

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 7/7/2026

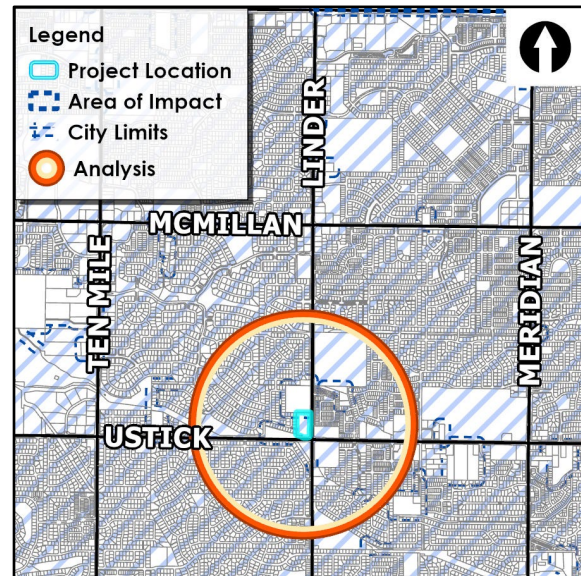
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Kent Brown, Kent Brown Planning Services

SUBJECT: FP-2025-0028
PAW Subdivision

LOCATION: 1680 W. Ustick Road
Located in the SE ¼ of the SE ¼ of
Section 35 T. 4N, R.1W, Parcel No.
S0435449705



I. PROJECT OVERVIEW

A. Summary

Final Plat consisting of 33 residential lots, 2 lots for vertically integrated buildings containing 12 residential units (6 units per building), one commercial lot and 13 common lots on 4.77 acres in the C-C and R-40 zoning districts.

B. Issues/Waivers

None

C. Recommendation

Staff recommends approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

D. Decision

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Townhomes, Vertically Integrated Residential, and Commercial	-
Existing Zoning	R-40/C-C zoning Districts	VII.A.2
Proposed Zoning	R-40/C-C zoning Districts	
Adopted FLUM Designation	Mixed-Use Community (MU-C)	VII.A.3
Proposed FLUM Designation	Mixed-Use Community (MU-C)	

Note: City/Agency Comments and Conditions Section and public record for all department/agency comments received. PAW Final Plat FP-2025-0028 (copy this link into a separate browser).

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2024-0073) as required by UDC 11-6B-3C.2. Staff finds the proposed plat is in substantial compliance with the approved preliminary plat as required.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

A. PLANNING DIVISION

1. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer signature on a final plat within two years of the date of the approved findings (**July 22, 2027**); or 2) obtain approval of a time extension as set forth in
2. UDC 11-6B-7.
3. Applicant shall comply with all previous conditions of approval associated with this development: H-2021-0102 (AZ); DA Inst # 2022-063228; and H-2024-0073.
4. The private streets are approved subject to completion of the tasks listed in UDC 11-3F-3 within one year. Documentation of such shall be submitted to the Planning Division in order to receive final approval.
5. All common lots and streets shall meet the requirements of UDC 11-6C-3.
6. No building permits shall be submitted until the final plat is recorded.
7. The final plat shown in Section VI.G, prepared by Bailey Engineering, Inc., stamped on 2/3/2025 by Clinton W. Hansen, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #14: Include the instrument number for the Sanitary Sewer and Water Easement to the City of Meridian.
 - b. Remove Notes #15 and 23 as Lots 5, Block 1 and Lot 8 Block 2 are common lots not private roads.
 - c. Note #16: Add who is responsible for the maintenance and operation of the private road ingress-egress and emergency access easement.
 - d. Note #17: Include the instrument number for the ACHD license agreement.
 - e. Note #18: Include the instrument number for the Meridian Development agreement.
 - f. Note #19: Include the instrument number for the City of Meridian sidewalk easement.
 - g. Graphically depict the zero lot lines on the plat map.
3. The Landscape Plan prepared by Stack Rock Group, dated April 21, 2026, and signed by Willet C. Howard shall be revised as follows:
 - a. Show the full width of the required pathway along N. Linder Road.
 - b. Call out the width of the landscape buffers along Linder Road and Ustick Road.
4. At the time of CZC or final plat submittal, an executed shared-parking agreement between the commercial lots and the vertically integrated structures shall be submitted.
5. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-8 for the R-40 zoning district and 11-2B-3 for the C-C zoning district.

6. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
7. Off-street vehicle parking shall be provided on the site in accord with UDC 11-3C-4 and UDC 11-3C-6 for townhouses, commercial buildings and vertically integrated projects.
8. 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.
9. An administrative design review will be required for all townhomes prior to issuance of a building permit.
10. An administrative design review and certificate of zoning compliance will be required for any commercial buildings or vertically integrated buildings prior to issuance of a building permit.
11. A conditional use permit shall be required for the drive-through establishment shown on the commercial lot once a user has been identified.
12. The developer shall comply with the specific use standards for vertically integrated projects as listed in UDC 11-4-3-41.
13. Direct access to Linder Road and Ustick Road is prohibited other than the access specifically approved with this development. All existing curb cuts shall be replaced with curb, gutter and sidewalk.
14. Protect any existing trees on the subject property that are greater than four-inch caliper and/or mitigate for the loss of such trees as set forth in UDC 11-3B-10.
15. The Applicant shall have a maximum of two (2) years to commence the townhomes as permitted in accord with the conditions of approval listed above. If the townhomes have not begun within two (2) years of approval (**July 22, 2027**), a new conditional use permit must be obtained prior to operation or a time extension must be requested in accord with UDC 11-5B-6F.
16. Outdoor lighting shall comply with the standards listed in UDC 11-3A-11. Lighting details shall be submitted with the Certificate of Zoning Compliance application that demonstrates compliance with these standards.
17. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
18. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
19. The Applicant shall comply with all ACHD conditions of approval.
20. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

SITE SPECIFIC CONDITIONS:

1. Sewer and Water in Parallel require 30ft easement.
2. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are not built within the utility easement.
3. Ensure no sewer services pass through infiltration trenches.
4. Water lines, fire hydrants and services up the meter require 20' easements. Easement to extend

10' beyond fire hydrant, water meters or termination of the main.

5. Streetlights must be activated and record drawings approved prior to any form of occupancy.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. 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.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water 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 applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. 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.
7. 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, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing 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.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. 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.
10. 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.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.

12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. 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.
15. The 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.
16. 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.
17. 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.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. 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 signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. 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 development plan approval.

24. 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.

