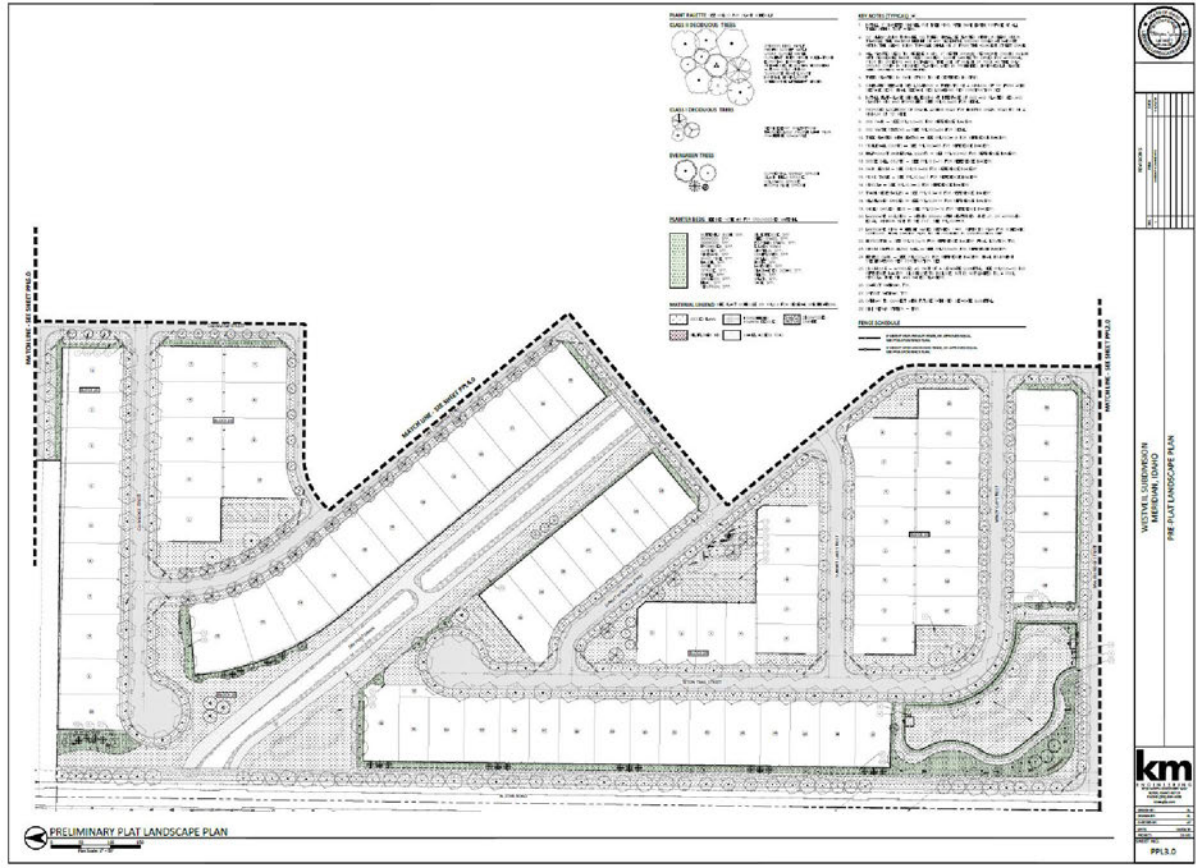


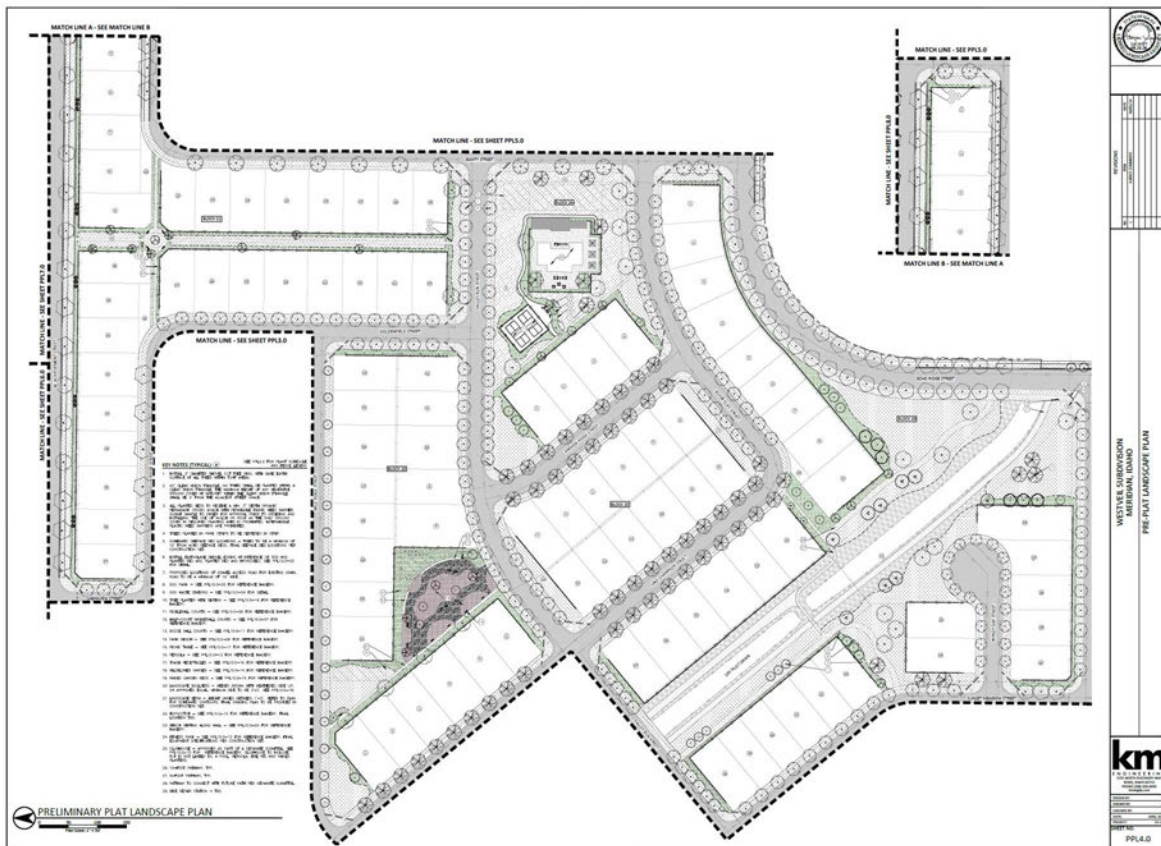
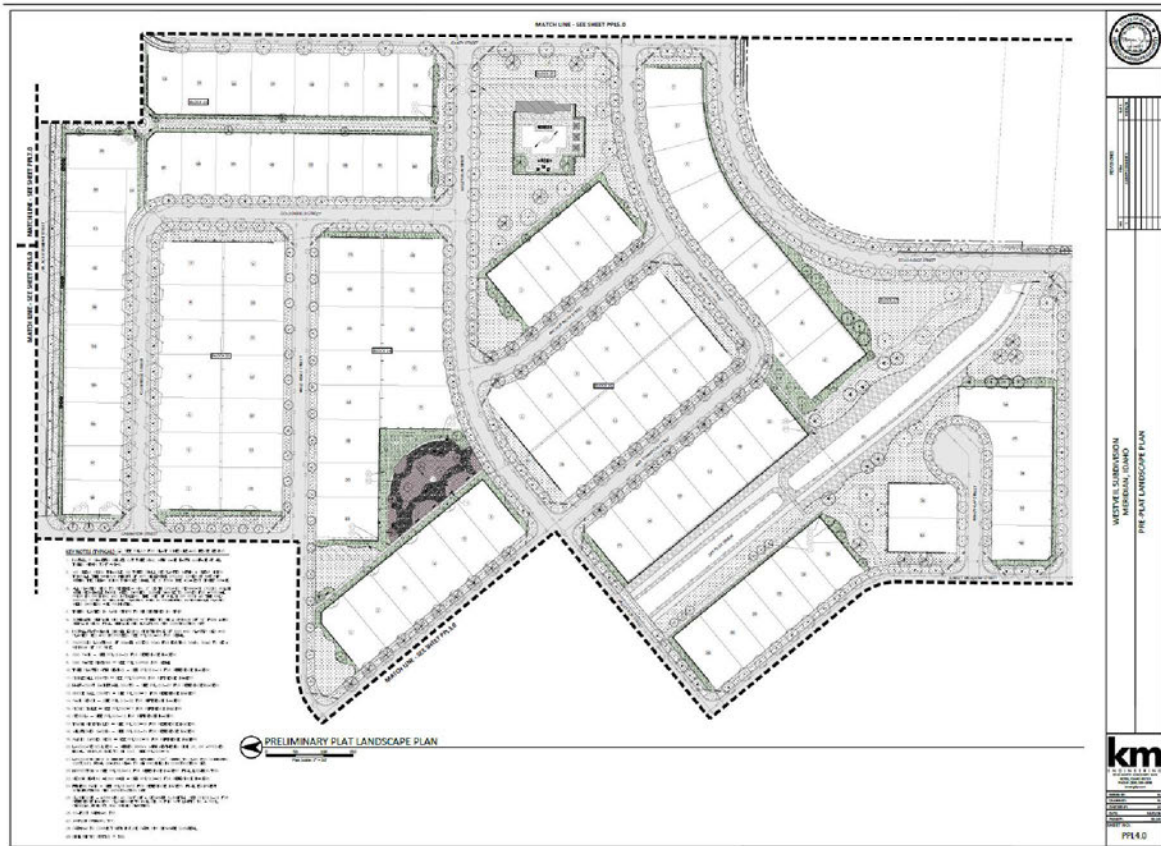
WESTVEIL SUBDIVISION

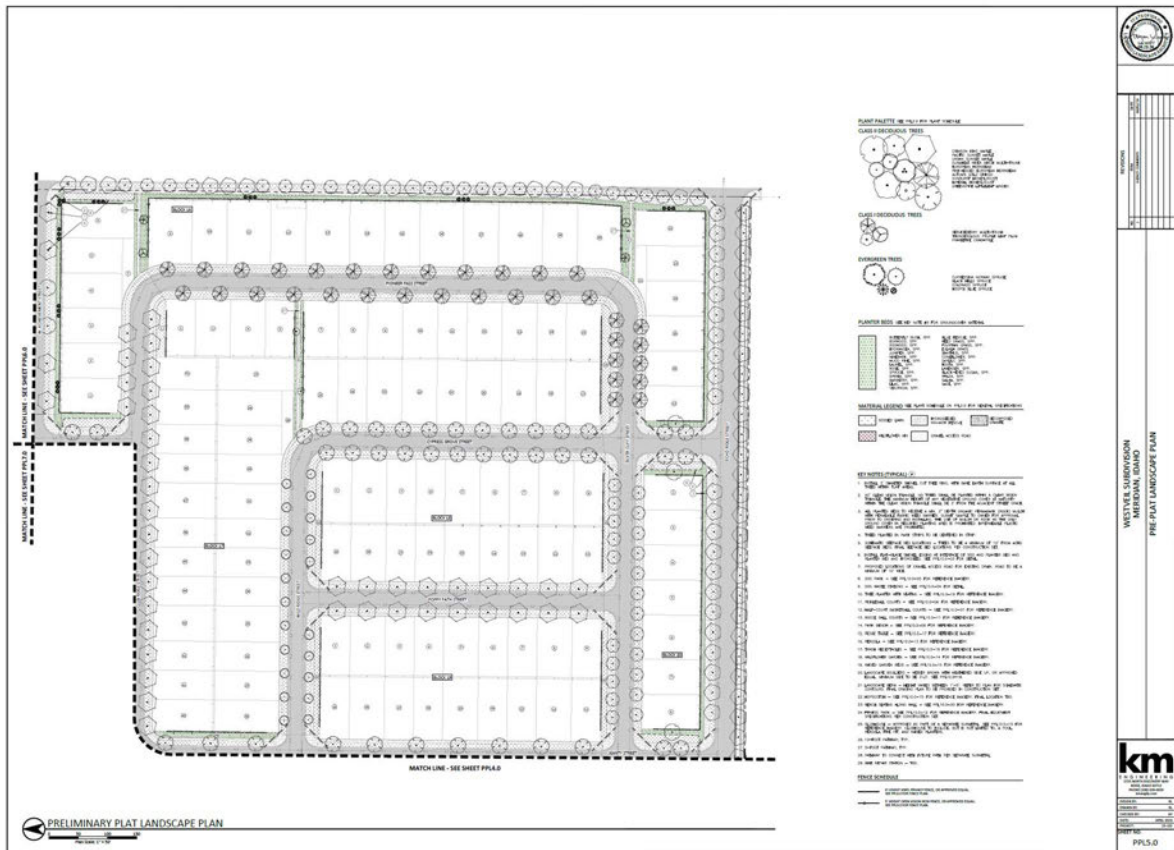
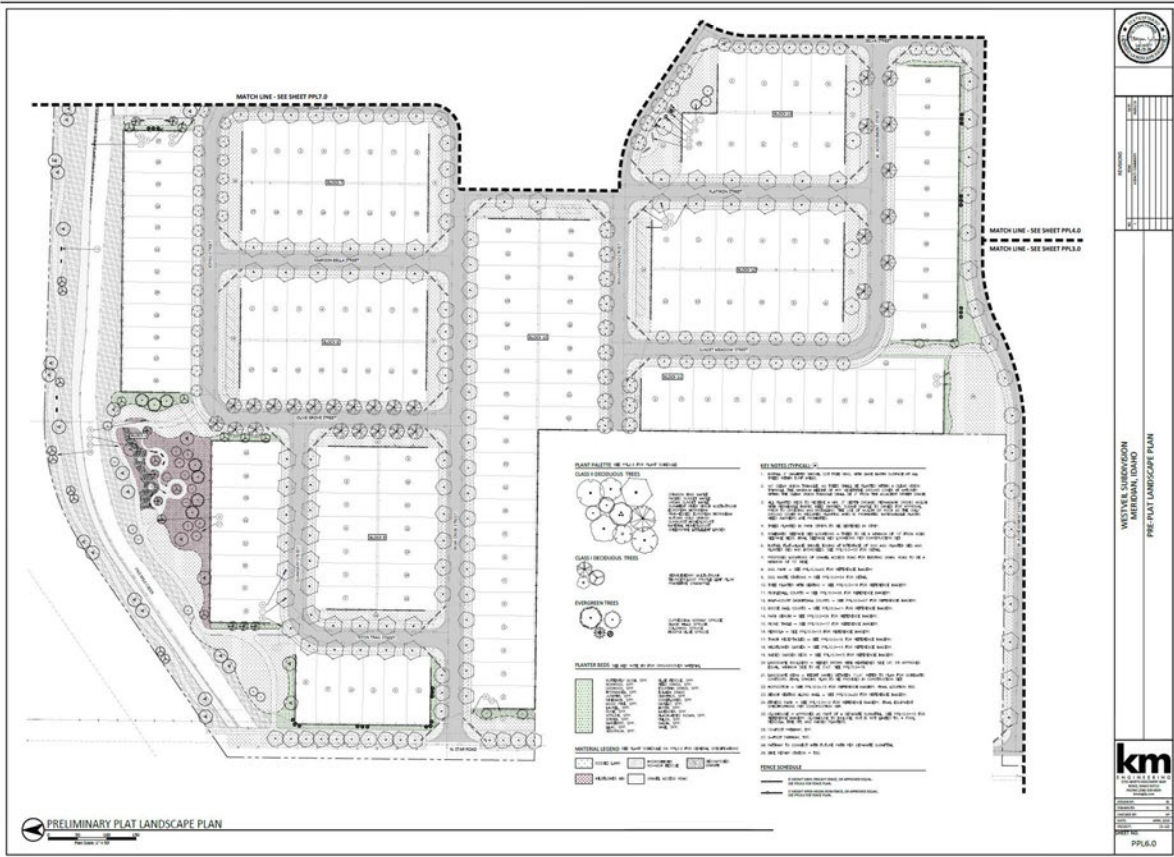
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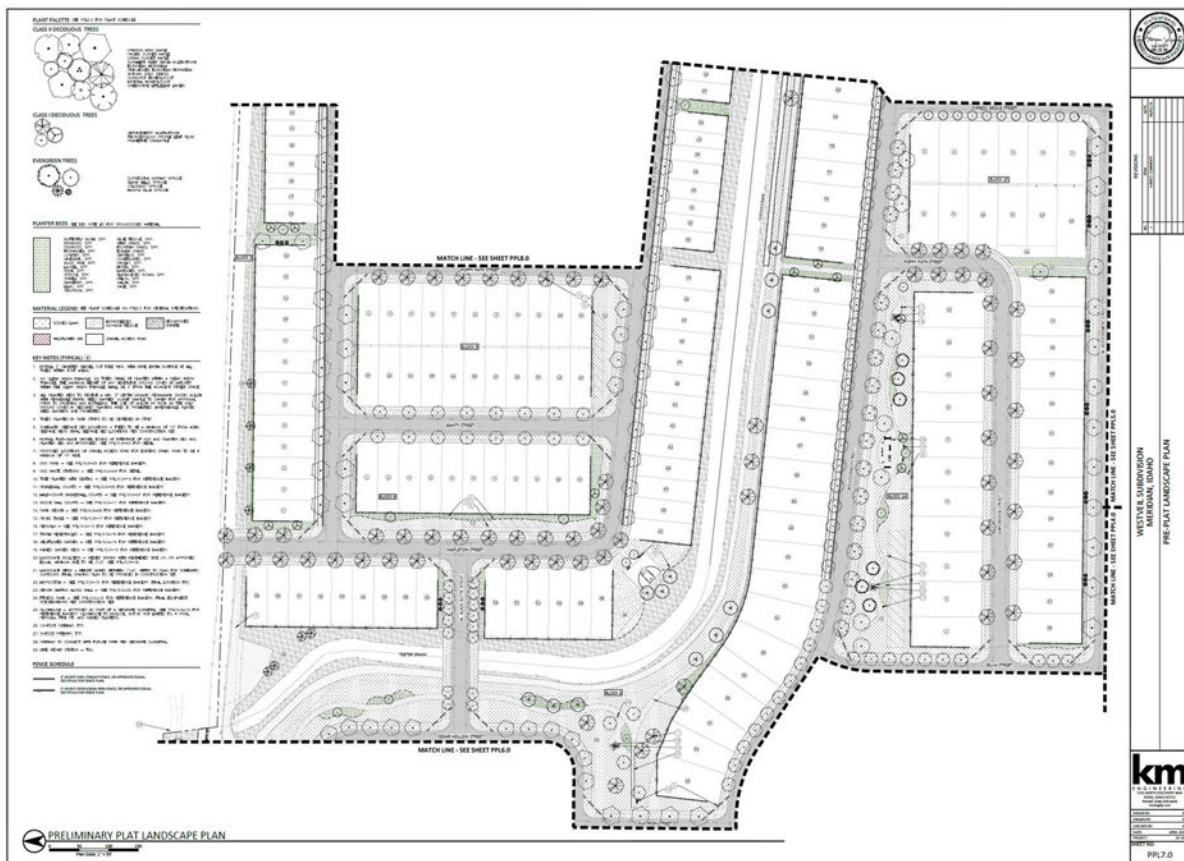
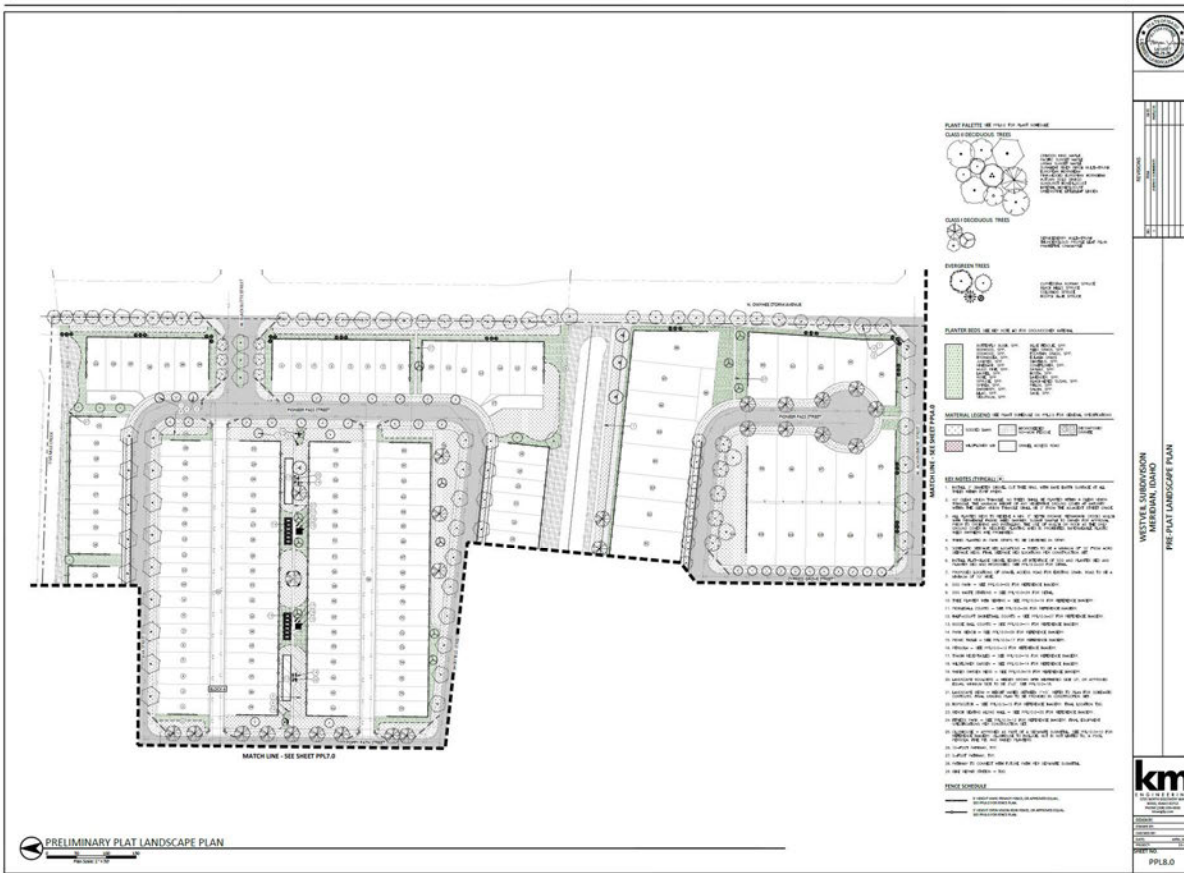


