



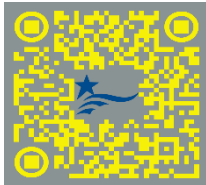
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, May 05, 2022 at 6:00 PM

All materials presented at public meetings become property of the City of Meridian. Anyone desiring accommodation for disabilities should contact the City Clerk's Office at 208-888-4433 at least 48 hours prior to the public meeting.

Agenda

Scan the QR Code to sign up in advance to provide testimony.



Public Hearing process: Land use development applications begin with presentation of the project and analysis of the application by Planning Staff. The applicant is then allowed up to 15 minutes to present the project. Then, members of the public are allowed up to 3 minutes each to address Commissioners regarding the application. Any citizen acting as a representative of a Homeowner's Association may be allowed up to 10 minutes to speak on behalf of represented homeowners consenting to yield their time to speak. After all public testimony, the applicant is allowed up to 10 minutes to respond to questions and comments. Commissioners may ask questions throughout the public hearing process. The public hearing is then closed, and no further public comment is heard.

VIRTUAL MEETING INSTRUCTIONS

To join the meeting online: <https://us02web.zoom.us/j/89153921862>

Or join by phone: 1-253-215-8782

Webinar ID: 891 5392 1862

ROLL-CALL ATTENDANCE

- Nate Wheeler Mandi Stoddard Patrick Grace
- Nick Grove Maria Lorcher Steven Yearsley
- Andrew Seal, Chairperson

ADOPTION OF AGENDA

ACTION ITEMS

1. [Public Hearing Continued from April 7, 2022 for Amina's Daycare \(fka Mulonge Daycare\) \(H-2022-0012\) by Godelieve Mulonge, Located at 4175 S. Leaning Tower Ave.](#)

[Application Requires a Continuance](#)

A. Request: A Conditional Use Permit for a group daycare of up to 12 children on 0.145 acres of land in the R-8 zoning district.

2. **Public Hearing** for Ferney Subdivision (H-2021-0103) by Engineering Solutions, LLP, Located at Parcel #S1109438871, Near the Half-Mile Mark on the North Side of E. Franklin Rd., Between S. Eagle Rd. and S. Cloverdale Rd.

A. Request: Annexation and Zoning of 5.64 acres with a request for the I-L zoning district.

3. **Public Hearing** for Timberline North (Timberline Sub. No. 2) (H-2022-0024) by Riley Planning Services, LLC, Located at 655 and 735 W. Victory Rd.

A. Request: Combined Preliminary and Final Plat for 33 single-family residential building lots and 4 common lots on 9.8 acres of land in the R-8 zoning district for the purpose of subdividing phase 2 of the Timberline Subdivision (H-2017-0140, DA# 114007668) that has since expired.

ADJOURNMENT



AGENDA ITEM

ITEM TOPIC: Public Hearing Continued from April 7, 2022 for Amina's Daycare (fka Mulonge Daycare) (H-2022-0012) by Godelieve Mulonge, Located at 4175 S. Leaning Tower Ave.
Application Requires a Continuance

A. Request: A Conditional Use Permit for a group daycare of up to 12 children on 0.145 acres of land in the R-8 zoning district.



PUBLIC HEARING INFORMATION

Staff Contact: Alan Tiefenbach

Meeting Date: May 5, 2022

Topic: **Public Hearing** Continued from April 7, 2022 for Amina's Daycare (fka Mulonge Daycare) (H-2022-0012) by Godelieve Mulonge, Located at 4175 S. Leaning Tower Ave.

- A. Request: A Conditional Use Permit for a group daycare of up to 12 children on 0.145 acres of land in the R-8 zoning district.
-

Information Resources:

[Click Here for Application Materials](#)

[Click Here to Sign Up to Testify at the Planning and Zoning Commission Public Hearing](#)

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 4/7/2022
 TO: Planning & Zoning Commission
 FROM: Alan Tiefenbach, Associate Planner
 208-884-5533
 SUBJECT: H-2022-0012
 Amina’s Daycare
 LOCATION: 4175 S. Leaning Tower Ave.



I. PROJECT DESCRIPTION

Conditional use permit to operate a group daycare for up to 12 children on 0.14 acre of land in the R-8 zoning district.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	0.14 acres	
Future Land Use Designation	Medium Density Residential	
Existing Land Use(s)	SFR home	
Proposed Land Use(s)	SFR home with group daycare	
Neighborhood meeting date; # of attendees:	January 20, 2022, no attendees	
History (previous approvals)	AUP A-2020-0064 to allow for family daycare of up to 6 children	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	No	
• Requires ACHD Commission Action (yes/no)	No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	One access from S. Leaning Tower Ave. via. S. Locust Grove Rd.	

C. Project Area Maps

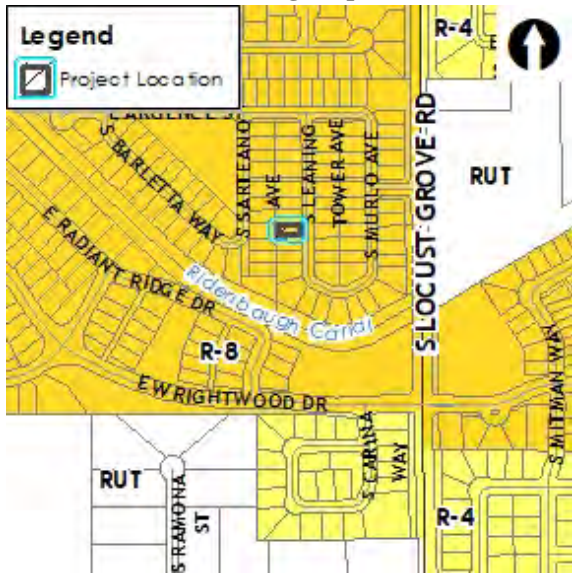
Future Land Use Map



Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant/Owner:

Godelieve Mulonge – 4175 S. Leaning Tower Ave, ID 83642

B. Representative:

Same as Applicant/Owner

IV. NOTICING

	Planning & Zoning Posting Date
Newspaper notification published	03/22/22
Radius notification mailed to property owners within 300 feet	03/21/22
Public hearing notice sign posted on site	3/28/2022
Nextdoor posting	3/21/2022

V. STAFF ANALYSIS

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

MDR (Medium Density Residential) – This designation allows for dwelling units at gross densities of three to eight dwelling units per acre.

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

- “Plan for and encourage services like health care, daycare, grocery stores and recreational areas to be built within walking distance of residential dwellings.” (2.01.01C)

The existing and proposed daycare expansion is within walking distance of adjacent residential homes.

C. Existing Structures/Site Improvements:

There is an existing home and associated improvements on this property.

D. Proposed Use Analysis:

The applicant is presently operating under an approved accessory use permit to run a family daycare (6 or less children, AUP 2020-0064). A group daycare (7-12 children) is listed in UDC Table 11-2A-2 as a conditional use in the R-8 zoning district. The applicant states the daycare will operate from 6:30 AM to 7 PM on weekdays with outdoor playtime limited to one hour after 9AM and one hour after 1PM.

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

The specific use standards listed in UDC 11-4-3-9, Daycare Facility, applicable to the proposed use are as follows:

A. General standards for all child daycare and adult care uses, including the classifications of daycare center; daycare, family; and daycare, group:

1. In determining the type of daycare facility, the total number of children at the facility at one time, including the operator's children, is the determining factor.

The Applicant’s narrative states the plan is to have up to 12 children. The applicant is already operating a family daycare (6 children or less, which is allowed as an accessory use in the R-8 zoning district.), but wants to expand the use to allow up to 12 children.

2. On site vehicle pick up, parking and turnaround areas shall be provided to ensure safe discharge and pick up of clients.

The applicant states they presently provide and will continue to provide the transportation for the children. However, the subject house does have a parking pad which is approximately 30 feet wide which could provide an additional parking space for pick up or drop off. Parking spaces are also available along the curb in front of the house if needed.

Staff has received several letters from adjacent property owners stating there has been parking, traffic and safety issues from the existing daycare. Staff visited the site in the afternoon on a weekday. At that time, staff only observed two cars in front of the house and no other cars parked on the public street. Pictures have been included as part of the exhibit.

3. The decision-making body shall specify the maximum number of allowable clients and hours of operation as conditions of approval.

The Applicant proposes an in-home group daycare for up to 12 children. The applicant proposes to operate between 6:30 AM to 7PM.

4. The applicant or owner shall provide proof of criminal background checks and fire inspection certificates as required by title 39, chapter 11, Idaho Code. Said proof shall be provided prior to issuance of certificate of occupancy. The applicant or owner shall comply with all State of Idaho and Department of Health and Welfare requirements for daycare facilities.

This has been listed as a condition of approval.

5. In residential districts or uses adjoining an adjacent residence, the hours of operation shall be between six o'clock (6:00) A.M. and eleven o'clock (11:00) P.M. This standard may be modified through approval of a conditional use permit.

As mentioned above, the Applicant presently operates the family daycare between 6:30 AM and 7:00 PM on weekdays and this is not proposed to change.

6. All outdoor play areas shall be completely enclosed by minimum six foot (6') non-scalable fences to secure against exit/entry by small children and to screen abutting properties.

The outdoor play area will be in the backyard, which is surrounded by a 6 ft. tall fence.

7. Outdoor play equipment over six feet (6') high shall not be located in a front yard or within any required yard.

All outdoor play activities will occur in a fenced backyard.

8. Outdoor play areas in residential districts adjacent to an existing residence shall not be used after dusk.

As mentioned, the daycare will operate from 6:30 AM to 7:00 PM. Outdoor play will occur one hour after 9AM and one hour after 1PM.

F. Dimensional Standards (UDC 11-2):

Not Applicable

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

Access is provided from S. Leaning Tower Ave. via S. Locust Grove Rd. According to the applicant, they generally pick up and deliver the children, although occasionally it would be the individual parent or guardian doing this. According to letters provided by residents, there are

ongoing traffic, parking and safety issues associated with the daycare. As mentioned above, staff did not observe these issues during a site visit.

H. Parking (*UDC 11-3C*):

Parking exists on the site in accord with the standards listed in UDC Table 11-3C-6 for a 4-bedroom single-family dwelling. A total of three (3) garage spaces and a 30 ft. x 20 ft. parking pad exist which exceeds UDC standards. On-street parking is also available (see exhibit in Section VII.A). As mentioned above, citizens have commented there are ongoing parking issues associated with the existing daycare.

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

A photo of the existing home on this property is included in Section VIII.C; no additions are proposed with this application.