C. Meridian Park's Department

1. The project developer shall design and construct multi-use pathways consistent with the location and specifications set forth in the Meridian Pathways Master Plan Map and Master Pathways Plan Document Chapter 3). Any proposed adjustments to pathway alignment shall be coordinated through the Pathways Project Manager. [*Interactive Pathways Map*](#)
2. Prior to final approval the applicant shall dedicate a public access easement for a multi-use pathway (10' wide ~~detached~~ sidewalk) along the north side of Ustick Rd to connect the existing pathway at the west project boundary to the intersection at Linder and Ustick Road. *Pathway may be attached in this location, per follow-up conversation (Jan 2026).*

Demo existing sidewalk on Ustick Rd. and re-pour. New sidewalk/ pathway may be narrowed to a min. 8' if needed to skirt irrigation boxes. If minimum 8' width cannot be maintained, irrigation boxes will need to be relocated or reconfigured.

Note: any existing asphalt pathway at the west edge of the project (along Ustick Rd) that is not in optimal condition must be replaced with 10' concrete sidewalk.

Existing sidewalk along Linder may be retained, as- is. Because there is bike lane in this location, the sidewalk functions as part of a complete pedestrian facility.

Limit the number of connections between private sidewalks and the multi-use pathway.

~~*10' wide detached sidewalk will also be required along the length of the Linder Rd. frontage.*~~

Easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side).

Easement need only be dedicated for multi-use pathways that lie outside the public ROW.

*Use standard City template for public access easement. **Submit all easements online through Citizen's Access Portal.***

3. Construct multi-use pathways per paving section based on existing site conditions as recommended by project civil engineer in accord with UDC 11-3A-8 and 11-3B-12. Prior to final approval the applicant's engineer shall provide written documentation that the pathway segment was constructed per the recommended specifications.
4. The owner (or representative association) of the property affected by each public access easement shall have an ongoing obligation to maintain the multi-use pathway.

D. Idaho Department of Environmental Quality (DEQ)

[*https://weblink.meridiancity.org/WebLink/Browse.aspx?id=447508&dbid=0&repo=MeridianCity*](https://weblink.meridiancity.org/WebLink/Browse.aspx?id=447508&dbid=0&repo=MeridianCity)

