

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 4/17/2025

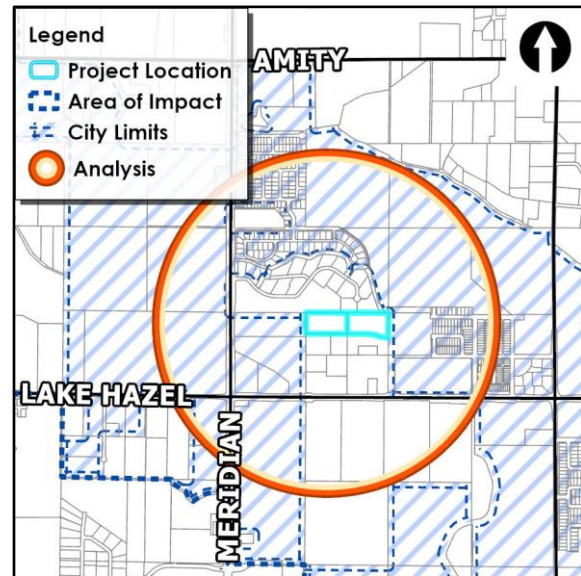
TO: Planning & Zoning Commission

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

APPLICANT: Gregg Davis, Breckon Land Design

SUBJECT: H-2024-0067
Mondt Meadows Subdivision AZ,
CPAM, PP

LOCATION: 6101 and 6162 S. Tarrega Lane, located
in the SE ¼ of the SW ¼ of Section 31,
T.3N, R.1E, Parcels S1131346650 and
S1131346605



I. PROJECT OVERVIEW

A. Summary

- Amendment to the Comprehensive Plan Future Land Use Map (CPAM) to change the future land use designation on 10.28-acres of land from Medium Density Residential (MDR) to Low Density Residential (LDR);
- Annexation of 10.84-acres of land from RUT in Ada County to the R-2 (8.48 acres) and R-4 (2.36 acres) zoning districts; and
- A Preliminary Plat consisting of 11 building lots (10 new and 1 existing) and 4 common lots on 10.28-acres of land in the proposed R-2 and R-4 zoning districts.

B. Issues/Waivers

- The Future Land Use Map designates this area as Medium Density Residential. The property owner is requesting a change to Low Density Residential to allow for larger estate lots, consistent with the existing development pattern in the area, with the intent of preserving the property for future generations.
- The existing house is within a thirty (30) foot irrigation easement to the north and thirty (30) foot access easement to the west. These easements will need to be relinquished or vacated before the City Engineer signs the final plat.
- Per UDC 11-3A-6, 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. There is a 30-foot-wide irrigation easement along the northern portion of the property, which is required to be placed in a common lot unless the requirement is waived by Council or documentation is provided showing the easement has been relinquished by the owner.

- Council waiver to leave the private drainage ditch (Watkins Ditch) that runs along the eastern portion of the property open within a thirty-eight (38) foot wide easement.

C. Recommendation

Staff: Staff recommends approval of the proposed amendment to the Future Land Use Map, annexation and preliminary plat per the provisions in Section IV in accord with the Findings in Section V.

D. Decision

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Residential	-
Proposed Land Use(s)	Residential	-
Existing Zoning	Rural Urban Transition (RUT	VII.A.2
Proposed Zoning	R-2 and R-4	
Adopted FLUM Designation	Medium Density Residential	VII.A.3
Proposed FLUM Designation	Low Density Residential	

Table 2: Process Facts

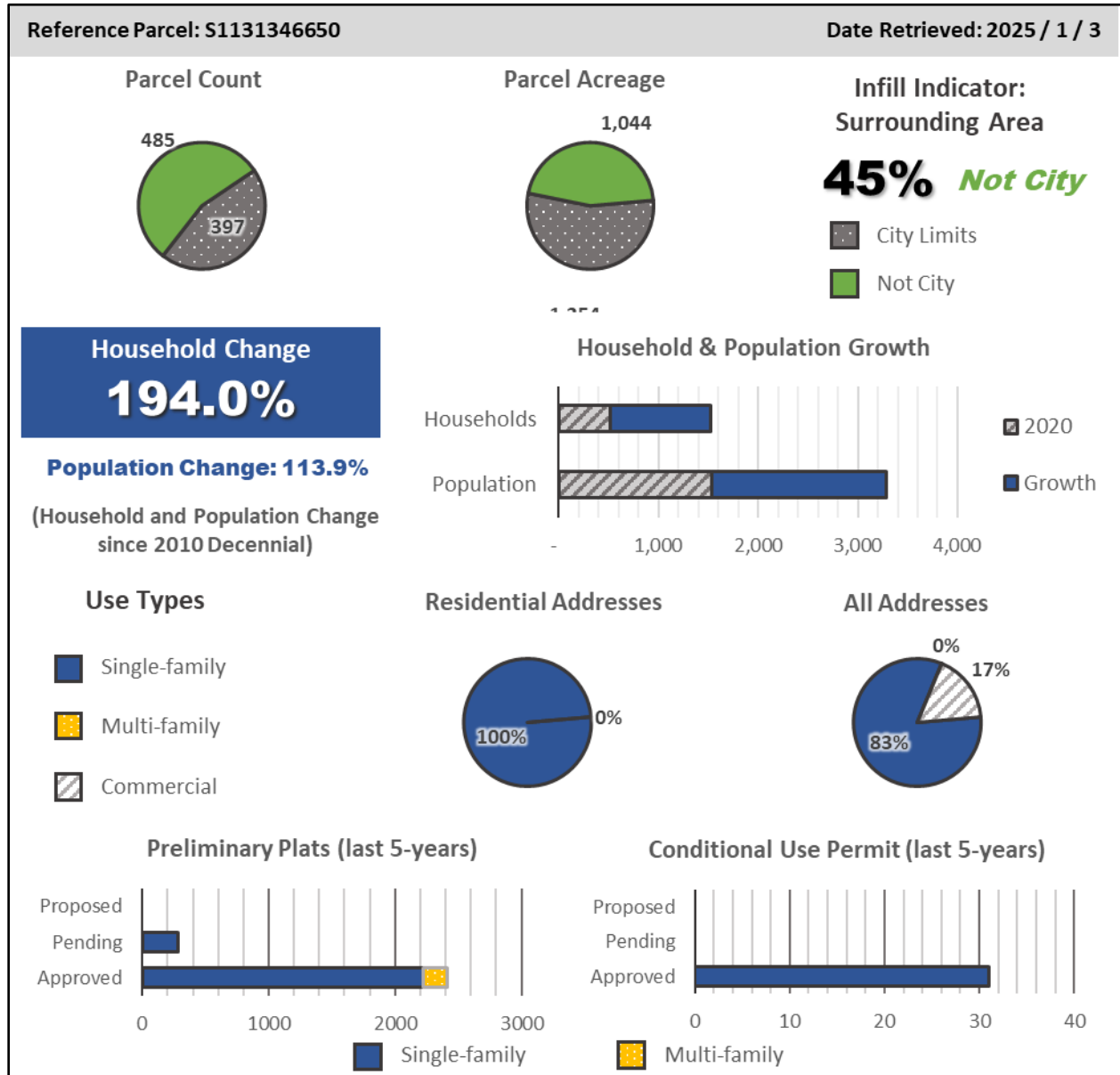
Description	Details
Preapplication Meeting date	11/5/2024
Neighborhood Meeting	11/21/2024
Site posting date	4/7/2025

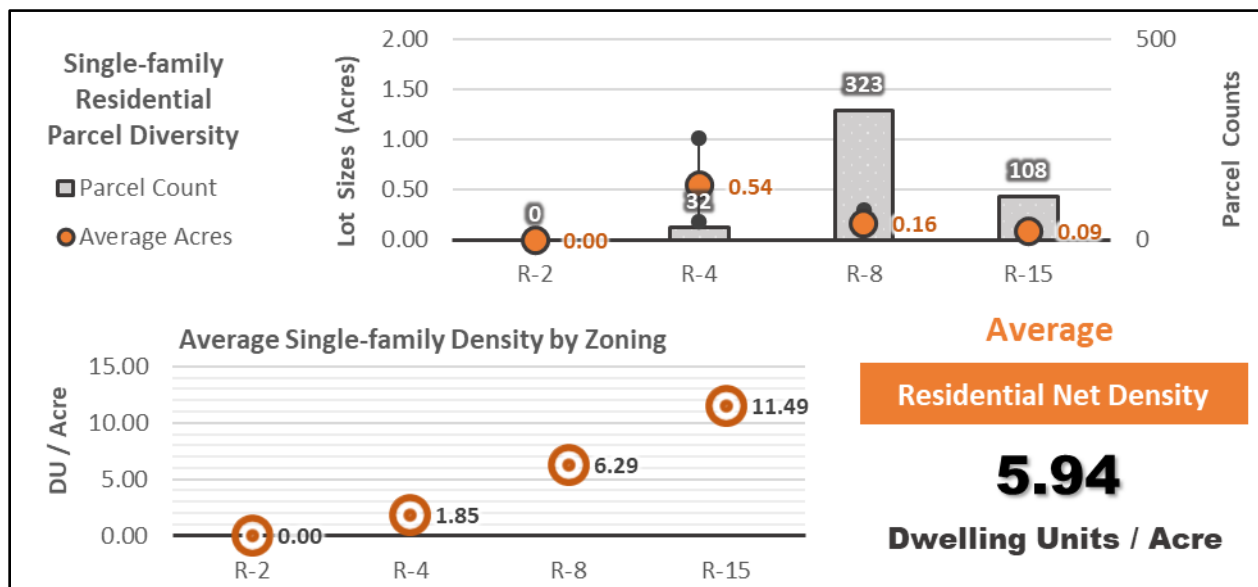
Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.G
• Comments Received	Yes, Staff Report	-
• Commission Action Required	No	-
• Access	Sublimity Avenue	-
• Traffic Level of Service	See Figure 2: ACHD Summary Metrics	-
ITD Comments Received	No Comment or Concern	Error! Reference source not found.
Meridian Fire	Turnaround shall be in accordance with 2018 International Fire Code, Appendix D, and shall meet the minimum specifications of 96' exclusive of shoulders and curbs.	Error! Reference source not found.
Meridian Police	No Comment	Error! Reference source not found.
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Available at the site	
• Impacts or Concerns	See Site Specific Conditions of Approval	
Meridian Public Works Water		IV.B
• Distance to Mainline	Water is available at the site	
• Impacts or Concerns	No	

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. Mondt Meadows Subdivision AZ, CPAM, PP H-2024-0067 (copy this link into a separate browser).

Figure 1: One-Mile Radius Existing Condition Metrics





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

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
**State Highway 69/Meridian Road	0-feet	Arterial	1,798	N/A
* Lake Hazel Road	0-feet	Principal Arterial	167	Better than "E"
*Sublimity Avenue	47-feet	Collector	N/A	N/A

- * Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).
- * Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).
- * Acceptable level of service for a two-lane collector is "D" (425 VPH).
- ** ACHD does not set level of service thresholds for State Highways.