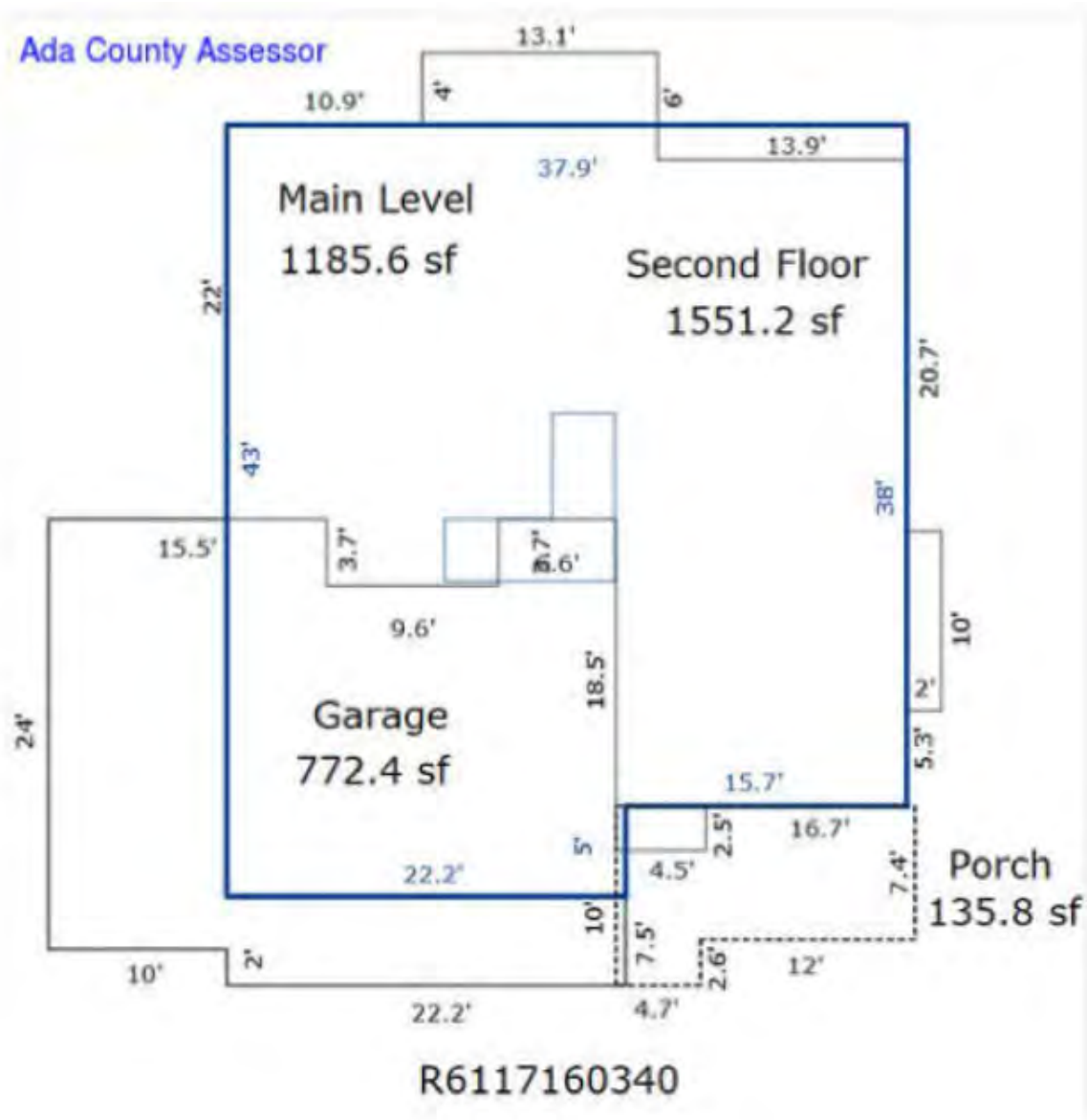
VI. DECISION

A. Staff:

Staff recommends approval of the proposed conditional use permit with the conditions in Section VIII per the Findings in Section IX.

VII. EXHIBITS

A. Site Plan (dated: 2/18/2022)





B. Existing Residence Pictures



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning

1. The Applicant shall comply with the specific use standards listed in UDC 11-4-3-9 Daycare Facilities, including but not limited to the following:
 - a. All outdoor play areas shall be completely enclosed by minimum six foot (6') non-scalable fences to secure against exit/entry by small children and to screen abutting properties.
 - b. Outdoor play equipment over six feet (6') high shall not be located in a front yard or within any required yard.
 - c. Outdoor play areas in residential districts adjacent to an existing residence shall not be used after dusk.
2. The maximum number of allowable clients at the facility at *one time* shall be limited to twelve (12).
3. The daycare/pre-school shall not operate beyond the hours of 6:30 AM to 7:00 PM on weekdays.
4. The applicant or owner shall provide proof of criminal background checks and fire inspection certificates as required by title 39, chapter 11, Idaho Code prior to issuance of Certificate of Occupancy. The applicant or owner shall comply with all State of Idaho and Department of Health and Welfare requirements for daycare facilities.

B. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=254157&dbid=0&repo=MeridianCity>

C. NMID

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=255745&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. Conditional Use Permit

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

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

Staff finds the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the R-8 zoning district.

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

Staff finds the proposed in-home group daycare will be harmonious with the Comprehensive Plan in that it will provide a much-needed service for area residents within walking distance of homes within the neighborhood.

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

This is a small in-home day-care in which the single-family home is the primary residence of the applicant. Staff finds the operation of the proposed in-home daycare should be compatible with the residential uses in the neighborhood and the existing and intended character of the neighborhood and not adversely affect such.

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

If the proposed in-home daycare complies with the condition of approval in Section VII as required, Staff finds the proposed use should not adversely affect other properties in the vicinity.

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

Because the site is within the City's Area of City Impact boundary and has been annexed into the City and these services are already being provided to the existing home, Staff finds the public facilities mentioned will be provided to the proposed use as well.

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

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

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

The present operation picks up and delivers children, and this will remain the same. There could be occasional onsite pick up / drop off, but there is sufficient parking and staff finds it would not be detrimental to the general welfare.

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

Staff is unaware of any natural, scenic or historic features in this area; however, finds the proposed use should not result in damage of any such features.



AGENDA ITEM

ITEM TOPIC: Public Hearing for Ferney Subdivision (H-2021-0103) by Engineering Solutions, LLP, Located at Parcel #S1109438871, Near the Half-Mile Mark on the North Side of E. Franklin Rd., Between S. Eagle Rd. and S. Cloverdale Rd.
A. Request: Annexation and Zoning of 5.64 acres with a request for the I-L zoning district.



PUBLIC HEARING INFORMATION

Staff Contact: Joseph Dodson

Meeting Date: May 5, 2022

Topic: **Public Hearing** for Ferney Subdivision (H-2021-0103) by Engineering Solutions, LLP, Located at Parcel #S1109438871, Near the Half-Mile Mark on the North Side of E. Franklin Rd., Between S. Eagle Rd. and S. Cloverdale Rd.
A. Request: Annexation and Zoning of 5.64 acres with a request for the I-L zoning district.

Information Resources:

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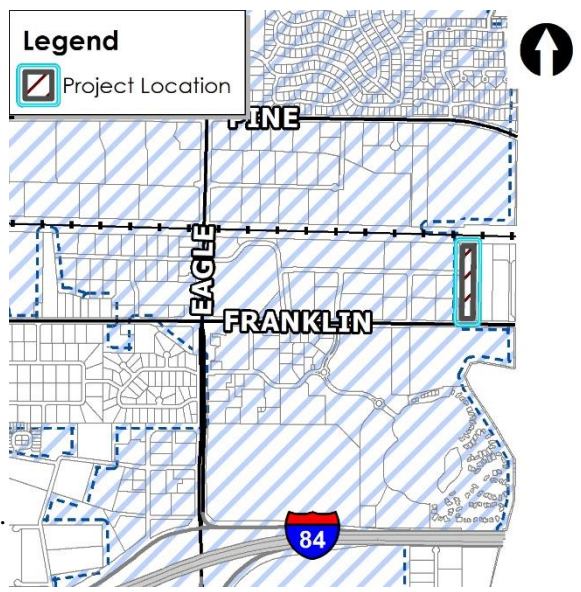
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 5/5/2022
TO: Planning & Zoning Commission
FROM: Joseph Dodson, Associate Planner
208-884-5533
SUBJECT: H-2021-0103
Ferney Subdivision

LOCATION: The site is located near the half mile mark on the north side of E. Franklin Road, between S. Eagle Road and S. Cloverdale Road, in the SW ¼ of the SE ¼ of Section 9, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Annexation and Zoning of 5.64 acres with a request for the I-L zoning district and a Preliminary Plat consisting of two (2) building lots on 4.93 acres of land in the requested I-L zoning district.

NOTE: The Applicant is seeking a Council Waiver to reduce a required landscape use buffer per the specific use standards for the proposed use of self-service storage facility (UDC 11-4-3-34). Analysis is provided throughout the report below.

II. SUMMARY OF REPORT

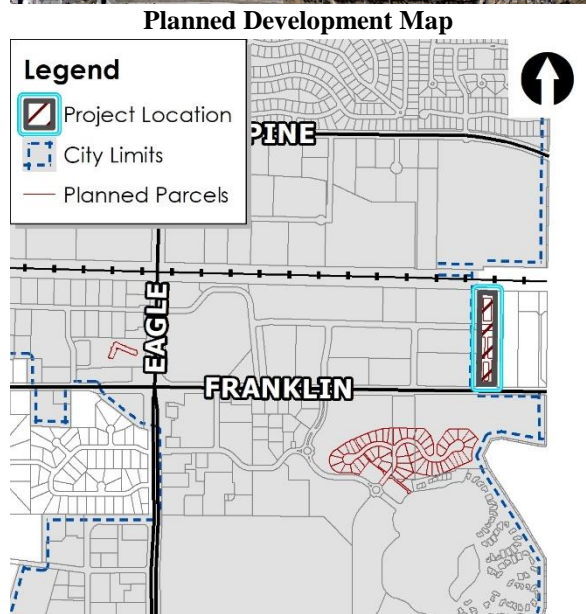
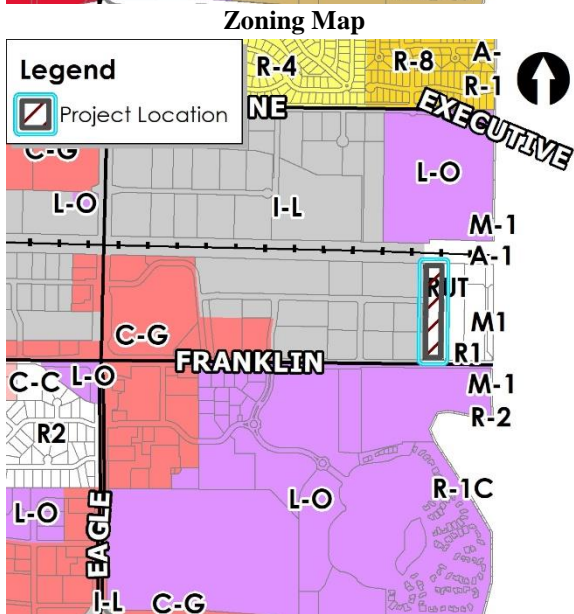
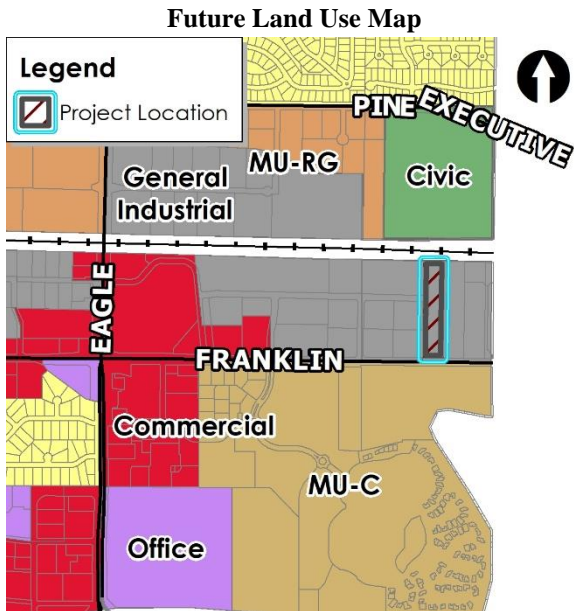
A. Project Summary

Description	Details	Page
Acreage	AZ – 5.64 acres; PP – 5.143 acres	
Future Land Use Designation	General Industrial	
Existing Land Use	Vacant	
Proposed Land Use(s)	Future self-storage facility and Flex Space building	
Current Zoning	RUT in Ada County	
Proposed Zoning	I-L	
Lots (# and type; bldg/common)	2 industrial building lots	
Physical Features (waterways, hazards, flood plain, hillside)	Evans Drain runs along norther boundary of property (minimal flood hazard).	
Neighborhood meeting date	November 22, 2021	
History (previous approvals)	Subject site was denied annexation and zoning approval in 2020 (H-2020-0033) because no development plan accompanied annexation request but the Applicant withdrew the application before Findings of Denial were approved by the Council.	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> Staff report (yes/no) 	Yes	
<ul style="list-style-type: none"> Requires ACHD Commission Action (yes/no) 	No	
Access (Arterial/Collectors/State Hwy/Local) (Existing and Proposed)	Two (2) driveway accesses to Franklin Rd. currently exist; Main access will be provided via proposed extension of E. Lanark St (an industrial collector roadway) and one emergency-only access is proposed to Franklin to comply with code.	
Stub Street/Interconnectivity/Cross Access	E. Lanark is proposed to be stubbed to eastern property boundary with attached sidewalks. See analysis in Section V below for more information.	
Existing Road Network	W. Franklin Road is built to its ultimate configuration. 5-travel lanes, bike lanes, curb, gutter and detached sidewalk.	
Existing Arterial Sidewalks / Buffers	There is existing attached sidewalk. A landscape buffer is required along Franklin frontage.	
Fire Service		
<ul style="list-style-type: none"> Distance to Fire Station 	Approximately 2 miles from Fire Station #1	
<ul style="list-style-type: none"> Fire Response Time 	The project lies <i>inside</i> of the Meridian Fire response time goal of 5 minutes	
<ul style="list-style-type: none"> Resource Reliability 	Fire Station #4 reliability is 76% (below the goal of 80%)	
<ul style="list-style-type: none"> Accessibility 	Proposed project meets all required road widths, and turnaround dimensions.	
Wastewater		
<ul style="list-style-type: none"> Distance to Sewer Services 	Directly adjacent	
<ul style="list-style-type: none"> Project Consistent with WW Master Plan/Facility Plan 	Yes	
<ul style="list-style-type: none"> Impacts/Concerns 	<ul style="list-style-type: none"> Flow is committed See Public Works Site Specific Conditions 	
Water		
<ul style="list-style-type: none"> Distance to Services 	Directly adjacent	
<ul style="list-style-type: none"> Pressure Zone 	5	
<ul style="list-style-type: none"> Project Consistent with Water Master Plan 	Yes	
<ul style="list-style-type: none"> Water Quality Concerns 	None	
<ul style="list-style-type: none"> Impacts/Concerns 	See Public Works Site Specific Conditions	