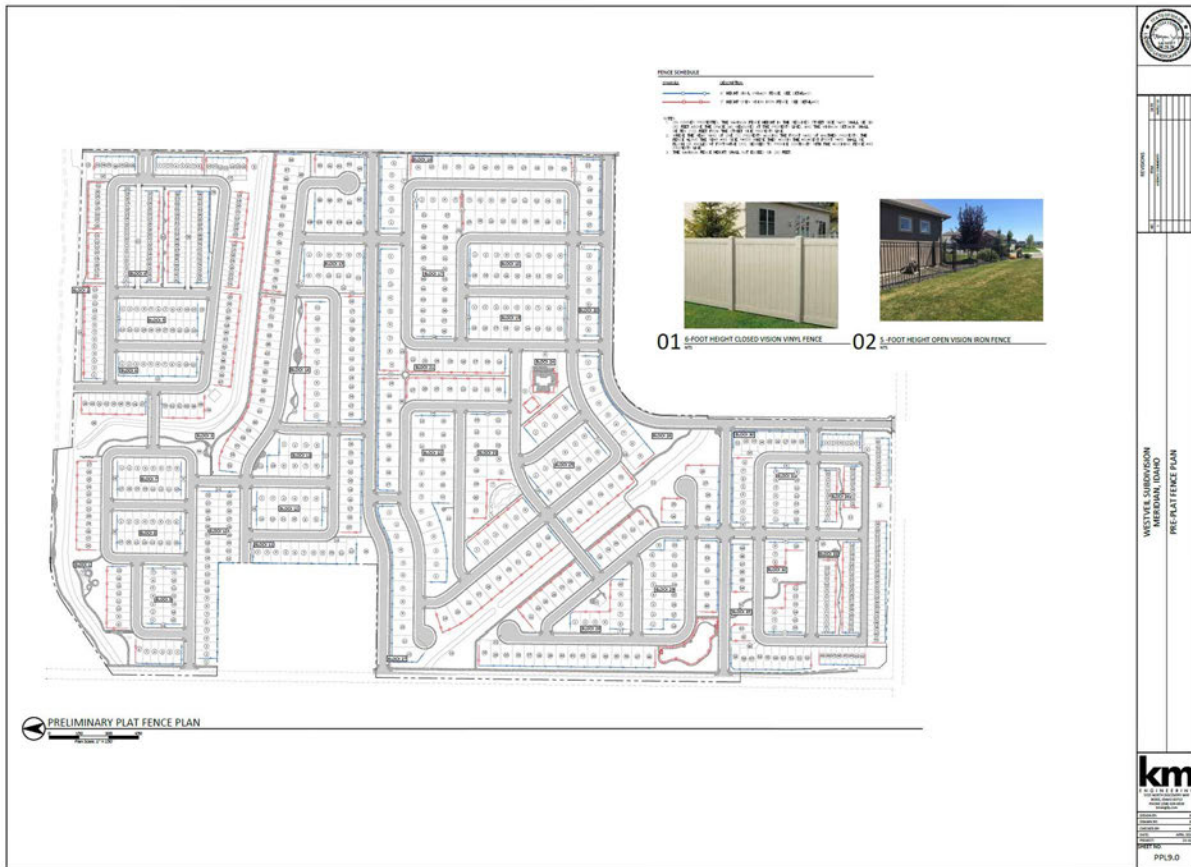
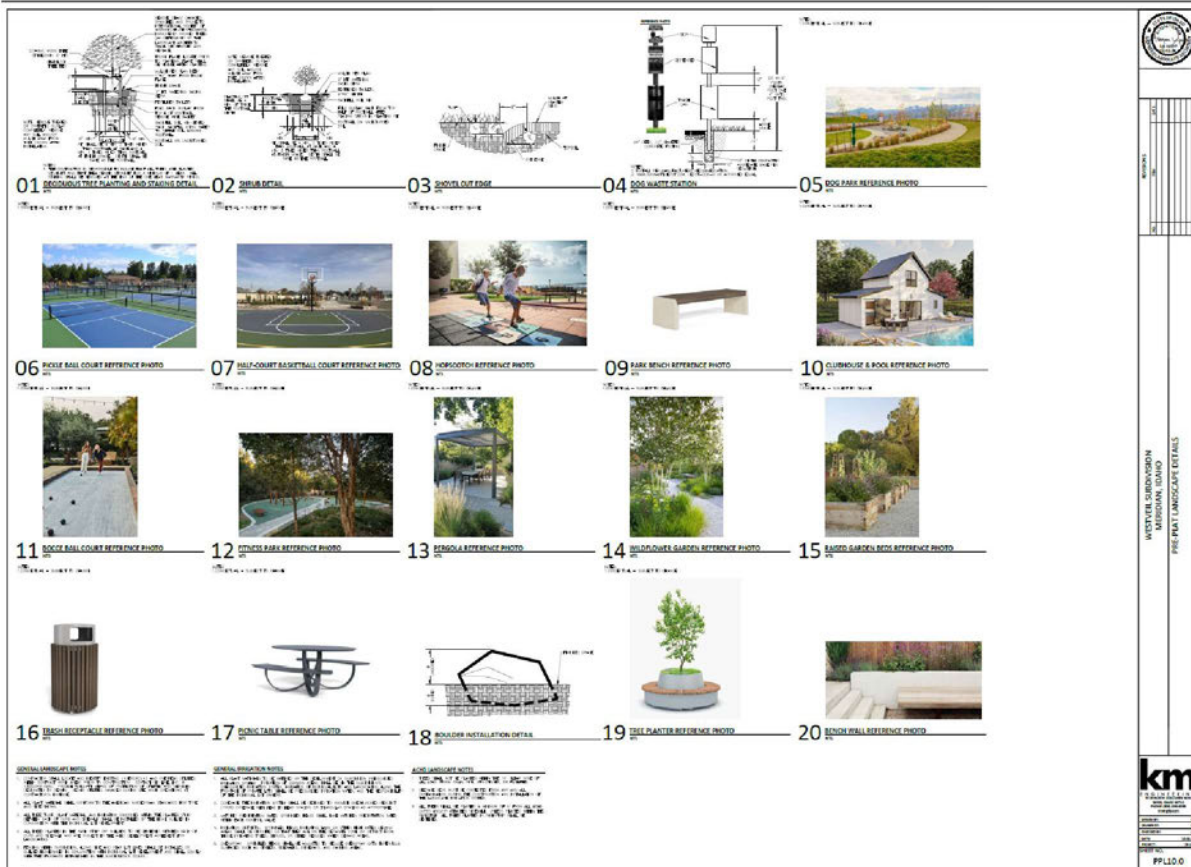
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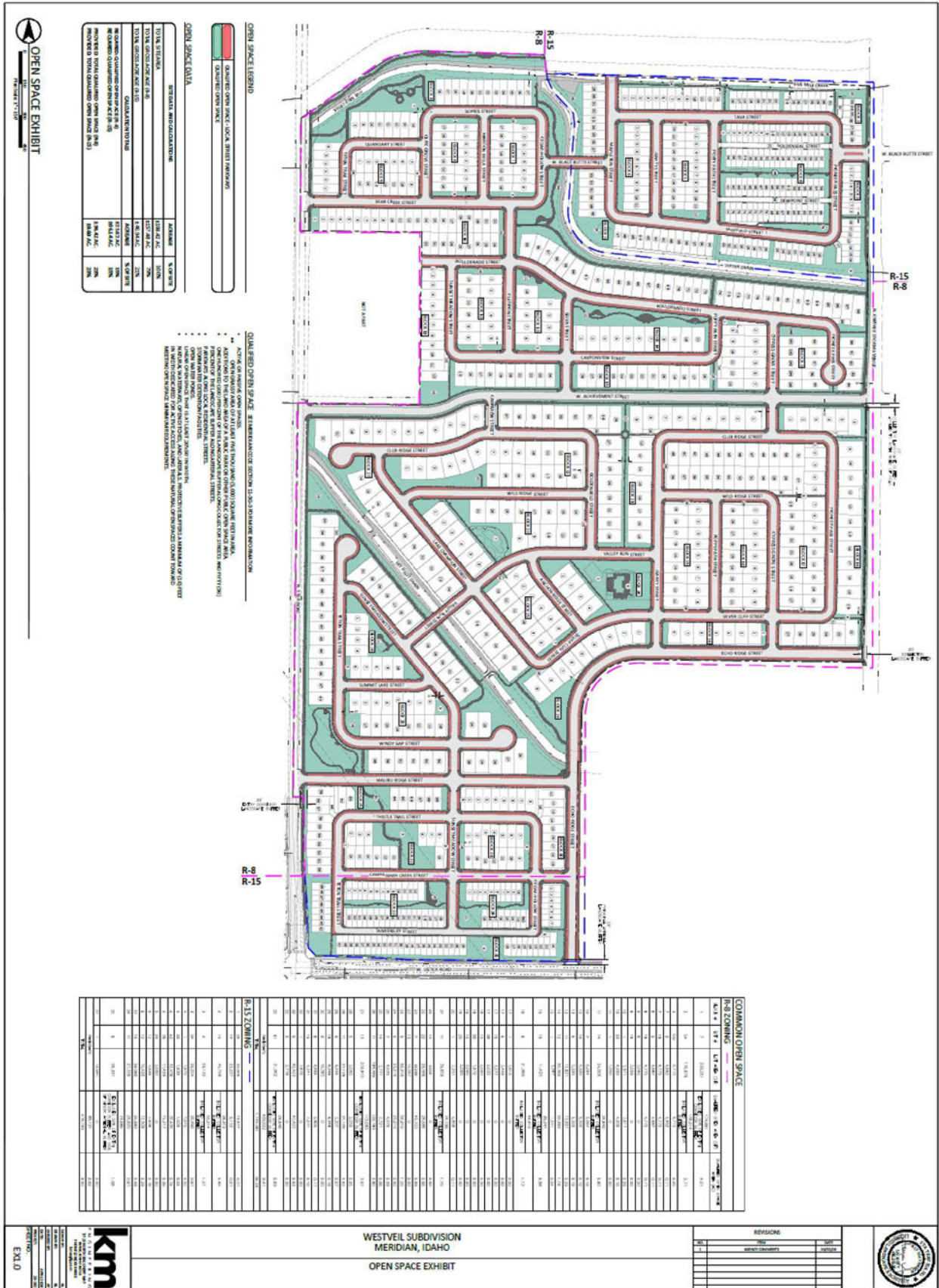








G. Qualified Open Space Exhibit (date: 4/1/2026)

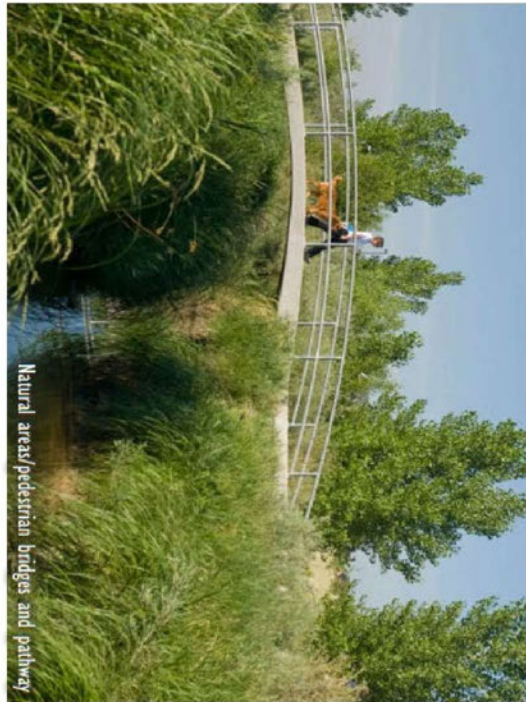
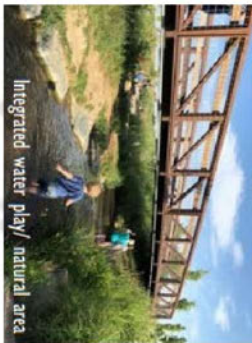
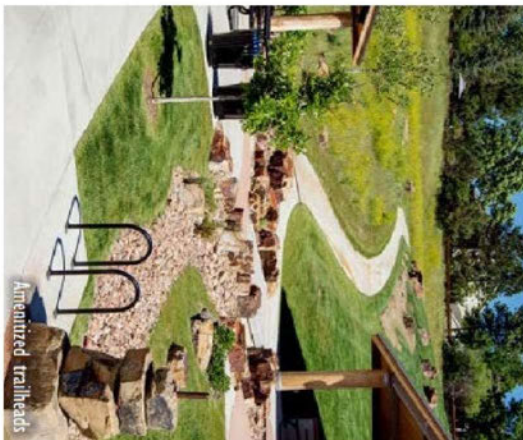
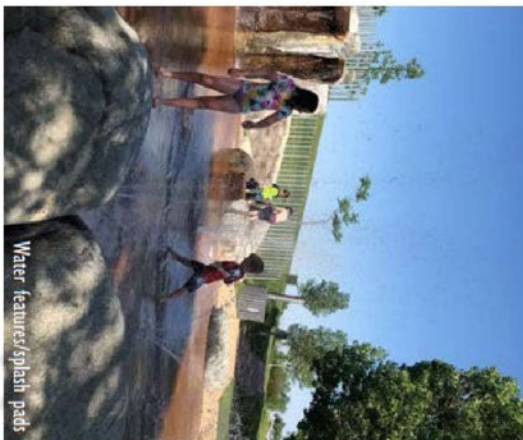


H. Preliminary Plat and Site Amenities (date: ~~6/29/2026~~ 12/15/2025)

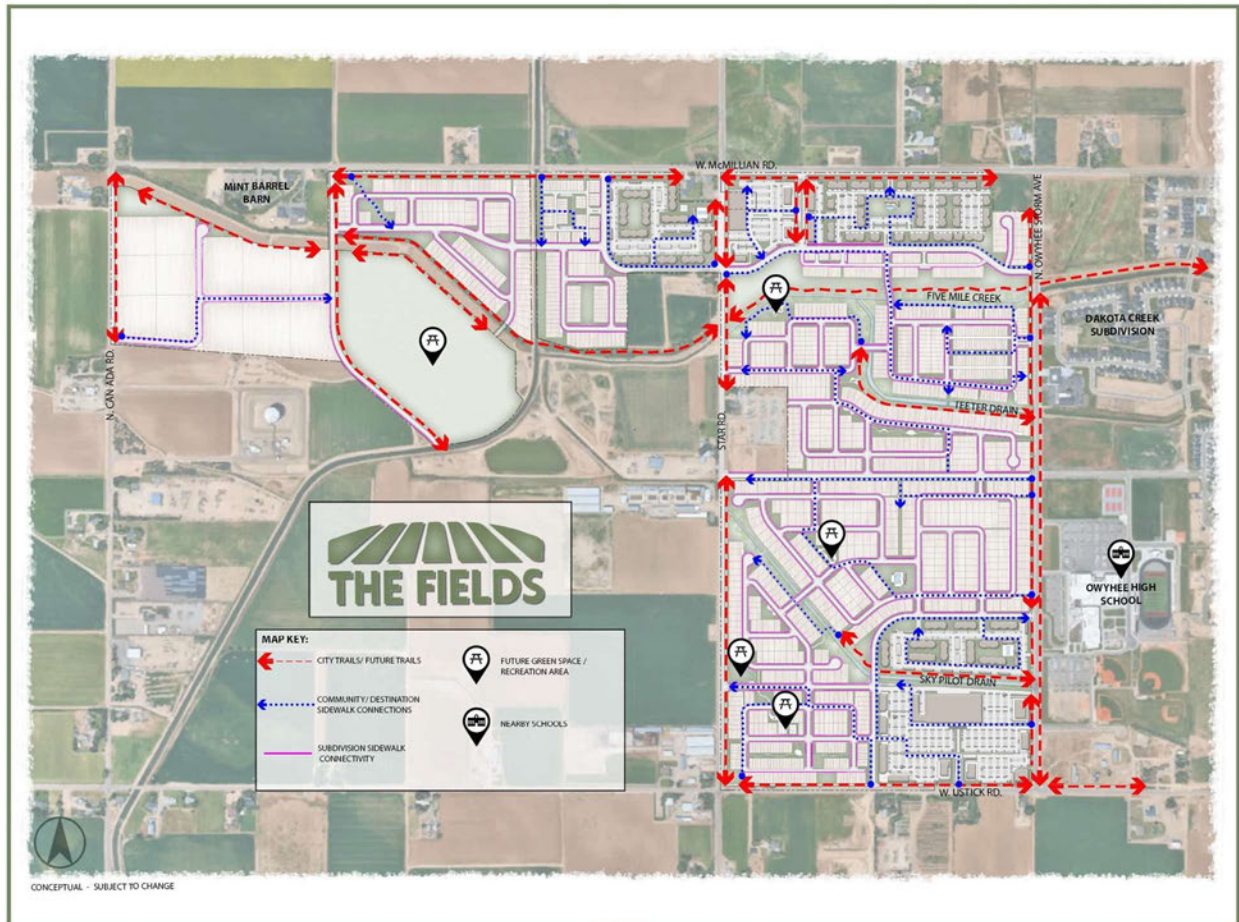


Fields Subarea Plan Amenities Identified

Amenities

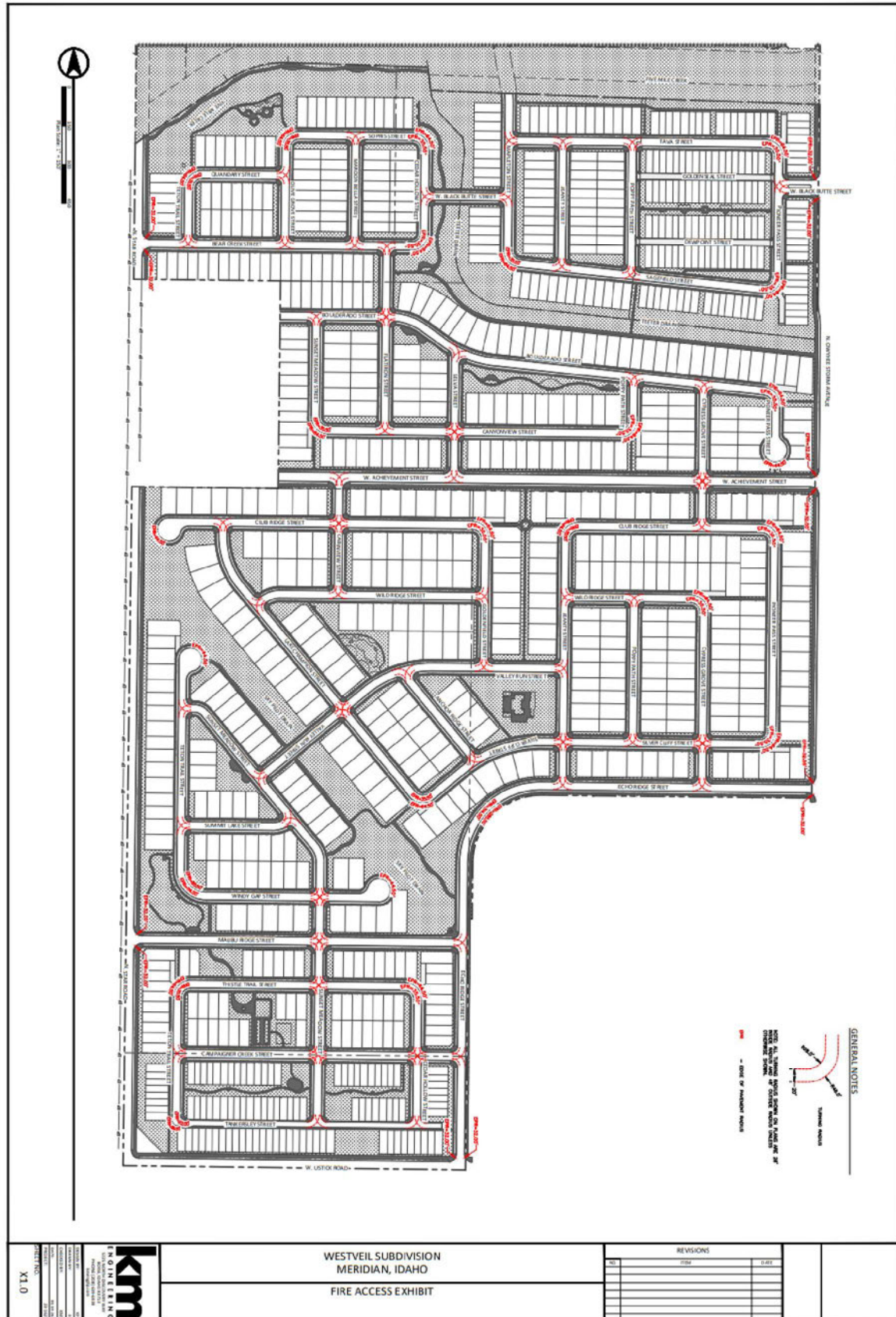


I. Pathway Exhibit (date: 12/2/2025)

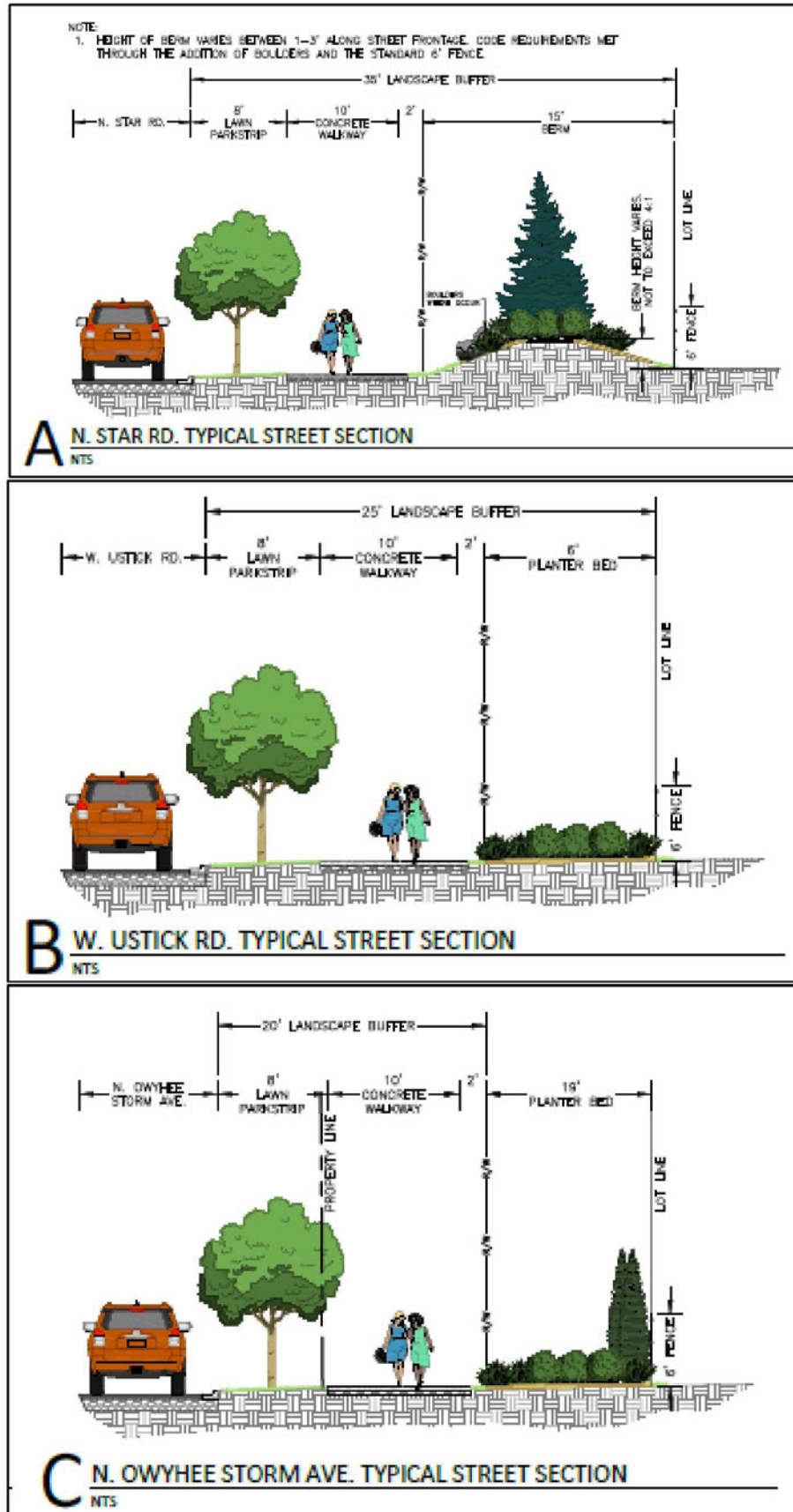


WESTVEIL SUBDIVISION
MERIDIAN, IDAHO
CONCEPTUAL PHASING PLAN

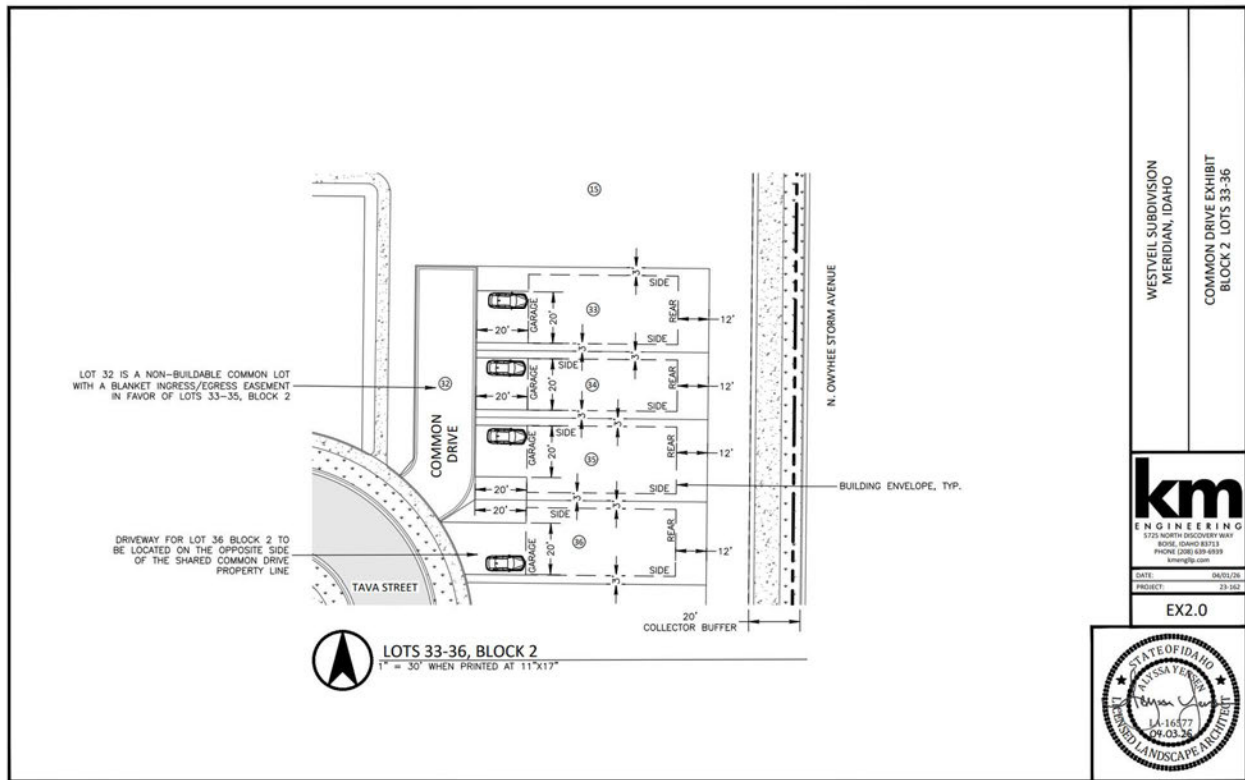
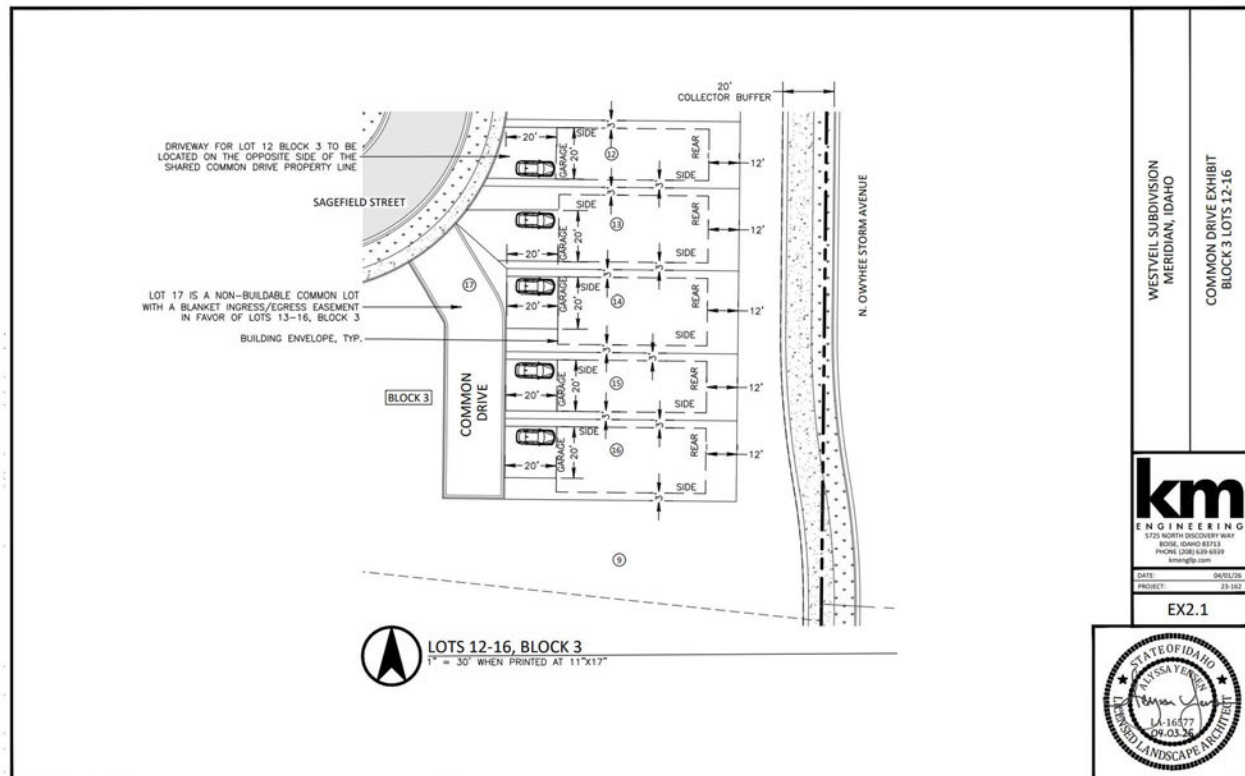
K. Fire Access Exhibit (date: 1/19/2026)