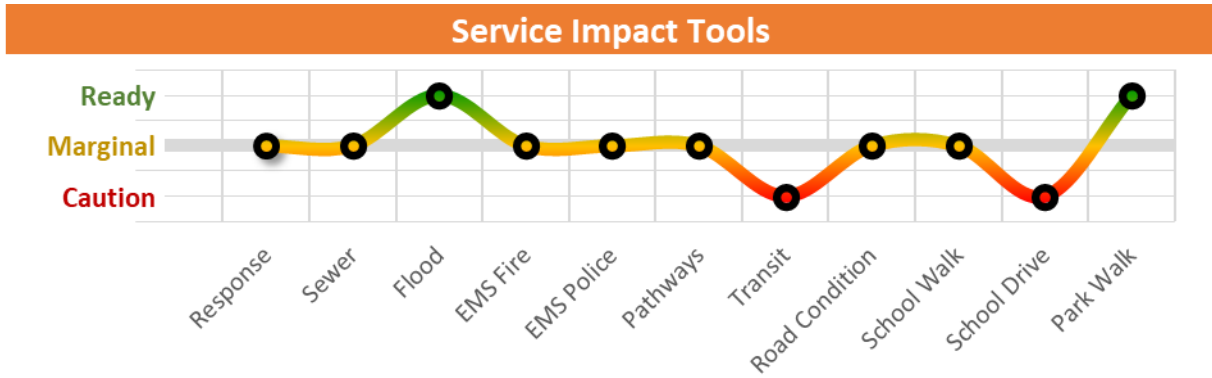
2. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for SH-69 (Meridian Road) south of Amity Road was 39,548 on October 8, 2024.
- The average daily traffic count for Lake Hazel Road east of SH-69 was 3,747 on June 12, 2018. Since these counts were taken Lake Hazel Road from SH-69/Meridian Road to Locust Grove Road has been widened to 5-lanes.
- There are no existing traffic counts for Sublimity Avenue north of Lake Hazel Road.

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

Figure 3: Service Impact Summary



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

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The current Future Land Use Map (FLUM) designation for the properties is Medium Density Residential and the zoning district is RUT as the property is located within Ada County. The applicant is requesting a Comprehensive Plan Map Amendment (CPAM) to change the FLUM from MDR to LDR to accommodate zoning that allows large and estate lots at gross densities of three dwelling units or less per acre. Low Density Residential is adjacent to the property to the north, Mixed Use Regional (MU-RG) is to the west and Medium Density Residential is to the east and south of the proposed project. After reviewing the comprehensive plan and nearby properties, staff believes the requested Low Density Residential designation is appropriate given the proximity to the existing large estate development to the north. Additionally, the Low Density Residential FLUM designation, which already exists to the north of this property, further supports this recommendation.

Medium Density Residential: The Comprehensive Plan identifies Medium Density Residential land uses as the development of 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.

Low Density Residential: The Comprehensive Plan identifies Low Density Residential land uses as the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails, and other appropriate means should enhance the character of the area. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

Staff's analysis of the CPAM request are as follows:

1. Alignment with Existing Uses:
 - The current use of large estate residential lots aligns more appropriately with the Low Density Residential (LDR) designation, which accommodates lots ranging from 8,000 to 12,000 square feet or larger.
2. Compatibility and Planning Goals:
 - R-2 and R-4 Zone Suitability: The proposed zoning is consistent with the characteristics of large estate lots, mirroring similar developments to the north and south.
 - Surrounding Zoning:
 - The properties to the north and south are zoned Rural Urban Transition (RUT).
 - The northern property, designated for Low-Density Residential use, is planned for R-4 zoning.
 - The southern property remains RUT with a minimum lot size of five acres.
 - The proposed R-2 and R-4 zoning aligns with existing land use patterns and zoning designations.
3. Site Design and Community Impact:
 - The Low Density Residential designation supports the continued development of large estate lots, fostering a cohesive and compatible land use pattern.
 - Adjusting the Future Land Use Map (FLUM) to LDR maintains consistency with existing uses and complements surrounding residential development.

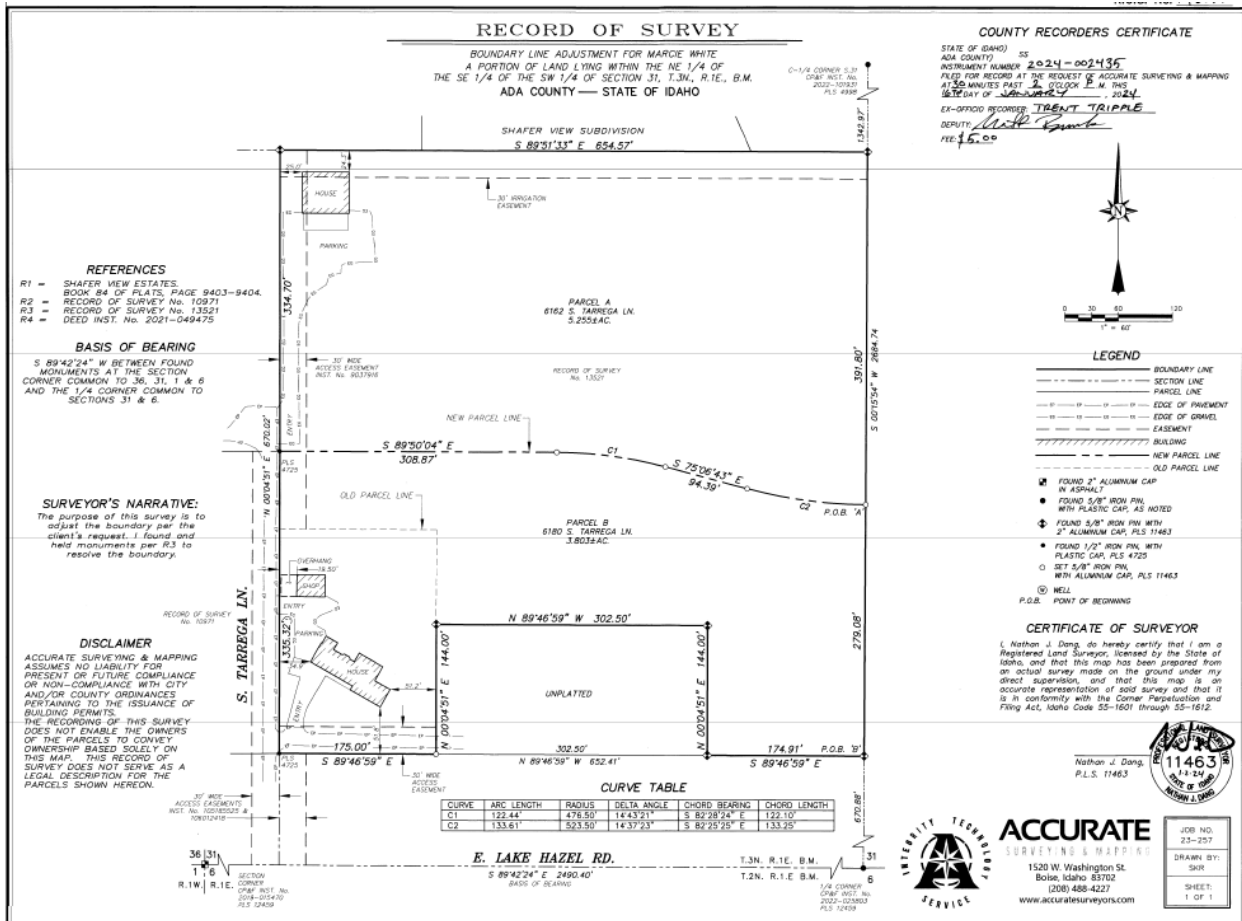
Given the proximity of large residential estate lots to the north and south, staff finds the proposed Low Density Residential FLUM designation appropriate for this location.

Table 4: Project Overview

Description	Details
History	Parcel S1131346605 was created through a property boundary adjustment through Ada County.
Phasing Plan	2 phases
Residential Units	11 (10 new and 1 existing)
Open Space	Provided: .63 acres/12% – Required: .42 acres/8% R-2 Provided: .43 acres/16% - Required: .32 acres/12% R-4
Amenities	2 amenity points/
Physical Features	Watkins Drainage Ditch
Acreage	10.28 (R-2: 7.89 acres and R-4: 2.36 acres)
Lots	11 building lots (10 new, 1 existing) and 4 common lots
Density	1.26 dwelling units per acre

B. History

The property resides within Ada County and is currently zoned RUT. The property owner recorded a property boundary adjustment on January 16, 2024, to reconfigure the lot lines in order to subdivide the norther half of their property. See Record of Survey below.



There are existing easements on the property that are being proposed to be relinquished.

- There is a thirty (30) foot wide access easement (Instrument No. 7520424 & 2021-049475), that runs across the north boundary of both parcels in the project, as well as the west thirty (30) feet of each parcel. These easements are no longer required and will be relinquished with the recordation of the final plat.
- The existing thirty (30) foot wide access easement, (Instrument No. 9037915), which runs across the east 302.15' of the south boundary of parcel S1131346650 will be relinquished with the recordation of the final plat due to the public road improvements in the same location.
- Dry ditch that runs through parcel S1131346650 along the east side needs to be either depicted on the plat map within an easement or provide written documentation showing the dry ditch had been abandoned and is no longer in use by the affected property owners.

C. Site Development and Use Analysis

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

The current use of the property is residential with two (2) existing structures. The plat map shows the structure on Lot 1, Block 3 of the proposed plat as an existing shop. However, Ada County Assessor describes the structure as a single-family dwelling. Lot 1, Block 3 is not eligible for another residential unit unless the existing structure is removed or converted to a secondary dwelling and meets all the UDC requirements. The existing structures will be required to connect to city services and the existing wells and septic system will need to be abandoned as required.

Lot 1, Block 1 shows a future development, this development shall align with the proposed roadway connection from the development (Skyranch Subdivision) to the west.

2. Proposed Use Analysis (Comp Plan 2.01.01C, UDC 11-2):

The applicant is proposing single-family detached homes which are listed as a principal permitted use in UDC Table 11-2A-2 for the R-2 and R-4 zoning districts. The project will be developed in two phases. The developer provided a future layout showing how the property will be redeveloped. The future phase roadway shall align with the approved project to the west, Skyranch Subdivision.

Comprehensive Plan policy 2.01.01C allows for a range of residential land use designations that allow diverse lot sizes, housing types, and densities.

3. Dimensional Standards (UDC 11-2):

- *In the R-2 zoning district, a twenty (20) foot landscape buffer is required along Sublimity Avenue and a ten (10) foot landscape buffer is required along Street B. The maximum building height for this area is thirty-five (35) feet with an interior setback of 7.5 feet per story and a rear setback of fifteen (15) feet. The maximum street frontage is eighty (80) feet.*
- *The dimensional standards for the R-4 zone are the same as the R-4 except the interior setback is five (5) feet and maximum street frontage is sixty (60) feet.*

D. Design Standards Analysis

The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-6 and 11-2A-7 for the R-2 and R-4 zoning districts. The proposed lots comply with the dimensional standards of the above-mentioned districts.

1. Existing Structure and Site Design Standards (Comp Plan 5.01.02A, UDC 11-3A-19):

The current use of the property is residential with two (2) residential properties existing. The structures will remain and the existing well and septic system will be abandoned as required. City utilities are required to be extended to serve the proposed development.