V. ACTION

A. Staff:

Approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

B. City Council:

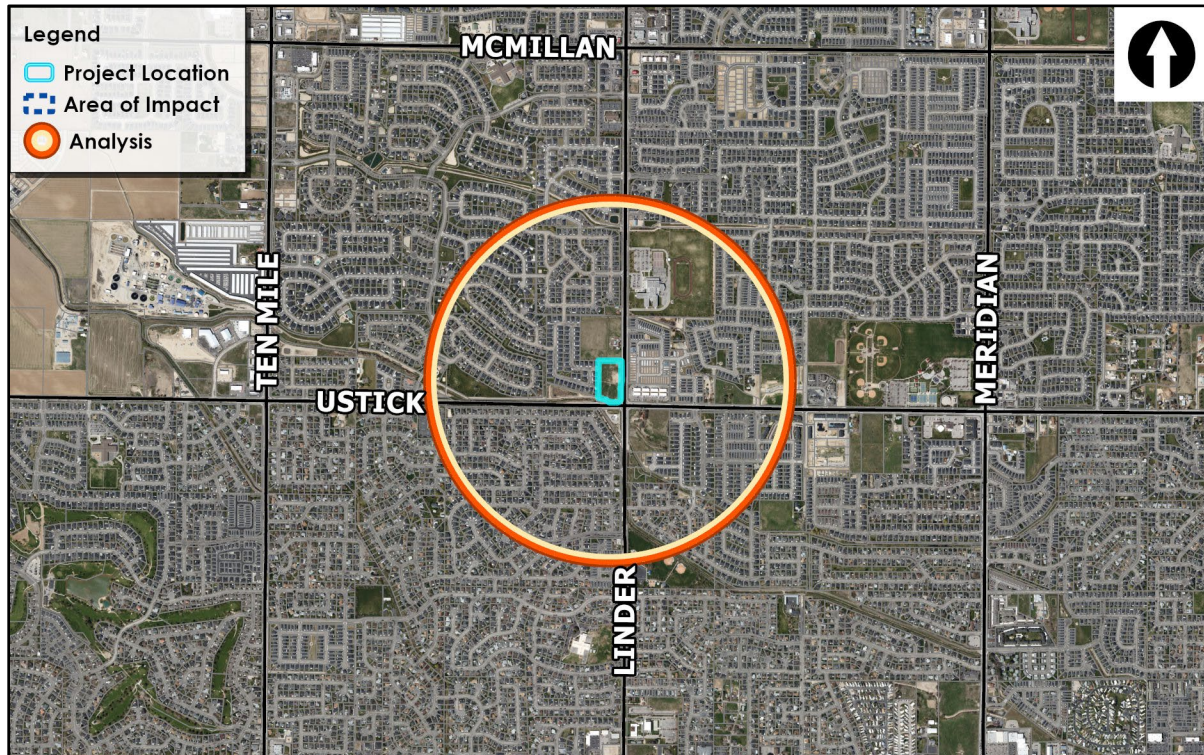
Pending

VI. EXHIBITS

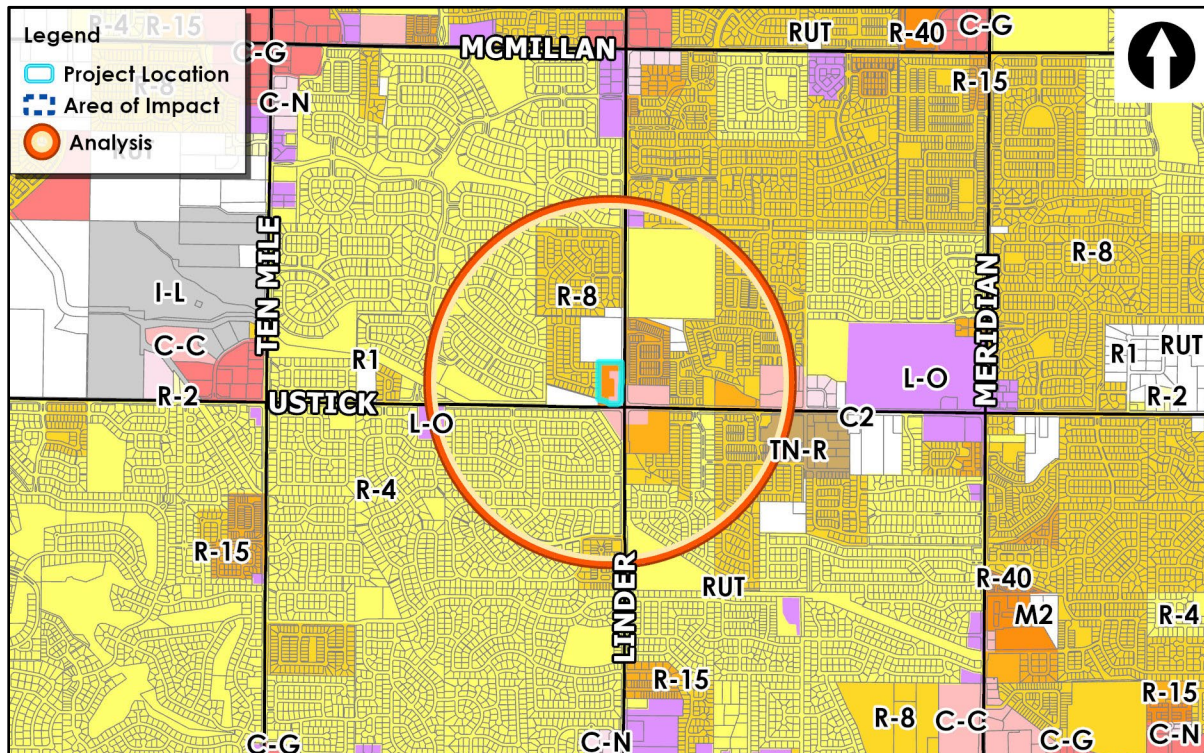
A. Project Area Maps

(link to [Project Overview](#))