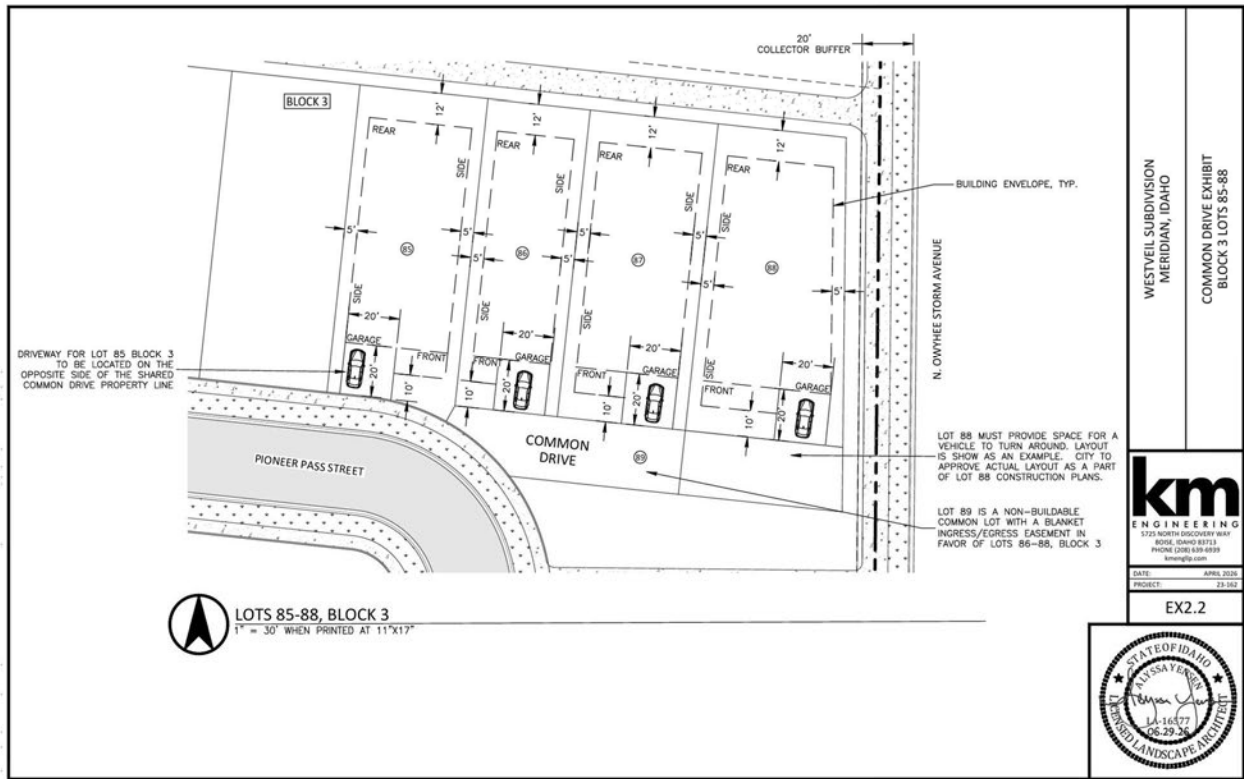
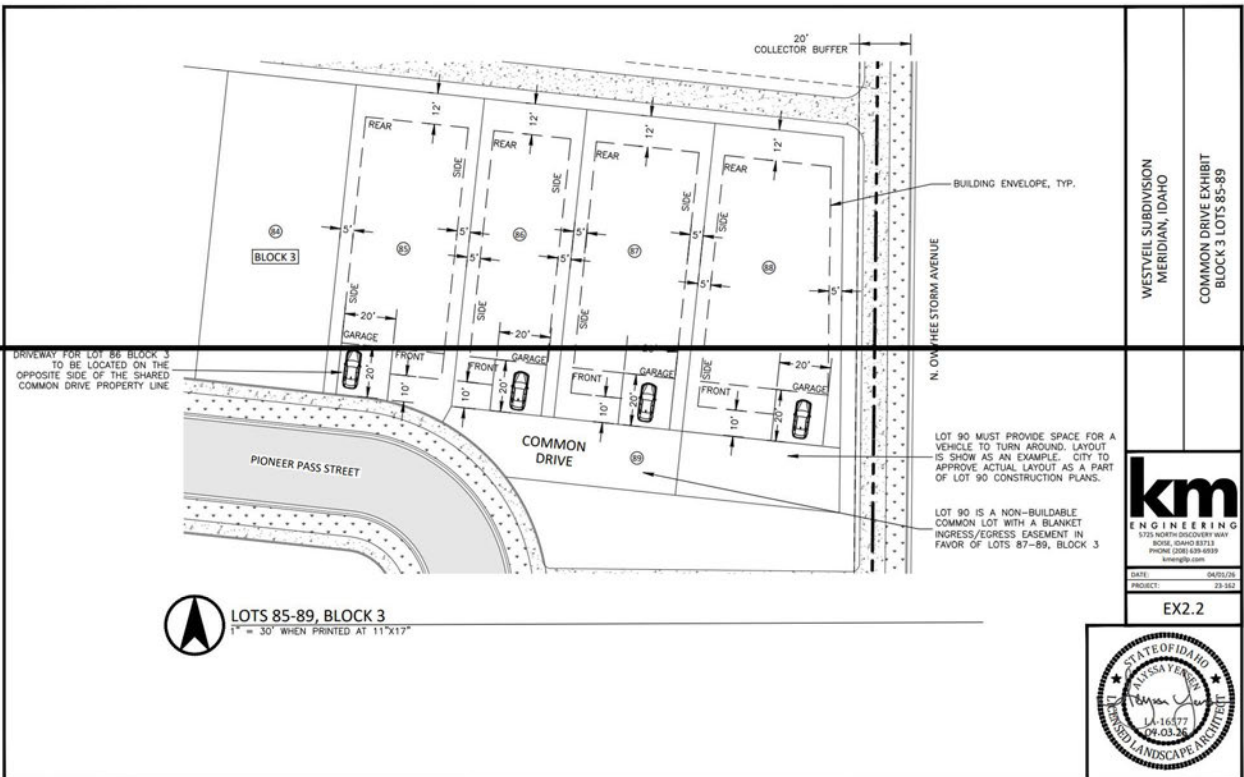


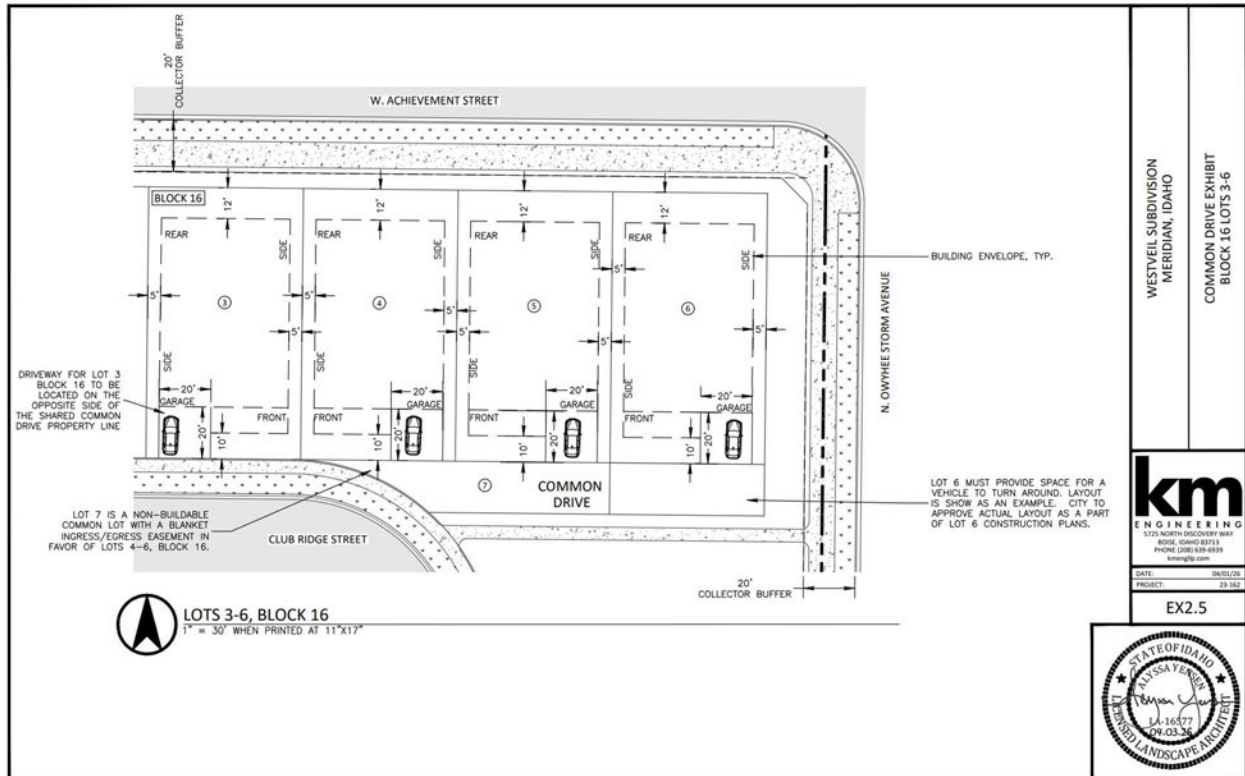
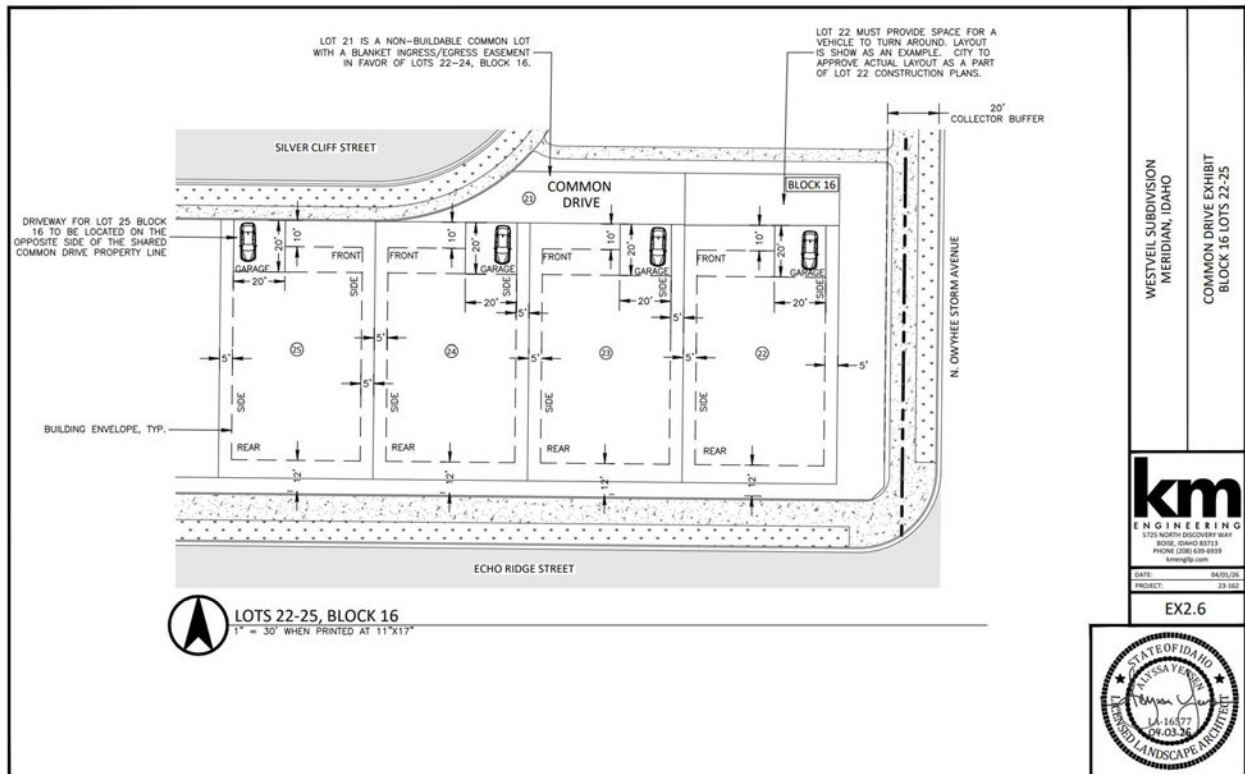
L. Typical Street Section Exhibit

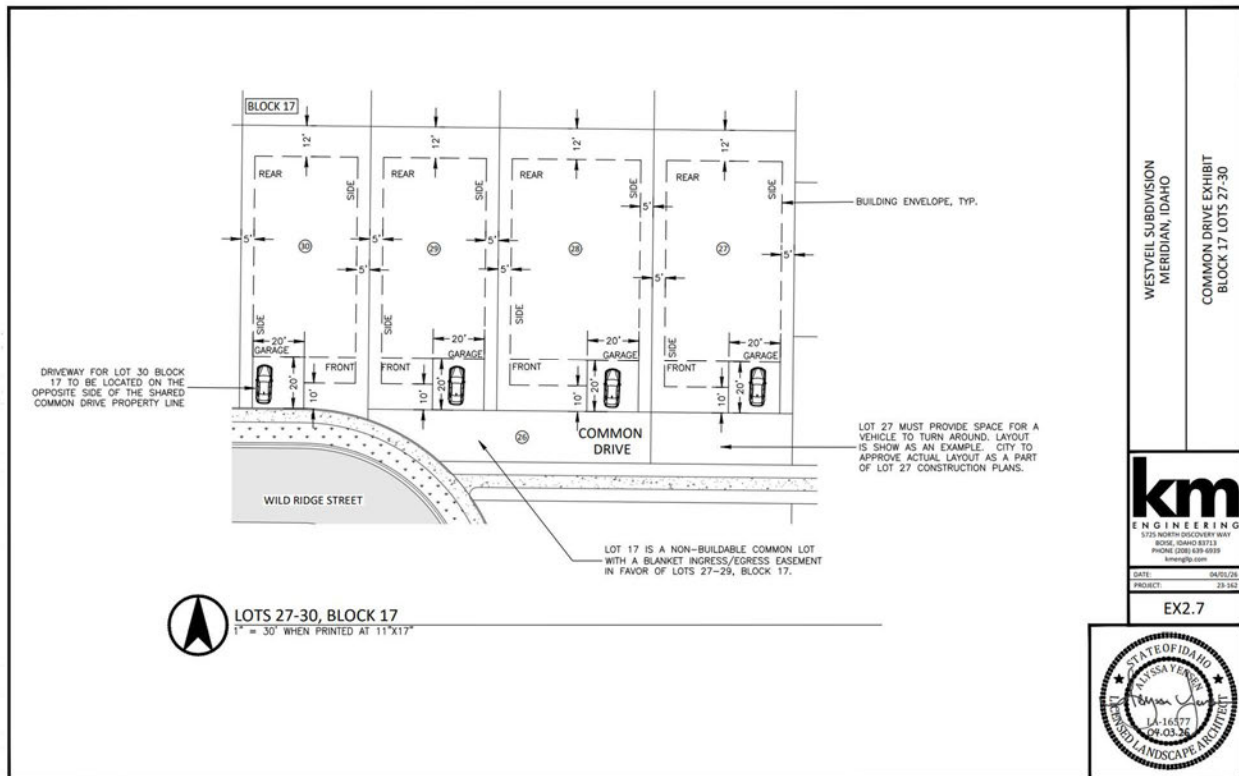
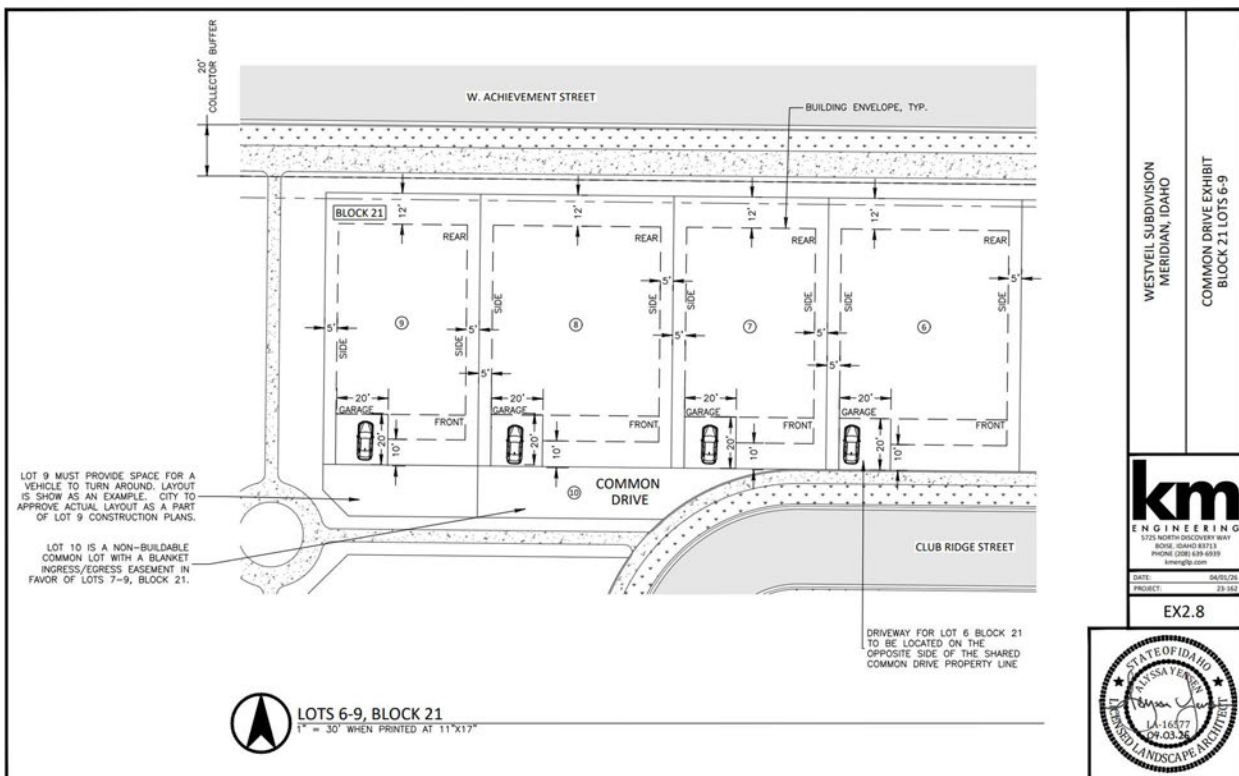


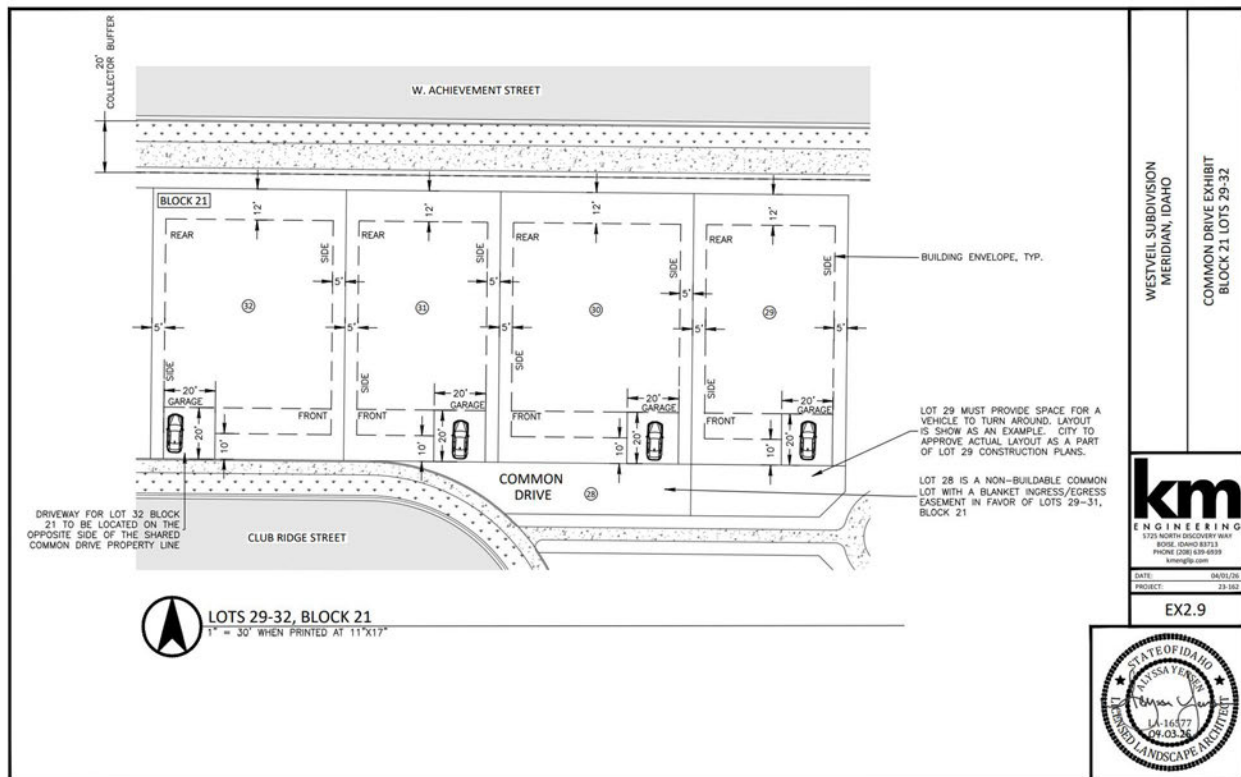
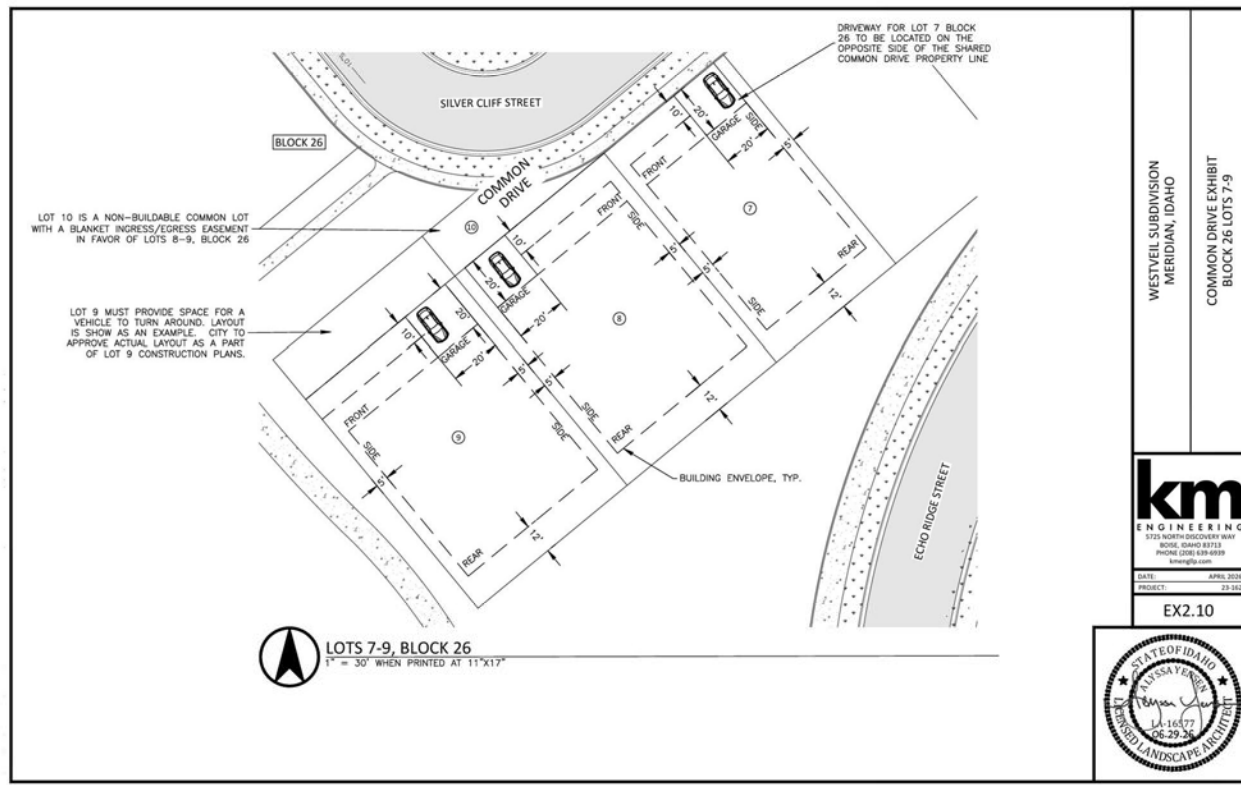
M. Common Drive Exhibit (date: 4/1/2026)