Comprehensive Plan Policy 5.01.02A requires the applicant to maintain and implement community design ordinances, quality design criteria, and complete street policies to set quality standards citywide.

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 8% (or 0.42-acres) for the R-2 zoning district and 0% for the R-4 zoning district, as it is less than five (5) acres in size) 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 9.65% (or 0.988-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 two (2) amenity points are required as the overall project is ten (10) acres in size. The amenities proposed are an outdoor fire ring, picnic table, bench and picnic shelter. 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.

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):

i. Landscape buffers along streets

UDC 11-2A-6 requires a twenty-five (20) foot wide buffer along collector roads (Sublimity Avenue). The adjacent developer to the east will be installing the landscape along Sublimity Avenue as part of their project approval.

ii. 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.

If trees are proposed to be removed from the property that meet the criteria listed above, the applicant shall add a mitigation section to the landscape plan with final plat submittal.

iii. 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.

iv. Pathway landscaping

Landscaping for pathways shall meet the requirements outlined in UDC 11-3B-12. The applicant is required to provide a landscape strip a minimum of five (5) feet wide shall along each side of the pathway. Designs are encouraged in which the width of the landscape strip varies to provide additional width to plant trees farther from the pathway, preventing root damage. The minimum width of the landscape strip shall be two (2) feet to allow for maintenance of the pathway. The landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover.

There are no pathways required or being proposed for this development.

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.

i. Residential parking analysis

The proposal will be required to meet the standards for parking as set forth in UDC 11-3C-6.

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

Eight (8) conceptual building elevations were submitted for the proposed subdivision as shown in Exhibit VII.H. The applicant states the homes in the Mondt Meadows Subdivision will include ten (10) homes with a mix of different product types, two-story and single-story detached single-family homes.

Buildings 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. However, because the rear and/or sides of homes facing Sublimity Avenue will be highly visible, 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.

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.

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. The landscape plan shows a six (6) foot tall solid vinyl privacy fencing along the perimeter of the plat and a six (6) foot open vision fence along the common area on the east side of the project. Per UDC 11-3A-7. A.3, barbed wire fencing is prohibited. The applicant shall work with the neighboring property owner to remove the existing fence and replace it with a fence that meets the current fence standards.

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

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

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 is proposing a parkway along E. Marcela Street.

E. Transportation Analysis

1. Access (*Comp Plan 6.01.02B, UDC 11-3A-3, UDC 11-3H-4*):
Access to the property will be via Sublimity Avenue, a collector road. The property owners will need to relinquish their rights to the private road (Tarrega Lane). Written documentation is required prior to the City Engineer's signature on the final plat.
2. Sidewalks (*UDC 11-3A-17*):
All sidewalks constructed as part of this proposal are required to comply with the standards listed in UDC 11-3A-17
3. Private Streets (*UDC 11-3F-4*):
4. *Staff have reviewed the application for private streets within the development as shown on the preliminary plat. The street is proposed to be located in common lot in the subdivision and will connect to a local street; the point of connection of the private street to the public street is subject to approval by ACHD. The Fire Department has approved the request contingent upon both sides of the street being signed "No Parking Fire Lane." A gate is being proposed at the entry of the private street. The Director has tentatively approved the request subject to completion of the tasks listed in UDC 11-3F-3B within one (1) year in accord with the Findings listed in Section V below.*
5. Subdivision Regulations (*UDC 11-6*):
 - i. 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 by UDC 11-6C-3.
There are no dead end streets being proposed that are longer than five hundred (500) feet.
 - ii. 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.
As currently designed, the proposed plat meets the block face requirements.

F. Services Analysis

1. Waterways (*Comp Plan 4.05.01D, UDC 11-3A-6*):
Per UDC 11-3A-6, requires limiting the tiling and piping of natural waterways, including, but not limited to, ditches, canals, laterals, sloughs and drains where public safety is not a concern as well as improve, protect and incorporate creek corridors (Five Mile, Eight Mile, Nine Mile, Ten Mile, South Slough and Jackson and Evan Drains) as an amenity in all residential, commercial and industrial designs. When piping and fencing is proposed, the standards outlined in UDC 11-3A-6B shall apply.

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 waved by City Council.

There is a private drainage ditch (Watkins Ditch) that runs along the eastern portion of the property which needs to remain and shall be placed within a thirty-eight (38) foot easement. The applicant is proposing to leave the ditch open and keep it in its natural state. The applicant needs to revise their narrative to request a waiver from Council to leave the ditch open.

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 drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18. Storm drainage will be proposed with a future construction application and shall be constructed to City and ACHD design criteria.

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.

Comprehensive Plan policy 3.03.03G require 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

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.**

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at a minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, phasing plan, and conceptual building elevations for the single-family dwellings included in Section IV and the provisions contained herein.
- b. The rear and/or sides of 2-story structures that face Sublimity Avenue shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines. Single-story structures are exempt from this requirement.
- c. No building permits shall be issued prior to the plat being recorded.
- d. The Open Space amenities shall meet the following requirements: the picnic area shall include tables, benches, landscaping, and a structure for shade; and the outdoor fire ring shall meet fire safety standards, is located on a noncombustible surface and includes fixed seating.
- e. The property owners of parcel(s) S1131346650 and S1131346605 shall relinquish their rights to access and utilize the private road Tarrega Lane. Written documentation shall be submitted prior to the City Engineer's signature on the final plat.
- f. The existing homes shall connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC 9-1-4 and 9-4-8.
- g. The single-family structure on parcel S1131346605 located at 6162 Tarrega Lane can remain in its current location once the following easements have been relinquished:
 - There is a thirty (30) foot wide access easement (Instrument No. 7520424 & 2021-049475), that runs across the north boundary of both parcels in the project, as well as the west thirty (30) feet of each parcel. These easements are no longer required and will be relinquished with the recordation of the final plat.
 - The existing thirty (30) foot wide access easement, (Instrument No. 9037915), which runs across the east 302.15' of the south boundary of parcel S1131346650 will be relinquished with the recordation of the final plat due to the public road improvements in the same location.

- h. Written documentation to relinquish the easements listed above shall be submitted prior to the City Engineer's signature on the final plat.
 - i. Lot 1, Block 1 shows a future development, this development shall align with the proposed roadway connection from the development (Skyranch Subdivision) to the west.
- 2. Submit the following revisions for the Preliminary Plat included in Section VII, dated 3/17/25:
 - a. Revise the plat map to depict the dry ditch on parcel # S1131346650 and its associated easement or provide written documentation showing the dry ditch had been abandoned and is no longer in use by the affected property owners.
 - b. Lots shall meet the dimensional requirements of the R-2 and R-4 zoning districts per UDC 11-2A-4 and UDC 11-2A-5.
- 3. The Landscape Plan included in Section VII, dated 3/17/25, shall be submitted for review and approval with the following revisions prior to final plat approval:
 - a. Show the open vision fence location.
 - b. Tree mitigation for the future development shall be addressed on the revised landscape plan submitted with the final plat application.
- 4. The applicant shall comply with the open space exhibit approved as part of this plat application that depicts 8% (R-2) and 12% (R-4) or 1.06-acres (0.74 acres required) of qualified open space and exceeds the required amenity points. The picnic area shall include tables, benches, landscaping, and a structure for shade. The outdoor fire ring shall meet fire safety standards, is located on a noncombustible surface and includes fixed seating.
- 5. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
- 6. 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.
- 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. 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.
- 10. The private streets within the development shall be 26-feet wide and constructed in accord with the standards listed in UDC 11-3F-4B.2.
- 11. 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.
- 12. The Applicant shall comply with all conditions of ACHD.
- 13. 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. To meet to-and-through requirements make sure the main is 8" up to the property boundary and have a 6" hydrant lateral coming off of the main. Fire hydrant appears to be located on property to the north. The City will require a 20ft easement up to the fire hydrant (easement centered on the lateral). The City requests that the easement extends 10' past the hydrant but only 5' is required. This easement will need to come from the owner of the property.
2. Provide 20' Easements for mains, hydrant laterals and water services. Easements should extend up to the end of main/hydrant/water meter and 10' beyond it. Water and sewer running in parallel require 30ft easement.
3. Water mains need a casing when crossing irrigation that limits access to times of the year. Either provide casing or proof that the City will have access at all times.
4. Water mains are not to be installed along driveways. Instead, locate water meters in landscaping area and run services to houses.
5. Meters should be located close to the road.
6. Services cannot cross private property other than the property being served.
7. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.
8. Ensure no sewer services pass through infiltration trenches.

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. 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.
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 Fire Department

1. Turnaround shall be in accordance with 2018 International Fire Code, Appendix D, and shall meet the minimum specifications of 96' exclusive of shoulders and curbs.

D. Irrigation Districts

1. Nampa & Meridian Irrigation District
<https://weblink.meridiancity.org/WebLink/browse.aspx?id=379817&dbid=0&repo=MeridianCity>
2. Boise Project Board of Control
<https://weblink.meridiancity.org/WebLink/browse.aspx?id=379817&dbid=0&repo=MeridianCity>

E. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=379817&dbid=0&repo=MeridianCity>

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

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=379817&dbid=0&repo=MeridianCity>

G. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=379817&dbid=0&repo=MeridianCity>

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;
Staff finds annexation of the subject site with an R-2 and R-4 zoning designation will be consistent with the Comprehensive Plan Low Density Residential FLUM designation if the Comprehensive Map amendment is approved and if the Applicant complies with the provisions in Section IV. As the designation will be in line with the large estate surrounding properties in the area.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the proposed lot sizes and layout proposed will be consistent with the purpose statement of the residential districts if the Comprehensive Plan map amendment is approved and that housing opportunities will provide consistency with the Comprehensive Plan for that area.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds that the map amendment will not be detrimental to the public health, safety and welfare.
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
Staff finds the proposed annexation shall not result in adverse impact of services.
5. The annexation (as applicable) is in the best interest of city.
Staff finds the proposed annexation is in the best interest of the City if the property is developed in accord with the provisions in Section IV.

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

1. The proposed amendment is consistent with the other elements of the comprehensive plan.
Staff finds the proposed amendment to R-2 and R-4 is consistent with the zoning in that the proposed development will integrate with the existing land use to the north and south of the property that reside in Ada County and have existing large estate lots.
2. The proposed amendment provides an improved guide to future growth and development of the city.
Staff finds that the proposal to change the FLUM designation from Medium Density Residential to Low Density Residential will allow a transition in uses between existing Rural Urban Transition five (5) acre lots to half acre lots providing a larger estate lot than allowed within the medium density residential designation.
3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan.
Staff finds that the proposed amendment is 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.
Staff finds that the proposed amendment is consistent with the Unified Development Code.

5. The amendment will be compatible with existing and planned surrounding land uses.
Staff finds the proposed amendment will be compatible with abutting existing residential uses in the near vicinity.
6. The proposed amendment will not burden existing and planned service capabilities.
Staff finds that the proposed amendment will not burden existing and planned service capabilities in this portion of the city. Sewer and water services are currently available to this site.
7. The proposed map amendment (as applicable) provides a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated impact associated with the development of the area.
Staff finds the proposed map amendment provides a logical juxtaposition of uses and sufficient area to mitigate any development impacts to adjacent properties.
8. The proposed amendment is in the best interest of the City of Meridian.
For the reasons stated in Section V and the subject findings above, Staff finds that the proposed amendment is in the best interest of the City.