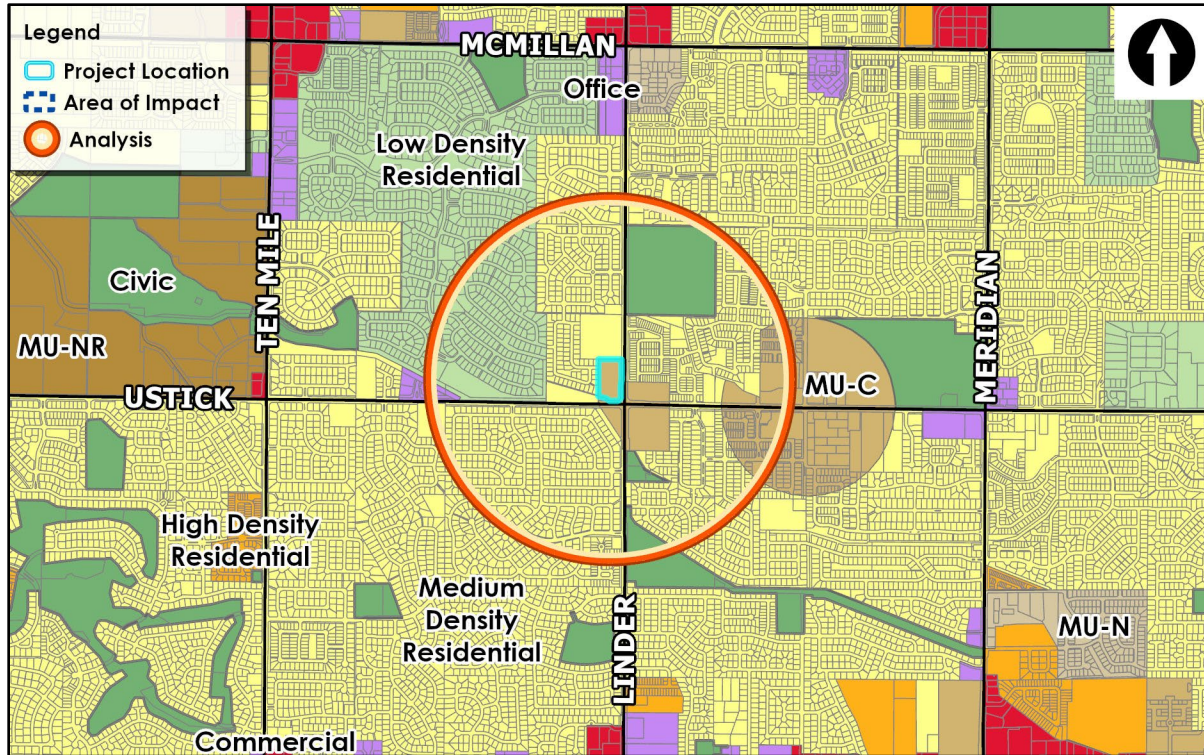
1. Aerial



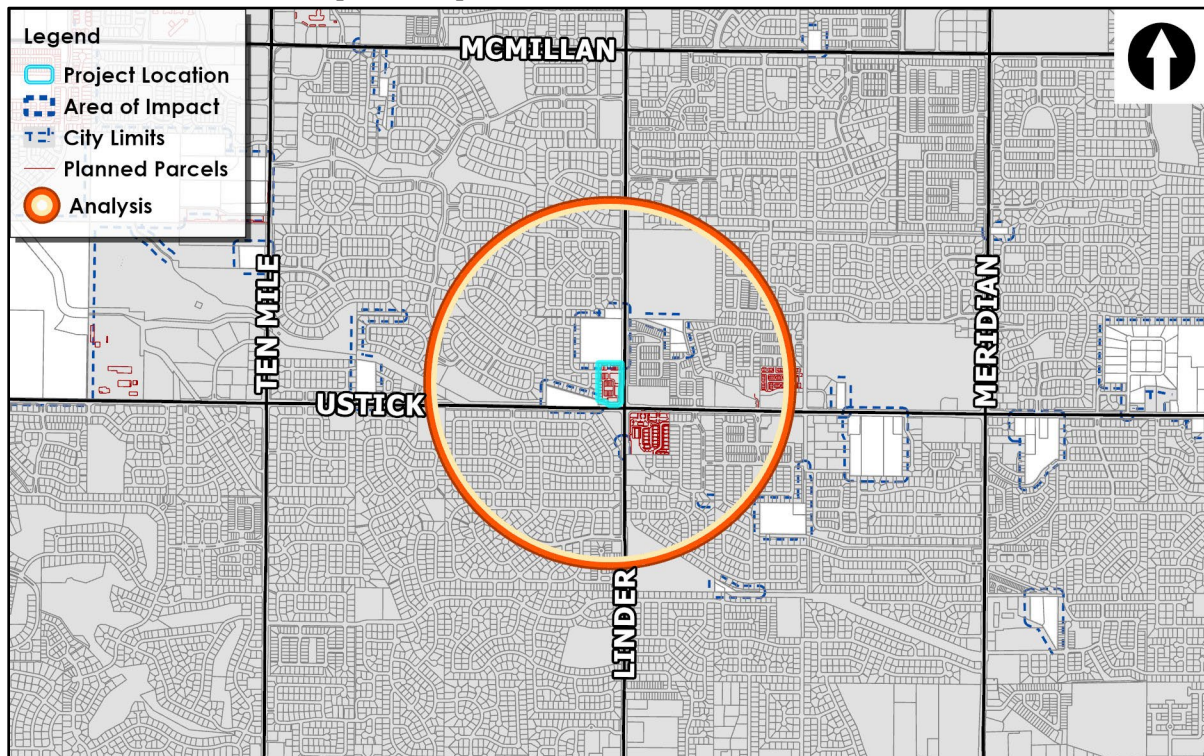
2. Zoning Map



3. Future Land Use



4. Planned Development Map

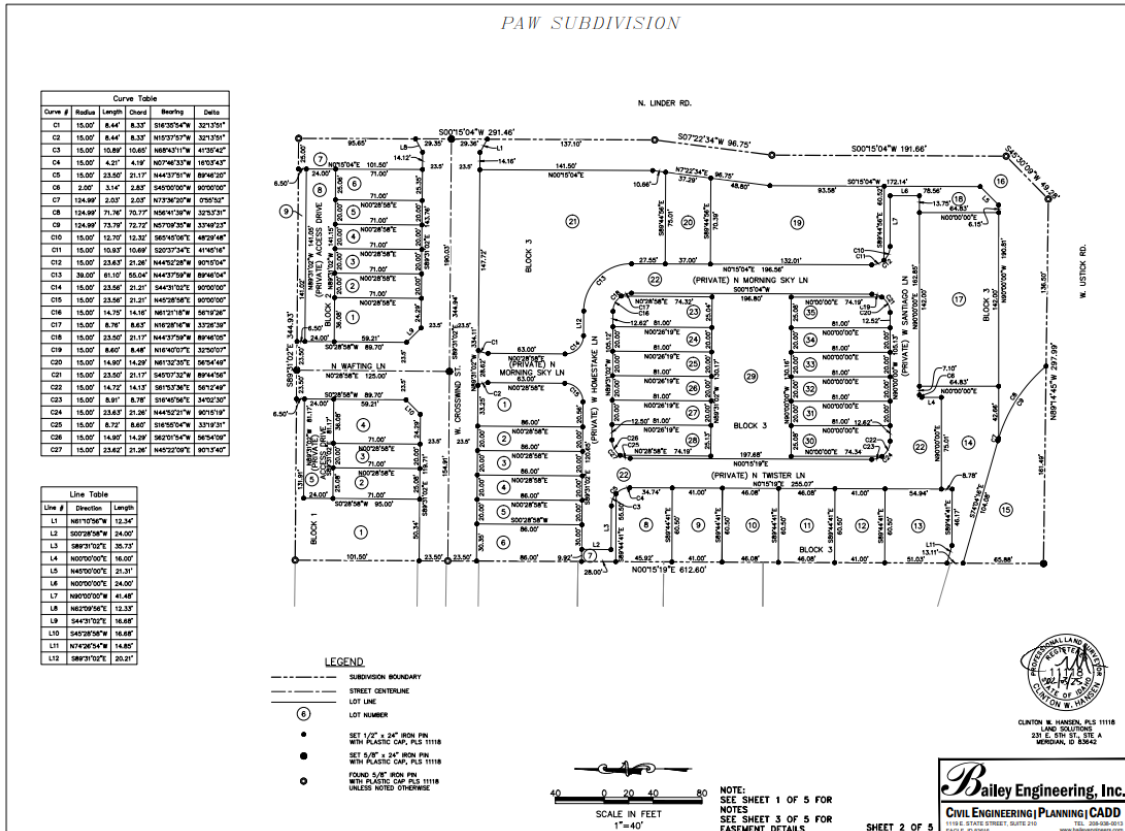
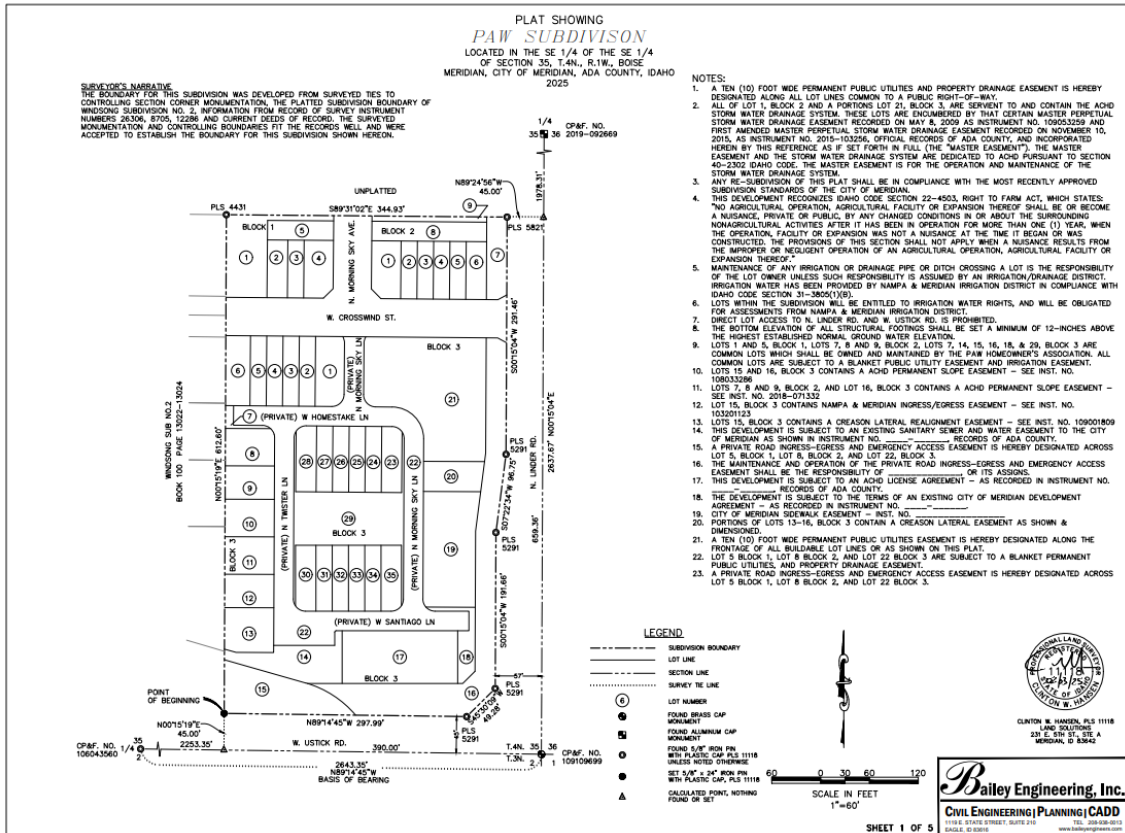