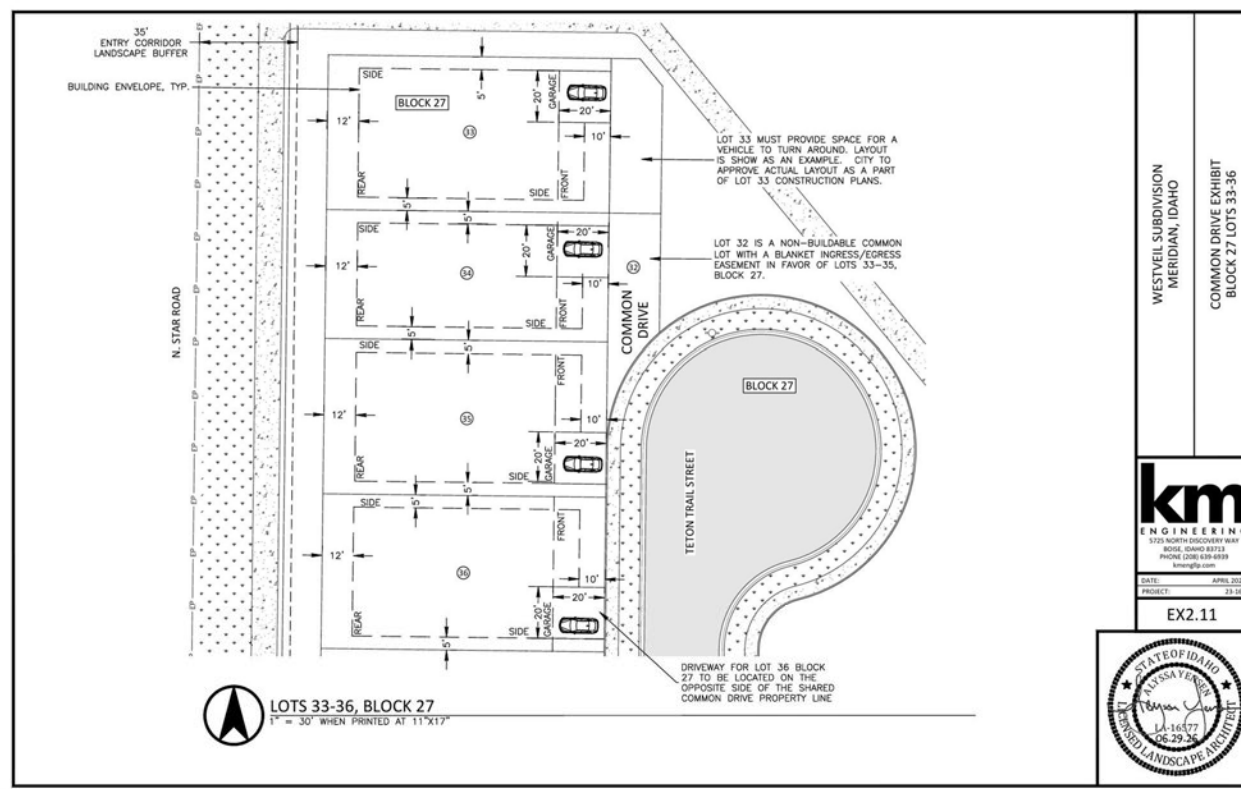


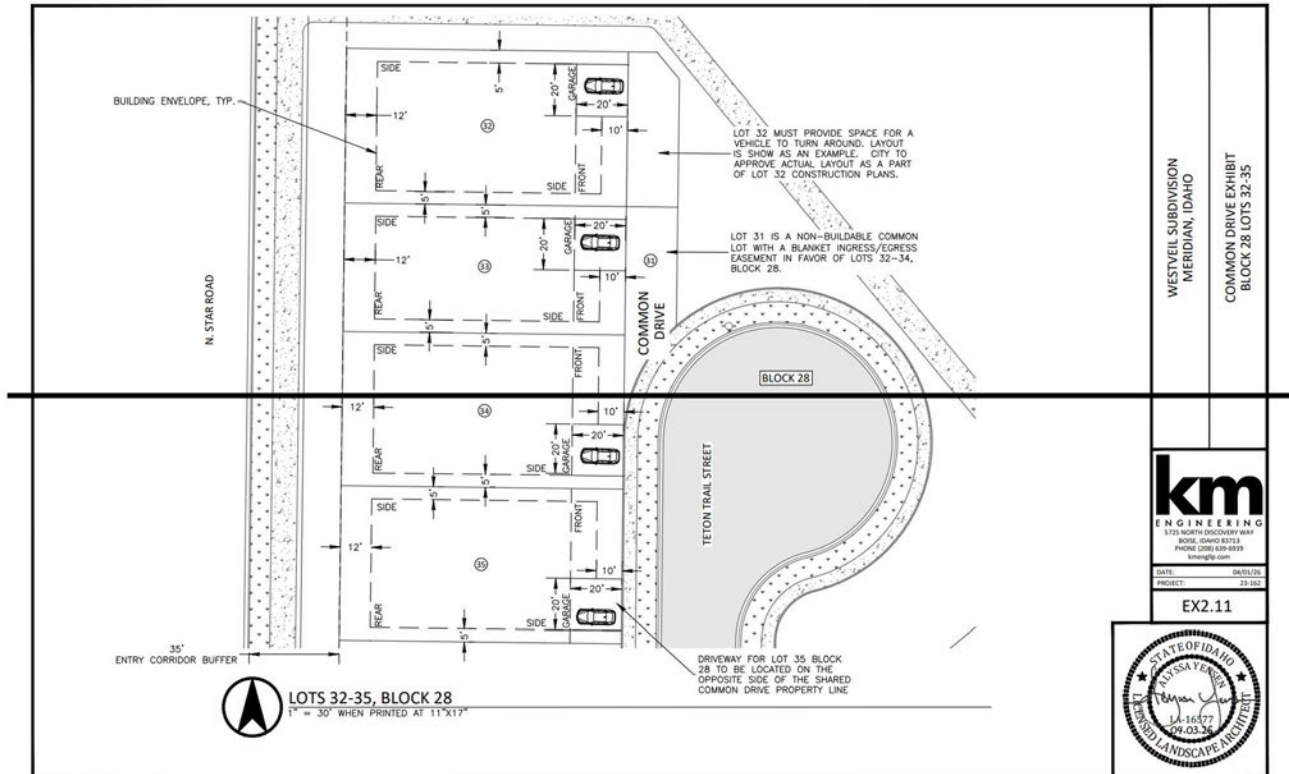
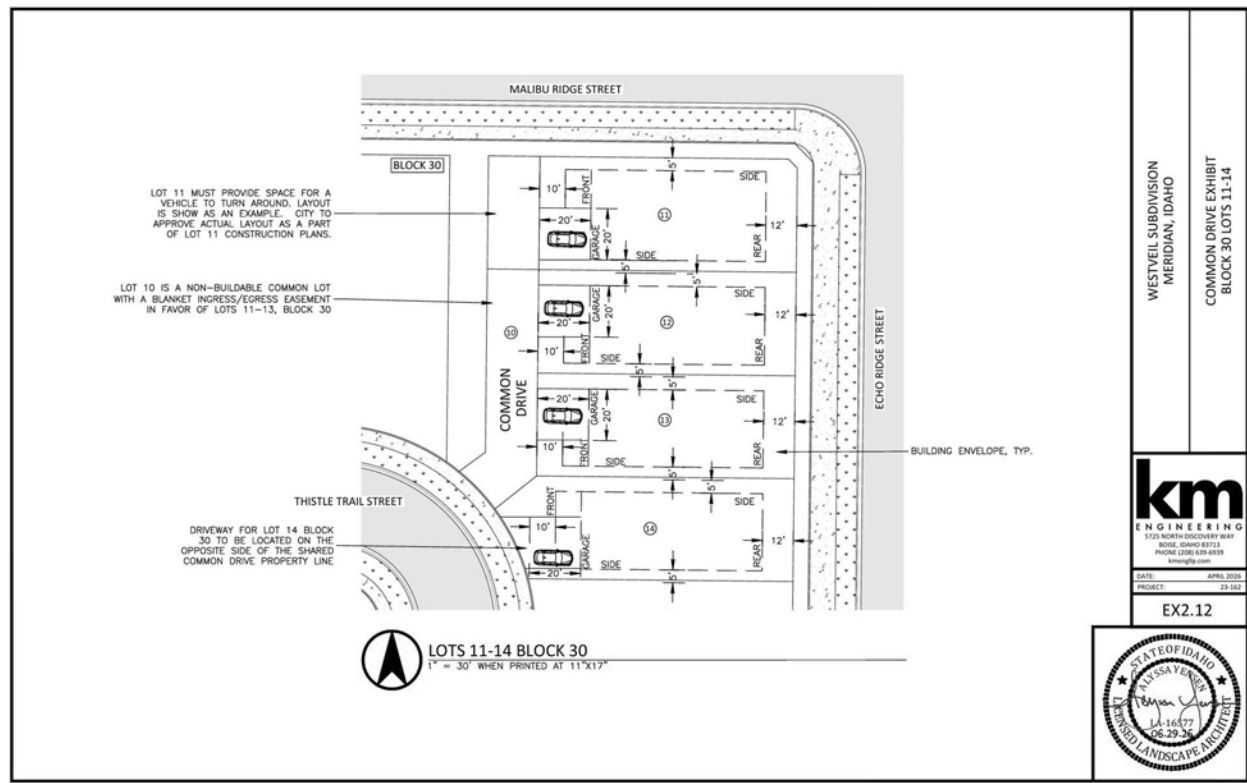


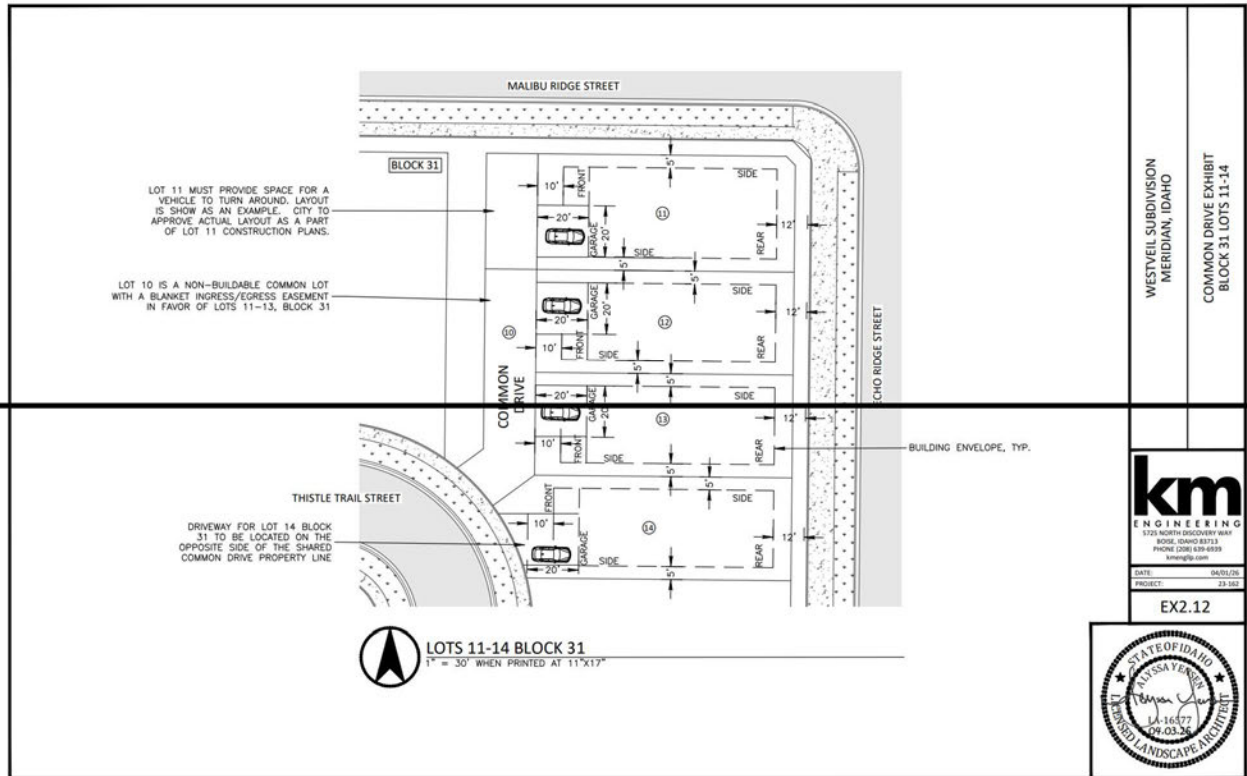
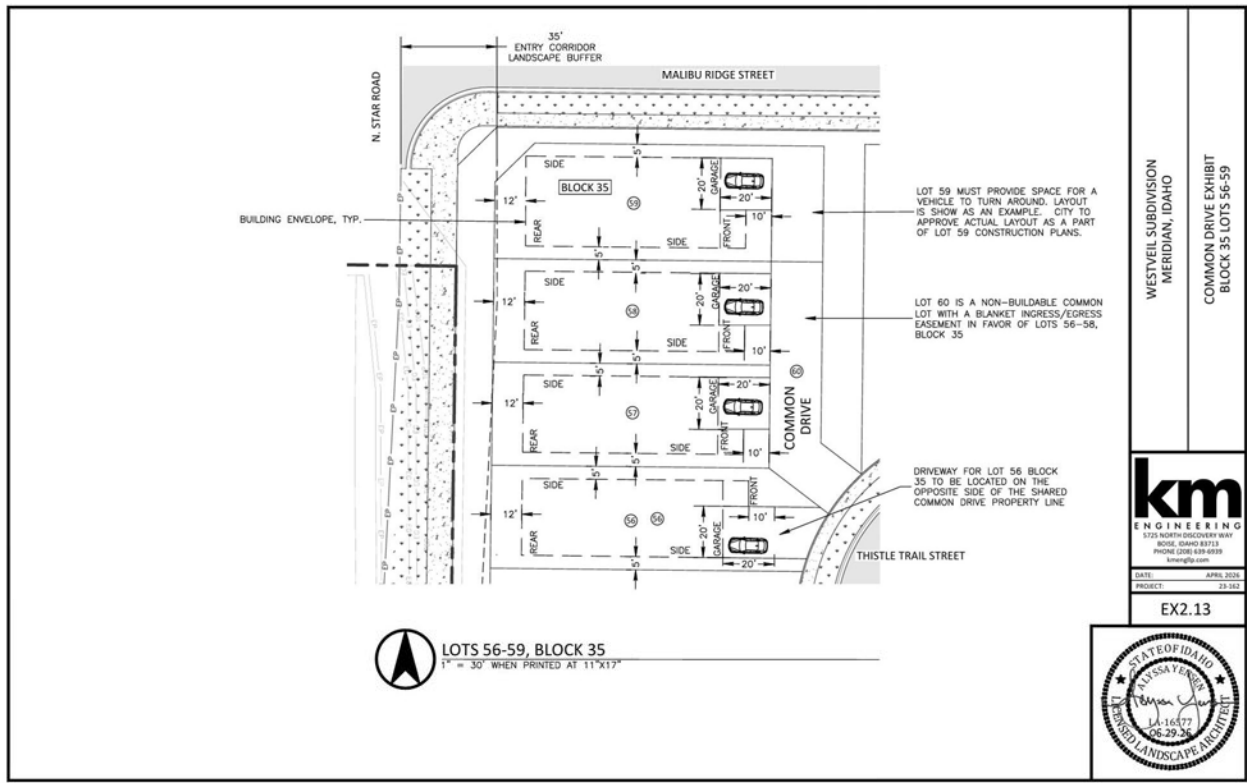


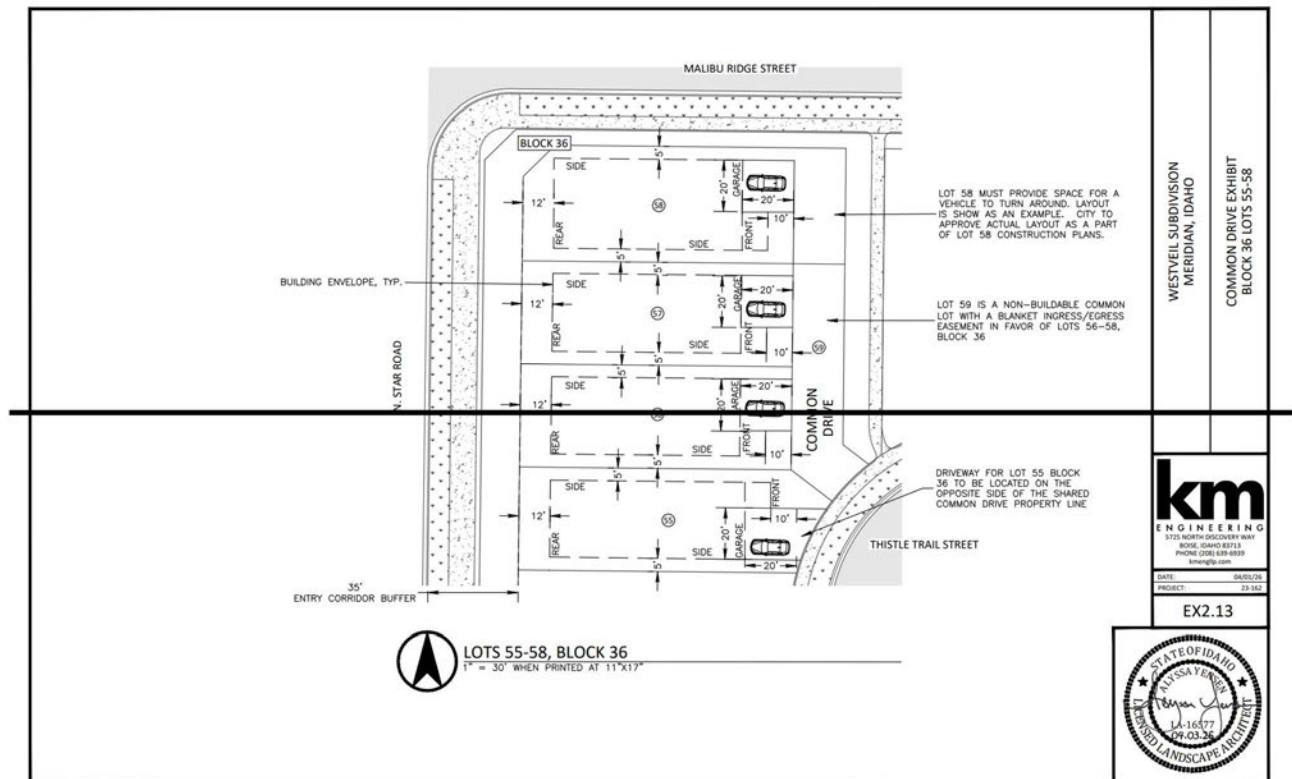












N. Building Elevations

FIELDS DISTRICT

60' STANDARD PRODUCT 



FIELDS DISTRICT

50' STANDARD PRODUCT 



FIELDS DISTRICT

40' STANDARD PRODUCT 



FIELDS DISTRICT

4-UNIT ALLEY TH PRODUCT 



FIELDS DISTRICT

3-UNIT ALLEY TH PRODUCT **CBH** HOMES



FIELDS DISTRICT

4-UNIT FRONT LOAD TH PRODUCT **CBH** HOMES



FIELDS DISTRICT

3-UNIT FRONT LOAD TH PRODUCT **CBH** HOMES



O. Conceptual McMillian Market Place Rendering

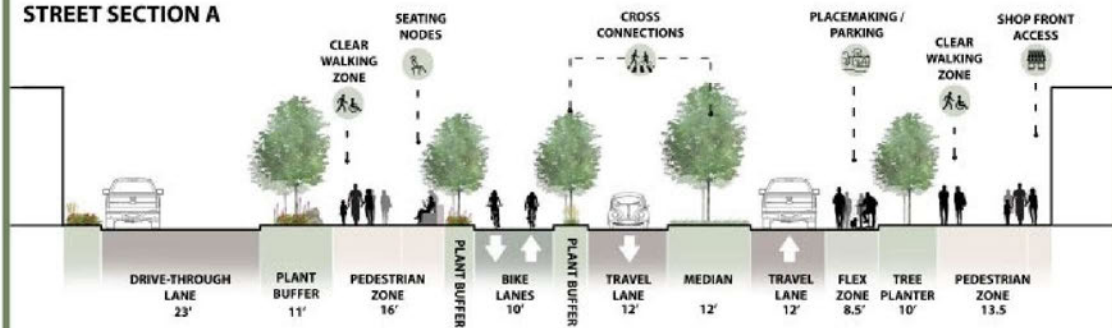


THE FIELDS

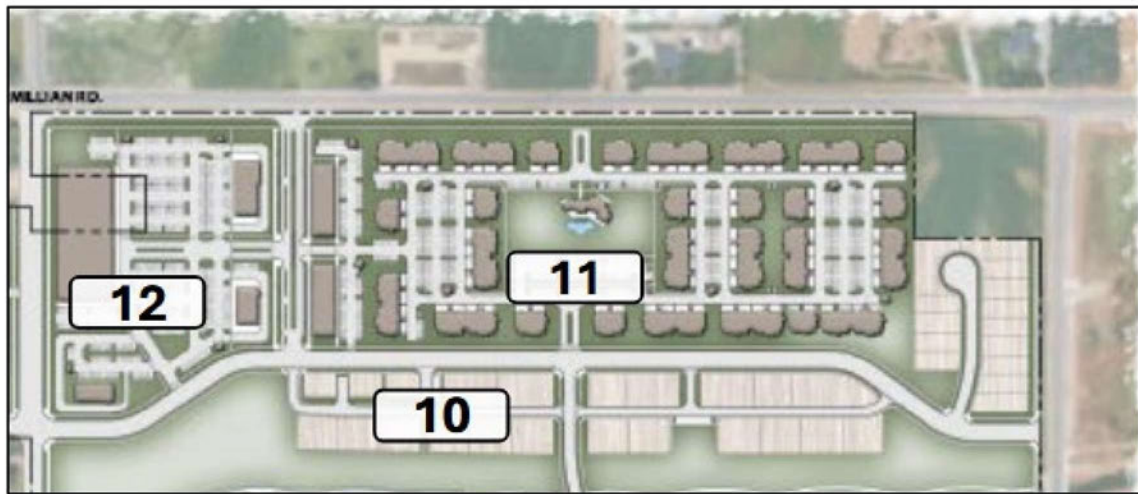
MCMILLAN MARKETPLACE



STREET SECTION A



CONCEPTUAL - SUBJECT TO CHANGE



THE FIELDS
OWYHEE CENTER

R-8
R-15

INTEGRATIVE PATHWAY
CENTRAL AXIS

OPEN - AIR PLAZA

PATHWAYS TYPICAL

OPEN - AIR PLAZA

W. USTICK RD.
(PRINCIPAL ARTERIAL)

N. OWYHEE STORM AVE.
(COLLECTOR)

PATHWAYS TYPICAL

COMMERCIAL DEVELOPMENT

MULTI-FAMILY DEVELOPMENT

OPEN SPACE

CENTRAL AXIS

CONNECTION FOR SINGLE FAMILY LIVING

EXTENDED CORRIDOR

WAY-FINDING NODES
HISTORICAL ELEMENT
SELECTIVE LIGHTING
BENCH SEATING
ACCENT WALLS

CONNECTION TO N. OWYHEE STORM AVE.

SEATING NODE
CONNECTION TO COMMERCIAL AREA

CONCEPTUAL - SUBJECT TO CHANGE

Q. Annexation Legal Description & Exhibit Map



December 11, 2025
Project No. 23-162
Westveil Subdivision

Exhibit A Legal Description for Annexation

A parcel of land situated in a portion of the North 1/2 of Section 31 and the West 1/2 of Section 32, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

BEGINNING at an aluminum cap marking the South 1/4 corner of said Section 32, thence following the southerly line of the Southwest 1/4 of said Section 32, N89°18'02"W a distance of 2,652.12 feet to an aluminum cap marking the Southwest corner of said Section 32;
Thence leaving said southerly line and following the westerly line of said Southwest 1/4, N00°43'15"E a distance of 2,630.56 feet to an aluminum cap marking the West 1/4 corner of said Section 32;
Thence leaving said westerly line and following the northerly line of said Southwest 1/4, S89°19'37"E a distance of 568.21 feet to a 5/8-inch rebar;
Thence leaving said northerly line, N00°37'32"E a distance of 801.91 feet;
Thence N89°19'37"W a distance of 568.21 feet to the westerly line of the Northwest 1/4 of said Section 32;
Thence following said westerly line, N00°37'32"E a distance of 974.36 feet;
Thence leaving said westerly line, N89°22'28"W a distance of 798.53 feet;
Thence S00°37'32"W a distance of 648.58 feet to the northerly right-of-way line of the Five Mile Drain;
Thence following said northerly right-of-way line the following two (2) courses:
1. S89°23'29"W a distance of 429.60 feet to a 5/8-inch rebar;
2. N72°54'31"W a distance of 403.09 feet to the westerly right-of-way line of the Phyllis Canal;
Thence leaving said northerly right-of-way line and following said westerly right-of-way line, S00°36'32"W a distance of 238.39 feet to a 1/2-inch rebar;
Thence leaving said westerly right-of-way line, S89°41'06"W a distance of 32.07 feet to a 1/2-inch rebar;
Thence N36°09'08"W a distance of 14.22 feet to a 1/2-inch rebar;
Thence N02°20'45"E a distance of 38.66 feet to a 1/2-inch rebar;
Thence N46°34'40"W a distance of 68.82 feet to a 1/2-inch rebar;
Thence N46°41'23"W a distance of 64.20 feet to a 1/2-inch rebar;
Thence S00°05'41"W a distance of 365.72 feet to a 1/2-inch rebar;
Thence S37°40'24"E a distance of 157.07 feet to the centerline of said Phyllis Canal;
Thence following said centerline the following three (3) courses:
1. 580.06 feet along the arc of a curve to the right, said curve having a radius of 705.59 feet, a delta angle of 47°06'09", a chord bearing of S52°50'17"W and a chord distance of 563.86 feet;
2. S77°46'13"W a distance of 73.99 feet;
3. S82°33'29"W a distance of 274.92 feet;
Thence leaving said centerline N07°26'31"W a distance of 50.00 feet to a 5/8-inch rebar;

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Thence 124.23 feet along the arc of a curve to the left, said curve having a radius of 566.50 feet, a delta angle of 12°33'53", a chord bearing of N42°52'45"W and a chord distance of 123.98 feet to a 5/8-inch rebar;

Thence N49°09'42"W a distance of 761.22 feet to a 5/8-inch rebar;

Thence 192.98 feet along the arc of a curve to the right, said curve having a radius of 633.50 feet, a delta angle of 47°06'09", a chord bearing of N40°26'04"W and a chord distance of 192.24 feet to a 5/8-inch rebar;

Thence N85°05'08"W a distance of 1,931.97 feet to a 5/8-inch rebar;

Thence N85°05'08"W a distance of 33.09 feet to the westerly line of the Northwest 1/4 of said Section 31;

Thence following said westerly line, N00°41'26"E a distance of 1,443.08 feet to the centerline of the Five Mile Drain;

Thence leaving said westerly line and following said centerline the following four (4) courses:

1. S81°24'38"E a distance of 194.97 feet;
2. S65°03'47"E a distance of 1,118.48 feet;
3. 144.59 feet along the arc of a curve to the left, said curve having a radius of 400.00 feet, a delta angle of 20°42'42", a chord bearing of S75°25'08"E and a chord distance of 143.81 feet;
4. S85°46'29"E a distance of 503.33 feet;

Thence leaving said centerline, N00°10'59"E a distance of 582.74 feet to the northerly line of said Northwest 1/4;

Thence following said northerly line, S89°12'41"E a distance of 699.93 feet to an aluminum cap marking the North 1/4 corner of said Section 31;

Thence leaving said northerly line of the Northwest 1/4 and following the northerly line of the Northeast 1/4 of said Section 31, S89°12'34"E a distance of 2,297.01 feet to a 5/8-inch rebar;

Thence leaving said northerly line, S00°37'32"W a distance of 247.50 feet;

Thence S89°12'34"E a distance of 352.00 feet to the easterly line of said Northeast 1/4 (westerly line of the Northwest 1/4 of said Section 32);

Thence following said easterly line (and said westerly line), S00°37'32"W a distance of 64.50 feet;

Thence leaving said easterly line (and said westerly line), S89°22'26"E a distance of 300.03 feet;

Thence N00°36'20"E a distance of 145.20 feet;

Thence N89°22'26"W a distance of 299.98 feet to the westerly line of said Northwest 1/4 of Section 32 (easterly line of the Northeast 1/4 of said Section 31);

Thence following said westerly line (and said easterly line), N00°37'32"E a distance of 166.80 feet to an aluminum cap marking the Northwest corner of said Section 32 (Northeast corner of said Section 31);

Thence leaving said westerly line (and said easterly line) and following the northerly line of the Northwest 1/4 of said Section 32, S89°22'26"E a distance of 2,316.41 feet to a 5/8-inch rebar;

Thence S00°36'41"W a distance of 330.00 feet to a 5/8-inch rebar;

Thence S89°22'26"E a distance of 330.00 feet to a 5/8-inch rebar on the easterly line of the Northwest 1/4 of said Section 32;

Thence following said easterly line, S00°36'41"W a distance of 2,301.95 feet to an aluminum cap marking the Center 1/4 corner of said Section 32;

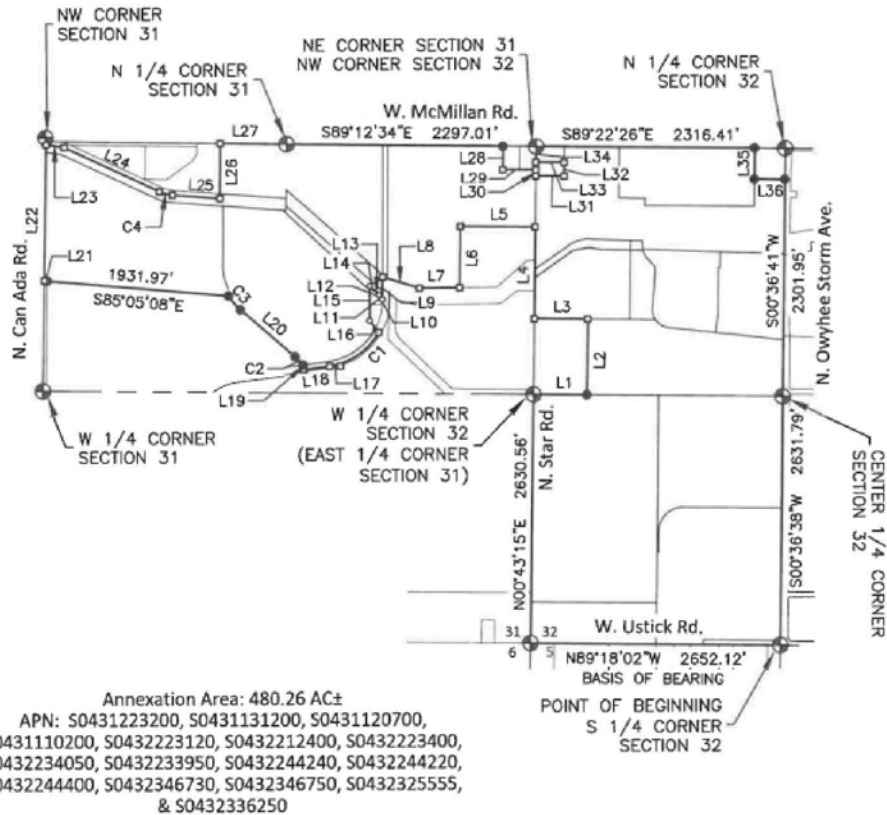
Thence leaving the easterly line of said Northwest 1/4 and following the easterly line of the Southwest 1/4 of said Section 32, S00°36'38"W a distance of 2,631.79 feet to the **POINT OF BEGINNING**.