C. Preliminary Plat (UDC 11-6B-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;
Staff 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;
Staff finds public services can be made available to the subject property and will be adequate to accommodate the proposed development. Sewer and water are available at the site.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
Staff 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;
Staff 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
Staff 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.
Staff finds the development is preserving the irrigation ditch by keeping it open as a natural feature.

D. Private Streets

In order to approve the application, the Director shall find the following:

1. The design of the private street meets the requirements of this Article;
The Director finds that the proposed private street design meets the requirements.
2. Granting approval of the private street would not cause damage hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and
The Director finds that the proposed private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity if all conditions of approval are met.
3. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.
The Director finds the use and location of the private street does not conflict with the comprehensive plan or the regional transportation plan because the proposed design meets all requirements.
4. The proposed residential development (if applicable) is a new or gated development.
The Director finds the use and location of the private street does not conflict with the comprehensive plan or the regional transportation plan because the proposed design meets all requirements and is gated part of the development.

VI. ACTION

A. Staff:

Staff recommend approval of the proposed amendment to the Future Land Use Map, annexation and preliminary plat per the provisions in Section IV in accord with the Findings in Section V.

B. Commission:

Pending

C. City Council:

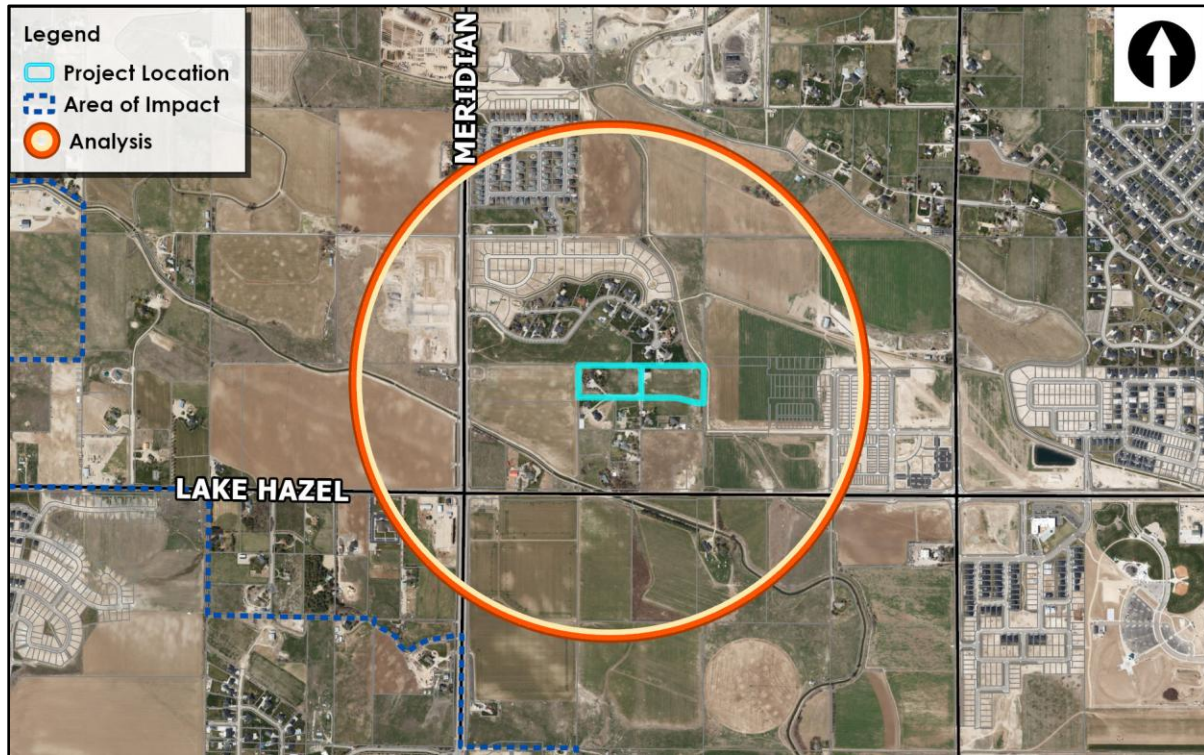
Pending

VII. EXHIBITS

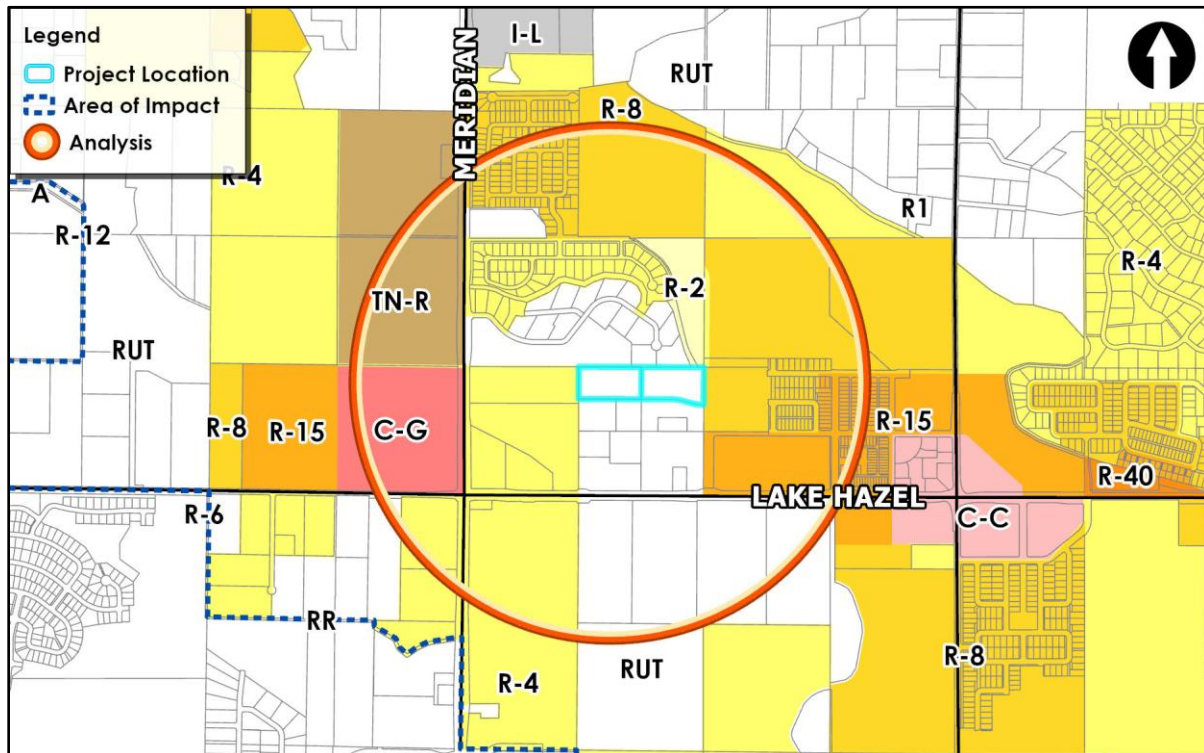
A. Project Area Maps

(link to [Project Overview](#))