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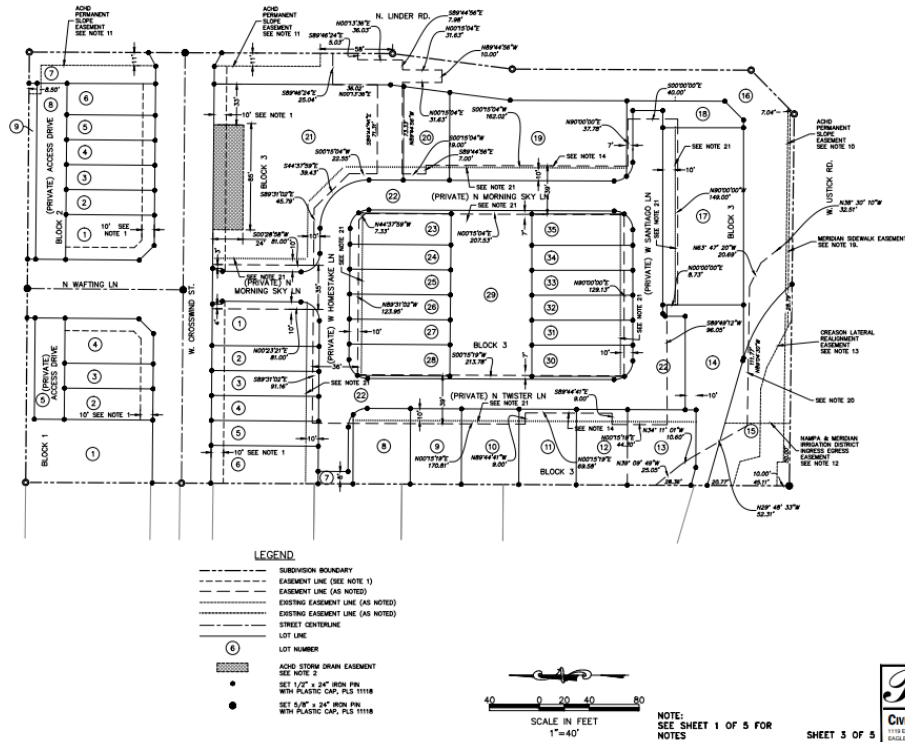
C. Service Accessibility Report

Criteria	Description
Location	In City Limits
Extension Sewer	Trunkshed mains < 500 ft. from parcel
Floodplain	Either not within the 100 yr floodplain or > 2 acres
Emergency Services Fire	Response time 5-9 min.
Emergency Services Police	Reporting District meets response time goals most of the time
Pathways	Within 1/4 mile of current pathways
Transit	Within 1/4 mile of future transit route
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)
School Walking Proximity	Within 1/2 mile walking
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking

D. Final Plat (date: 10/17/2025)



PAW SUBDIVISION



Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1118 STATE STREET, SUITE 210
IDAHO, ID 83402
TEL: 208-686-0114
WWW.BAILEYENGINEERING.COM

PAW SUBDIVISION

CERTIFICATE OF OWNERS

Know all men by these presents: That Rama Group, LLC is the owners of the property described as follows:

A parcel located in the SE 1/4 of the SE 1/4 of Section 35, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said SE 1/4 of the SE 1/4, from which a 5/8 inch rebar marking the southwest corner of the SE 1/4 of said Section 35 bears N 89°14'45" W a distance of 2643.35 feet;

Thence along the southerly boundary of said SE 1/4 of the SE 1/4 N 89°14'45" W a distance of 390.00 feet to a point;

Thence leaving said southerly boundary N 0°15'19" E a distance of 45.00 feet to a point on the northerly right-of-way of W. Ustick Road and the **POINT OF BEGINNING**;

Thence continuing N 0°15'19" E along the easterly boundary and the extension thereof of Winsong Subdivision No. 2 as shown in Book 100 of Plats on Pages 13022 thru 13024, records of Ada County, Idaho, a distance of 612.60 feet to a 5/8 inch rebar marking the northeast corner of said Winsong Subdivision No. 2;

Thence leaving said easterly boundary S 89°31'02" E a distance of 344.93 feet to a point on the westerly right-of-way of N. Linder Road;

Thence along said westerly right-of-way the following described courses:

Thence S 0°15'04" W along a line being 45.00 feet westerly of and parallel to the easterly boundary of said SE 1/4 of the SE 1/4 a distance of 291.46 feet to a point;

Thence S 7°22'34" W a distance of 96.75 feet to a point;

Thence S 0°15'04" W along a line being 57.00 feet westerly of and parallel to the easterly boundary of said SE 1/4 of the SE 1/4 a distance of 191.66 feet to a point;

Thence S 45°30'09" W a distance of 49.28 feet to a point on the northerly right-of-way of W. Ustick Road;

Thence along said northerly right-of-way, being 45.00 feet northerly of and parallel to the southerly boundary of said SE 1/4 of the SE 1/4 N 89°14'45" W a distance of 297.99 feet to the **POINT OF BEGINNING**.

This parcel contains 4.77 acres and is subject to any easements existing or in use.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Meridian main line located adjacent to the subject subdivision, and the City of Meridian has agreed in writing to serve all the lots in this subdivision.

Rama Group, LLC.

Kevin F. Amar, Manager

ACKNOWLEDGMENT

State of Idaho)
County of Ada)

On this day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin F. Amar, known or identified to me to be the manager of Rama Group LLC, an Idaho Limited Liability Company, who subscribed said Limited Liability Company's name to the foregoing instrument, and acknowledged to me that he executed the same in said Rama Group LLC's name.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires _____

Notary Public for Idaho
Residing in _____, Idaho

CERTIFICATE OF SURVEYOR

I, Clinton W. Hansen, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Clinton W. Hansen



PLS. No. 11118

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1118 STATE STREET, SUITE 210
IDAHO, ID 83402
TEL: 208-686-0114
WWW.BAILEYENGINEERING.COM

SHEET 4 OF 5

PAW SUBDIVISION

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing Meridian City Public Works and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Central Health _____ Date _____

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 20____

ACHD President _____

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Meridian, Ada County, Idaho, hereby approve this plat.

City Engineer _____ Date _____

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Meridian, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20____, this plat was duly accepted and approved.

City Clerk, Meridian, Idaho _____

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Ada County Idaho, hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor _____

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C. 50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Date _____

County Treasurer _____

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of _____ at _____ Minutes past _____ O'clock _____ M. on this _____ day of _____, 20____, in Book _____ of plats at Pages _____.