Said description contains a total of 480.26 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



P:\23-162\CAD\SURVEY\EXHIBITS\COMP PLAN AMENDMENT (ANNEX AND REZONE)\23-162 ANNEXATION BOUNDARY.DWG, AARON BALLARD, 12/12/2025, DWG TO PDF.PCS, ---



DATE: December 2025
 PROJECT: 23-162
 SHEET: 1 OF 2

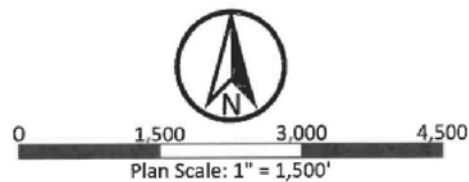


Exhibit B - Annexation Westveil Subdivision

Situated in a portion of the North 1/2 of Section 31 and the West 1/2 of Section 32, Township 4 North, Range 1 West, B.M., Ada County, Idaho

P:\123-162\CAD\SURVEY\EXHIBITS\COMP PLAN AMENDMENT (ANNEX AND REZONE)\23-162 ANNEXATION BOUNDARY.DWG, AARON BALLARD, 12/12/2025, DWG TO PDF.PC3, ----

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°19'37"E	568.21
L2	N00°37'32"E	801.91
L3	N89°19'37"W	568.21
L4	N00°37'32"E	974.36
L5	N89°22'28"W	798.53
L6	S00°37'32"W	648.58
L7	S89°23'29"W	429.60
L8	N72°54'31"W	403.09
L9	S00°36'52"W	238.39
L10	S89°41'06"W	32.07
L11	N36°09'08"W	14.22
L12	N02°20'45"E	38.66
L13	N46°34'40"W	68.82
L14	N46°41'23"W	64.20
L15	S00°05'41"W	365.72
L16	S37°40'24"E	157.07
L17	S77°46'13"W	73.99
L18	S82°33'29"W	274.92

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N07°26'31"W	50.00
L20	N49°09'42"W	761.22
L21	N85°05'08"W	33.09
L22	N00°41'26"E	1443.08
L23	S81°24'38"E	194.97
L24	S65°03'47"E	1118.48
L25	S85°46'29"E	503.33
L26	N00°10'59"E	582.74
L27	S89°12'41"E	699.93
L28	S00°37'32"W	247.50
L29	S89°12'34"E	352.00
L30	S00°37'32"W	64.50
L31	S89°22'26"E	300.03
L32	N00°36'20"E	145.20
L33	N89°22'26"W	299.98
L34	N00°37'32"E	166.80
L35	S00°36'41"W	330.00
L36	S89°22'26"E	330.00

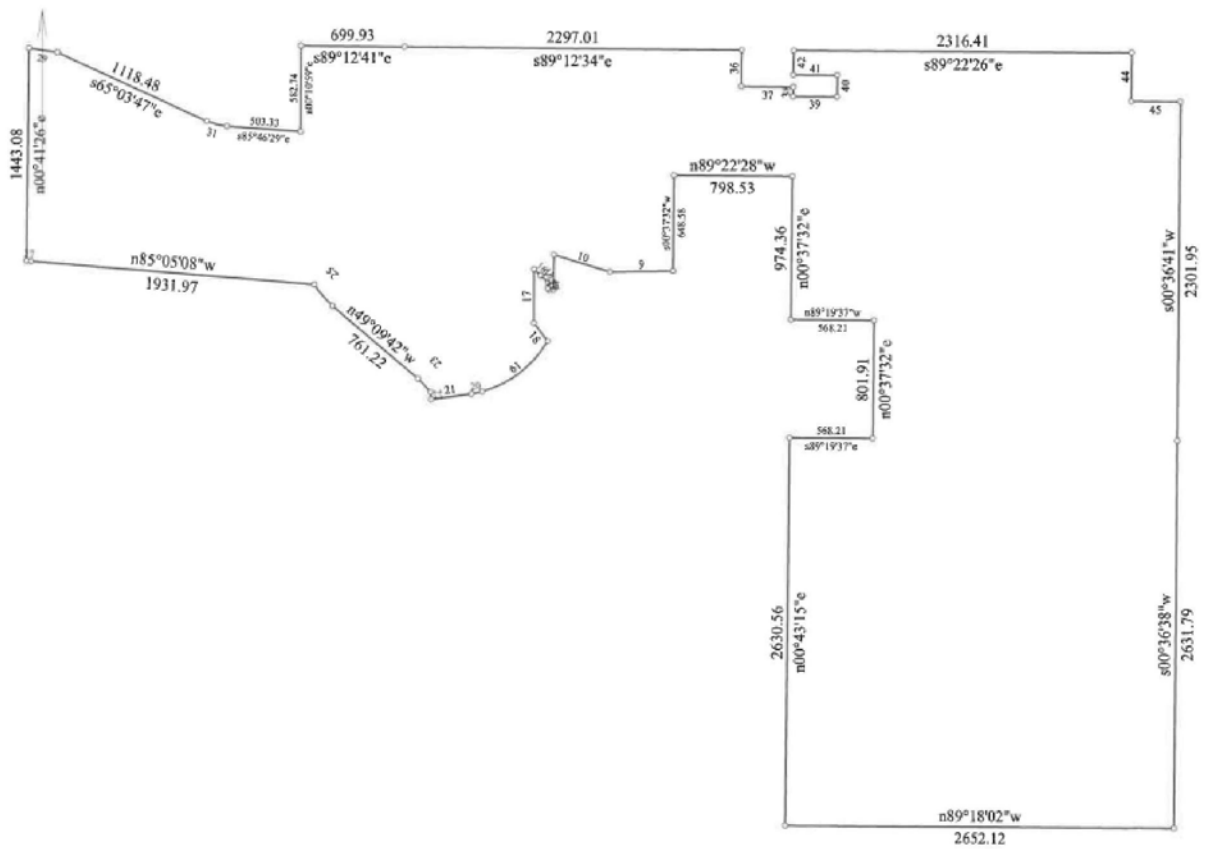
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	705.59'	580.06'	47°06'09"	S52°50'17"W	563.86'
C2	566.50'	124.23'	12°33'53"	N42°52'45"W	123.98'
C3	633.50'	192.98'	17°27'15"	N40°26'04"W	192.24'
C4	400.00'	144.59'	20°42'42"	S75°25'08"E	143.81'



DATE: December 2025
PROJECT: 23-162
SHEET: 2 OF 2

Exhibit B - Annexation Westveil Subdivision

Situated in a portion of the North 1/2 of Section 31 and the West 1/2 of Section 32, Township 4 North, Range 1 West, B.M., Ada County, Idaho



Title: Westveil Annexation		Date: 12-12-2025
Scale: 1 inch = 1000 feet	File:	
Tract 1: 480.264 Acres: 20920318 Sq Feet: Closure = s48.4624w 0.00 Feet: Precision >1/999999: Perimeter = 31947 Feet		
001=n89.1802w 2652.12	017=s00.0541w 365.72	033=n00.1059e 582.74
002=n00.4315e 2630.56	018=s37.4024e 157.07	034=s89.1241e 699.93
003=s89.1937e 568.21	019= R: R=705.59, Delta=47.0609 Bag=s52.5017w, Chd=563.86	035=s89.1234e 2297.01
004=n00.3732e 801.91	020=s77.4613w 73.99	036=s00.3732w 247.50
005=n89.1937w 568.21	021=s82.3329w 274.92	037=s89.1234e 352.00
006=n00.3732e 974.36	022=n07.2631w 50.00	038=s00.3732w 64.50
007=n89.2228w 798.53	023= L: L=-566.50, Delta=12.3353 Bag=s47.5245w, Chd=123.98	039=s89.2226e 300.03
008=s00.3732w 648.58	024=n49.0942w 761.22	040=n00.3620e 145.20
009=s89.2329w 429.60	025= R: R=633.50, Delta=47.0609 Bag=s40.2604w, Chd=192.24	041=n89.2226w 299.98
010=n72.5431w 403.09	026=n85.0508w 1931.97	042=n00.3732e 166.80
011=s00.3632w 238.39	027=n85.0508w 33.09	043=s89.2226e 2316.41
012=s89.4106w 32.07	028=n00.4126e 1443.08	044=s00.3641w 330.00
013=n36.0908w 14.22	029=s81.2438e 194.97	045=s89.2226e 330.00
014=n02.2045e 38.66	030=s65.0347e 1118.48	046=s00.3641w 2301.95
015=n46.3440w 68.82	031= L: L=-480.00, Delta=20.4242 Bag=s75.2508e, Chd=143.81	047=s00.3638w 2631.79
016=n46.4123w 64.20	032=s85.4629e 503.33	

R. C-C Legal Description & Exhibit Map



December 12, 2025
Project No. 23-162

Exhibit A Legal Description for Rezone to C-C Westveil Subdivision

A parcel of land situated in a portion of the Southwest 1/4 of Section 32, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

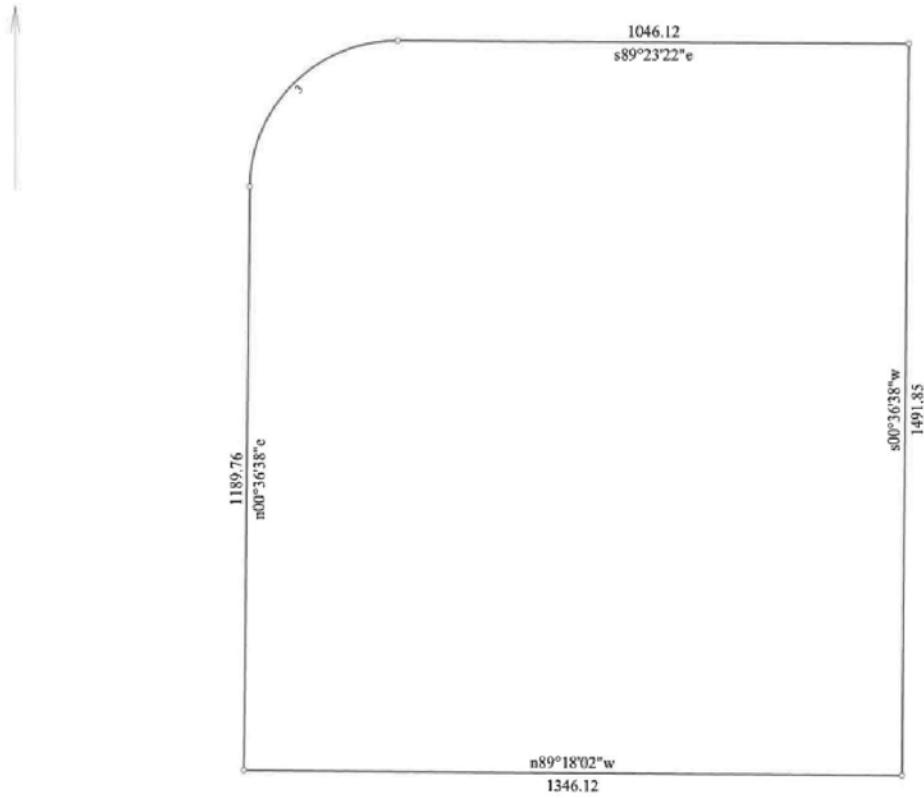
BEGINNING at an aluminum cap marking the South 1/4 corner of said Section 32 which bears S89°18'02"W a distance of 2,652.12 feet from an aluminum cap marking the Southwest corner of said Section 32, thence following the southerly line of said Southwest 1/4, N89°18'02"W a distance of 1,346.12 feet;
Thence leaving said southerly line, N00°36'38"E a distance of 1,189.76 feet;
Thence 471.24 feet along the arc of a curve to the right, said curve having a radius of 300.00 feet, a delta angle of 90°00'00", a chord bearing of N45°36'38"E and a chord distance of 424.26 feet;
Thence S89°23'22"E a distance of 1,046.12 feet to the easterly line of said Southwest 1/4;
Thence following said easterly line, S00°36'38"W a distance of 1,491.85 feet to the **POINT OF BEGINNING**.

Said description contains a total of 45.63 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



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Title: Rezone to C-C		Date: 12-12-2025
Scale: 1 inch = 300 feet	File:	
Tract 1: 45.626 Acres: 1987487 Sq Feet: Closure = n44.1749w 0.00 Feet: Precision >1/9999999: Perimeter = 5545 Feet		
001=n89.1802w 1346.12	003=Rt R=300.00, Delta=90.0000 Bng=n45.3638e, Chd=424.26	005=s00.3638w 1491.85
002=n00.3638e 1189.76	004=s89.2322e 1046.12	



December 12, 2025
Project No. 23-162

Exhibit A
Legal Description for Rezone to C-C
Westveil Subdivision

A parcel of land situated in a portion of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

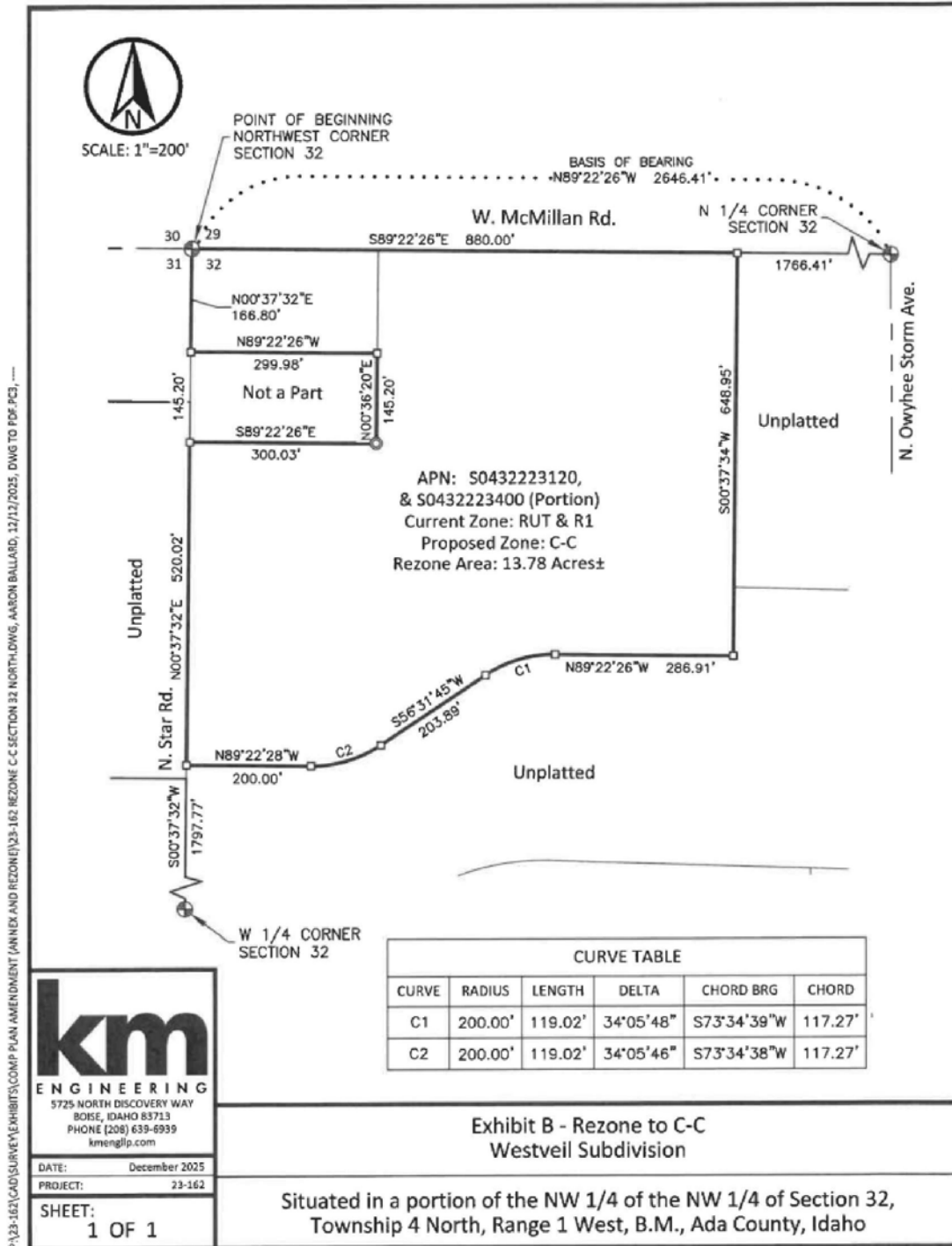
BEGINNING at an aluminum cap marking the Northwest corner of said Section 32 which bears N89°22'28"W a distance of 2,646.41 feet from an aluminum cap marking the North 1/4 corner of said Section 32, thence following the northerly line of said Northwest 1/4 of Section 32, S89°22'26"E a distance of 880.00 feet;
Thence leaving said northerly line, S00°37'34"W a distance of 648.95 feet;
Thence N89°22'26"W a distance of 286.91 feet;
Thence 119.02 feet along the arc of a curve to the left, said curve having a radius of 200.00 feet, a delta angle of 34°05'48", a chord bearing of S73°34'39"W and a chord distance of 117.27 feet;
Thence S56°31'45"W a distance of 203.89 feet;
Thence 119.02 feet along the arc of a curve to the right, said curve having a radius of 200.00 feet, a delta angle of 34°05'46", a chord bearing of S73°34'38"W and a chord distance of 117.27 feet;
Thence N89°22'28"W a distance of 200.00 feet to the westerly line of said Northwest 1/4;
Thence following said westerly line, N00°37'32"E a distance of 520.02 feet;
Thence leaving said westerly line, S89°22'26"E a distance of 300.03 feet to a 5/8-inch rebar;
Thence N00°36'20"E a distance of 145.20 feet;
Thence N89°22'26"W a distance of 299.98 feet to said westerly line of the Northwest 1/4;
Thence following said westerly line, N00°37'32"E a distance of 166.80 feet to the **POINT OF BEGINNING**.

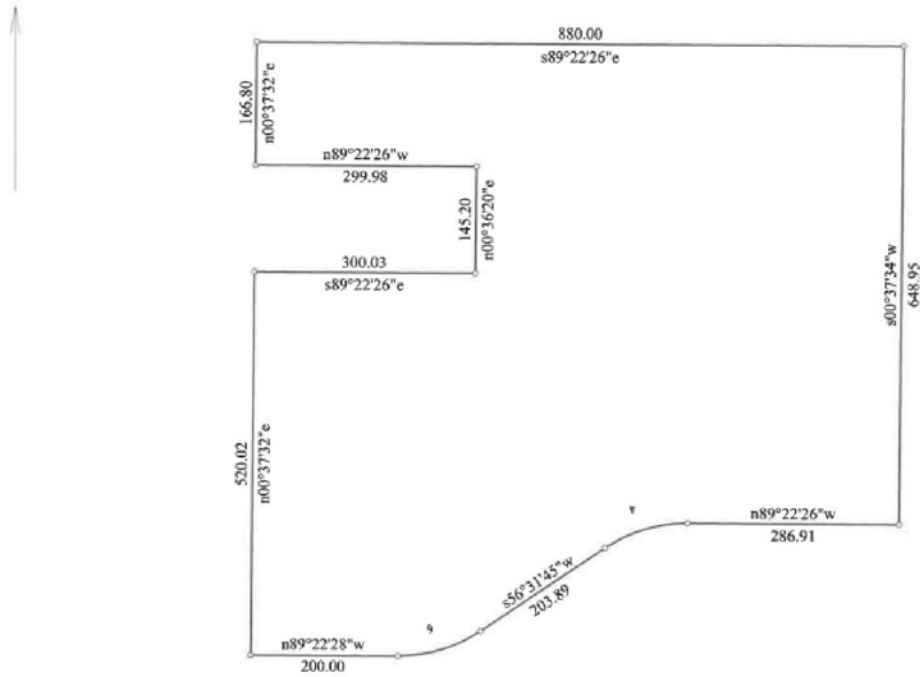
Said description contains a total of 13.78 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



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Title: Rezone to C-C		Date: 12-12-2025
Scale: 1 inch = 200 feet	File:	
Tract 1: 13.776 Acres: 600104 Sq Feet: Closure = s61.0501w 0.01 Feet: Precision = 1/429687: Perimeter = 3890 Feet		
001=s89.2226e 880.00	006=R _L R=200.00, Delta=34.0546 Bng=73.3438w, Chd=117.27	011=n89.2226w 299.98
002=s00.3734w 648.95	007=n89.2228w 200.00	012=n00.3732e 166.80
003=n89.2226w 286.91	008=n00.3732e 520.02	
004=L _L R=200.00, Delta=34.0548 Bng=73.3438w, Chd=117.27	009=s89.2226e 300.03	
005=s56.3145w 203.89	010=n00.3620e 145.20	

S. C-N Legal Description & Exhibit Map



December 12, 2025
Project No. 23-162

Exhibit A Legal Description for Rezone to C-N Westveil Subdivision

A parcel of land situated in a portion of the East 1/2 of the Northwest 1/4 and a portion of the West 1/2 of the Northeast 1/4 all in Section 31, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the North 1/4 corner of said Section 31, which bears S89°12'41"E a distance of 2,549.69 feet from an aluminum cap marking the Northwest corner of said Section 31, thence following the northerly line of said Northwest 1/4 of Section 31, N89°12'41"W a distance of 660.25 feet;
Thence leaving said northerly line, S00°47'19"W a distance of 584.73 feet to the centerline of Five Mile Creek and being the **POINT OF BEGINNING**.