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant/Representative:

Becky McKay, Engineering Solutions, LLP – 1029 N. Rosario Street, Meridian, ID 83642

B. Owner/Developer:

Greg Ferney, Franklin Storage, LLC – 4549 N. Mackenzie Lane, Boise, ID 83703

C. Contact:

Same as Applicant Representative

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published	4/19/2022	
Radius notification mailed to properties within 500 feet	4/18/2022	
Public hearing notice sign posted	4/25/2022	
Nextdoor posting	4/18/2022	

V. STAFF ANALYSIS

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

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

The subject property is noted as Industrial on the future land use map (FLUM) and shares this designation with multiple properties to the east and west along the north side of Franklin Road. The Applicant is proposing to annex the property into the City with the I-L zoning district and propose two different uses on the property, self-storage and flex space—both of these uses are listed above as anticipated uses in this designation and the proposal for the I-L zoning district complies with the industrial future land use designation.

The subject property has a planned extension of an industrial collector street (E. Lanark) that will bisect the property into two parcels which accounts for the main reason a preliminary plat is required and was submitted. According to the submitted plat, the Applicant is proposing the self-storage buildings on the front parcel (approximately 2.89 acres) and a flex space building on the back parcel along the railroad corridor (approximately 1.75 acres). Further analysis on the proposed uses are in subsequent sections below.

In terms of nearby and adjacent development, there is existing industrial zoning to the west with developing flex and other industrial type buildings. The parcel directly abutting to the east is still a county RUT parcel that contains a single-family residence and still maintains some farm animals. Directly east of the county parcel is an ACHD facility that is currently under construction. Therefore, the county parcel to the east would be surrounded by industrial uses until such time that parcel redevelops. Because of the existing residential use to the east, this Applicant is required to provide a landscape buffer to that use. Staff has had conversations with that homeowner and they anticipate selling the property in the next five (5) years once their parents decide to leave that home. The applicant is seeking a Council waiver to reduce the buffer along the parcel as the City anticipates this property will redevelop with industrial uses in the future.

Based on the proposed uses and plat, Staff finds the subject development to be consistent with the comprehensive plan. Specific policies are analyzed below in the next section.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. *In order to ensure the site develops as proposed with this application, Staff recommends a DA as a provision of annexation with the provisions included in Section VIII.A1. The DA is required to be signed by the property owner(s)/developer and returned to the City within 6 months of the Council granting the annexation for approval by City Council*

and subsequent recordation. A final plat will not be accepted until the DA is executed and the AZ ordinance is approved by City Council.

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

Staff finds the following Comprehensive Plan policies are applicable to this development; Staff analysis is in italics:

“Plan for industrial areas with convenient access to state highways or the rail corridor, where appropriate.” (3.06.02D). *The subject property abuts the railroad corridor along its north boundary. The subject development preserves this property as an industrial use along the rail corridor despite not utilizing that service at this time. Staff finds the most important factor being that this development does not eliminate that option nor proposes a use that is non-compatible with the rail corridor.*

“Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices” (3.07.01A). *As noted above, the Applicant is required to provide a landscape buffer along the east property boundary as an existing county residence is present on the parcel directly to the east. This is a requirement of the specific use standards for the proposed self-storage use; specifically, that the use is required to be wholly enclosed which should help minimize the impact to the existing homeowner. The Applicant is depicting a buffer along this entire boundary but is proposing a reduced buffer width because the property to the east is anticipated to be redeveloped with an industrial use similar to what exists in this area. Within the reduced buffer, the Applicant appears to depict code compliant landscaping and elevated building design facing the existing residence. To help ensure this buffer closest to the existing residence (the southern quarter of the site) provides adequate screening, Staff is recommending the Applicant include additional trees for the first 150 feet of this buffer to show the trees touching at maturity. Staff believes with this additional landscaping, the proposed development offers compatible site design, buffering, and screening to the existing development to the east.*

“Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks” (3.02.01G). *All public utilities are available for this project site due to the existing network abutting the site to the west and south, per Public Works comments. Subsequently, all public utilities will be extended at the Applicant’s expense in order to connect to the existing services within the right-of-way. Further, the site is within the Fire Department response time goal of 5-minutes.*

Franklin Road is widened to its ultimate width in this location adjacent to the site and the Applicant is required to extend Lanark Street through the site to its east boundary. The subject development is only allowed an emergency access to Franklin because access to Lanark will be available. The required access to the public street network helps appropriately disperse vehicle trips for the subject site and the nearby uses as well.

“Preserve the industrial base within designated industrial land use areas by discouraging non-industrial uses and focusing on light manufacturing, distribution, flex-space, and base-employment.” (3.07.01D). *The subject development does not propose non-industrial uses by proposing self-storage and flex space which are uses supported by the future land use designation as a whole and by this specific policy.*

“Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.)” (3.07.01C). *As noted above, the Applicant is required to provide landscaping adjacent to the existing residence to the east but additionally the Applicant is required to provide a 35-foot landscape buffer along Franklin, an entryway corridor. Furthermore, the required E. Lanark extension is a collector*

roadway which requires a minimum 20-foot landscape buffer with detached sidewalks. The Applicant is depicting both of these buffers and, as shown, should provide noise mitigation and buffer the transportation corridors from the proposed development.

With the recommended revisions, Staff finds this development to be generally consistent with the Comprehensive Plan.

C. Annexation:

The Applicant is proposing to annex approximately 5.64 acres of land which is larger than the property size of 4.93 acres. This discrepancy is due to the Applicant being required to annex land to the centerline of adjacent right-of-way. In this case, this area includes Franklin Road right-of-way south of the property and railroad right-of-way north of the property.

With previous applications north of the subject site, Applicants did not annex to the centerline of the railroad right-of-way which was a mistake and the City did not catch it. In light of this, Staff is asking the Applicant to revise their annexation and zoning request to include the full railroad right-of-way instead of just to the centerline. Staff has included this comment within the conditions of approval.

D. Access (UDC 11-3A-3):

Main access to the project is proposed via two driveway connections to the extension of E. Lanark, an industrial collector street. According to the submitted plat that depicts the proposed layouts for each use, each property is proposed to have one driveway connection to Lanark in alignment with each other located approximately 45 feet west of the east property line (measured from property line to center of driveways). No other access is proposed for the flex building on the north property. The south property containing the self-storage use is proposed to have an emergency only-access to Franklin Road; a secondary access is required to satisfy the specific use standards of the proposed use. Lanark is stubbed to the subject property's west boundary and is required to be extended into and through the property. Lanark is not able to be extended further than the subject property so the Applicant is required to terminate Lanark in a temporary cul-de-sac near the east boundary, according to the ACHD staff report.

However, because the timeline of extension is not known and temporary cul-de-sacs require a large amount of area, the Applicant has proposed an alternative temporary turnaround by incorporating the needed space for a hammerhead type turnaround within the Lanark right-of-way and the driveways proposed to Lanark. This alternative was proposed after the ACHD staff report was issued so Staff is not aware if ACHD will approve this alternative. The Applicant should continue working with ACHD on the type of temporary turnaround allowed. The Meridian Deputy Fire Chief have given their approval of the alternative temporary turnaround shown on the submitted plat with the requirement that Lanark be signed "no parking" on both sides; the Applicant has agreed to this. Therefore, Staff finds the proposed alternative to be sufficient for approval by the City but understands revisions may occur to satisfy ACHD. These revisions would not affect the layout but would only increase the amount of asphalt on the property. Because the Applicant has to obtain final approval from ACHD on the proposed alternative turnaround and Staff includes a general provision to comply with ACHD conditions of approval,

Staff does not find it necessary to include a specific condition as part of this application and will confirm the outcome of the temporary turnaround at the time of final plat submittal.

No other accesses are proposed or required with the submitted plat or proposed uses and each access complies with UDC requirements.

E. Existing Structures/Site Improvements:

No existing structures or site improvement appear to be present on the subject site. Two curb cuts exist to Franklin Road and both are proposed to be removed in lieu of the emergency access to Franklin for the proposed self-storage use. The Applicant is required to construct vertical curb, gutter, and repair any sidewalk while closing the two existing curb cuts.

F. Proposed Use Analysis:

The Applicant is proposing two industrial type uses, self-storage and flex space. Both uses are permitted use in the requested I-L zoning district, per UDC Table 11-2C-2. Self-service Storage Facilities are subject to specific use standards outlined in UDC 11-4-3-34 and Flex Space is subject to the specific use standards outlined in UDC 11-4-3-18. **Although self-storage is an anticipated use on the subject property, Staff has expressed that more flex space and less storage is preferred in order to help provide more employment opportunities and contribute to the overall need of flex space in the Valley. Commission and Council should also determine if the proposed mix of uses is preferred by the City.**

According to the submitted plans, Staff finds the proposed self-service storage facility complies with all specific use standard except for the requirement to screen the property and the minimum 25-foot buffer to any residential use. It is unclear on the submitted plans whether any fencing is proposed. The Applicant should clarify this and provide an exhibit showing the type of fencing/wall proposed to satisfy this requirement. As noted above, the Applicant is proposing a 15-foot buffer adjacent to the residential use along the east boundary. Reducing a landscape use buffer requires a City Council waiver and is not eligible for Alternative Compliance, per UDC 11-5B-5. According to the resident's child to the east, it is not anticipated for their parents to be in this location long-term and this property is also shown as industrial on the future land use map. Staff is recommending denser landscaping is proposed along the first 150 feet of this buffer measured from the back of the required street buffer (185 feet from back of sidewalk). Further, the Applicant is required to provide a solid fence/wall to satisfy the specific use standards. With Staff's recommendation, the specific use standards, and the fact the property to the east is planned to be an industrial zoned property, Staff is supportive of the reduced buffer.

Future development applications that show the floor plan of the proposed flex building will determine compliance with the flex space specific use standards in UDC 11-4-3-18. Staff typically verifies code compliance for flex space buildings at the time of Certificate of Zoning Compliance (CZC) which is a required approval prior to submitting for building permits. Staff notes, all buildings on the subject property will be required to obtain CZC and Design Review approval prior to building permit submittal.

G. Dimensional Standards ([UDC 11-2](#)):

The proposed building lots meet all UDC dimensional standards for the requested I-L zoning district for setbacks, building height, and proposed use.

All subdivision developments are also required to comply with Subdivision Design and Improvement Standards (UDC 11-6C-3). This applies to the subject development because a preliminary plat was submitted. Staff finds the proposed plat complies with the standards outlined in UDC 11-6C-3.

H. Parking ([UDC 11-3C](#)):

Off-street parking is required to be provided in accord with the standards listed in [UDC Table 11-3C-6B](#) for nonresidential buildings based on the gross floor area of the flex building and the area of the office for the self-storage facility at the ratio of 1 space per 2,000 square feet.

Staff will confirm code compliance with this code section at the time of CZC and Design Review submittal. However, initial review of the submitted landscape plan depict parking in excess of code requirements on each site and for both uses.

I. Sidewalks & Pathways ([UDC 11-3A-17](#) & [UDC 11-3A-8](#)):

5-foot wide detached sidewalks are required along the E. Lanark Street extension per UDC 11-3A-17C. There is existing 7-foot attached sidewalk along the Franklin Road frontage that is proposed to remain. The proposed sidewalks comply with UDC requirements and the existing sidewalk along Franklin is required to be maintained or repaired should it sustain damage during construction.