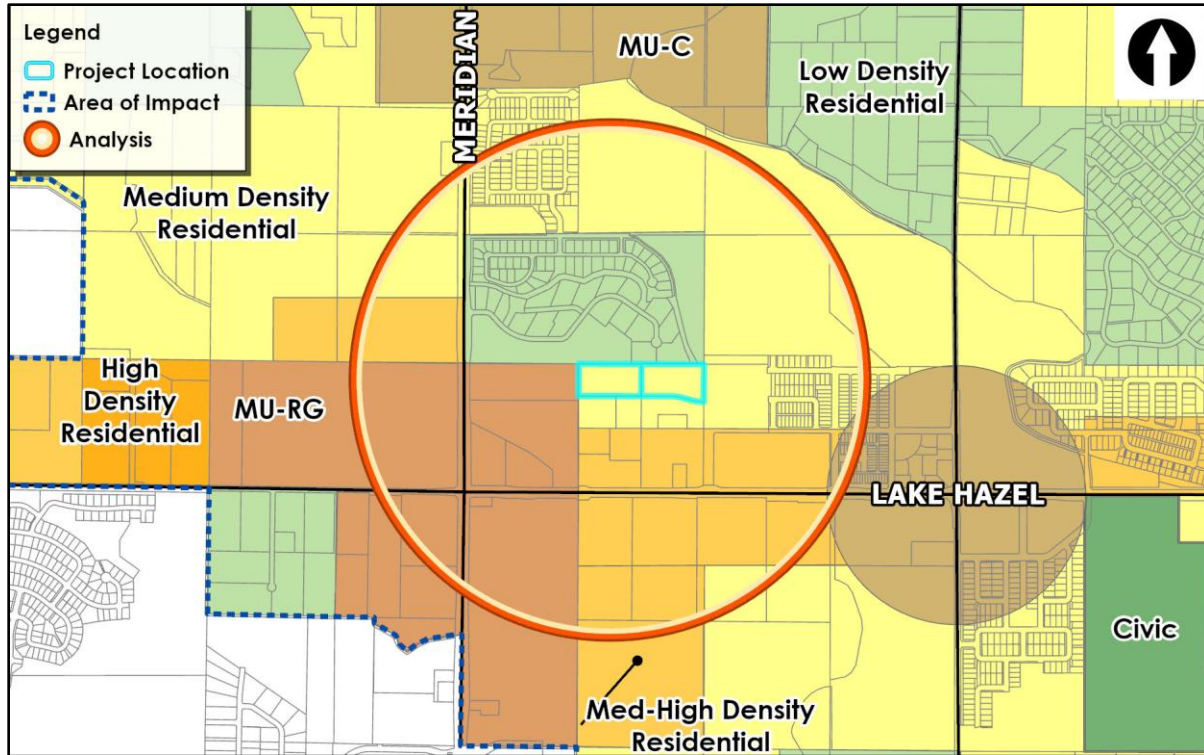
1. Aerial



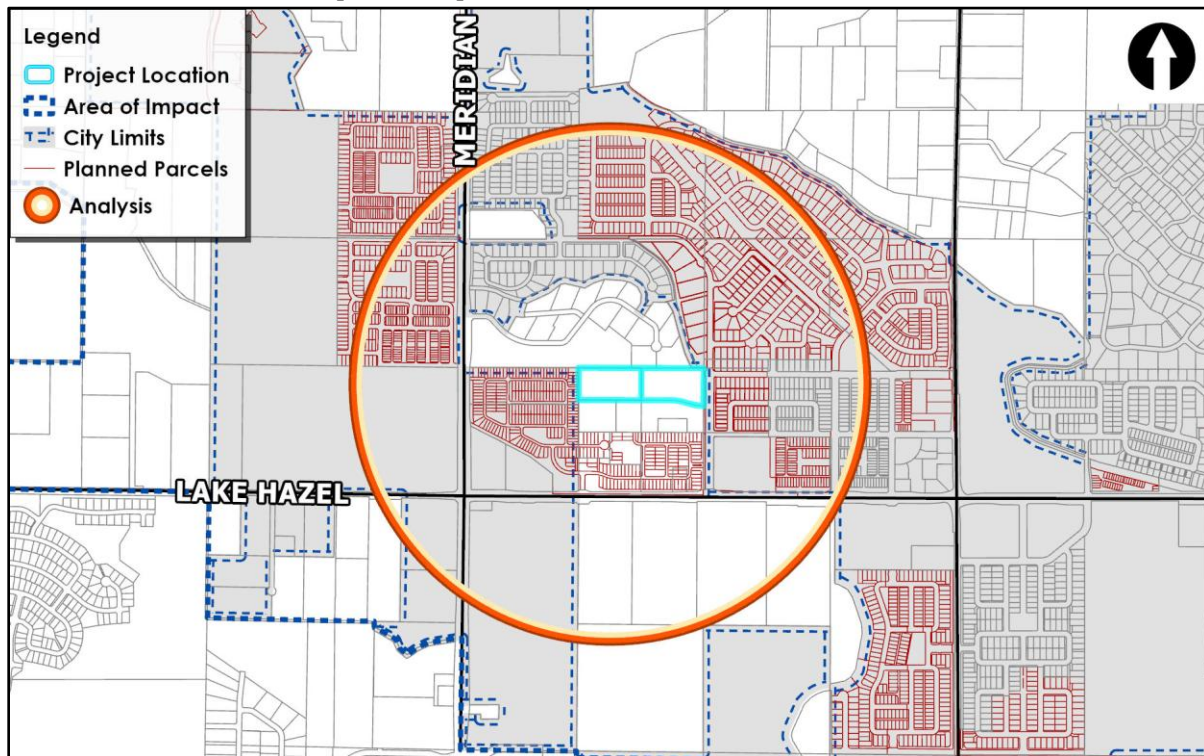
2. Zoning Map



3. Future Land Use



4. Planned Development Map

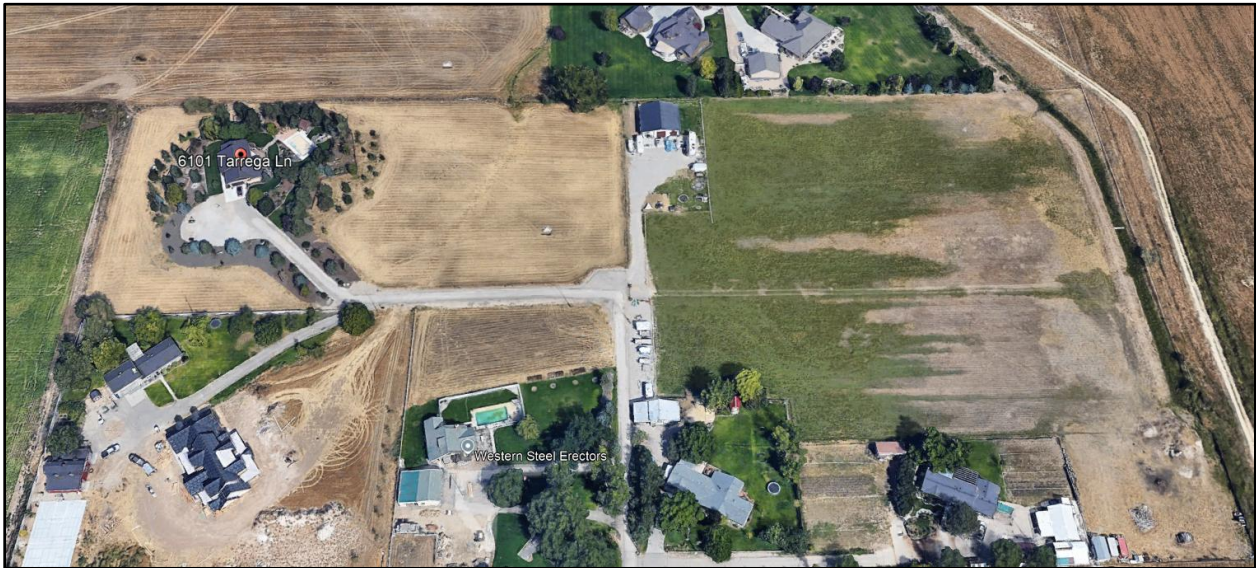


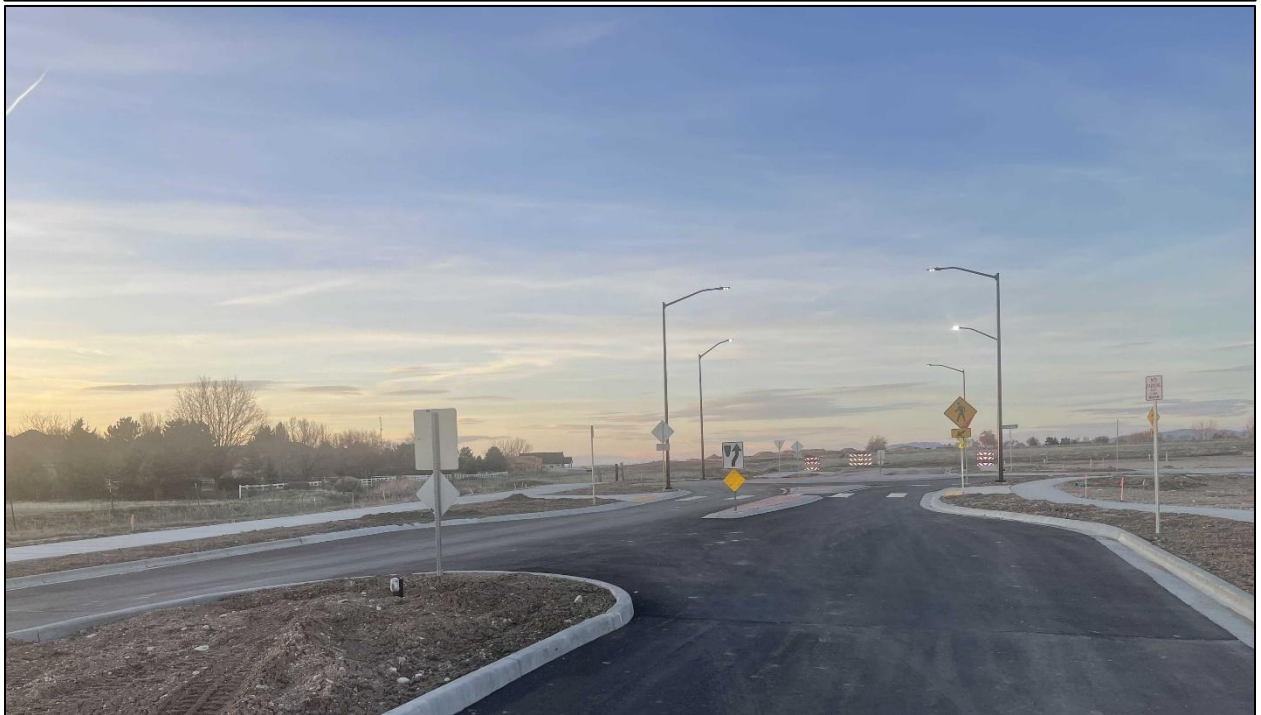
5. Map Notes

Recent Area Preliminary Plats (within last 5-years): H-2021-0020, H-2022-0036, H-2023-0041

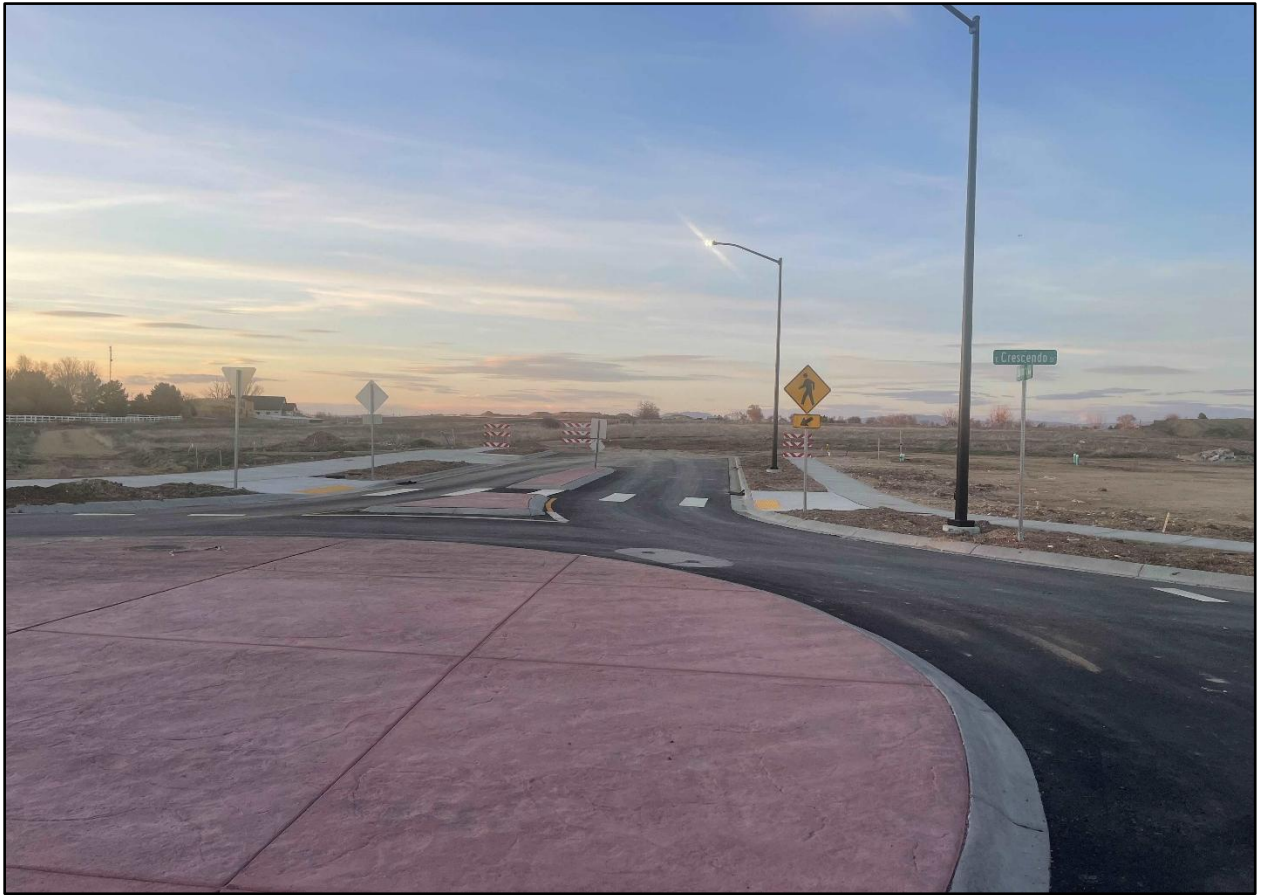
Recent Area Conditional Use Permits (within last 5-years): H-2020-0009, H-2020-0057, H-2020-0117, H-2021-0021, H-2021-0036, H-2021-0087, H-2020-0056, H-2019-0097, H-2022-0036, H-2022-0050, H-2023-0041, H-2024-0014, H-2024-0041