Instrument No. _____

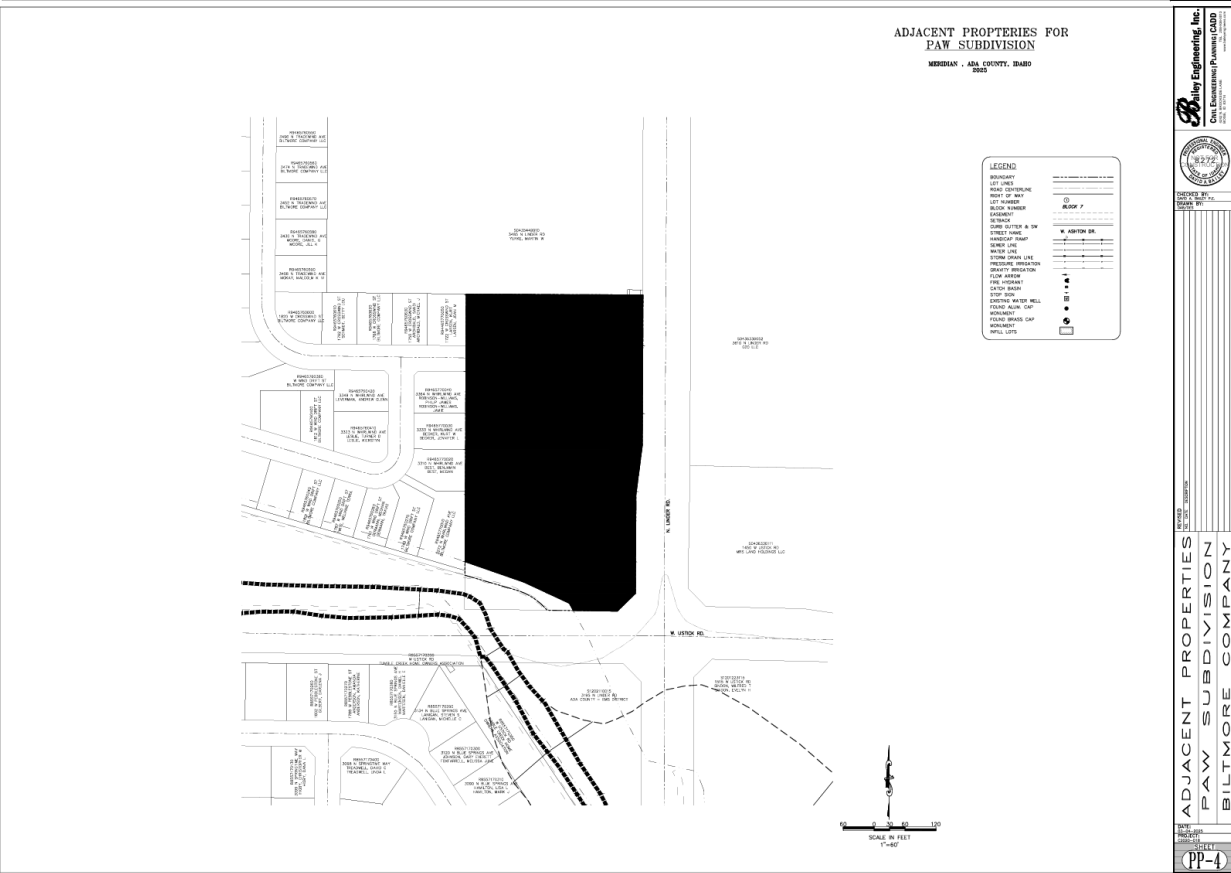
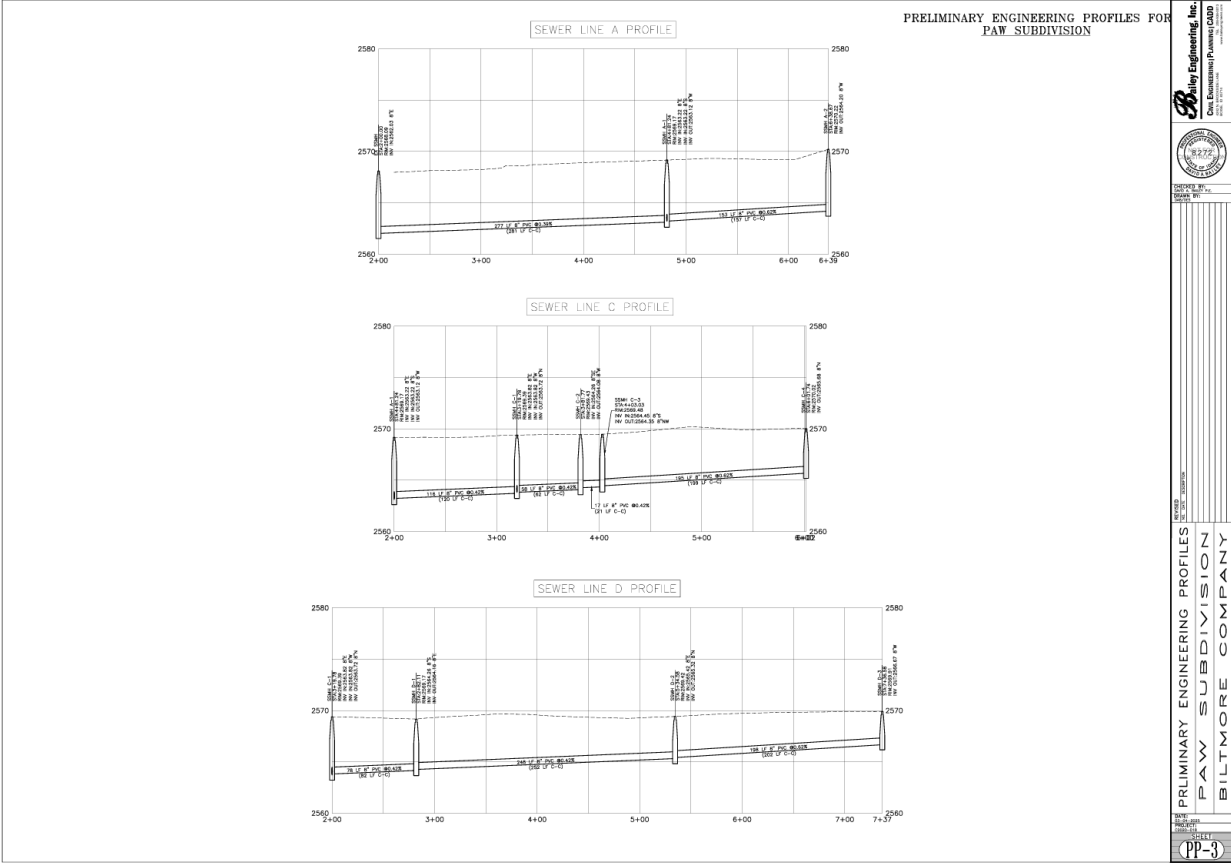
Deputy _____