A multi-use pathway segment is shown within the railroad corridor north of the subject property. Per the Meridian Parks Department, the City is requiring a 14-foot wide pedestrian easement along the north property boundary for the preservation of a potential regional pathway segment along the rail corridor consistent with the Master Pathways Plan. *According to the submitted plat, the Applicant is showing the required 14-foot easement along the north property line.*

J. Landscaping ([UDC 11-3B](#)):

A minimum 35-foot wide street buffer is required adjacent to E. Franklin Road, an arterial street and labeled as an entryway corridor. This buffer is required to be landscaped per the standards listed in [UDC 11-3B-7C](#). According to the submitted plat and landscape plans, a minimum 35-foot landscape easement is depicted adjacent to Franklin, measured from the back of sidewalk. *The submitted landscape plans confirm the minimum width of the landscape buffer but do not appear to show code compliant vegetation. Per UDC 11-3B-7C.3, no more than 65% of the landscape buffer area shall be comprised of grasses and additional landscape design is required along entryway corridors. Therefore, additional vegetative ground cover beyond that of grasses and additional landscape features are required to meet UDC standards. For example, as outlined in code, landscape features may include berms of no less than four to one (4:1) slope at a three-foot minimum height, decorative landscape walls (no greater than three (3) feet in height), decorative open vision fencing (no greater than four (4) feet in height), or a dry creek design with river rock, boulders, etc. are acceptable to meet this standard. Staff has included a condition of approval to comply with this standard. However, there are existing power poles along the Franklin frontage so the Applicant will be limited to Class I trees only; this does not preclude the Applicant from meeting the maximum ground cover percentage noted above.*

A 20-foot wide landscape buffer is required on both sides of the E. Lanark Street extension, an industrial collector street—the submitted plat depicts at least a 20 feet wide easement on both sides of this road extension measured from approximately the middle of the detached sidewalk. Therefore, the parkway strips between the sidewalks and back of curb for Lanark are not shown as part of the landscape easement.

Staff has concerns with the parkways strips not being included within the landscape buffer easements along Lanark and the lack of any vegetation shown within these parkways on the submitted landscape plans. Staff recommends the landscape buffer easement be extended to the back of curb to comply with the UDC and to revise the landscape plans to show additional grasses within the parkway strip. Further, the landscape buffers along Lanark do not show the required vegetative ground cover, similar to the Franklin buffer. Therefore, Staff is also including

a condition of approval to add additional vegetative ground cover beyond grass to comply with UDC 11-3B-7C.3.

K. Fencing (UDC [11-3A-7](#)):

All fencing is required to comply with the standards listed in UDC 11-3A-7 and those areas applicable to the specific use standards for the proposed self-service storage facility (UDC 11-4-3-34).

No fencing is shown on the submitted landscape plan but fencing is required per the specific use standards for the proposed self-service storage facility use adjacent to the existing residential use to the east. Staff is including a condition of approval to include code compliant fencing along the entire east property boundary.

L. Building Elevations (UDC [11-3A-19](#) | [Architectural Standards Manual](#)):

The applicant has submitted conceptual elevations of the proposed storage buildings and flex space building. All new nonresidential buildings require Administrative Design Review (DES) approval prior to building permit submittal. DES was not submitted concurrently with these applications so the Applicant will be required to submit for this with the future Certificate of Zoning Compliance (CZC) application.

The conceptual elevations submitted depict 17-foot tall storage buildings at their highest and a 21-foot tall flex building. The storage buildings vary in overall size but appear to show varying roof profiles and finish materials facing relevant areas (roadways and the residence to the east). However, it is not entirely clear if the paneling shown facing the residence is metal or otherwise; metal paneling will not be allowed as a future field material. Overall, Staff finds the conceptual elevations should comply with the relevant standards but will review it in more detail at the time of CZC and Design Review submittal.

M. Waterways (UDC 11-3A-6):

The Evans Drain runs along the north property line with a majority of its easement on the subject property. No floodplain exists on the subject site nor along the Evans Drain in the vicinity. According to the submitted plat, this drain is proposed to be piped compliant with UDC 11-3A-6.

Because this area of the plat is adjacent to a vehicular use area around the Flex building, parking lot landscaping is required per UDC 11-3B-8 and should include trees and other vegetative ground cover. The submitted landscape plans do not depict any trees within this area as the irrigation easement does not allow trees. Further, the Applicant will need to obtain a license agreement with the irrigation district in order to construct what is shown on the landscape plans. Staff does not find what is proposed on the landscape plans to comply with the minimum code requirements discussed. The Applicant should submit for Alternative Compliance with the future final plat to propose an equal or superior means of complying the landscaping outlined in UDC 11-3B-8 within or adjacent to the Evans Drain easement.

VI. DECISION

A. Staff:

Staff recommends approval of the Applicant's request for annexation & zoning with the requirement of a Development Agreement and the preliminary plat request with the conditions noted in Section VIII.A per the Findings in Section IX of this staff report.

VII. EXHIBITS

A. Annexation & Zoning Legal Description and Exhibit Map



Job No. 19-274

Land Description
Annexation/Rezone

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 9, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the found aluminum cap monument at the Quarter Corner common to Sections 9 and 16, T3N, R1E as perpetuated by document 113006165, Records of Ada County, from which the found aluminum cap monument at the corner common to Sections 9, 10, 15 and 16, T3N, R1E as perpetuated by document 11084522, Records of Ada County bears S 89° 20' 44" E a distance of 2702.61 feet; thence S 89° 20' 44" E along the section line for a distance of 639.62 feet to the **REAL POINT OF BEGINNING**;

Thence N 00° 34' 57" E for a distance of 1148.13 feet to the centerline of the railroad right-of-way;

Thence S 88° 27' 42" E along said centerline for a distance of 214.12 feet;

Thence S 00° 34' 55" W for a distance of 1144.83 feet to the section line;

Thence N 89° 20' 44" W along said line for a distance of 214.10 feet to the **REAL POINT OF BEGINNING**.

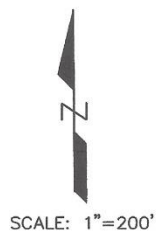
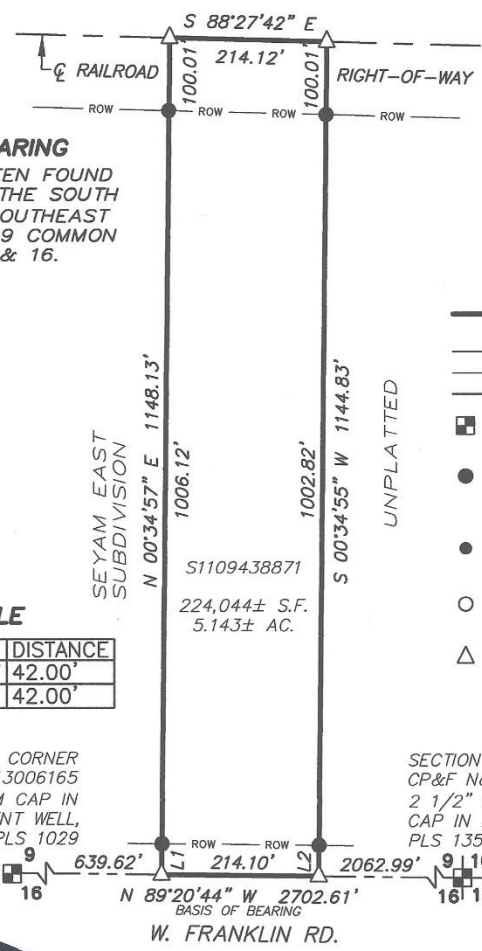
Parcel contains 5.635 acres, more or less.



EXHIBIT MAP

ANNEXATION AND REZONE FOR HATCH DESIGN ARCHITECTURE
A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 9, T.3N., R.1E., B.M.
COUNTY OF ADA — STATE OF IDAHO

BASIS OF BEARING
S 89°20'44" E BETWEEN FOUND MONUMENTS AT THE THE SOUTH 1/4 CORNER AND SOUTHEAST CORNER OF SECTION 9 COMMON TO SECTIONS 9 & 16.



LEGEND

- ANNEX AND REZONE BOUNDARY LINE
- PARCEL LINE
- ROW
- - - SECTION LINE
- ▣ FOUND ALUMINUM CAP IN ASPHALT
- FOUND 5/8" IRON PIN, WITH PLASTIC CAP, PLS 7881 OR AS NOTED
- FOUND 1/2" IRON PIN, WITH PLASTIC CAP, PLS 7881
- SET 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 12720
- △ CALCULATED POINT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°34'57" W	42.00'
L2	N 00°34'55" E	42.00'