Thence following said centerline the following five (5) courses:

1. S85°46'29"E a distance of 611.47 feet;
2. 101.55 feet along the arc of a curve to the right, said curve having a radius of 150.00 feet, a delta angle of 38°47'14", a chord bearing of S66°22'51"E and a chord distance of 99.62 feet;
3. S46°59'14"E a distance of 1,151.22 feet;
4. S60°37'31"E a distance of 80.57 feet;
5. 76.55 feet along the arc of a curve to the left, said curve having a radius of 150.00 feet, a delta angle of 29°14'27", a chord bearing of S75°14'44"E and a chord distance of 75.72 feet to the westerly right-of-way line of Phyllis Canal;

Thence leaving said centerline and following said westerly right-of-way line, S00°36'52"W a distance of 149.66 feet to a 1/2-inch rebar;

Thence leaving said westerly right-of-way line, S89°41'06"W a distance of 32.07 feet to a 1/2-inch rebar;

Thence N36°09'08"W a distance of 14.22 feet to a 1/2-inch rebar;

Thence N02°20'45"E a distance of 38.66 feet to a 1/2-inch rebar;

Thence N46°34'40"W a distance of 68.82 feet to a 1/2-inch rebar;

Thence N46°41'23"W a distance of 64.20 feet to a 1/2-inch rebar;

Thence S00°05'41"W a distance of 365.72 feet to a 1/2-inch rebar;

Thence S37°40'24"E a distance of 157.07 feet to the centerline of said Phyllis Canal;

Thence following said centerline the following three (3) courses:

1. 580.06 feet along the arc of a curve to the right, said curve having a radius of 705.59 feet, a delta angle of 47°06'09", a chord bearing of S52°50'17"W and a chord distance of 563.86 feet;
2. S77°46'13"W a distance of 73.99 feet;
3. S82°33'29"W a distance of 274.92 feet;

Thence leaving said centerline N07°26'31"W a distance of 50.00 feet to a 5/8-inch rebar;

Thence 124.23 feet along the arc of a curve to the left, said curve having a radius of 566.50 feet, a delta angle of 12°33'53", a chord bearing of N42°52'45"W and a chord distance of 123.98 feet to a 5/8-inch rebar;

Thence N49°09'42"W a distance of 761.22 feet to a 5/8-inch rebar;

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Thence 192.98 feet along the arc of a curve to the right, said curve having a radius of 633.50 feet, a delta angle of $47^{\circ}06'09''$, a chord bearing of $N40^{\circ}26'04''W$ and a chord distance of 192.24 feet to a 5/8-inch rebar;

Thence $S85^{\circ}05'08''E$ a distance of 42.40 feet to a 5/8-inch rebar;

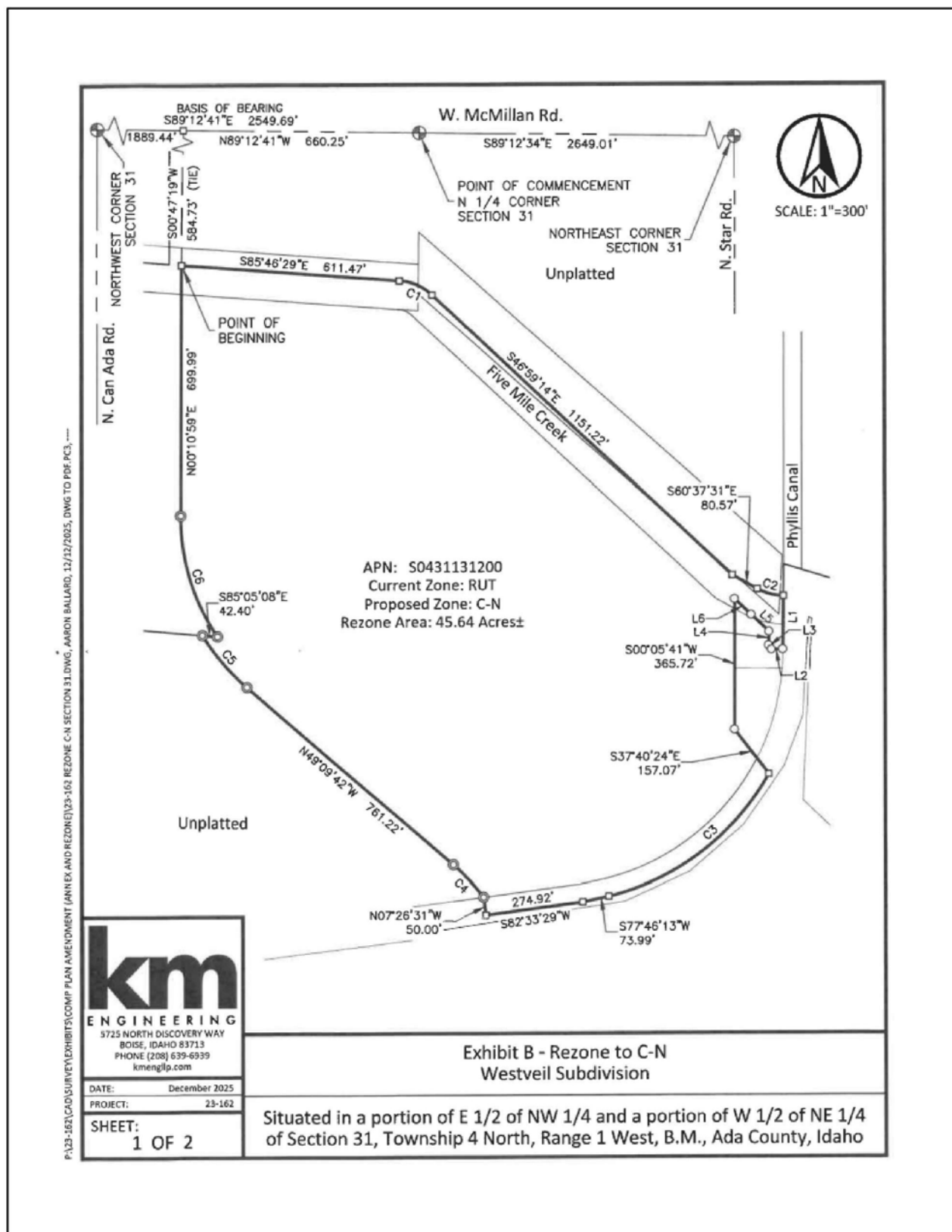
Thence 359.26 feet along the arc of a curve to the right, said curve having a radius of 600.00 feet, a delta angle of $34^{\circ}18'25''$, a chord bearing of $N16^{\circ}58'13''W$ and a chord distance of 353.92 feet to a 5/8-inch rebar;

Thence $N00^{\circ}10'59''E$ a distance of 699.99 feet to the **POINT OF BEGINNING**.

Said description contains a total of 45.64 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.





P:\23-162\CAD\SURVEY\EXHIBITS\COMP PLAN AMENDMENT (ANNEX AND REZONE)\23-162 REZONE C-N SECTION 31.DWG, AARON BALLARD, 12/12/2025, DWG TO PDF.PC3, ---

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	150.00'	101.55'	38°47'14"	S66°22'51"E	99.62'
C2	150.00'	76.55'	29°14'27"	S75°14'44"E	75.72'
C3	705.59'	580.06'	47°06'09"	S52°50'17"W	563.86'
C4	566.50'	124.23'	12°33'53"	N42°52'45"W	123.98'
C5	633.50'	192.98'	17°27'15"	N40°26'04"W	192.24'
C6	600.00'	359.26'	34°18'25"	N16°58'13"W	353.92'

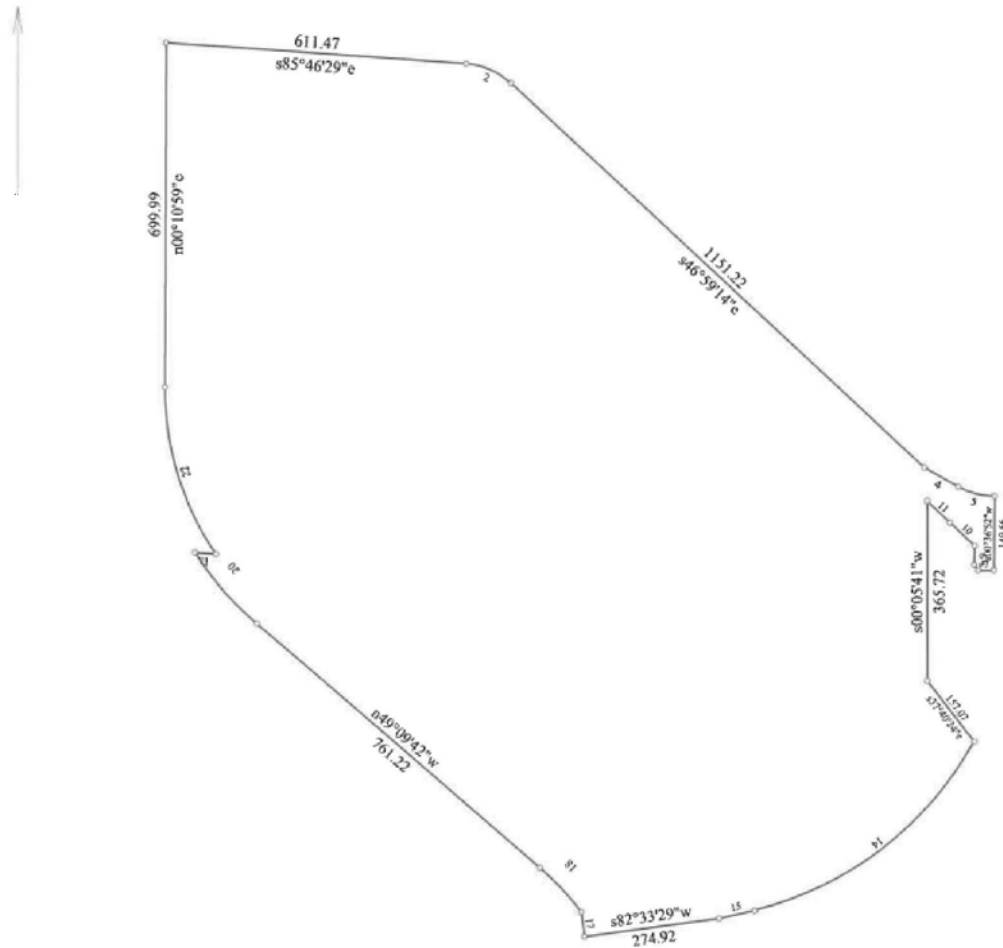
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°36'52"W	149.66
L2	S89°41'06"W	32.07
L3	N36°09'08"W	14.22
L4	N02°20'45"E	38.66
L5	N46°34'40"W	68.82
L6	N46°41'23"W	64.20



DATE: December 2025
PROJECT: 23-162
SHEET: 2 OF 2

Exhibit B - Rezone to C-N
Westveil Subdivision

Situated in a portion of E 1/2 of NW 1/4 and a portion of W 1/2 of NE 1/4
of Section 31, Township 4 North, Range 1 West, B.M., Ada County, Idaho



Title: Rezone to C-N		Date: 12-12-2025
Scale: 1 inch = 300 feet	File:	
Tract 1: 45.635 Acres: 1987856 Sq Feet: Closure = n87.1702e 0.02 Feet: Precision = 1/255093: Perimeter = 6071 Feet		
001=s85.4629e 611.47	009=n02.2045e 38.66	017=n07.2631w 50.00
002: Rt, R=150.00, Delta=38.4714 Bng=s66.2231e, Chd=99.62	010=n46.3440w 68.82	018: Lt, R=566.50, Delta=12.3353 Bng=n42.5245w, Chd=123.98
003=s46.5914e 1151.22	011=n46.4123w 64.20	019=n49.0942w 761.22
004=s60.3731e 80.57	012=s00.0541w 365.72	020: Rt, R=633.50, Delta=47.0609 Bng=n40.2604w, Chd=192.24
005: Lt, R=150.00, Delta=29.1427 Bng=s75.1444e, Chd=75.72	013=s37.4024e 157.07	021=s85.0508e 42.40
006=s00.3652w 149.66	014: Rt, R=705.59, Delta=47.0609 Bng=s52.5017w, Chd=563.86	022: Rt, R=600.00, Delta=34.1825 Bng=n16.5813w, Chd=353.92
007=s89.4106w 32.07	015=s77.4613w 73.99	023=n00.1059e 699.99
008=n36.0908w 14.22	016=s82.3329w 274.92	

T. I-L Legal Description & Exhibit Map



December 12, 2025
Project No. 23-162

Exhibit A Legal Description for Rezone to I-L Westveil Subdivision

A parcel of land situated in a portion of Government Lots 1 and 2, and a portion of the East 1/2 of the Northwest 1/4 all in Section 31, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the West 1/4 corner of said Section 31, which bears S00°41'26"W a distance of 2,648.22 feet from an aluminum cap marking the Northwest corner of said Section 31, thence following the westerly line of said Government Lot 2, N00°41'26"E a distance of 1,170.92 feet to the **POINT OF BEGINNING**.

Thence following the westerly line of said Government Lots 1 and 2, N00°41'26"E a distance of 1,443.08 feet to the centerline of Five Mile Creek;

Thence leaving said westerly line and following said centerline the following four (4) courses:

1. S81°24'38"E a distance of 194.97 feet;
2. S65°03'47"E a distance of 1,118.48 feet;
3. 144.59 feet along the arc of a curve to the left, said curve having a radius of 400.00 feet, a delta angle of 20°42'42", a chord bearing of S75°25'08"E and a chord distance of 143.81 feet;
4. S85°46'29"E a distance of 536.92 feet;

Thence leaving said centerline, S00°10'59"W a distance of 699.99 feet to a 5/8-inch rebar;

Thence 359.29 feet along the arc of a curve to the left, said curve having a radius of 600.00 feet, a delta angle of 34°18'25", a chord bearing of S16°58'13"E and a chord distance of 353.92 feet to a 5/8-inch rebar;

Thence N85°05'08"W a distance of 2,007.46 feet to the **POINT OF BEGINNING**.

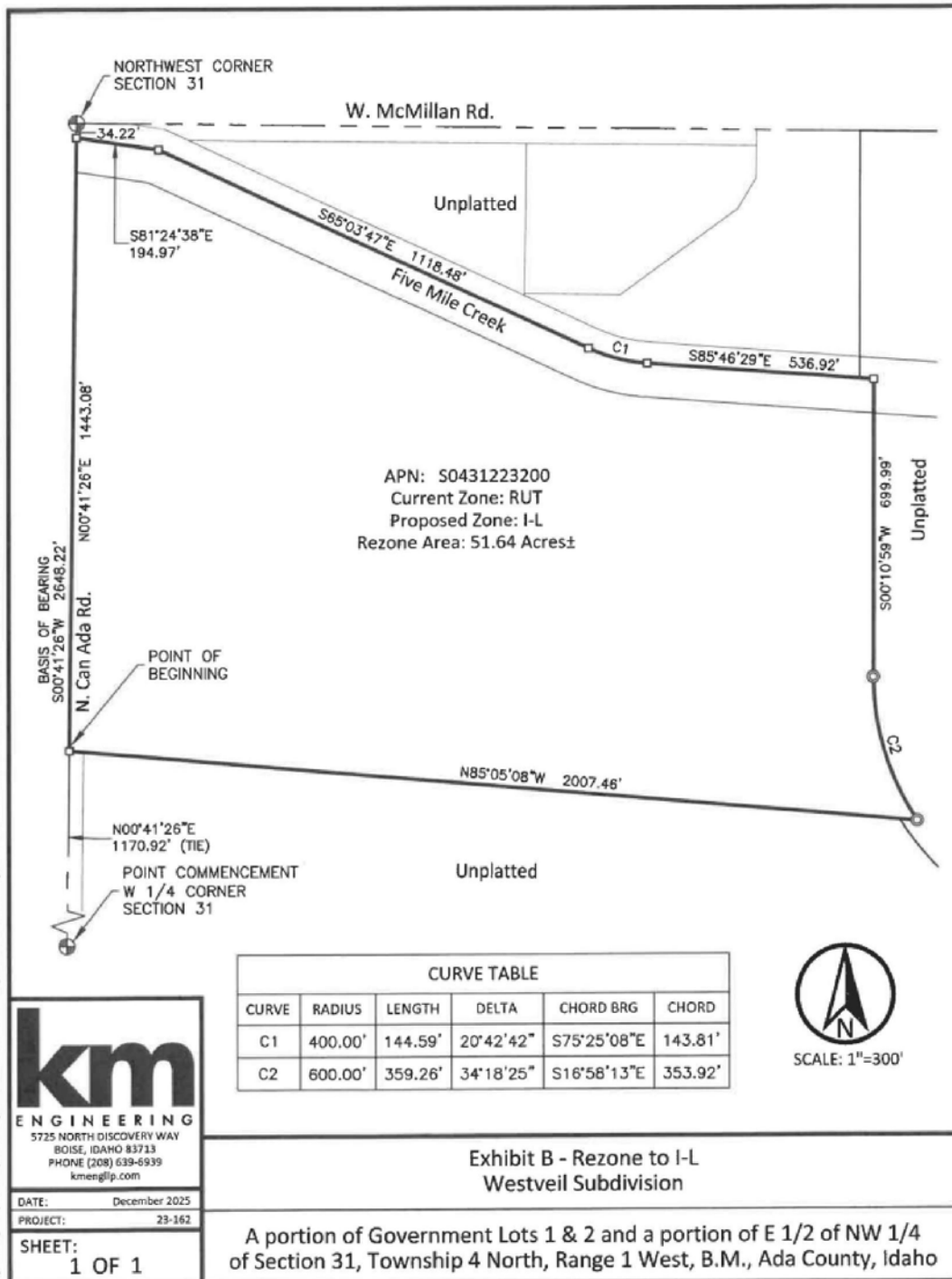
Said description contains a total of 51.64 acres, more or less.

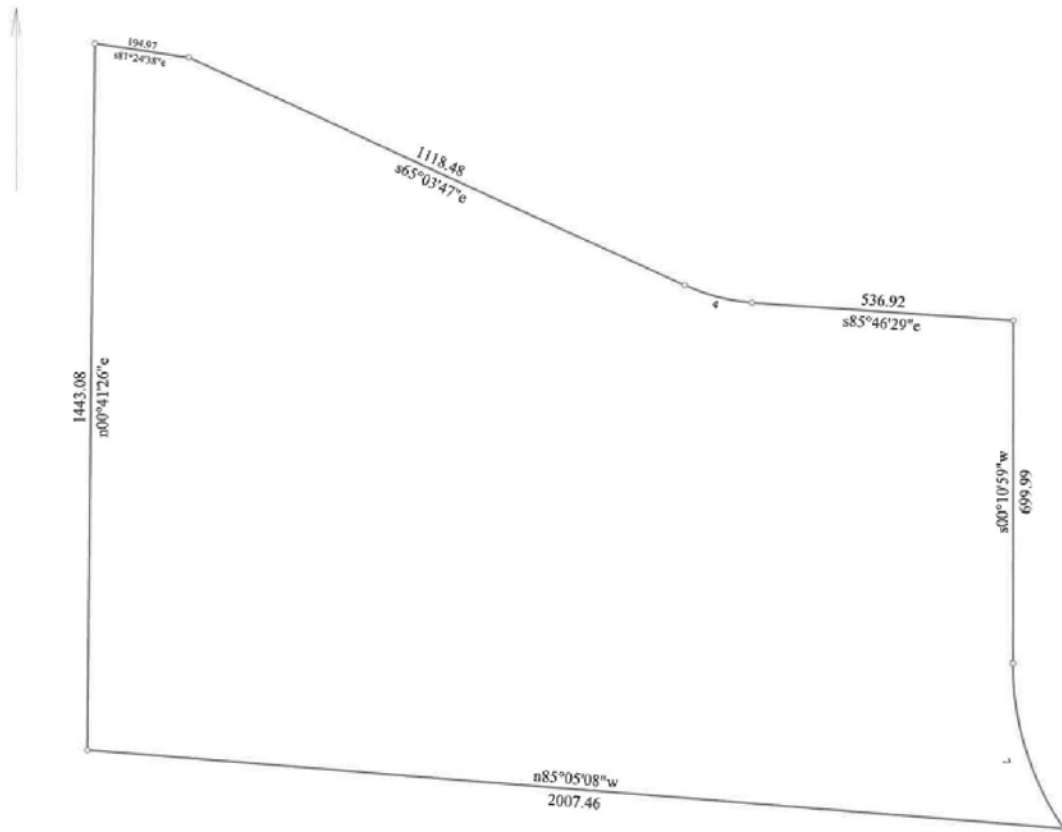
Attached hereto is **Exhibit B** and by this reference is made a part hereof.



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P:\23-162\CAD\SURVEY\EXHIBITS\COMP PLAN AMENDMENT (ANNEX AND REZONE)\23-162 REZONE I-L SECTION 31.DWG, ARON BALLARD, 12/12/2025, DWG TO PDF.PCS, ---





Title: Rezone to I-L		Date: 12-12-2025
Scale: 1 inch = 300 feet	File:	
Tract 1: 51.642 Acres: 2249523 Sq Feet: Closure = n83.0243w 0.00 Feet: Precision >1/999999: Perimeter = 6505 Feet		
001=n00.4126e 1443.08	004: L: R=800.00, Delta=20.4242 Bng=s75.2508e, Chd=143.81	007: L: R=600.00, Delta=34.1825 Bng=s16.5813e, Chd=353.92
002=s81.2438e 194.97	005=s85.4629e 536.92	008=n85.0508w 2007.46
003=s65.0347e 1118.48	006=s00.1059w 699.99	

U. R-8 Rezone Legal Description & Exhibit Map



December 12, 2025
Project No. 23-162

Exhibit A Legal Description for Rezone to R-8 Westveil Subdivision

A parcel of land situated in a portion of the Northeast 1/4 of the Northwest 1/4 and a portion of the West 1/2 of the Northeast 1/4 all in Section 31, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

BEGINNING at an aluminum cap marking the north 1/4 corner of said Section 31, which bears N89°12'34"W a distance of 2,649.01 feet from an aluminum cap marking the northeast corner of said Section 31, thence following the northerly line of the Northwest 1/4 of the Northeast 1/4 of said Section 31, S89°12'34"E a distance of 1,071.15 feet to the centerline of the Phyllis Canal; Thence leaving said northerly line and following said centerline, S00°05'21"W a distance of 1416.48 feet to the northerly right-of-way line of Five Mile Creek; Thence following said northerly right-of-way line, N72°54'31"W a distance of 52.14 feet to the westerly right-of-way line of said Phyllis Canal; Thence leaving said northerly right-of-way line and following said westerly right-of-way line, S00°36'52"W a distance of 88.74 feet to the centerline of said Five Mile Creek; Thence leaving said westerly right-of-way line and following said centerline the following five (5) courses:

1. 76.55 feet along the arc of a curve to the right, said curve having a radius of 150.00 feet, a delta angle of 29°14'27", a chord bearing of N75°14'44"W and a chord distance of 75.72 feet;
2. N60°37'31"W a distance of 80.57 feet;
3. N46°59'14"W a distance of 1,151.22 feet;
4. 101.55 feet along the arc of a curve to the left, said curve having a radius of 150.00 feet, a delta angle of 38°47'14", a chord bearing of N66°22'51"W and a chord distance of 99.62 feet;
5. N85°46'29"W a distance of 645.05 feet;

Thence leaving said centerline, N00°10'59"E a distance of 582.74 feet to the northerly line of the Northeast 1/4 of the Northwest 1/4 of said Section 31;

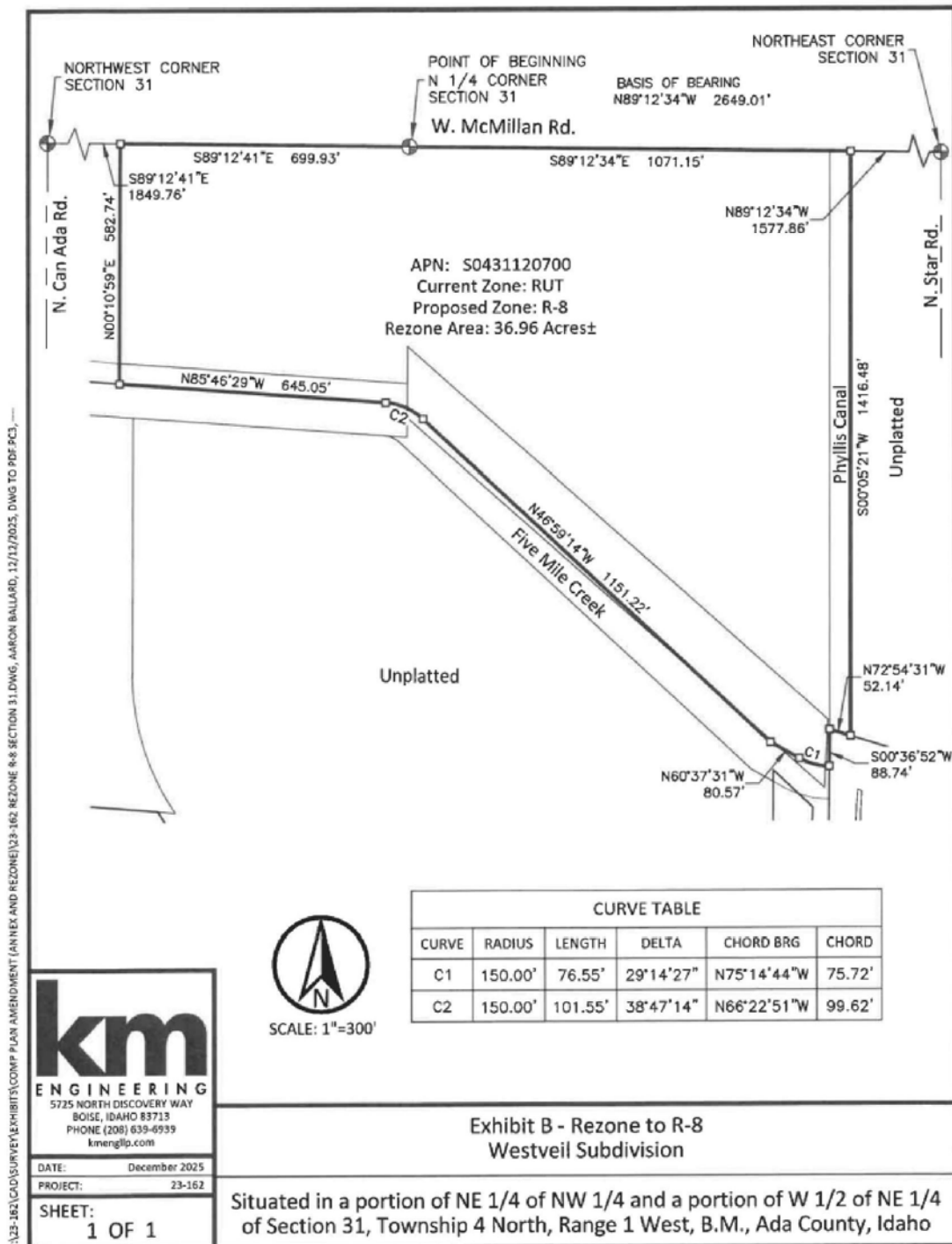
Thence following said northerly line, S89°12'39"E a distance of 699.93 feet to the **POINT OF BEGINNING**.

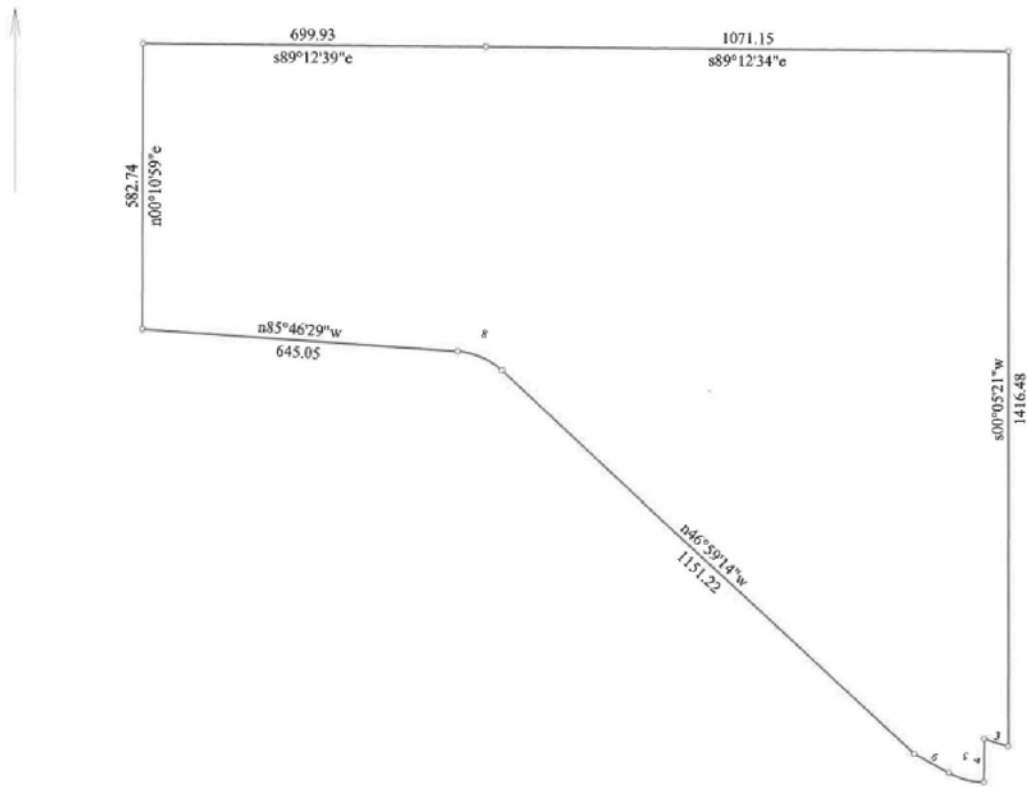
Said description contains a total of 36.96 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



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Title: Rezone to R-8		Date: 12-12-2025
Scale: 1 inch = 300 feet	File:	
Tract 1: 36.958 Acres: 1609904 Sq Feet: Closure = n05.1922e 0.01 Feet: Precision =1/642301: Perimeter = 5966 Feet		
001=s89.1234e 1071.15	005=Rt, R=150.00, Delta=29.1427 Bog=n75.1444w, Chd=75.72	009=n85.4629w 645.05
002=s00.0521w 1416.48	006=n60.3731w 80.57	010=n00.1059e 582.74
003=n72.5431w 52.14	007=n46.5914w 1151.22	011=s89.1239e 699.93
004=s00.3652w 88.74	008=Lt, R=150.00, Delta=38.4714 Bog=n66.2251w, Chd=99.62	



December 12, 2025
Project No. 23-162

Exhibit A
Legal Description for Rezone to R-8
Westveil Subdivision

A parcel of land situated in a portion of the West 1/2 of Section 32, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the South 1/4 corner of said Section 32 which bears S00°36'38"W a distance of 2,631.79 feet from an aluminum cap marking the Center 1/4 corner of said Section 32, thence following the easterly line of the Southwest 1/4 of said Section 32, N00°36'38"E a distance of 1,491.85 feet to the **POINT OF BEGINNING**.