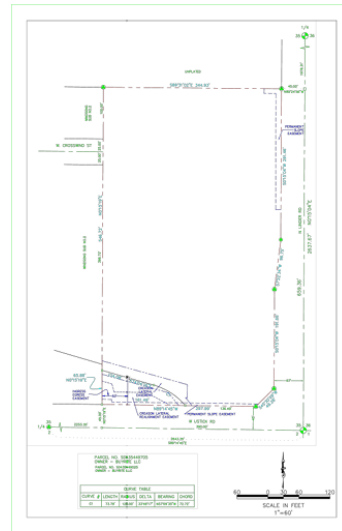
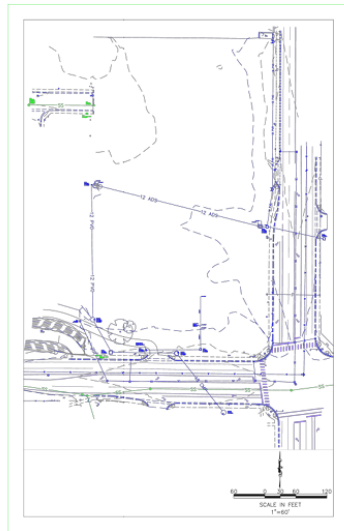
Ex-Officio Recorder _____



SHEET 5 OF 5

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Survey Data

PAW SUBDIVISION

BILTMORE COMPANY

PP-5

Survey Data

PAW SUBDIVISION

BILTMORE COMPANY

PP-5

F. Landscape Plan (date: 4/21/2026)

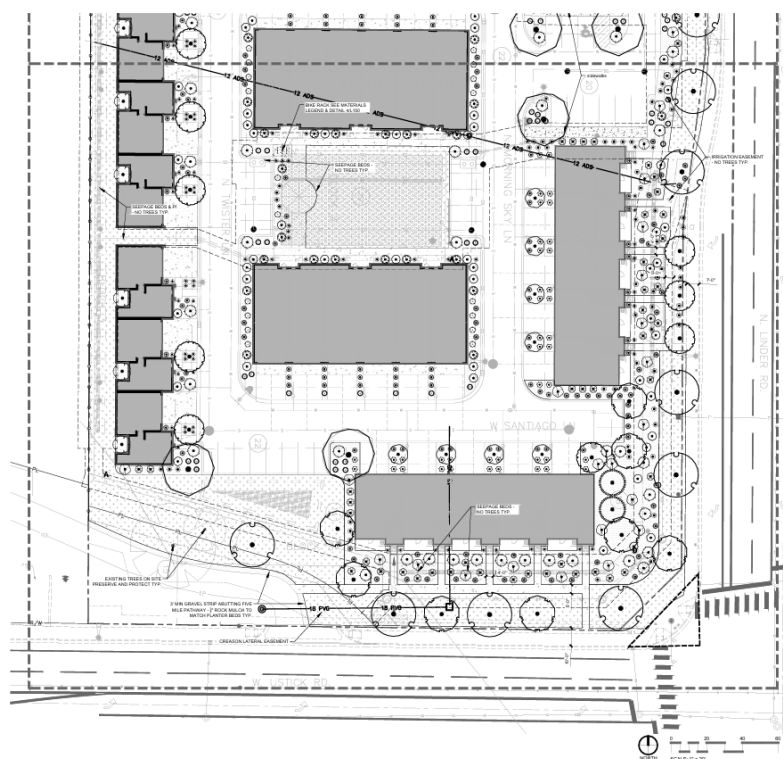
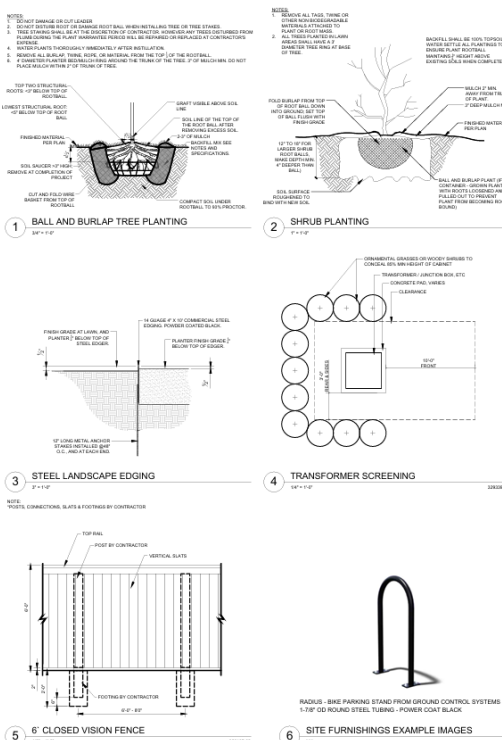
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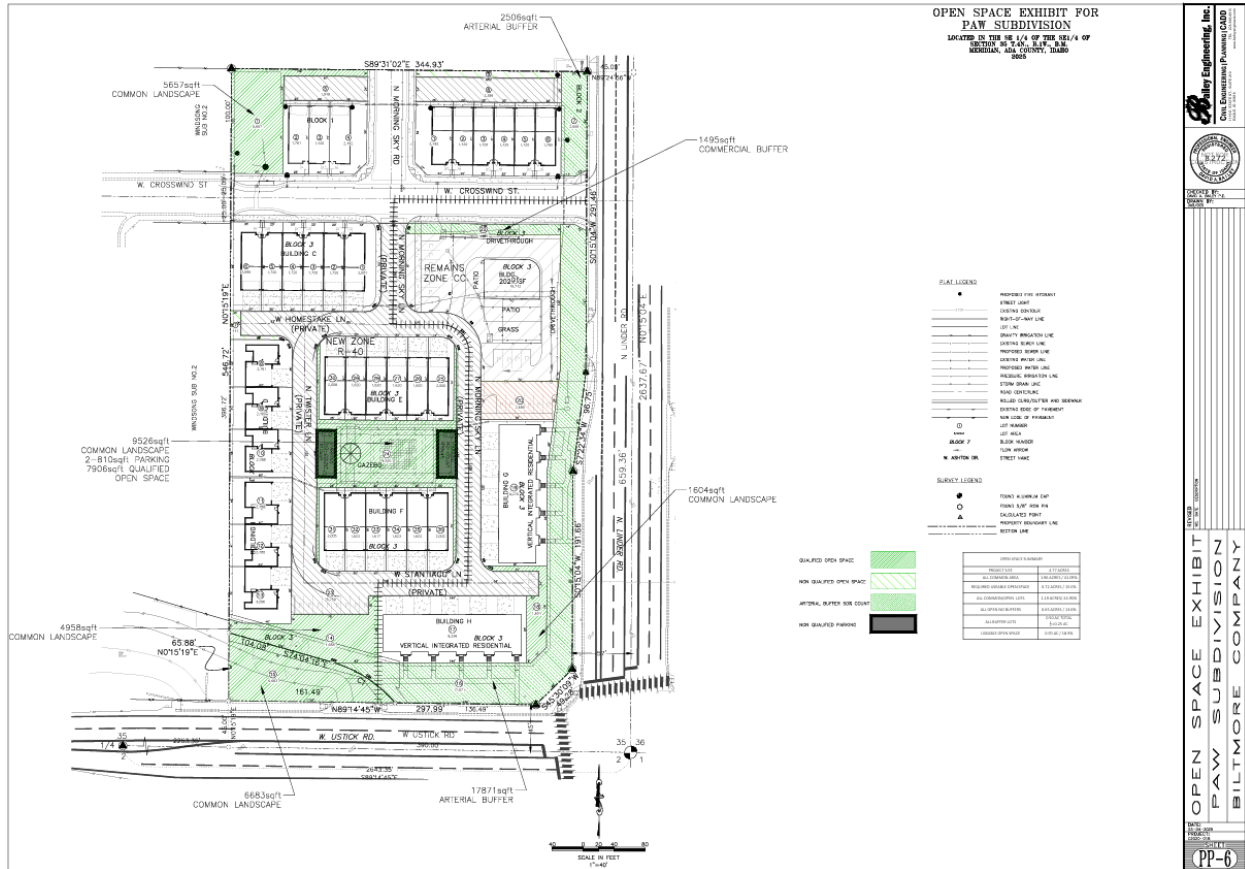
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SAL	SIZE	QTY
TREES						
101		Four-paned Columnar Elm / Parkway Maple 40" x 20"	160	2"	8"	12
102		Large Columnar - Common Handbark 40" x 20"	160	2"	12"	12
103		Three-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
104		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
105		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
106		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
107		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
108		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
109		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
110		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
111		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
112		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
113		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
114		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
115		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
116		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
117		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
118		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
119		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
120		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
121		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
122		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
123		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
124		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
125		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
126		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
127		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
128		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
129		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
130		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
131		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
132		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
133		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
134		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
135		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
136		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
137		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
138		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
139		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
140		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
141		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
142		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
143		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
144		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
145		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
146		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
147		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
148		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
149		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
150		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
151		Four-paned Columnar - Black with Spine 40" x 20"	160	2"	8"	4
152						