1/4 CORNER
CP&F No. 113006165
3" ALUMINUM CAP IN MONUMENT WELL,
PLS 1029

SECTION CORNER
CP&F No. 11084522
2 1/2" ALUMINUM CAP IN ASPHALT,
PLS 13551

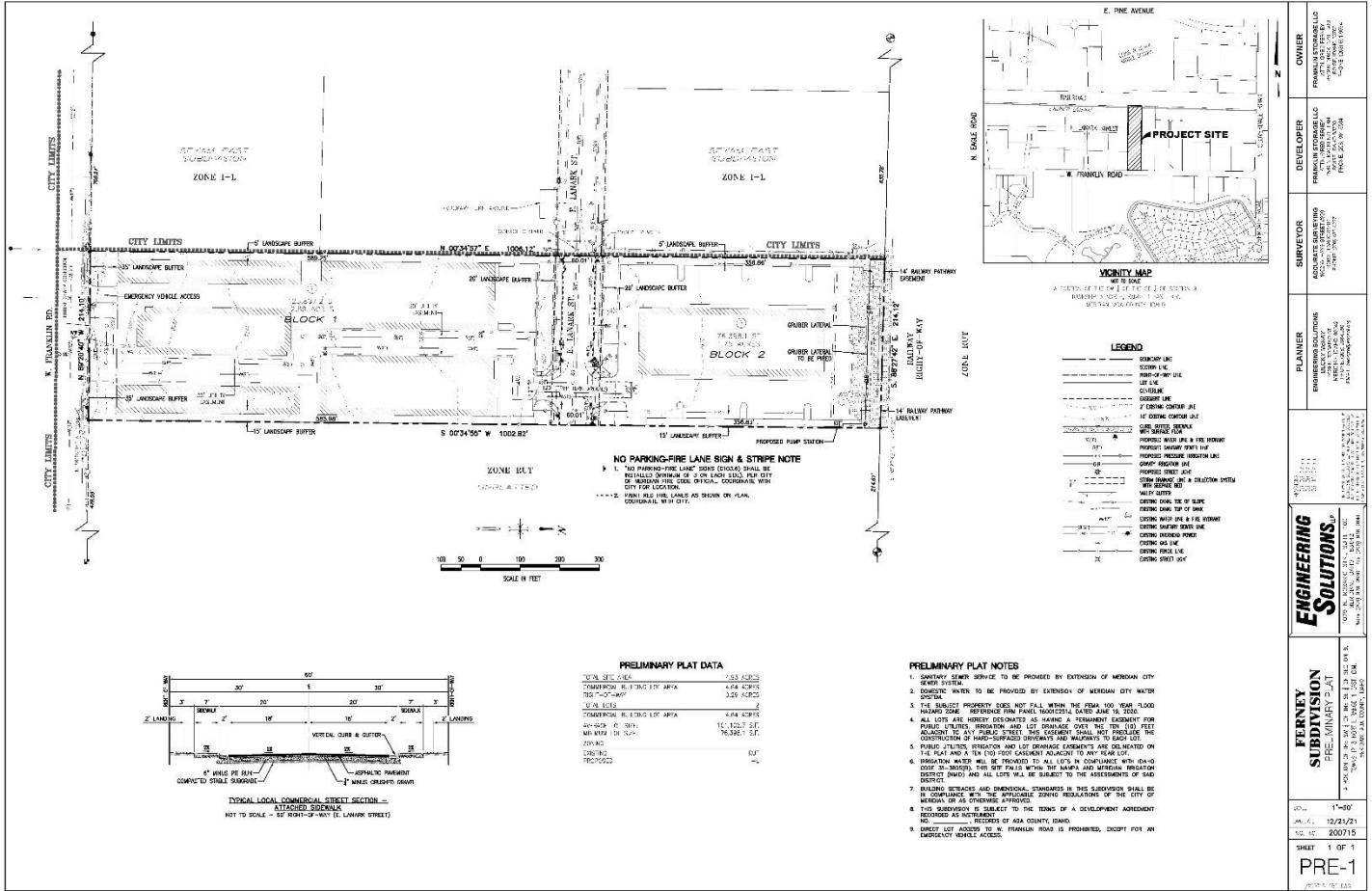


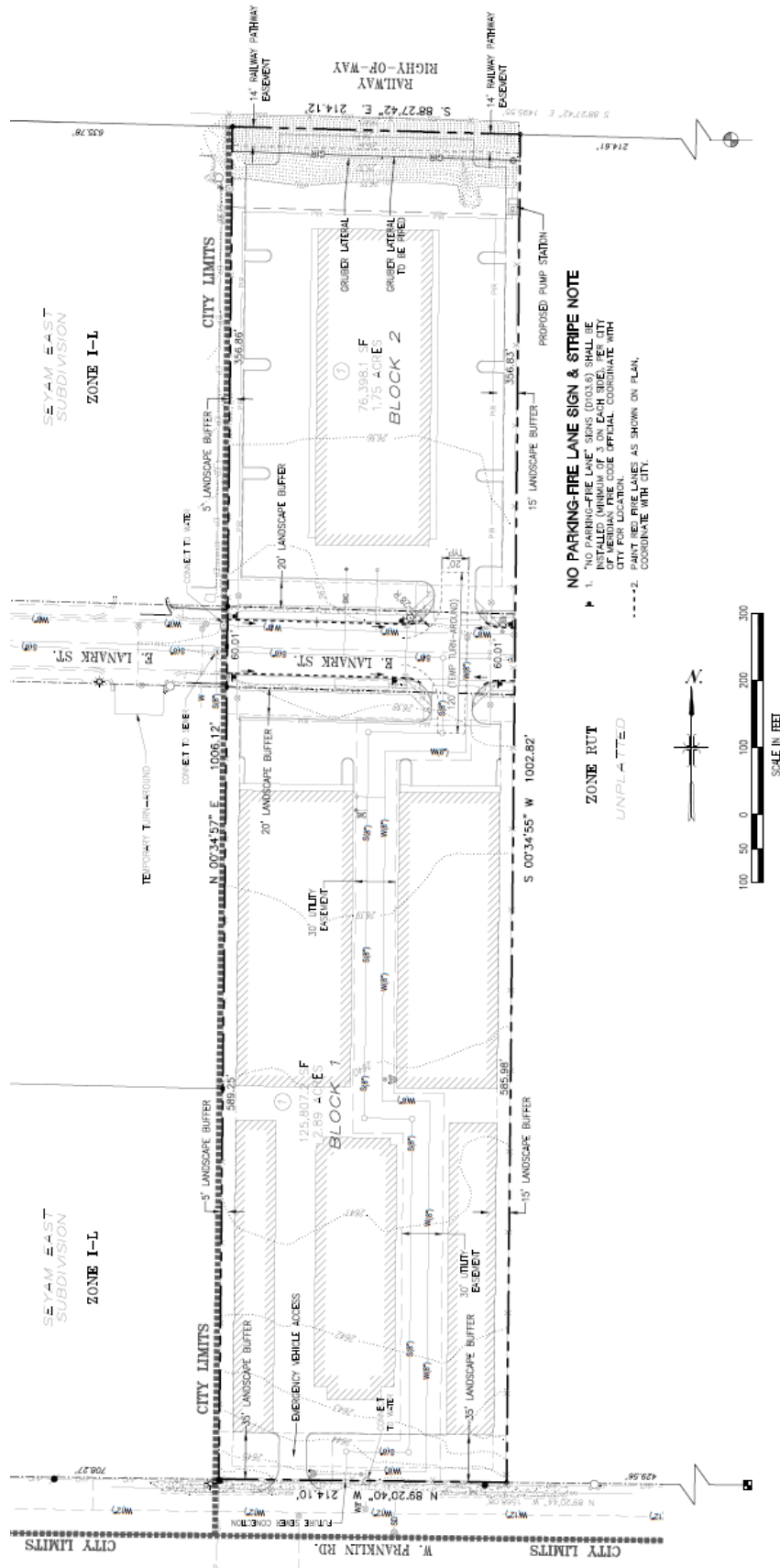
Accurate Surveying & Mapping

1520 W. Washington
Boise, Idaho 83702
(208) 486-4227
www accuratesurveyors.com

DATE: JAN. 2022 JOB 19-274

B. Preliminary Plat (dated: December 21, 2021)



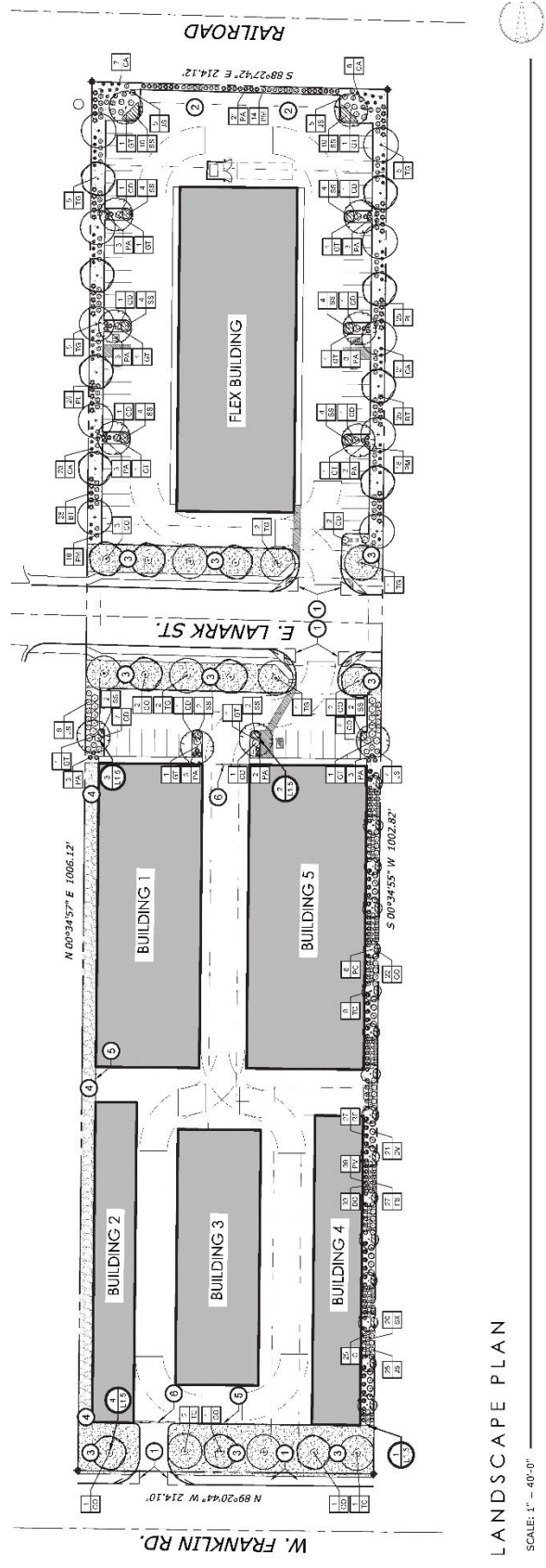


NO PARKING-FIRE LANE SIGN & STRIPE NOTE

- 1. "NO PARKING-FIRE LANE" SIGNS (D103.6) SHALL BE INSTALLED MINIMUM OF 3 ON EACH SIDE, 15' CITY SIDE AND 15' RAILWAY SIDE OFFICIAL COORDINATE WITH CITY FOR LOCATION.
- 2. PAINT RED FIRE LANES AS SHOWN ON PLAN, COORDINATE WITH CITY.

ZONE RUT UNPLANTED

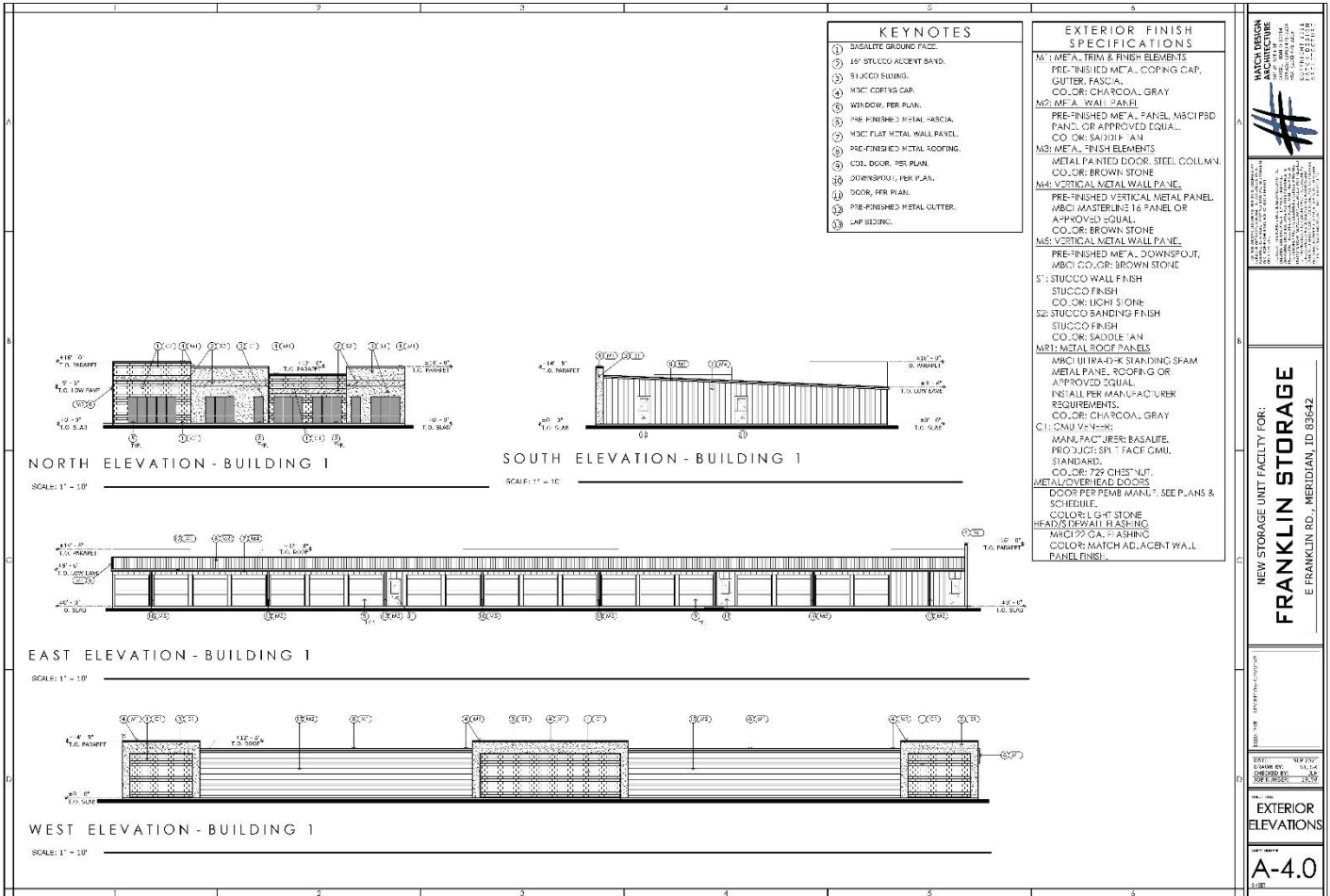




LANDSCAPE PLAN

SCALE: 1" = 40'-0"

D. Conceptual Building Elevations (full file linked [here](#))



SOUTH ELEVATION - BUILDING 3
SCALE: 1/4" = 1'-0"

NORTH ELEVATION - BUILDING 3
SCALE: 1/4" = 1'-0"

EAST ELEVATION - BUILDING 3
SCALE: 1/4" = 1'-0"

WEST ELEVATION - BUILDING 3
SCALE: 1/4" = 1'-0"