Thence leaving said easterly line, N89°23'22"W a distance of 1,046.12 feet;
Thence 471.24 feet along the arc of a curve to the left, said curve having a radius of 300.00 feet, a delta angle of 90°00'00", a chord bearing of S45°36'38"W and a chord distance of 424.26 feet;
Thence S00°36'38"W a distance of 750.50 feet;
Thence N89°23'22"W a distance of 1,305.16 feet to a 5/8-inch rebar on the westerly line of said Southwest 1/4;
Thence following said westerly line, N00°43'15"E a distance of 2,193.33 feet to an aluminum cap marking the West 1/4 corner of said Section 32;
Thence leaving said westerly line and following the northerly line of said Southwest 1/4 (southerly line of Northwest 1/4 of said Section 32), S89°19'37"E a distance of 568.21 feet to a 5/8-inch rebar;
Thence leaving said northerly line (and said southerly line), N00°37'32"E a distance of 801.91 feet;
Thence N89°19'37"W a distance of 568.21 feet to the westerly line of said Northwest 1/4;
Thence following said westerly line, N00°37'32"E a distance of 526.55 feet to the northerly right-of-way line of Five Mile Drain;
Thence following said northerly right-of-way line the following three (3) courses:
1. N55°33'00"E a distance of 433.57 feet;
2. 246.86 feet along the arc of a curve to the right, said curve having a radius of 390.00 feet, a delta angle of 36°16'02", a chord bearing of N73°41'01"E and a chord distance of 242.76 feet;
3. S88°10'58"E a distance of 542.23 feet;
Thence leaving said northerly right-of-way line, S07°15'46"E a distance of 114.25 feet;
Thence S24°25'45"E a distance of 68.10 feet;
Thence S43°22'45"E a distance of 135.61 feet;
Thence S06°43'15"E a distance of 51.25 feet;
Thence S04°40'04"W a distance of 388.74 feet;
Thence 305.15 feet along the arc of a curve to the left, said curve having a radius of 197.47 feet, a delta angle of 88°32'18", a chord bearing of S39°36'08"E and a chord distance of 275.68 feet;

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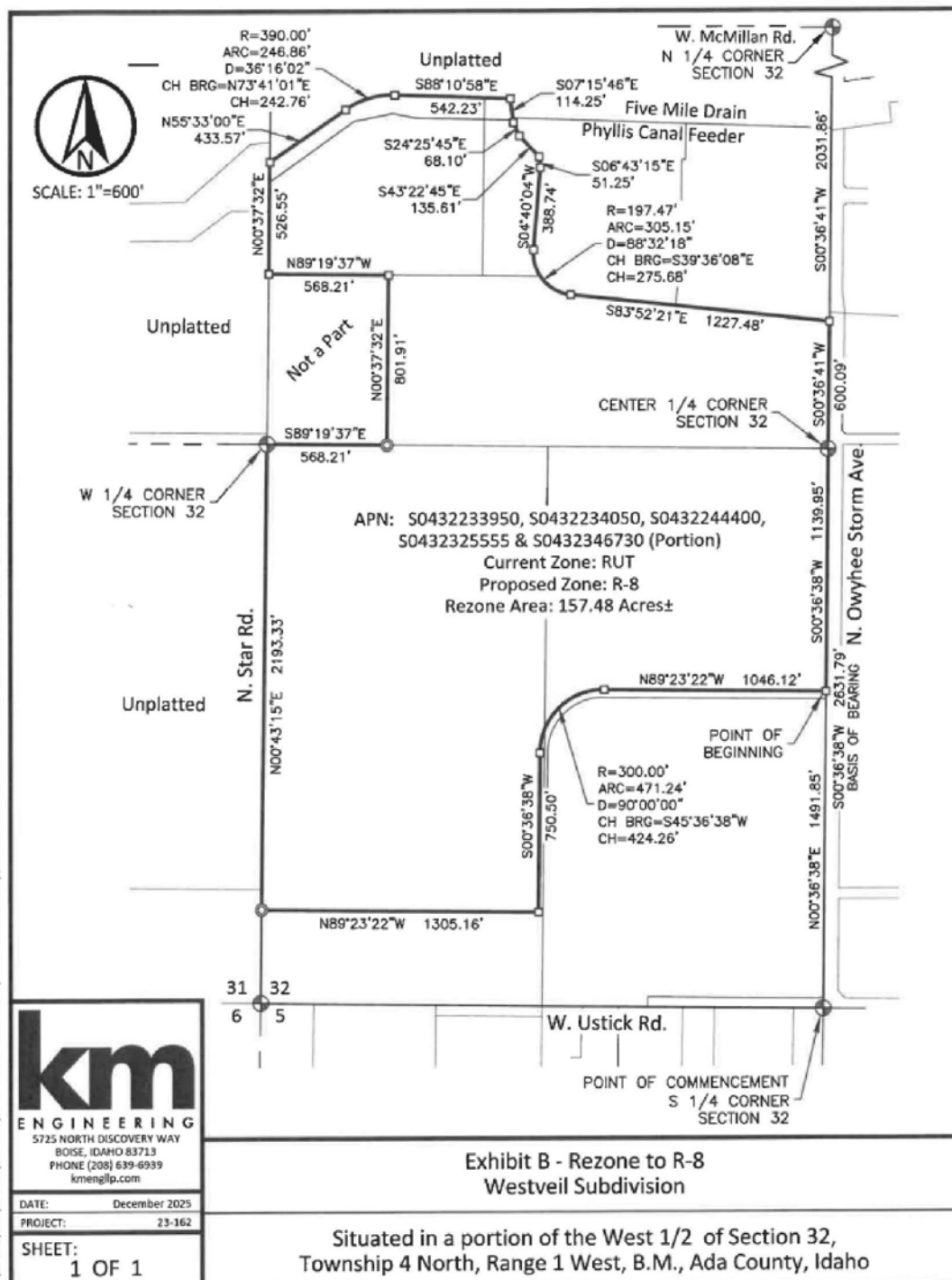
Thence $583^{\circ}52'21''$ E a distance of 1,227.48 feet to the easterly line of said Northwest 1/4;
Thence following said easterly line, $S00^{\circ}36'41''$ W a distance of 600.09 feet to an aluminum cap marking the Center 1/4 corner of said Section 32;
Thence leaving the easterly line of said Northwest 1/4 and following the easterly line of said Southwest 1/4, $S00^{\circ}36'38''$ W a distance of 1,139.95 feet to the **POINT OF BEGINNING**.

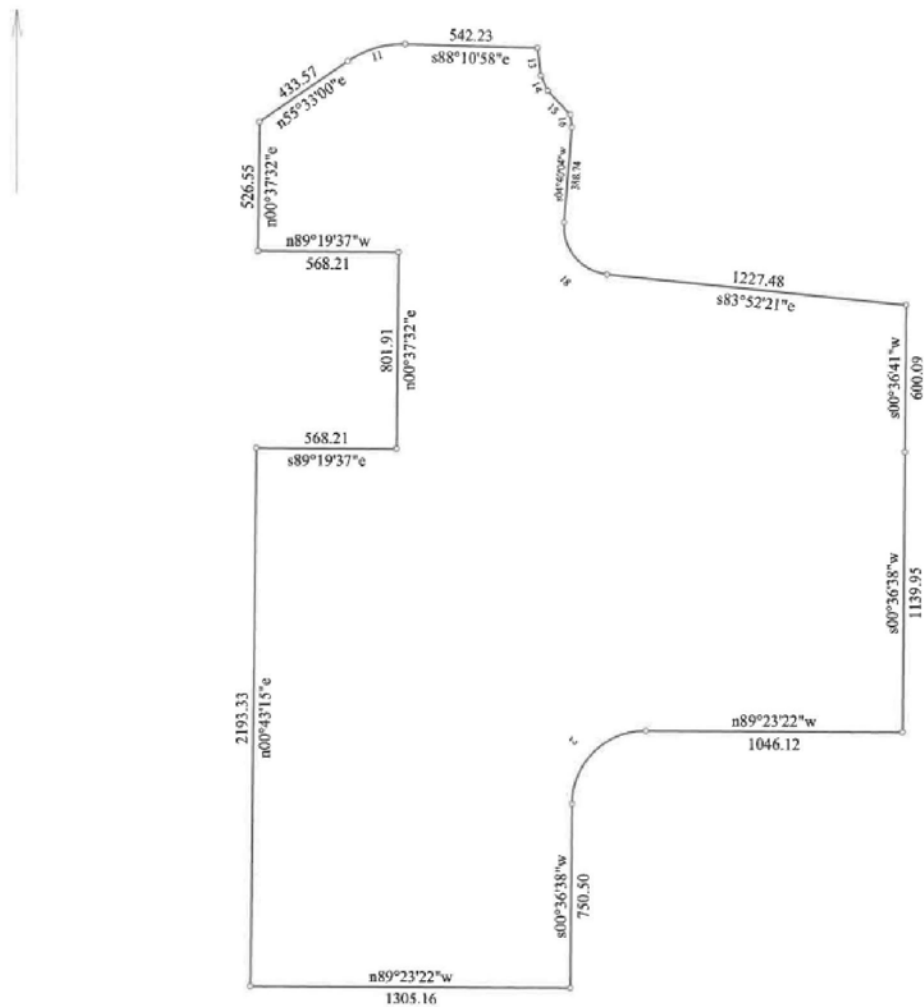
Said description contains a total of 157.48 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



P:\23-162\CAD\SURVEY\EXHIBITS\COMP PLAN AMENDMENT (ANNEX AND REZONE)\23-162 REZONE R-8 SECTION 32.DWG, ARON BALLARD, 12/12/2025, DWG TO PDF PC3, ---





Title: Rezone to R-8		Date: 12-12-2025
Scale: 1 inch = 600 feet	File:	
Tract 1: 157.485 Acres: 6860063 Sq Feet: Closure = n82.4628w 0.01 Feet: Precision >1/999999: Perimeter = 13485 Feet		
001=n89.2322w 1046.12	009=n00.3732e 526.55	017=s04.4004w 388.74
002: Lt, R=300.00, Delta=90.0000 Bng=s45.3638w, Chd=424.26	010=n55.3300e 433.57	018: Lt, R=197.47, Delta=88.3218 Bng=s39.3608e, Chd=275.68
003=s00.3638w 750.50	011: Rt, R=350.00, Delta=36.1602 Bng=n73.4101e, Chd=242.76	019=s83.5221e 1227.48
004=n89.2322w 1305.16	012=s88.1058e 542.23	020=s00.3641w 600.09
005=n00.4315e 2193.33	013=s07.1546e 114.25	021=s00.3638w 1139.95
006=s89.1937e 568.21	014=s24.2545e 68.10	
007=n00.3732e 801.91	015=s43.2245e 135.61	
008=n89.1937w 568.21	016=s06.4315e 51.25	

V. R-15 Rezone Legal Description & Exhibit Map



December 12, 2025
Project No. 23-162

Exhibit A Legal Description for Rezone to R-15 Westveil Subdivision

A parcel of land situated in a portion of the Northeast 1/4 of Section 31, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the Northeast corner of said Section 31 which bears S89°12'34"E a distance of 2,649.01 feet from an aluminum cap marking the North 1/4 corner of said Section 31, thence following the northerly line of said Northeast 1/4, N89°12'34"W a distance of 352.00 feet to a 5/8-inch rebar and being the **POINT OF BEGINNING**.

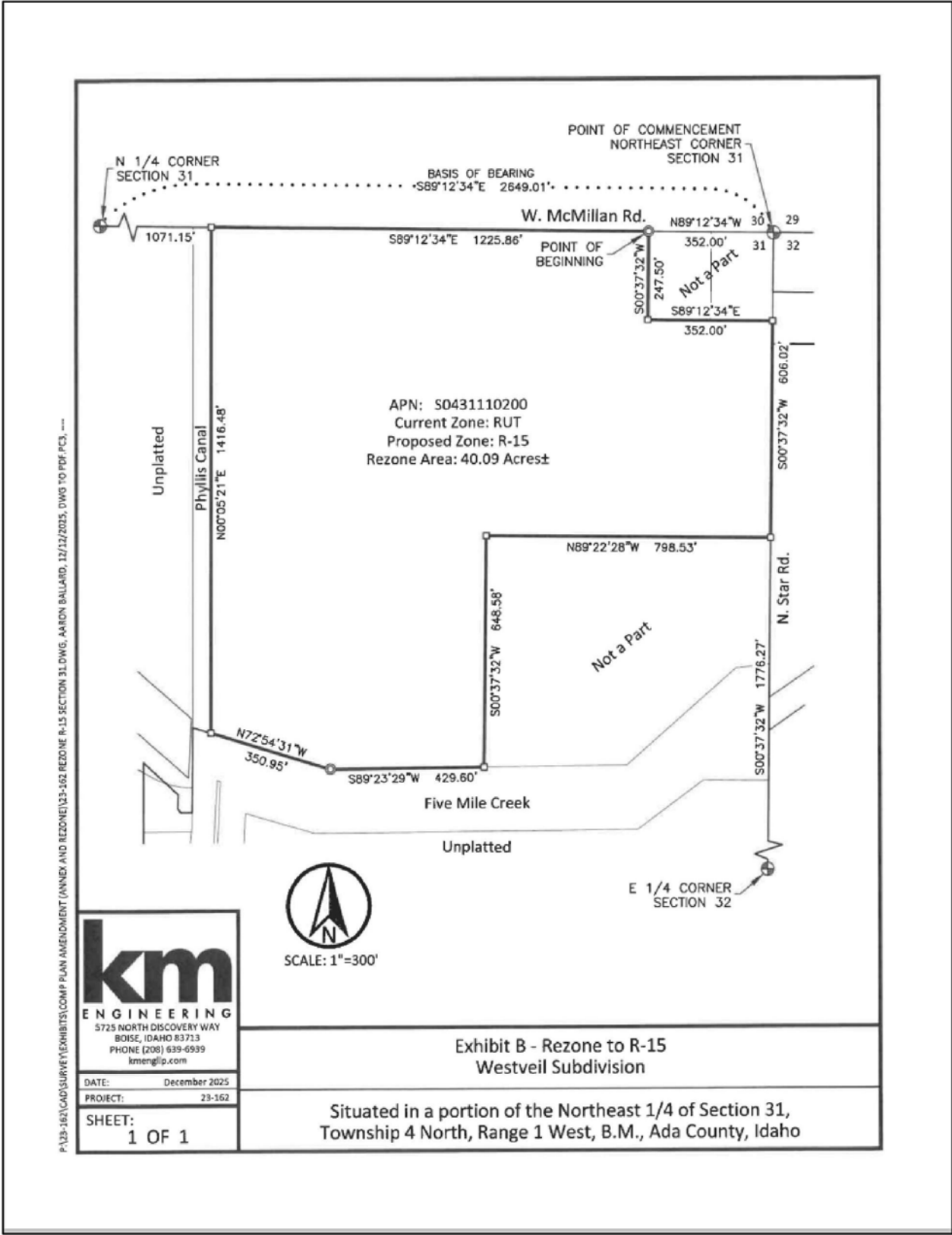
Thence leaving said northerly line, S00°37'32"W a distance of 247.50 feet;
Thence S89°12'34"E a distance of 352.00 feet to the easterly line of said Northeast 1/4;
Thence following said easterly line, S00°37'32"W a distance of 606.02 feet;
Thence leaving said easterly line, N89°22'28"W a distance of 798.53 feet;
Thence S00°37'32"W a distance of 648.58 feet to the northerly right-of-way line of Five Mile Creek;
Thence following said northerly right-of-way line the following two (2) courses:
1. S89°23'29"W a distance of 429.60 feet;
2. N72°54'31"W a distance of 350.95 feet to the centerline of the Phyllis Canal;
Thence leaving said northerly right-of-way and following said centerline, N00°05'21"E a distance of 1,416.48 feet to the northerly line of said Northeast 1/4;
Thence following said northerly line, S89°12'34"E a distance of 1,225.86 feet to the **POINT OF BEGINNING**.

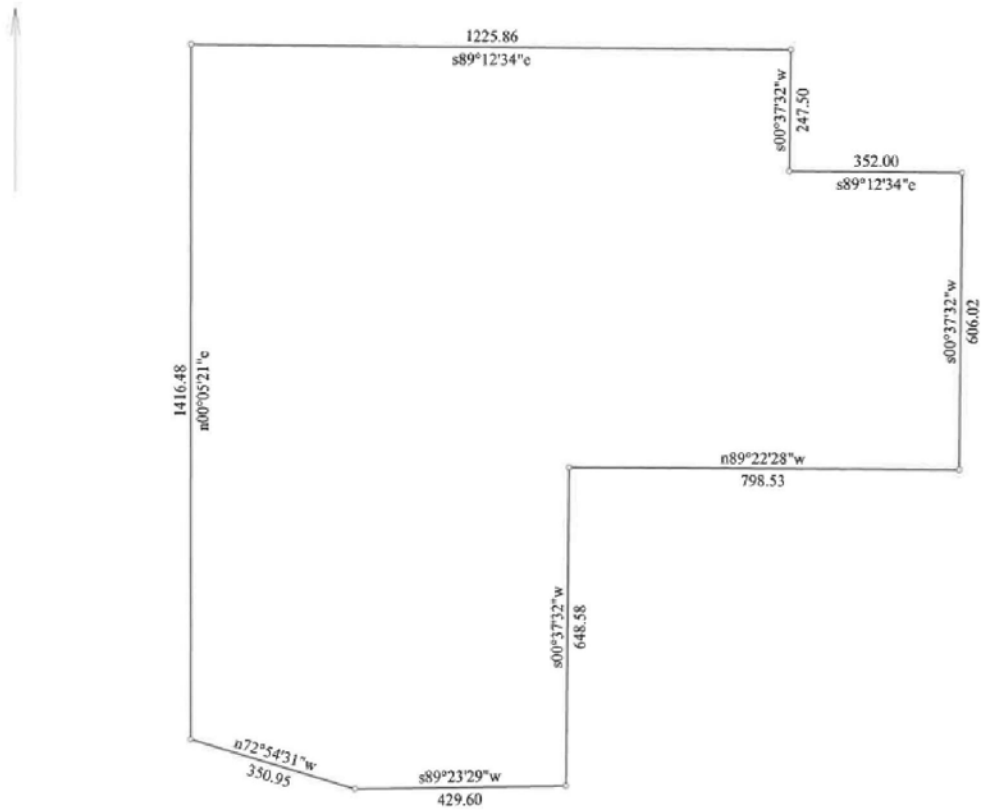
Said description contains a total of 40.09 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



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Title: Rezone to R-15		Date: 12-12-2025
Scale: 1 inch = 300 feet	File:	
Tract 1: 40.092 Acres: 1746415 Sq Feet: Closure = n49.5503w 0.01 Feet: Precision = 1/866852: Perimeter= 6076 Feet		
001=s00.3732w 247.50	005=s00.3732w 648.58	009=s89.1234e 1225.86
002=s89.1234e 352.00	006=s89.2329w 429.60	
003=s00.3732w 606.02	007=n72.5431w 350.95	
004=n89.2228w 798.53	008=n00.0521e 1416.48	



December 12, 2025
Project No. 23-162

Exhibit A
Legal Description for Rezone to R-15
Westveil Subdivision

A parcel of land situated in a portion of the Northwest 1/4 of Section 32, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the North 1/4 corner of said Section 32 which bears N00°36'41"E a distance of 2,631.95 feet from an aluminum cap marking the Center 1/4 corner of said Section 32, thence following the easterly line of said Northwest 1/4 of Section 32, S00°36'41"W a distance of 1,007.42 feet to the **POINT OF BEGINNING**.

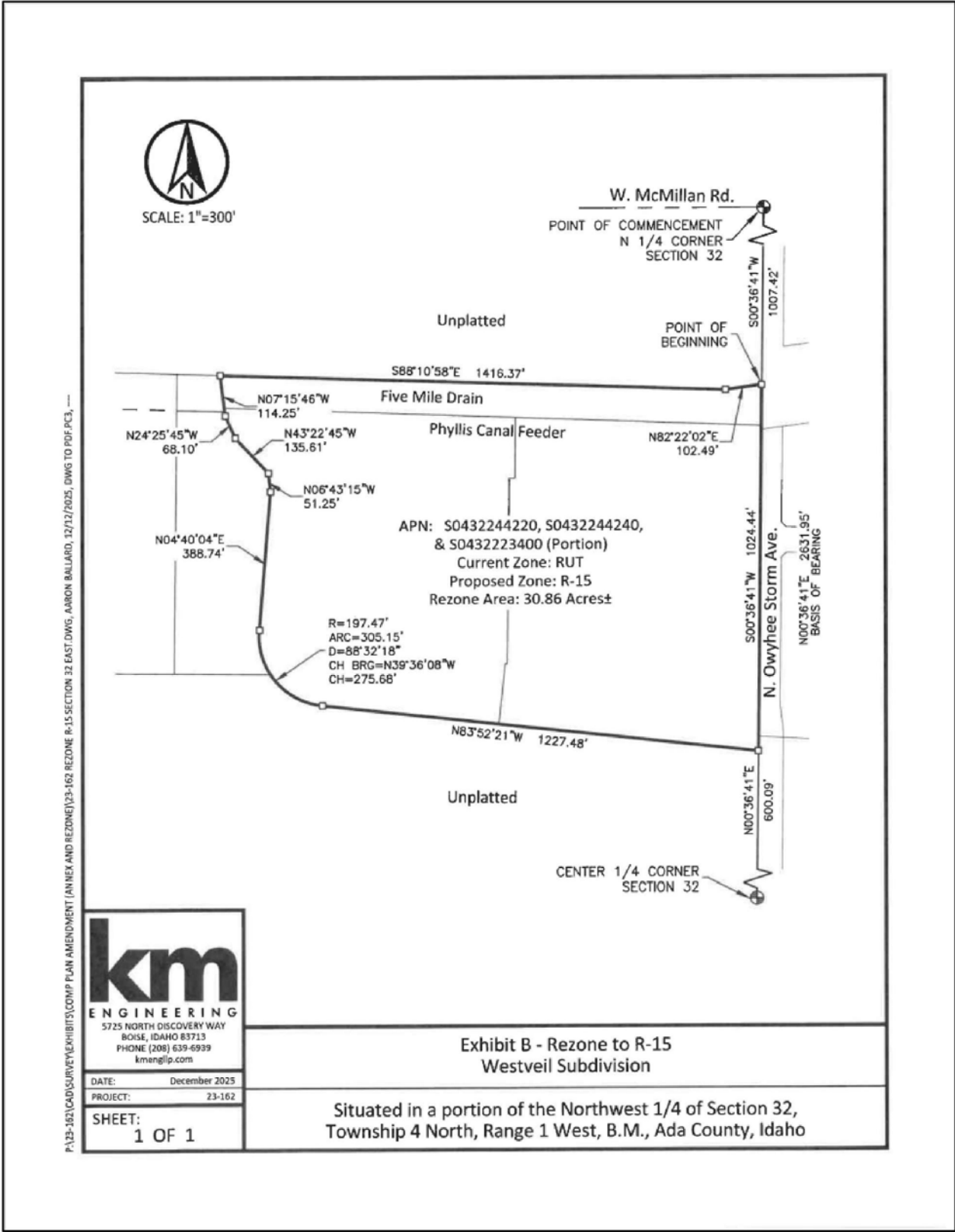
Thence following said easterly line, S00°36'41"W a distance of 1,024.44 feet;
Thence leaving said easterly line, N83°52'21"W a distance of 1,227.48 feet;
Thence 305.15 feet along the arc of a curve to the right, said curve having a radius of 197.47 feet, a delta angle of 88°32'18", a chord bearing of N39°36'08"W and a chord distance of 275.68 feet;
Thence N04°40'04"E a distance of 388.74 feet;
Thence N06°43'15"W a distance of 51.25 feet;
Thence N43°22'45"W a distance of 135.61 feet;
Thence N24°25'45"W a distance of 68.10 feet;
Thence N07°15'46"W a distance of 114.25 feet to the northerly right-of-way line of Five Mile Drain;
Thence following said northerly right-of-way line the following two (2) courses:
1. S88°10'58"E a distance of 1,416.37 feet;
2. N82°22'02"E a distance of 102.49 feet to the **POINT OF BEGINNING**.