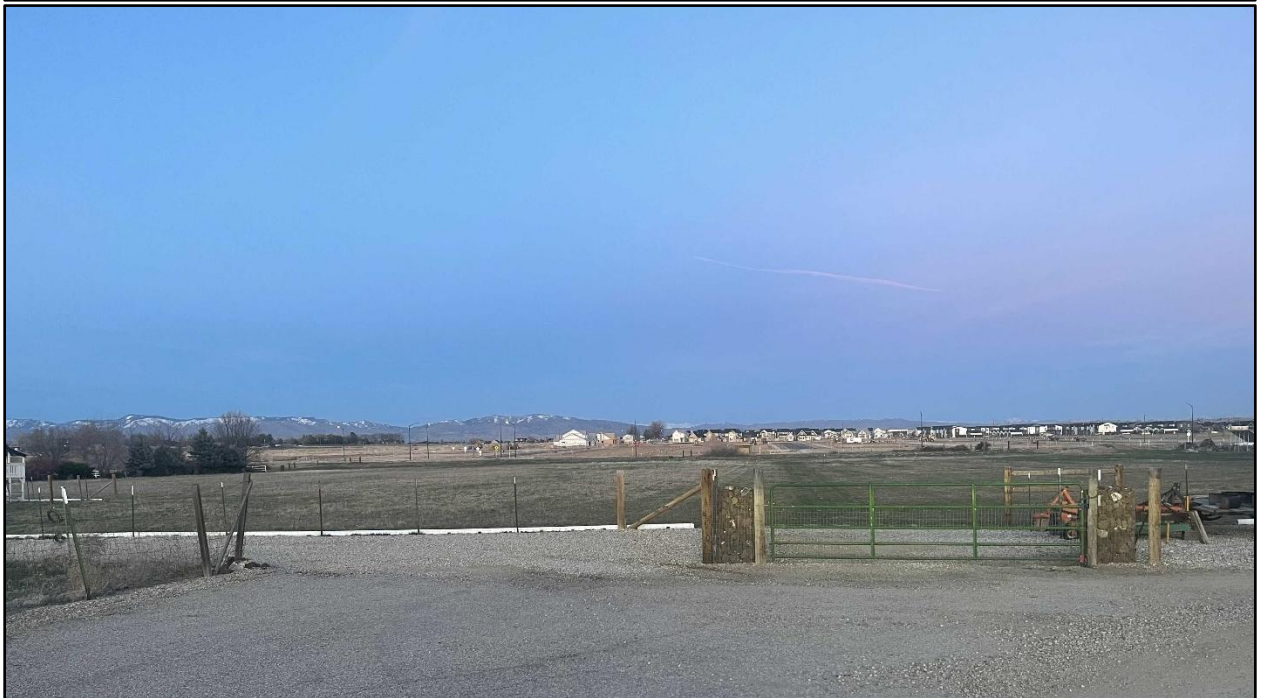
B. Subject Site Photos























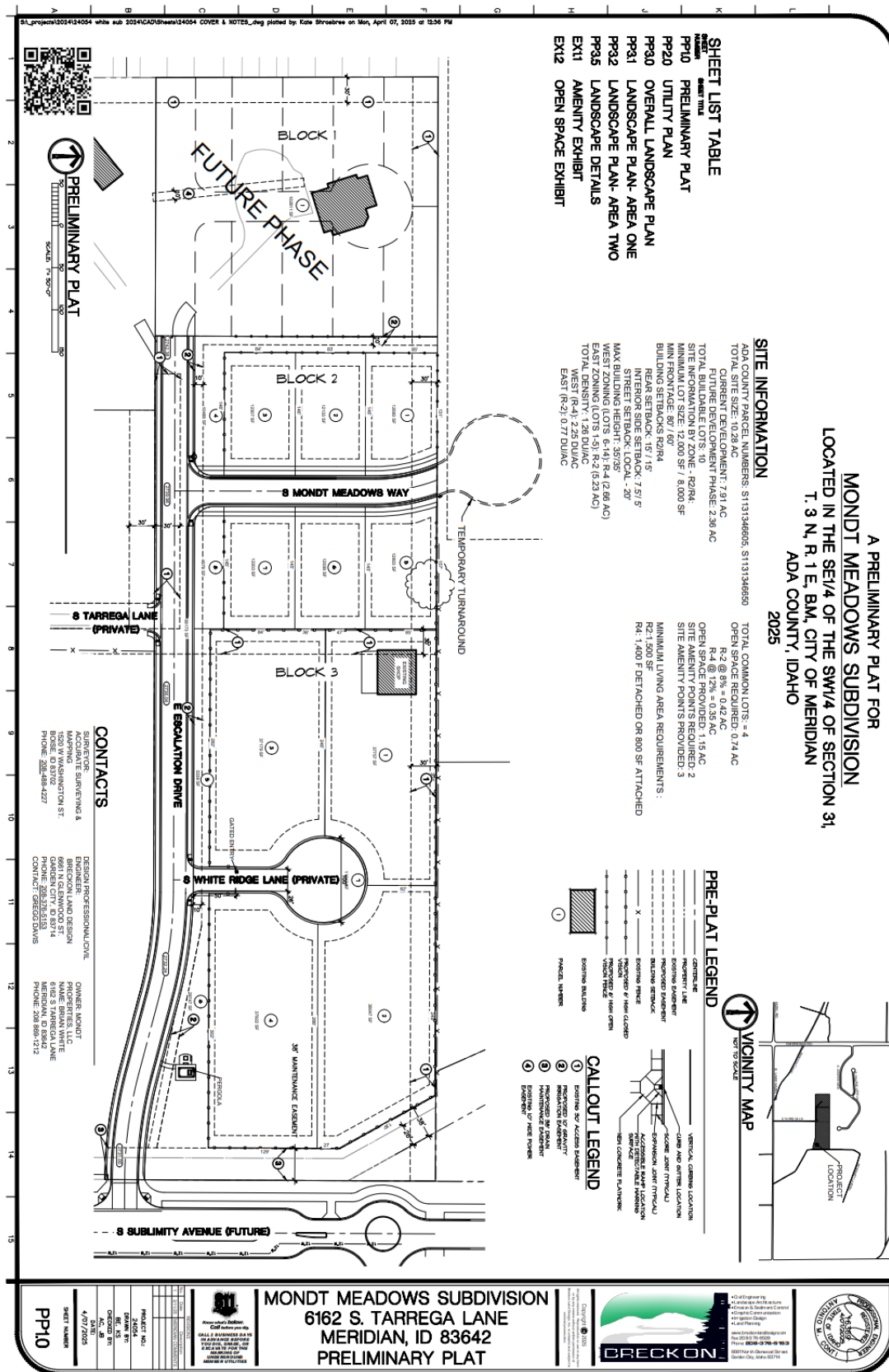
C. Service Accessibility Report

PARCEL S1131346650 SERVICE ACCESSIBILITY

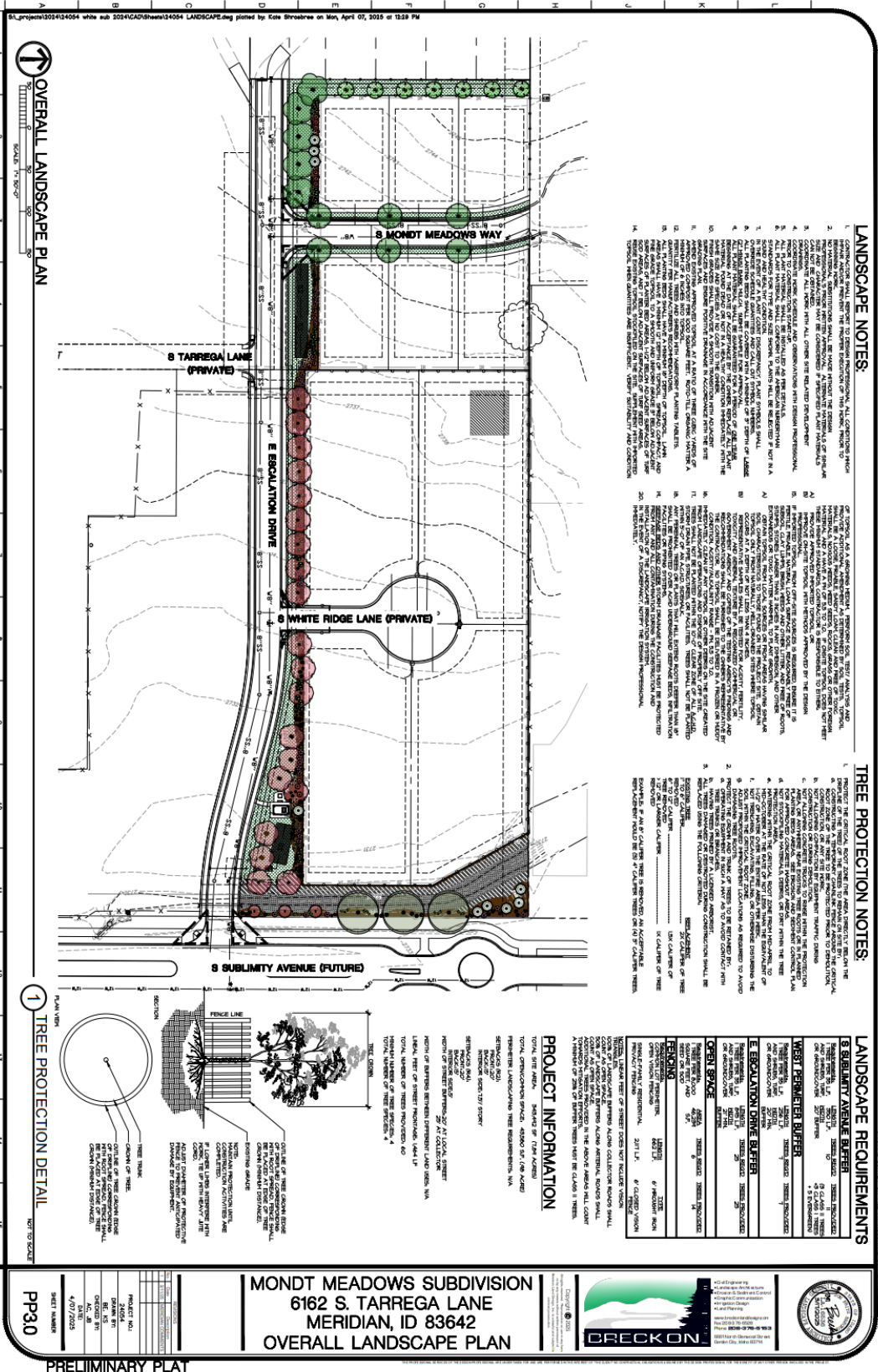
Overall Score: 10	2nd Percentile
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Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
Extension Sewer	Trunkshed mains 500-2,000 ft. from parcel	YELLOW
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	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 in 5 yr work plan	YELLOW
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Not within 2 miles driving of existing or future school	RED
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	GREEN