KEYNOTES	
1	BASALTE GROUND FINE
2	1/2" STUCCO ACCENT SAND
3	STUCCO STUCCO
4	MBCI COPING CAP
5	WINDOW, PER PLAN
6	PRE-FORMED CO METAL FASCIA
7	MBCI PLAT METAL WALL PANEL
8	PRE-FORMED METAL SPOUING
9	COIL DOOR, PER PLAN
10	DOWNSPOUT, PER PLAN
11	DOOR, PER PLAN
12	PRE-FORMED METAL GUTTER
13	LAP SIDING

GENERAL NOTES	
A.	FOR EXTERIOR ELEVATIONS SEE SECTION A.3.3

FRANKLIN STORAGE
NEW STORAGE UNIT FACILITY FOR:
E FRANKLIN RD., MERIDIAN, ID 83642

DATE: 08/20/2018
DRAWN BY: J.P. SK
CHECKED BY: J.P. SK
DATE PLOTTED: 10/25/18

EXTERIOR ELEVATIONS

A-4.2
SHEET

KEYNOTES

- 1) BASALTITE GROUND FINISH
- 2) 1/2" STUCCO ACCENT BAND
- 3) STUCCO SIDING
- 4) 1/2" VCI CORRUG. CAP
- 5) WINDOW, PER PLAN
- 6) PRE-FINISHED METAL FASCIA
- 7) 1/2" VCI FLAT METAL WALL PANEL
- 8) PRE-FINISHED METAL ROOFING
- 9) COIL DOOR, PER PLAN
- 10) DOWNPOUT, PER PLAN
- 11) ROCK, PER PLAN
- 12) PRE-FIN. WHITE METAL GUTTER
- 13) LAP SIDING

GENERAL NOTES

A. FOR EXTERIOR COORINATED COLORS SEE A-0.3

NORTH ELEVATION - BUILDING 5
SCALE: 1" = 10'

SOUTH ELEVATION - BUILDING 5
SCALE: 1" = 10'

EAST ELEVATION - BUILDING 5
SCALE: 1" = 10'

EAST ELEVATION - BUILDING 5
SCALE: 1" = 30'

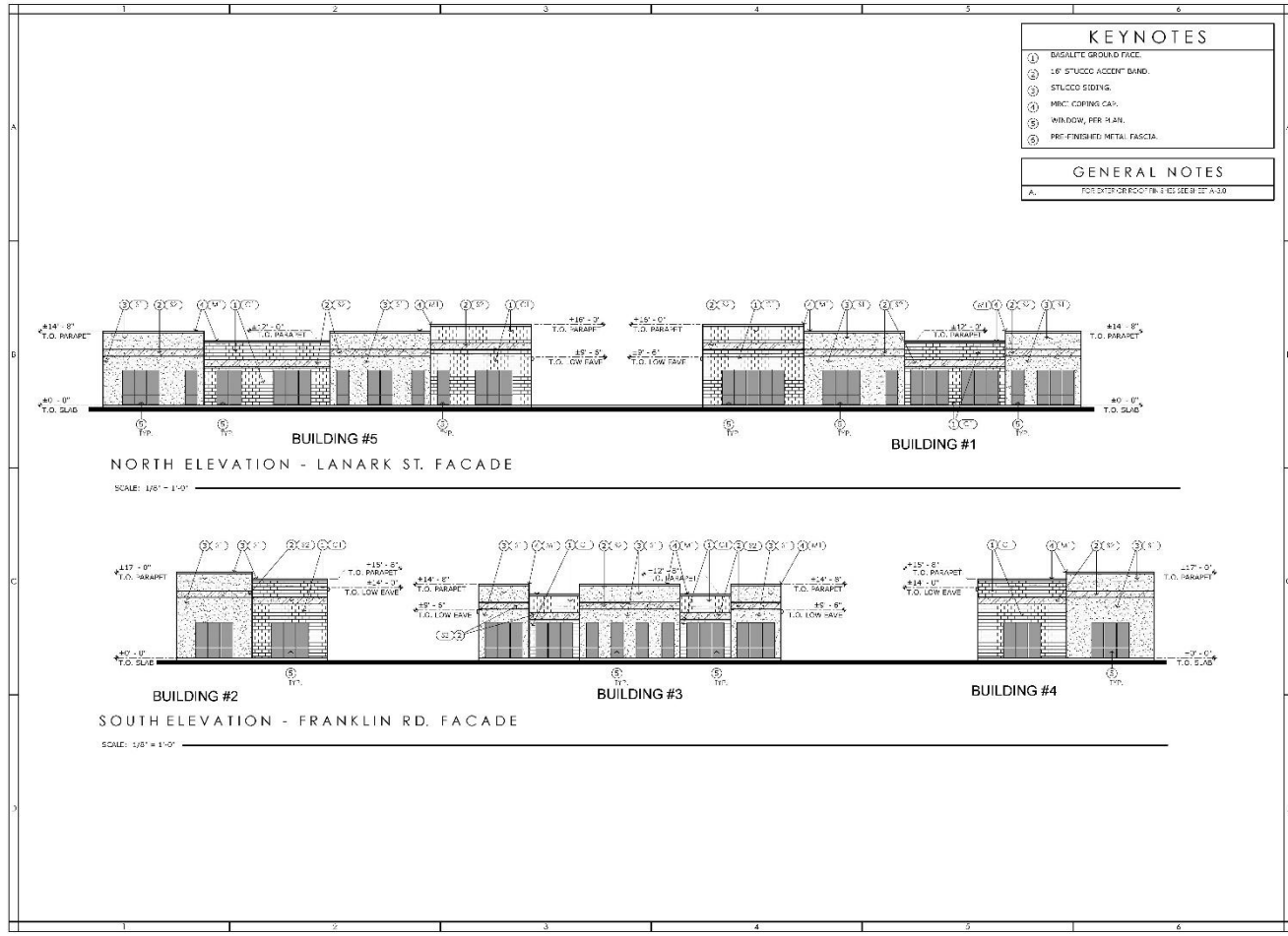
FRANKLIN ARCHITECTURE
1000 W. MAIN ST. SUITE 100
MERCER, MD 21118
301.771.2121

**NEW STORAGE UNIT FACILITY FOR:
FRANKLIN STORAGE**
E FRANKLIN RD., MERIDIAN, ID 83642

DATE: 03/20/2024
PROJECT NO.: 24-001
JOB NUMBER: 10052

EXTERIOR ELEVATIONS

SCALE: A-4.4



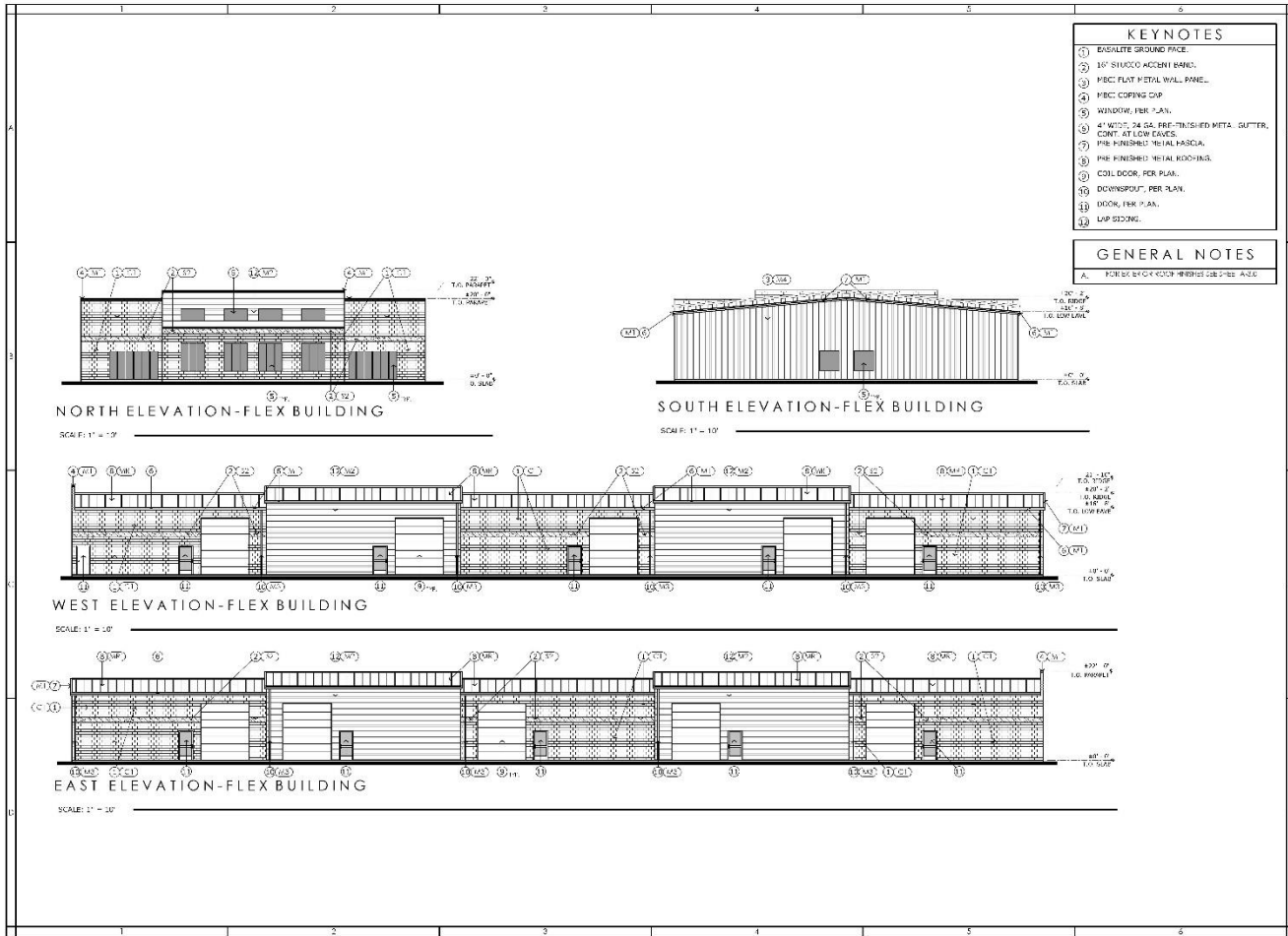
HATCH DESIGN ARCHITECTURE
1000 W. MAIN ST. SUITE 100
MERRIDAN, ID 83642
PHONE: 208.333.1111
WWW.HATCHDESIGNARCHITECTURE.COM

**NEW STORAGE UNIT FACILITY FOR:
FRANKLIN STORAGE**
E FRANKLIN RD., MERRIDAN, ID 83642

DATE: 04/20/15
DRAWN BY: JT SK
CHECKED BY: JH
DESIGNED BY: JH

EXTERIOR ELEVATIONS

A-4.6



- KEYNOTES**
- 1 BASALTITE GROUND FINE
 - 2 16" SIMCOO ACCENT PANEL
 - 3 MFCI FLAT METAL WALL PANEL
 - 4 MFCI COPING CAP
 - 5 WINDOW, PER PLAN
 - 6 4" W/2", 24 GA. PRE-FINISHED METAL GUTTER, CONT. AT LEAK ENDS
 - 7 PRE-FINISHED METAL HASCOA
 - 8 PRE-FINISHED METAL HOODING
 - 9 COIL DOOR, PER PLAN
 - 10 DOWNSPUT, PER PLAN
 - 11 DOOR, PER PLAN
 - 12 LAP SIDING

GENERAL NOTES

A. FOR ALL OTHER MATERIALS SEE SPEC. ANGLE

HATCH DESIGN ARCHITECTURE

1000 N. WASHINGTON ST. SUITE 200
MERRIDIAN, ID 83642
PH: 208-333-1412
WWW.HATCHDESIGNARCHITECTURE.COM

NEW STORAGE UNIT FACILITY FOR:
FRANKLIN STORAGE
E FRANKLIN RD., MERRIDIAN, ID 83642

DATE: 6/19/2021
DRAWING NO.: 57_24
DESIGNED BY: J.J.
CHECKED BY: J.J.
JOB NUMBER: 19052

EXTERIOR ELEVATIONS

A-4.5

SHEET

VIII. CITY/AGENCY COMMENTS

A. PLANNING DIVISION

Please submit a revised annexation legal description and exhibit map 15 days prior to the City Council hearing that includes the full width of the railroad right-of-way north of the subject site.

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 DA is executed and AZ ordinance has been approved.