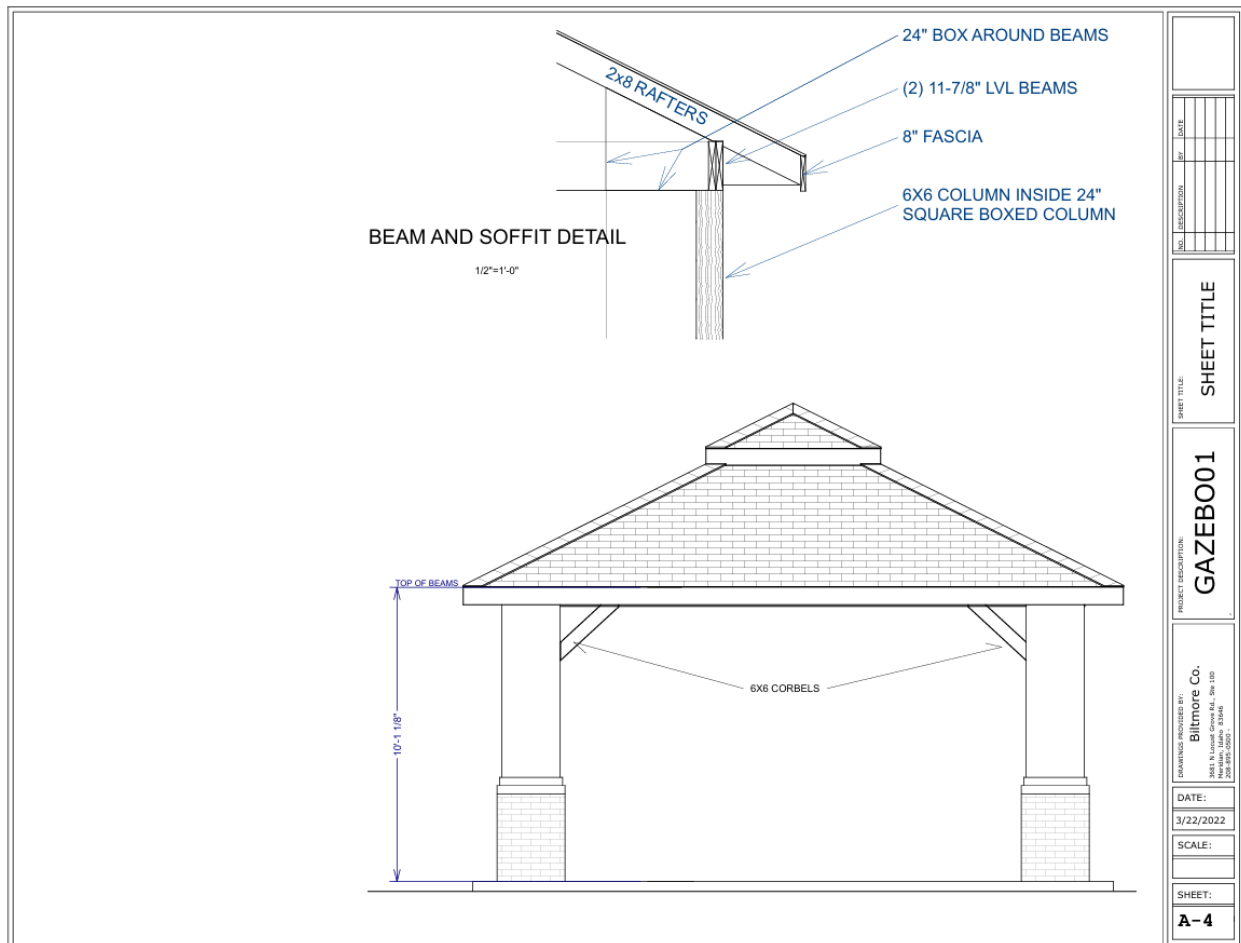
LANDSCAPE MATERIALS LEGEND:

	SOD LAWN - SEE NOTE SA 100
	LANDSCAPE MULCH PER NOTE SA 100
	BRICK PAVED - GROUND CONTROL, 1" LOOP U-SHAPE, COLOR POWDER COATED BLACK, OR OTHER APPROVED BY OWNER. SURFACE DETAIL AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL SA 100
	6" VINYL PRIVACY FENCE, SAND COLOR SEE DETAIL SA 100

[illegible]



H. Amenity Exhibit



I. Building Elevations









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

(link to [Community Metrics](#))

A. 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).

B. 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.

C. 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.

D. 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.