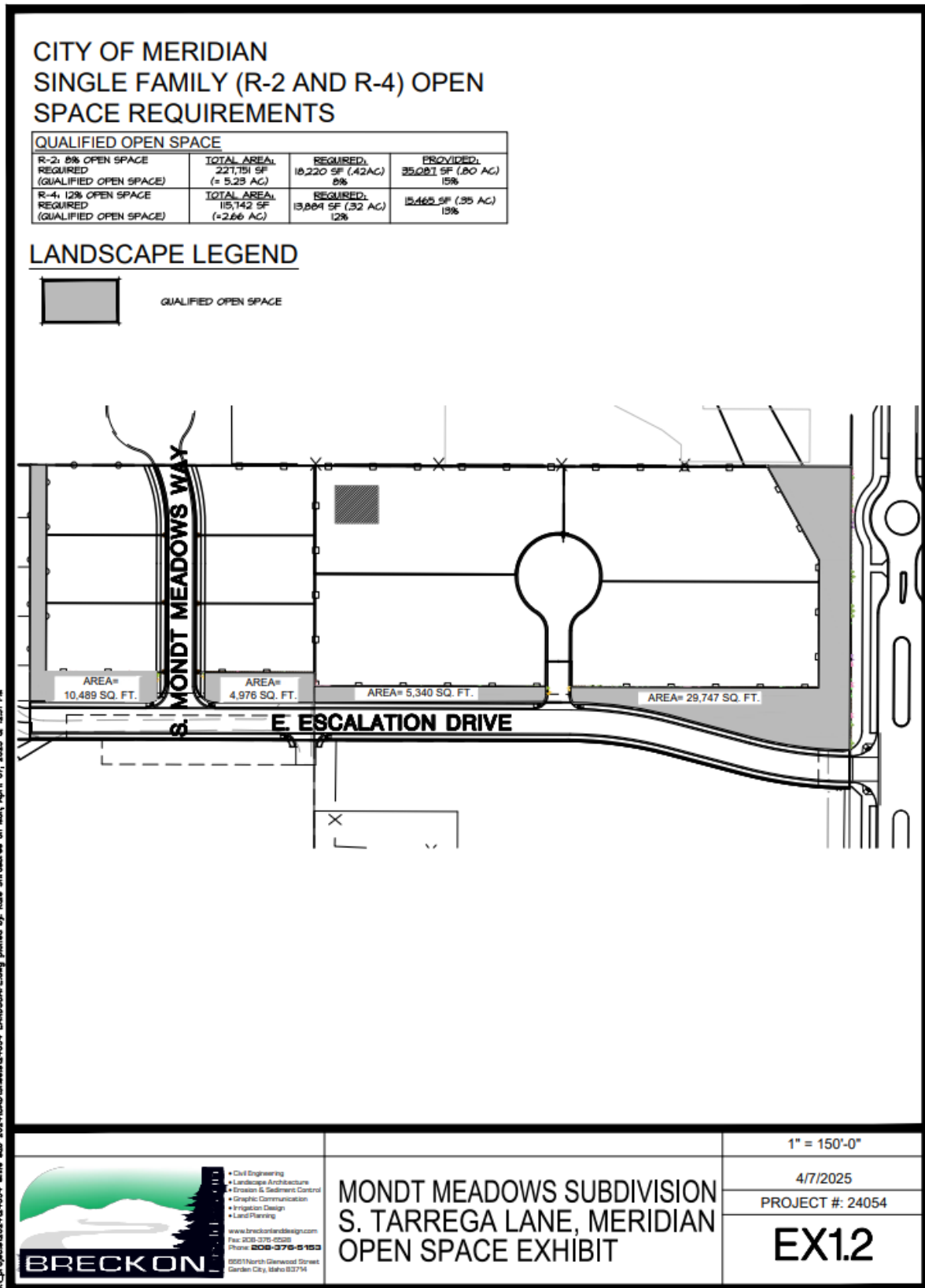
D. Preliminary Plat (date: 4/7/2025)



E. Landscape Plan (date: 4/7/2025)



F. Qualified Open Space Exhibit (date: 4/7/2025)



G. Open Space Amenities Exhibit (date: 4/7/2025)



H. Building Elevations (date: 12/13/2024)









I. Annexation Legal Description & Exhibit Map



Job No. 23-257

Exterior Boundary Description

A parcel of land being a portion of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Meridian, Idaho, being more particularly described as follows:

BEGINNING at the found 2 inch aluminum cap on a 5/8 inch iron pin stamped PLS 11463 at the Center-South Sixteenth Corner of Section 31, T. 3 N., R. 1 E., from which the found 5/8 inch iron pin with plastic cap labeled PLS 12459 at the Quarter Corner common to Sections 31 & 6 bears S 00° 15' 54" W a distance of 1341.76 feet; Thence along the east boundary line of the said Southeast Quarter of the Southwest Quarter of Section 31 S 00° 15' 54" W for a distance of 391.80 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 00° 15' 54" W a distance of 391.80 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence 133.61 feet along a curve to the right, said curve having a radius of 523.50 feet, a central angle of 14° 37' 23" and a long chord bearing N 82° 25' 25" W a distance of 133.25 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 75° 06' 43" W for a distance of 94.39 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence 122.44 feet along a curve to the left, said curve having a radius of 476.50 feet, a central angle of 14° 43' 21" and a long chord bearing N 82° 28' 24" W a distance of 122.10 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence continuing N 89° 50' 04" W for a distance of 308.87 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 89° 49' 59" W for a distance of 653.49 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 11463;

Thence N 00° 06' 14" W for a distance of 334.40 feet to a found stone monument with a chiseled "X";

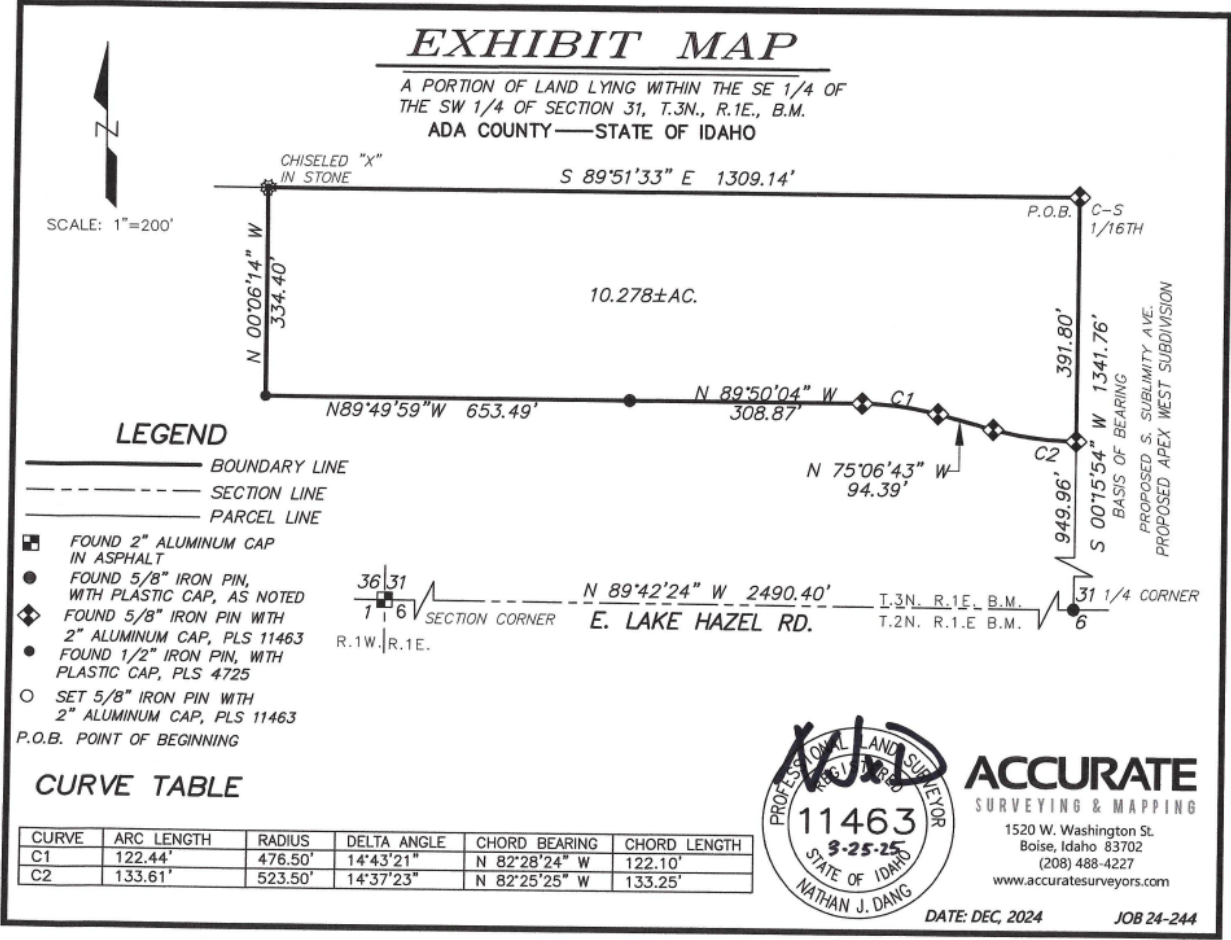
Thence S 89° 51' 33" E for a distance of 1309.14 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463, said corner being the Center-South 1/16th Corner the **POINT OF BEGINNING**;

Said parcel contains 10.278 acres, more or less.

1

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J. R-2 Rezone Exhibit (date: 3/18/2025)



Description for Re-Zoning

A parcel of land being a portion of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, City of Meridian, Idaho, being more particularly described as follows:

BEGINNING at the found 2 inch aluminum cap on a 5/8 inch iron pin stamped PLS 11463 at the Center-South Sixteenth Corner of Section 31, T. 3 N., R. 1 E., from which the found 5/8 inch iron pin with plastic cap labeled PLS 12459 at the Quarter Corner common to Sections 31 & 6 bears S 00° 15' 54" W a distance of 1341.76 feet; Thence S 89° 51' 33" E for a distance of 62.50 feet to a point on the centerline of S. Sublimity Ave. as shown in the proposed plat of Apex Northwest Subdivision #4, Page 2, Block 14;

Thence S 00° 15' 54" W along the centerline of said S. Sublimity Ave. for a distance of 391.80 feet;

Thence N 89° 51' 33" W for a distance of 62.50 feet to a found 5/8 inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence 133.61 feet along a curve to the right, said curve having a radius of 523.50 feet, a central angle of 14° 37' 23" and a long chord bearing N 82° 25' 25" W a distance of 133.25 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 75° 06' 43" W for a distance of 94.39 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence 122.44 feet along a curve to the left, said curve having a radius of 476.50 feet, a central angle of 14° 43' 21" and a long chord bearing N 82° 28' 24" W a distance of 122.10 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence continuing N 89° 50' 04" W for a distance of 308.87 feet to a found 5/8th inch iron pin with a plastic cap labeled PLS 4725;