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 minimum, incorporate the following provisions:

- a. Future development of the subject site shall be substantially consistent with the proposed concept plan, preliminary plat, landscape plan, and conceptual building elevations included in Section VII and the provisions contained herein.
- b. Prior to issuance of any building permits, the applicant shall subdivide the property in accord with UDC 11-6B.
- c. The uses allowed on this property are those listed in UDC Table 11-2C-2 for the I-L zoning district.
- d. The Applicant shall comply with the ordinances in effect at the time of application submittal.
- e. Applicant shall comply with the specific use standards outlined in UDC 11-4-3-34 and UDC 11-4-3-18 for the proposed uses of Self-service Storage Facility and Flex Space Building, respectively.
- f. The Applicant shall comply with the Commercial architectural design standards in the City of Meridian's Architectural Standards Manual (ASM) at the time of Certificate of Zoning Compliance and Design Review submittal for the elevations facing Franklin and the east elevations of the two storage buildings adjacent to the existing residence on Parcel S1109438907.

Preliminary Plat Conditions:

2. The preliminary plat included in Section VII.B, dated December 21, 2021, shall be revised as follows at least fifteen (15) days prior to the City Council hearing:
 - a. Show the required landscape easements adjacent to E. Lanark Street to include the parkways along Lanark and start at the back of curb.
3. The landscape plan included in Section VII.D, stamped on March 16, 2022, shall be revised as follows at least fifteen (15) days prior to the City Council hearing:
 - a. Per UDC 11-3B-7C.3, depict no more than 65% of the landscape buffer area to be comprised of grasses for all required landscape street buffers (adjacent to Franklin and Lanark).

- b. Per UDC 11-3B-7C.3 for development along entryway corridors, depict additional landscape features within the 35-foot buffer along E. Franklin Road.
 - c. Include additional trees and show they will touch at maturity along the east property boundary for a minimum of the first 185 feet measured from the back of the existing sidewalk for additional screening.
 - d. Depict the proposed type of fencing on a sheet within the landscape plans to ensure compliance with UDC 11-3A-7 and the applicable specific use standards. Chainlink fencing with or without slats does not qualify as a screening material in accord with UDC 11-3B-5M.
4. The Applicant shall comply with all ACHD conditions of approval.
 5. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6B for nonresidential uses in the I-L zoning district.
 6. Prior to City Engineers signature on a final plat, the applicant shall submit a public access easement for the multi-use pathway segment along the north boundary to the Planning Division for approval by City Council and subsequent recordation. The easement shall be a minimum of 14' in width (10' pathway and 2' shoulder on each side).
 7. Comply with the outdoor service and equipment area standards as set forth in UDC 11-3A-12.
 8. 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.
 9. 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.
 10. 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; or 2) obtain approval of a time extension as set forth in UDC 11-6B-7.
 11. Applicant shall tile all irrigation facilities within the development area per UDC 11-3A-6, unless waived by City Council.

B. Public Works Department

Site Specific Conditions of Approval

1. City utility easements must be clear of any permanent structure including but not limited to buildings, carports, trees, shrubs, fences, infiltration trenches, light poles, etc. There appears to be a fence separating the property from Franklin Road which will need to be removed to allow for a water crossing and easement.
2. The water main in East Lanark Street must end in a blow-off for future extension.
3. Sewer must be extended to the southern boundary at Franklin Road.
4. Easements must be a minimum of 20-foot-wide per utility, or 30-foot-wide for combined utility easement, as long as the minimum separation is maintained between water and sewer mains. The depicted easement going south is currently shown as 25-foot-wide, which does not meet this requirement.

5. No permanent structures can be within a City utility easement including but not limited to buildings, carports, trash enclosures, trees, bushes, fences, light poles, infiltration trenches, etc.
6. Ensure no sewer services cross 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-foot wide for a single utility, or 30-foot 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 (MCC 9-1-28.C). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
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. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=260239&dbid=0&repo=MeridianCity>

D. Nampa & Meridian Irrigation District (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=258728&dbid=0&repo=MeridianCity>

IX. FINDINGS

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

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

1. The map amendment complies with the applicable provisions of the comprehensive plan;

Staff finds annexation of the subject site with an I-L zoning designation is consistent with the Comprehensive Plan General Industrial FLUM designation for this property (see Section V for more information).

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;

Staff finds that a map amendment to the I-L zoning district is consistent with the purpose statement for the industrial districts in UDC 11-2C-1.

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

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

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

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

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

Staff finds the proposed annexation is in the best interest of the City.

B. 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;

Staff finds that the proposed plat is in substantial compliance with the adopted Comprehensive Plan (Please see Comprehensive Plan Policies in, Section V of this report for more information.)

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

Staff finds that public services will be provided to the subject property with development. (See Section VIII of the Staff Report for more details from public service providers.)

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

Because City water and sewer and any other utilities will be provided by the development at their own cost, Staff finds that the subdivision will not require the expenditure of capital improvement funds.

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 based upon comments from the public service providers (i.e., Police, Fire, ACHD, etc.). (See Section VII for more information.)

5. The development will not be detrimental to the public health, safety or general welfare; and,

Staff is not aware of any health, safety, or environmental problems associated with the platting of this property.

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

Staff is unaware of any significant natural, scenic or historic features that exist on this site that require preserving.



AGENDA ITEM

ITEM TOPIC: Public Hearing for Timberline North (Timberline Sub. No. 2) (H-2022-0024) by Riley Planning Services, LLC, Located at 655 and 735 W. Victory Rd.

A. Request: Combined Preliminary and Final Plat for 33 single-family residential building lots and 4 common lots on 9.8 acres of land in the R-8 zoning district for the purpose of subdividing phase 2 of the Timberline Subdivision (H-2017-0140, DA# 114007668) that has since expired.



PUBLIC HEARING INFORMATION

Staff Contact: Joseph Dodson

Meeting Date: May 5, 2022

Topic: **Public Hearing** for Timberline North (Timberline Sub. No. 2) (H-2022-0024) by Riley Planning Services, LLC, Located at 655 and 735 W. Victory Rd.

- A. Request: Combined Preliminary and Final Plat for 33 single-family residential building lots and 4 common lots on 9.8 acres of land in the R-8 zoning district for the purpose of subdividing phase 2 of the Timberline Subdivision (H-2017-0140, DA# 114007668) that has since expired.

Information Resources:

[Click Here for Application Materials](#)

[Click Here to Sign Up to Testify at the Planning and Zoning Commission Public Hearing](#)



COMMUNITY DEVELOPMENT DEPARTMENT

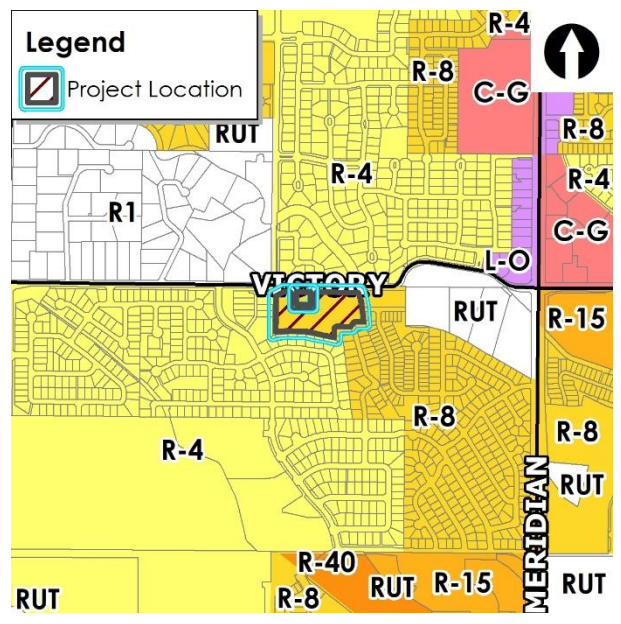
HEARING DATE: 5/5/2022

TO: Planning & Zoning Commission

FROAM: Joseph Dodson, Associate Planner
208-884-5533

SUBJECT: H-2022-0024
Timberline North (Timberline No. 2) PFP

LOCATION: The site is located at 655 and 735 W. Victory Road, in the NE1/4 of Section 25, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

Combined Preliminary and Final Plat for 33 single-family residential building lots and 4 common lots on 9.8 acres of land in the R-8 zoning district for the purpose of subdividing phase 2 of the Timberline Subdivision (H-2017-0140, DA# 114007668) that has since expired.

II. SUMMARY OF REPORT

- A. Applicant:
Penelope Riley, Riley Planning Services – PO Box 405, Boise, ID 83701
- B. Owner:
Mark Bailey, Bailey Investments – 13501 51st Avenue NE, Marysville, WA 98271
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

The subject property, approximately 9.8 acres, was originally platted in 2017 under Timberline Subdivision (H-2017-0140) but was annexed in 2013 as part of a City initiated annexation from RUT to the R-8 zoning district (AZ-13-014, DA# 114007668). The approved preliminary plat was to be completed in two phases. Phase 1 consists of 24 single-family residential building lots and has been recorded and fully constructed with homes, open space, etc. Phase 2 received final plat approval for 33 single-family residential building lots and 4 common lots in March 2020 and was set to expire on May 1, 2021, two years following the City Engineer’s signature of the phase 1 final plat consistent with City code. Due to unfortunate timing and circumstances, the Timberline No. 2 final plat did not receive City

Engineer signature by the deadline and no time extension was submitted in accord with UDC standards. Therefore, the phase 2 final plat expired which subsequently made the original preliminary plat approved in 2017 expire. The Applicant is required to re-plate the phase 2 area in order to record phase 2 of the final plat.

Currently phase 2 of the development is constructed per the previous approval including the open space, fencing, utilities, sidewalks, and public roads. Because all of the subdivision improvements are constructed, the Applicant has submitted the previously approved final plat documents from the previous application and an Alternative Compliance (ALT) application to allow the existing open space approved with the original submittal to remain as is without requiring the plat to comply with the current open space and amenity standards. Due to the unique circumstances behind the expiration of the plat and the fact that the improvements are all done, staff believes additional open space and amenities are not necessary. Below is staff's analysis of the ALT request.

PLAT DATA:

The two phases of Timberline Subdivision totaled 57 single-family residential building lots on approximately 17.3 acres of land. The subject phase 2 area proposes 33 building lots and 4 common lots on 9.8 acres which constitutes a gross density of 3.26 du/ac for this phase, consistent with previous approvals and the comprehensive plan designation of Medium Density Residential (MDR). 33-foot wide local streets with 5-foot wide attached sidewalks are constructed throughout the development which allows for on-street parking where no driveways are present. The subject plat contains approximately 0.7 acres of qualified open space (common lots and half of the Victory Road buffer) and the overall Timberline Subdivision is approved for approximately 1.9 acres of qualified open space which amounts to approximately 11%, above the previous requirement to provide a minimum of 10% qualified open space. The amenities exist within the phase 1 area and include a child's play structure and play area and a shaded picnic area. Because the submitted plans match the previously approved phase 2 final plat, Staff has included those previous conditions of approval as the conditions of approval for this application. Public Works has no comments on the subject application as all improvements have been constructed in accord with the approved construction drawings.

Staff finds the proposed combined preliminary/final plat meets all UDC dimensional standards and is consistent with the Comprehensive Plan as previously approved.

ALTERNATIVE COMPLIANCE FINDINGS ([UDC 11-5B-5E](#)):

Applicant is requesting Alternative Compliance to the Common Open Space & Amenity standards outlined in [UDC 11-3G-3](#) which require projects within the R-8 zoning district to have a minimum of 15% qualified open space. As discussed, the proposed combined preliminary/final plat is for an area that has received previous preliminary and final plat approvals but did not receive final plat signature prior to the plat expiring despite having all open space, roadways, sidewalks, and utilities fully constructed. Because of the described circumstances, Staff recommends approval of the Alternative Compliance request because strict adherence of the requirements is not feasible as described below. Specific findings to the subject request are as follows:

1. Strict adherence or application of the requirements are not feasible; or

Staff finds strict adherence of the open space and amenity requirements is physically feasible but would be burdensome on the Applicant to comply because the development's foundation of roadways and utilities are already in place for both phase 1 and phase 2 of the project area. Requiring additional open space to meet the minimum 15% overall would require the loss of building lots to add approximately 0.7 acres of additional qualified open space. Staff does not find strict adherence to this standard necessary as the building lots within this phase of Timberline have an average lot size of approximately 8,000 square feet (minimum lot size for R-4 zoning district) which allow for larger private yards for recreation. Furthermore, the

phase 1 area contains a large open space lot linked with adjacent open space in the Jocelyn Park Subdivision to the east where all Timberline residents would be able to enjoy and utilize open space.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

The alternative means does not exceed the minimum open space requirements of the current open space code but Staff finds the previous approvals for approximately 11% qualified open space overall to be an equal means of meeting the requirements when all development criteria are taken into account: lot sizes, pedestrian access, adjacent open space, and area of open space lots in phase 1.