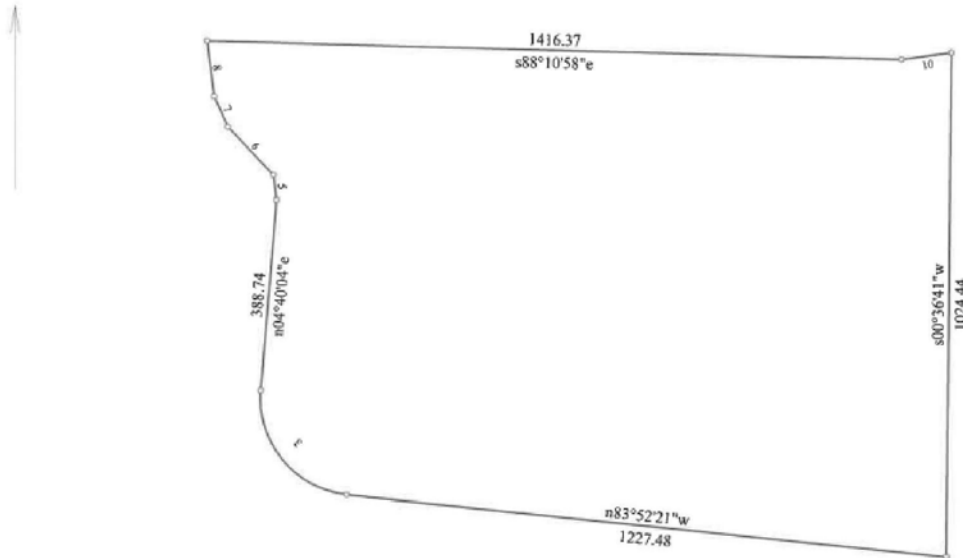
Said description contains a total of 30.86 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



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Title: Rezone to R-15		Date: 12-12-2025
Scale: 1 inch = 300 feet	File:	
Tract 1: 30.863 Acres: 1344412 Sq Feet: Closure = n47.2834e 0.00 Feet: Precision >1/999999: Perimeter = 4834 Feet		
001=s00.3641w 1024.44	005=n06.4315w 51.25	009=s88.1058e 1416.37
002=n83.5221w 1227.48	006=n43.2245w 135.61	010=n82.2202e 102.49
003: RI, R=197.47, Delta=88.3218 Bng=n39.3608w, Cnd=275.68	007=n24.2545w 68.10	
004=n04.4004e 388.74	008=n07.1546w 114.25	



December 12, 2025
Project No. 23-162

Exhibit A
Legal Description for Rezone to R-15
Westveil Subdivision

A parcel of land situated in a portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

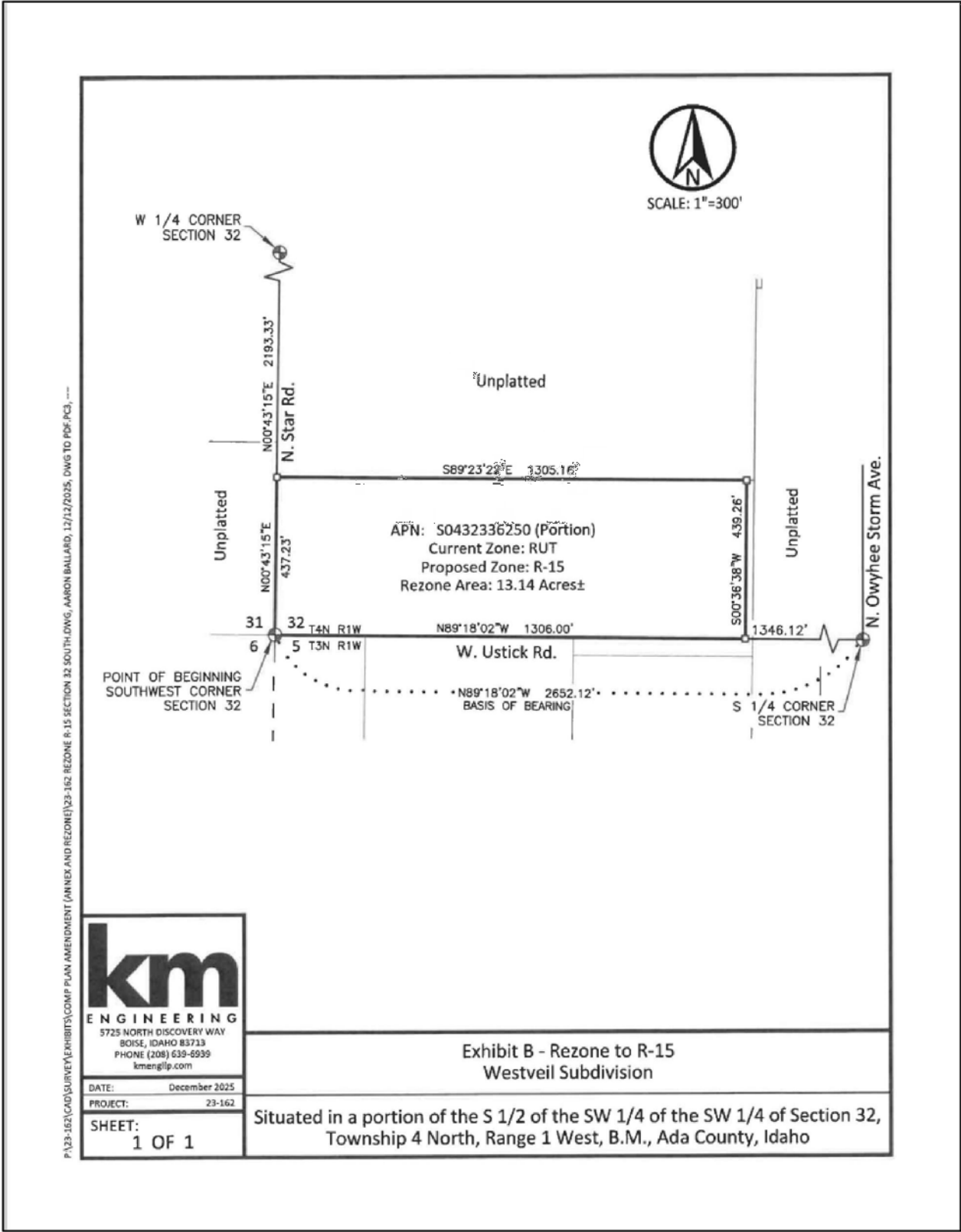
BEGINNING at an aluminum cap marking the Southwest corner of said Section 32 which bears N89°18'02"W a distance of 2,652.12 feet from an aluminum cap marking the South 1/4 corner of said Section 32, thence following the westerly line of the Southwest 1/4 of said Section 32, N00°43'15"E a distance of 437.23 feet;
Thence leaving said westerly line, S89°23'22"E a distance of 1,305.16 feet;
Thence S00°36'38"W a distance of 439.26 feet to the southerly line of said Southwest 1/4;
Thence following said southerly line, N89°18'02"W a distance of 1,306.00 feet to the **POINT OF BEGINNING**.

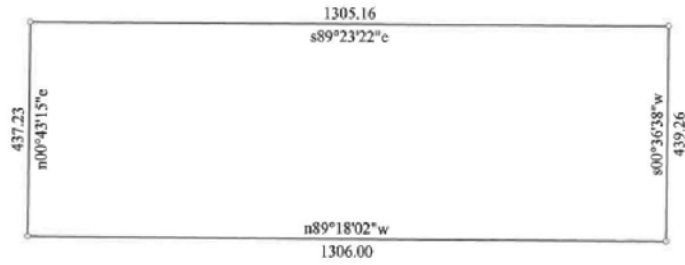
Said description contains a total of 13.14 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



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Title: Rezone to R-15		Date: 12-12-2025
Scale: 1 inch = 300 feet	File:	
Tract 1: 13.135 Acres: 572163 Sq Feet: Closure = n33.0144w 0.01 Feet: Precision = 1/620783: Perimeter = 3488 Feet		
001=n00.4315e 437.23	003=s00.3638w 439.26	
002=s89.2322e 1305.16	004=n89.1802w 1306.00	

W. TN-R Rezone Legal Description & Exhibit Map



December 12, 2025
Project No. 23-162

Exhibit A Legal Description for Rezone to TN-R Westveil Subdivision

A parcel of land situated in a portion of the North 1/2 of the Northwest 1/4 of Section 32, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the Northwest corner of said Section 32 which bears N89°22'26"W a distance of 2,646.41 feet from an aluminum cap marking the North 1/4 corner of said Section 32, thence following the northerly line of said Northwest 1/4, S89°22'26"E a distance of 880.00 feet to the **POINT OF BEGINNING**.

Thence following said northerly line, S89°22'26"E a distance of 1,436.41 feet to a 5/8-inch rebar;

Thence leaving said northerly line, S00°36'41"W a distance of 330.00 feet to a 5/8-inch rebar;

Thence S89°22'26"E a distance of 330.00 feet to a 5/8-inch rebar on the easterly line of said Northwest 1/4;

Thence following said easterly line, S00°36'41"W a distance of 677.42 feet to the northerly right-of-way line of Five Mile Drain;

Thence following said northerly right-of-way line the following four (4) courses:

1. S82°22'02"W a distance of 102.49 feet;
2. N88°10'58"W a distance of 1,958.60 feet;
3. 246.86 feet along the arc of a curve to the left, said curve having a radius of 390.00 feet, a delta angle of 36°16'02", a chord bearing of S73°41'01"W and a chord distance of 242.76 feet;
4. S55°33'00"W a distance of 433.57 feet to the westerly line of said Northwest 1/4;

Thence leaving said northerly right-of-way line and following said westerly line, N00°37'32"E a distance of 469.30 feet;

Thence leaving said westerly line, S89°22'28"E a distance of 200.00 feet;

Thence 119.02 feet along the arc of a curve to the left, said curve having a radius of 200.00 feet, a delta angle of 34°05'46", a chord bearing of N73°34'38"E and a chord distance of 117.27 feet;

Thence N56°31'45"E a distance of 203.89 feet;

Thence 119.02 feet along the arc of a curve to the right, said curve having a radius of 200.00 feet, a delta angle of 34°05'48", a chord bearing of N73°34'39"E and a chord distance of 117.27 feet;

Thence S89°22'26"E a distance of 286.91 feet;

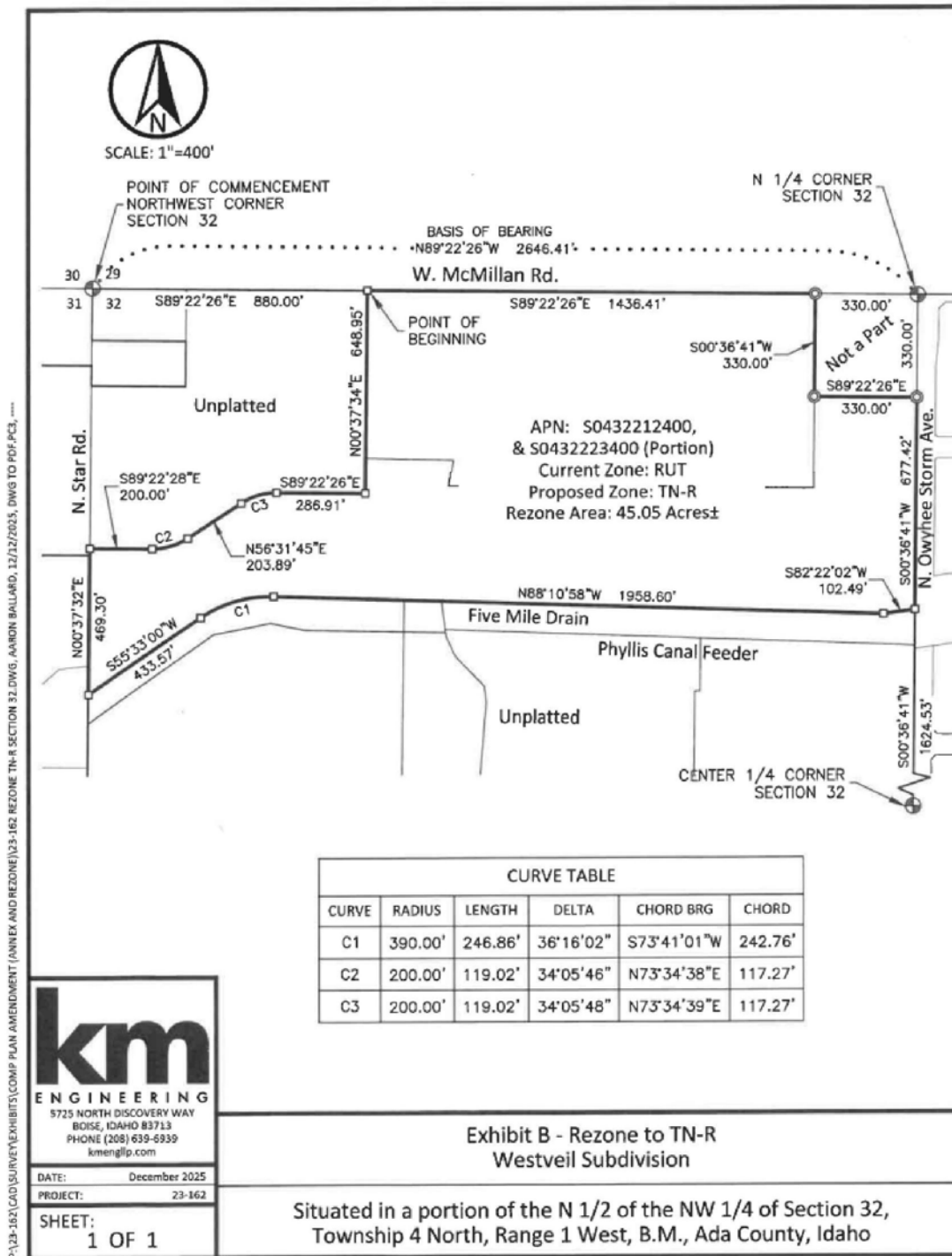
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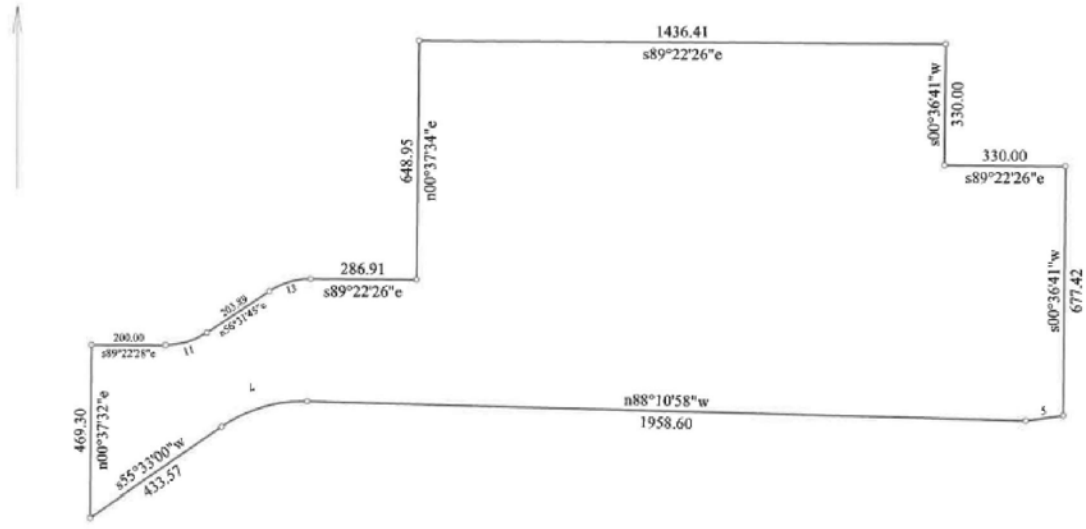
Thence N00°37'34"E a distance of 648.95 feet to the **POINT OF BEGINNING**.

Said description contains a total of 45.05 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.







Title: Rezone to TN-R		Date: 12-12-2025
Scale: 1 inch = 400 feet	File:	
Tract 1: 45.051 Acres: 1962413 Sq Feet: Closure = n40.1528e 0.02 Feet: Precision = 1/425875: Perimeter = 7562 Feet		
001=s89.2226e 1436.41	007: Lt, R=390.00, Delta=36.1602 Bog=s73.4101w, Chd=242.76	013: Rt, R=200.00, Delta=34.0548 Bog=n73.3439e, Chd=117.27
002=s00.3641w 330.00	008=s55.3300w 433.57	014=s89.2226e 286.91
003=s89.2226e 330.00	009=n00.3732e 469.30	015=n00.3734e 648.95
004=s00.3641w 677.42	010=s89.2228e 200.00	
005=s82.2202w 102.49	011: Lt, R=200.00, Delta=34.0546 Bog=n73.3438e, Chd=117.27	
006=n88.1058w 1958.60	012=n56.3145e 203.89	

X. Preliminary Plat Legal Description & Exhibit Map



April 7, 2026
Project No. 23-162

Legal Description for Westveil Subdivision

A parcel of land situated in a portion of the West 1/2 of Section 32, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

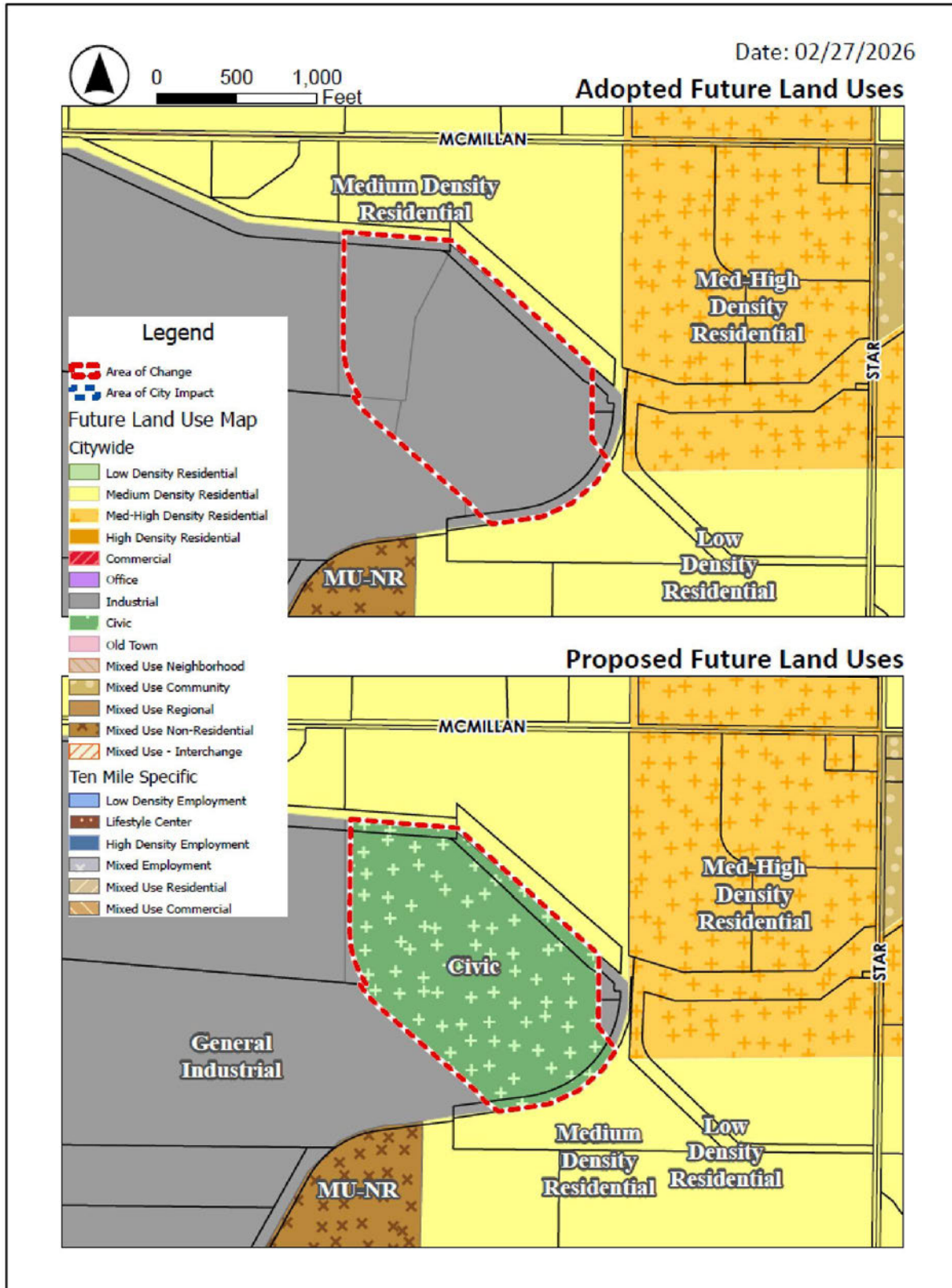
BEGINNING at an aluminum cap marking the Southwest corner of said Section 32, thence following the westerly line of the Southwest 1/4 of said Section 32, N00°43'15"E a distance of 2,630.56 feet to an aluminum cap marking the West 1/4 corner of said Section 32;
Thence leaving said westerly line and following the northerly line of said Southwest 1/4, S89°19'37"E a distance of 568.21 feet to a 5/8-inch rebar;
Thence leaving said northerly line, N00°37'32"E a distance of 801.91 feet;
Thence N89°19'37"W a distance of 568.21 feet to the westerly line of the Northwest 1/4 of said Section 32;
Thence following said westerly line, N00°37'32"E a distance of 526.55 feet to the centerline of Five Mile Creek;
Thence leaving said westerly line and following said centerline the following three (3) courses:
1. N55°33'00"E a distance of 433.57 feet;
2. 246.86 feet along the arc of a curve to the right, said curve having a radius of 390.00 feet, a delta angle of 36°16'02", a chord bearing of N73°41'01"E and a chord distance of 242.76 feet;
3. S88°10'58"E a distance of 542.23 feet;
Thence leaving said centerline, S07°15'46"E a distance of 92.02 feet;
Thence S87°55'25"E a distance of 1,505.37 feet to a 5/8-inch rebar on the easterly line of said Northwest 1/4 of Section 32;
Thence following said easterly line, S00°36'41"W a distance of 1,510.00 feet to an aluminum cap marking the Center of said Section 32;
Thence leaving the easterly line of said Northwest 1/4 of Section 32 and following the easterly line of said Southwest 1/4 of Section 32, S00°36'38"W a distance of 1,175.95 feet;
Thence leaving said easterly line, N89°23'22"W a distance of 1,046.12 feet;
Thence 414.69 feet along the arc of a curve to the left, said curve having a radius of 264.00 feet, a delta angle of 90°00'00", a chord bearing of S45°36'38"W and a chord distance of 373.35 feet;
Thence S00°36'38"W a distance of 216.43 feet;
Thence N86°24'39"W a distance of 15.02 feet to the easterly line of the West 1/2 of said Southwest 1/4 of Section 32;
Thence following said easterly line, S00°39'57"W a distance of 974.14 feet to a 5/8-inch rebar marking the West 1/16 corner of said Section 32;
Thence leaving said easterly line and following the southerly line of said West 1/2 of the Southwest 1/4, N89°18'02"W a distance of 1,326.06 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 200.06 acres, more or less.

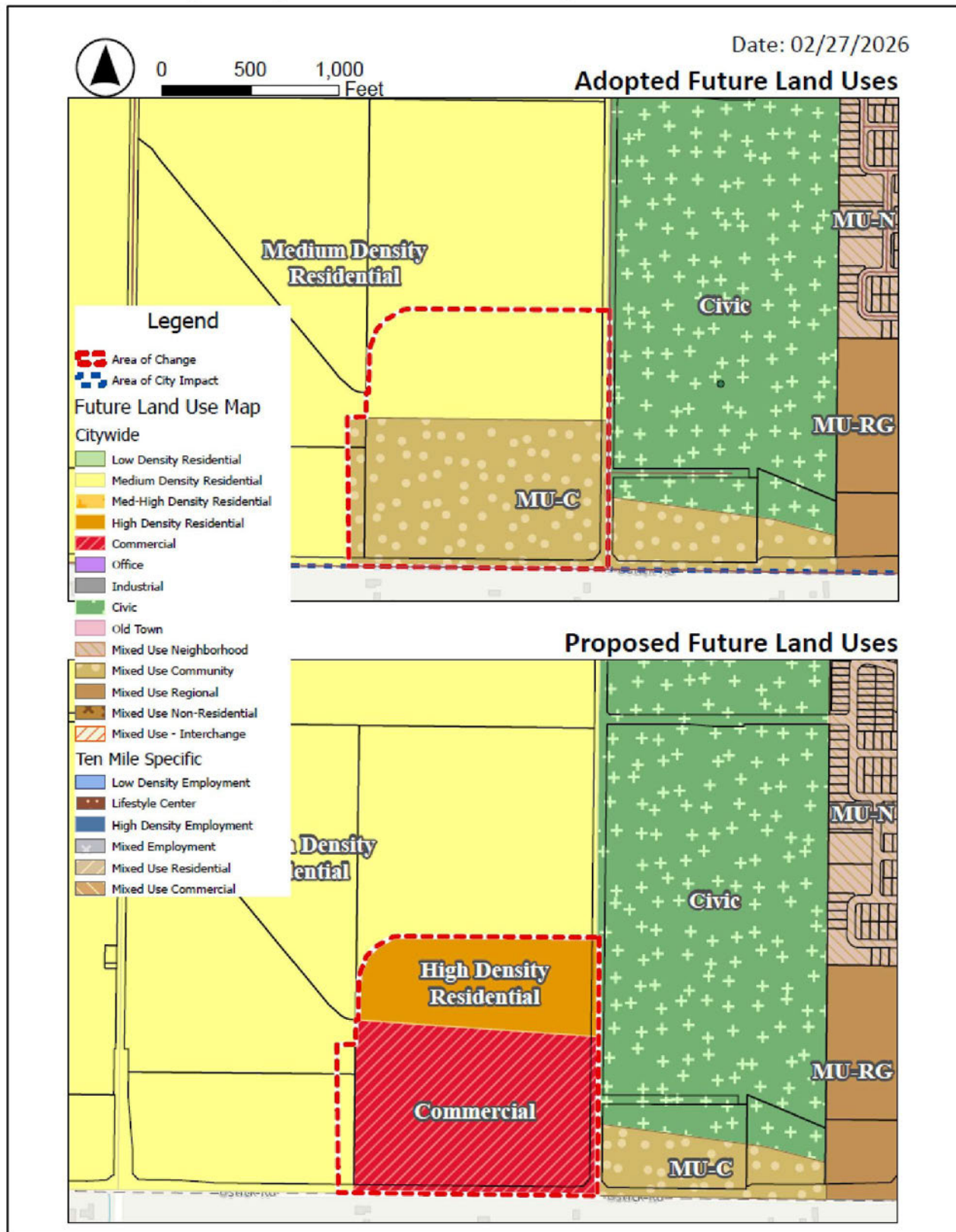


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Y. CPAM Exhibit Map Parcel (General Industrial to Civic)



Z. CPAM Exhibit Map Parcel (Medium Density Residential and Mixed-Use Community to Medium High Density Residential and Commercial)



ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

AA. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: $R-2 < 5.0$; $R-4 < 2.0$; $R-8 < 1.0$; $R-15 < 0.5$; $R-40 < 0.25$.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

BB. Mixed Use Analysis Notes

This data is derived from enterprise application and GIS databases, and exported dynamically. Data considered for analysis are only those areas overlapping the overall Mixed Use boundary area. Mixed Use areas across arterial roadways are distinct, separate, and not considered as they do not meet the mixed use principles in the Comprehensive Plan (e.g. pedestrian safety, transportation efficiency, etc.). Mixed Use parcel areas may be greater or smaller than the future land use area designation boundary due parcel size, configuration, right-of-way, and other factors. Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals.

CC. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunksheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

DD. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go

conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements: are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.

- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.