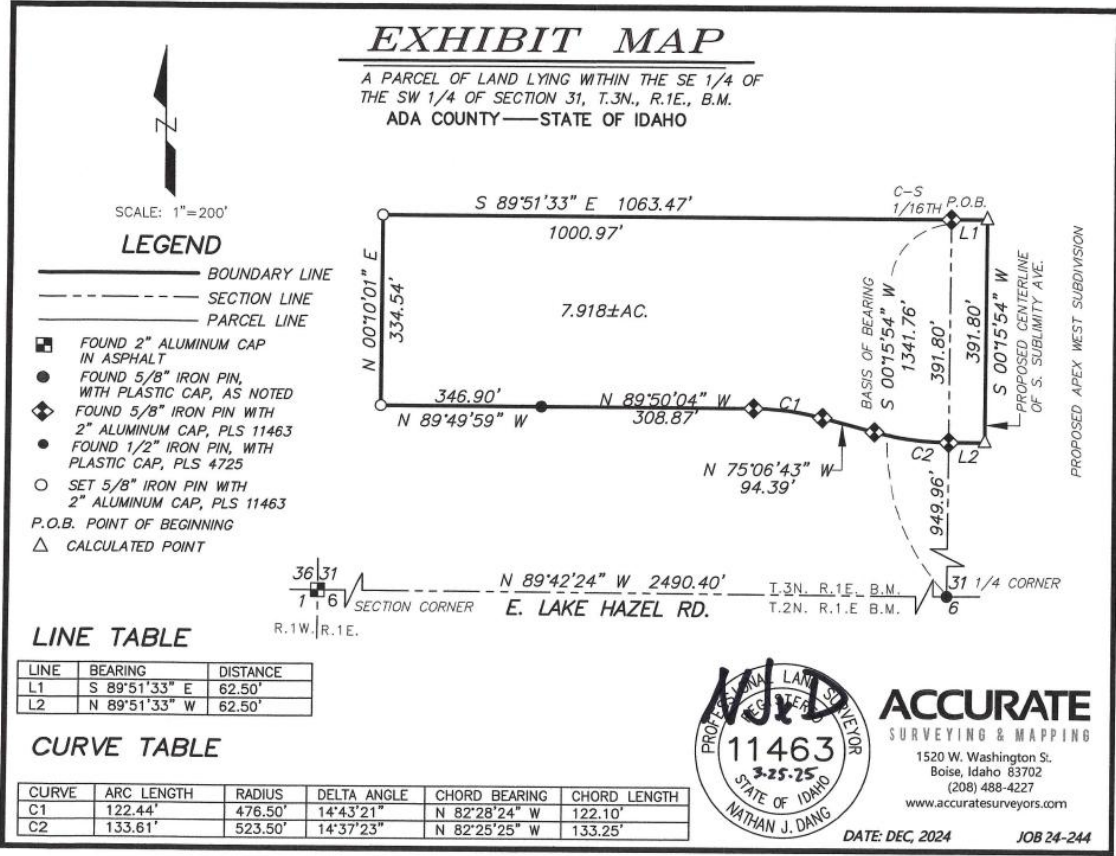
Thence N 89° 49' 59" W for a distance of 346.90 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 00° 10' 01" E for a distance of 334.54 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence S 89° 51' 33" E for a distance of 1000.97 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463, said corner being the Center-South 1/16th Corner the **POINT OF BEGINNING**;

Said parcel contains 8.480 acres, more or less.





K. R-4 Rezone Exhibit (date: 3/18/2025)



Job No. 23-257

Description for Re-Zone

A parcel of land being a portion of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Meridian, Idaho, being more particularly described as follows:

Commencing at the found 2 inch aluminum cap on a 5/8 inch iron pin stamped PLS 11463 at the Center-South Sixteenth Corner of Section 31, T. 3 N., R. 1 E., from which the found 5/8 inch iron pin with plastic cap labeled PLS 12459 at the Quarter Corner common to Sections 31 & 6 bears S 00° 15' 54" W a distance of 1341.76 feet; thence N 89° 51' 33" W a distance of 1000.97 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 and the **POINT OF BEGINNING**;

Thence S 00° 10' 01" W for a distance of 334.54 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

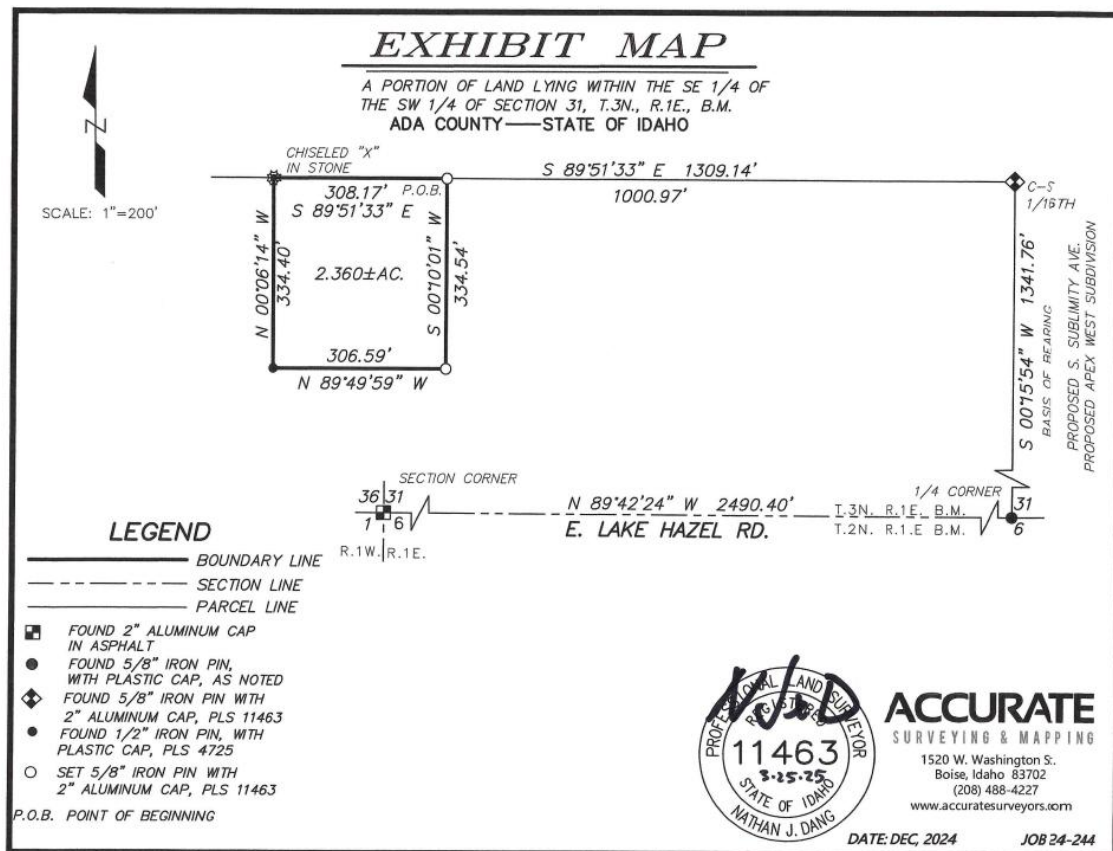
Thence N 89° 49' 59" W for a distance of 306.59 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 11463;

Thence N 00° 06' 14" W for a distance of 334.40 feet to a found stone monument with a chiseled "X";

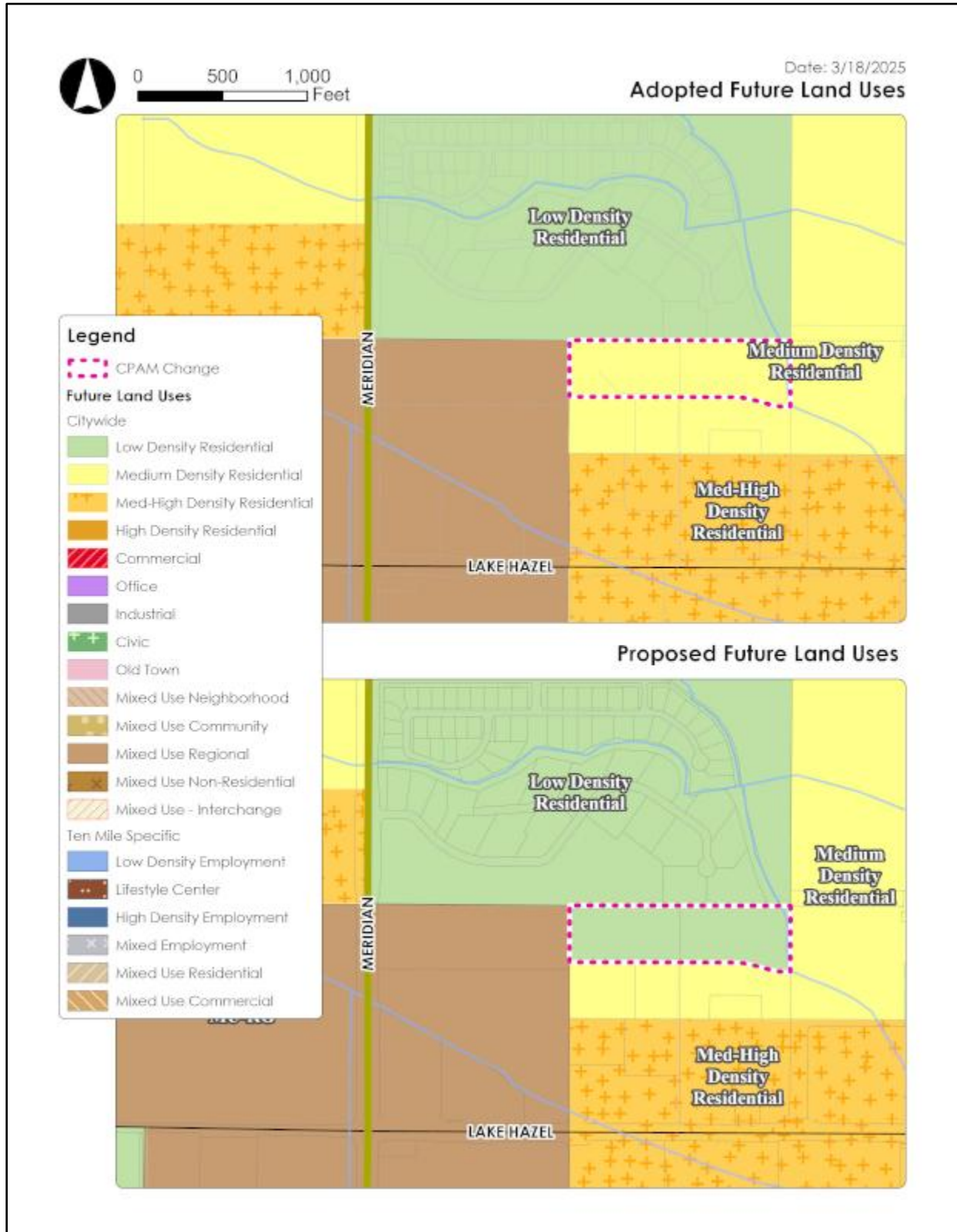
Thence S 89° 51' 33" E for a distance of 308.17 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463, the **POINT OF BEGINNING**;

Said parcel contains 2.360 acres or 102,809 square feet , more or less.





L. CPAM Exhibit (date: 3/18/2025)



VIII. 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.