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

Staff finds the proposed open space will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

The Director has granted approval of the subject Alternative Compliance request per the findings above.

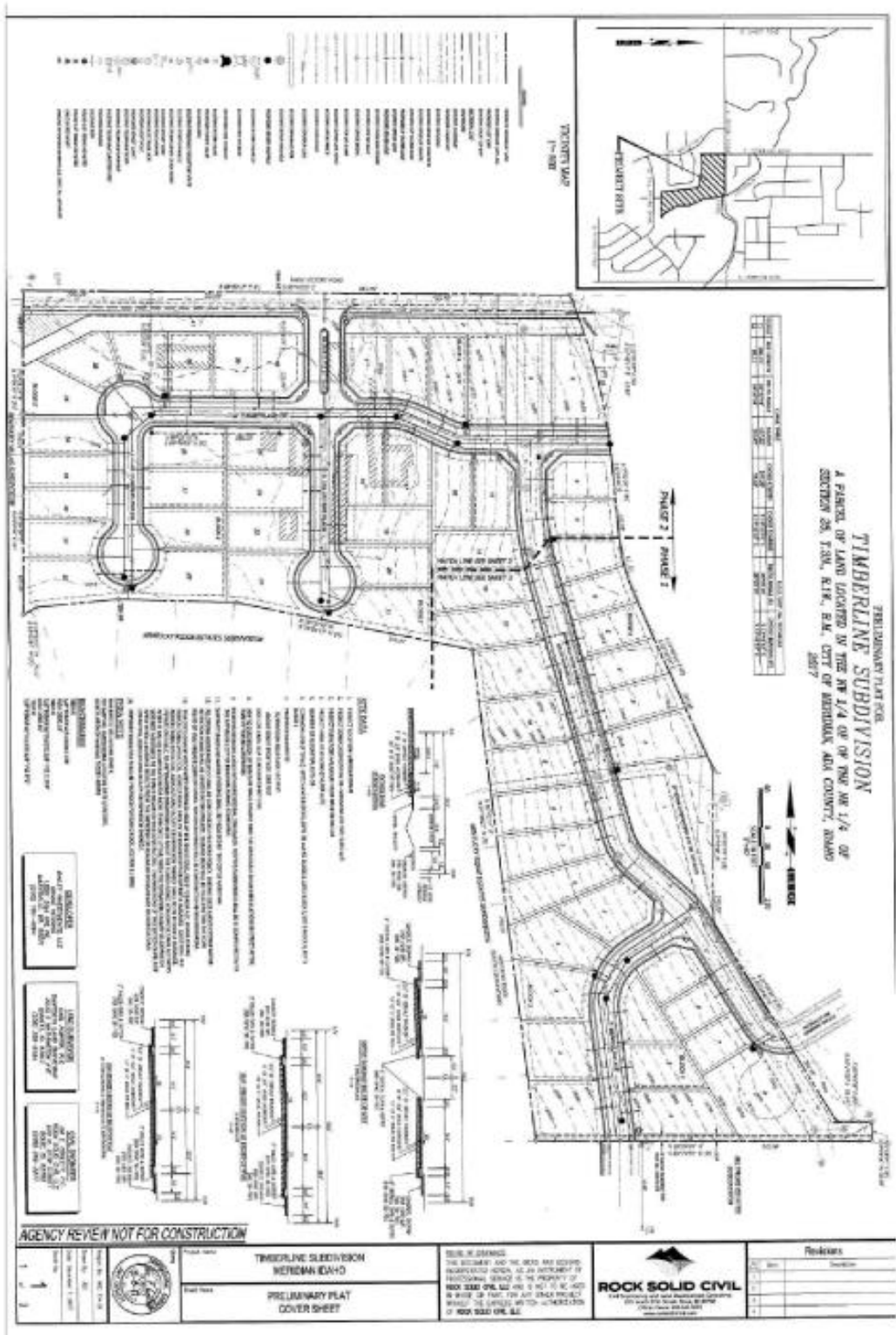
IV. DECISION

A. Staff:

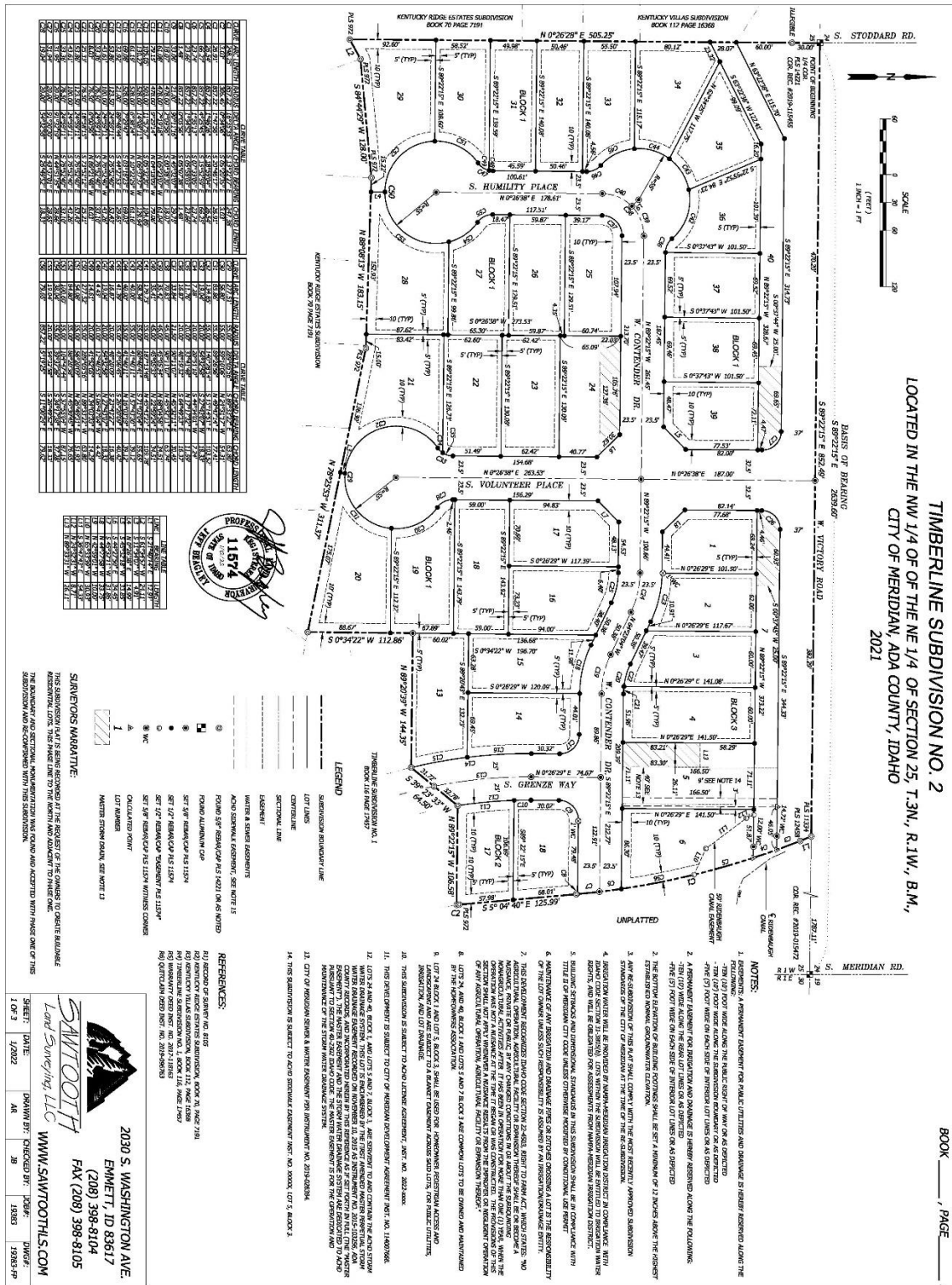
Staff recommends approval of the subject combined preliminary/final plat per the conditions of approval in Section VI and the findings in Section VII and the Director has approved the alternative compliance request per the Findings above.

V. EXHIBITS

A. Approved Preliminary Plat (December 2017)

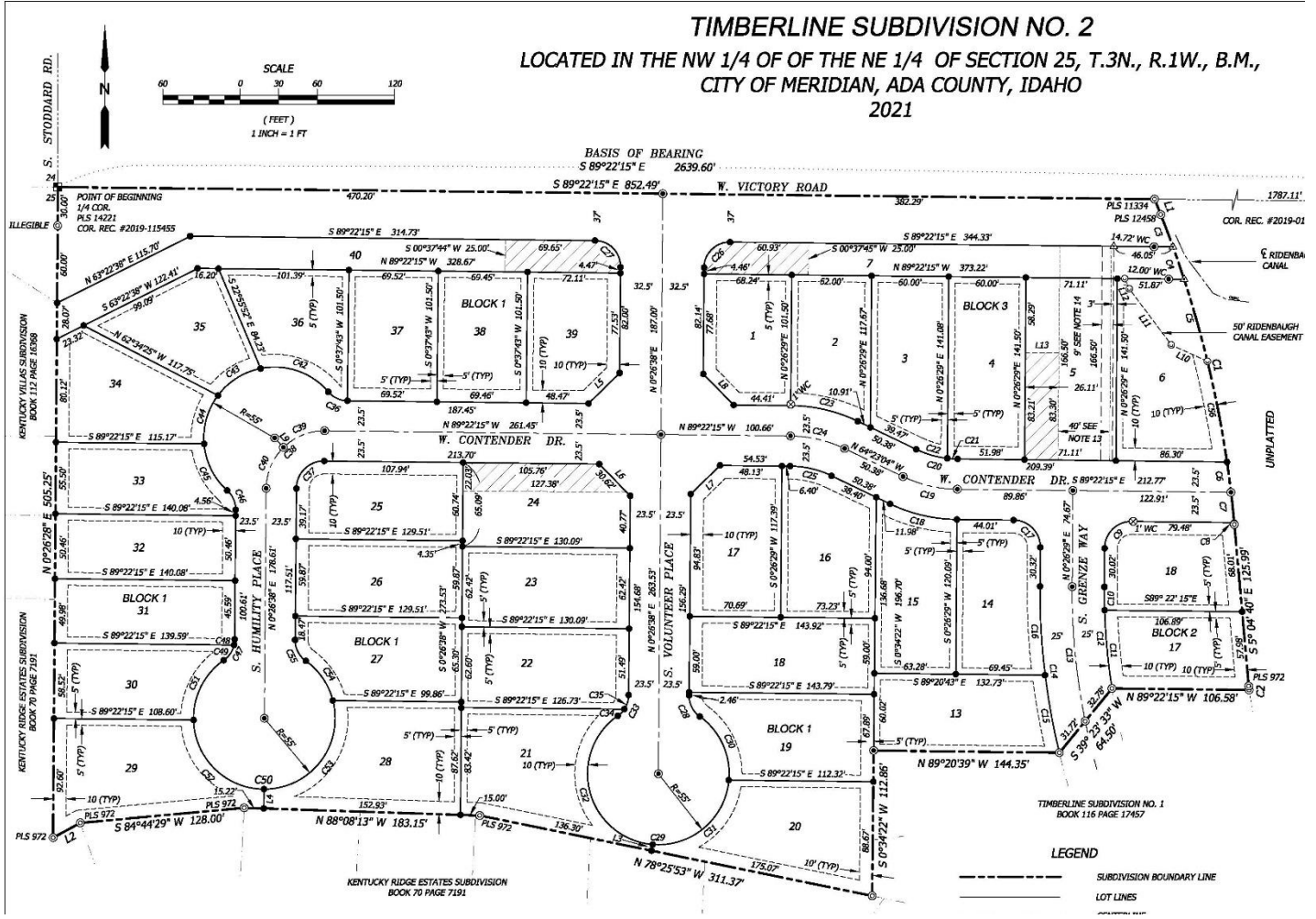


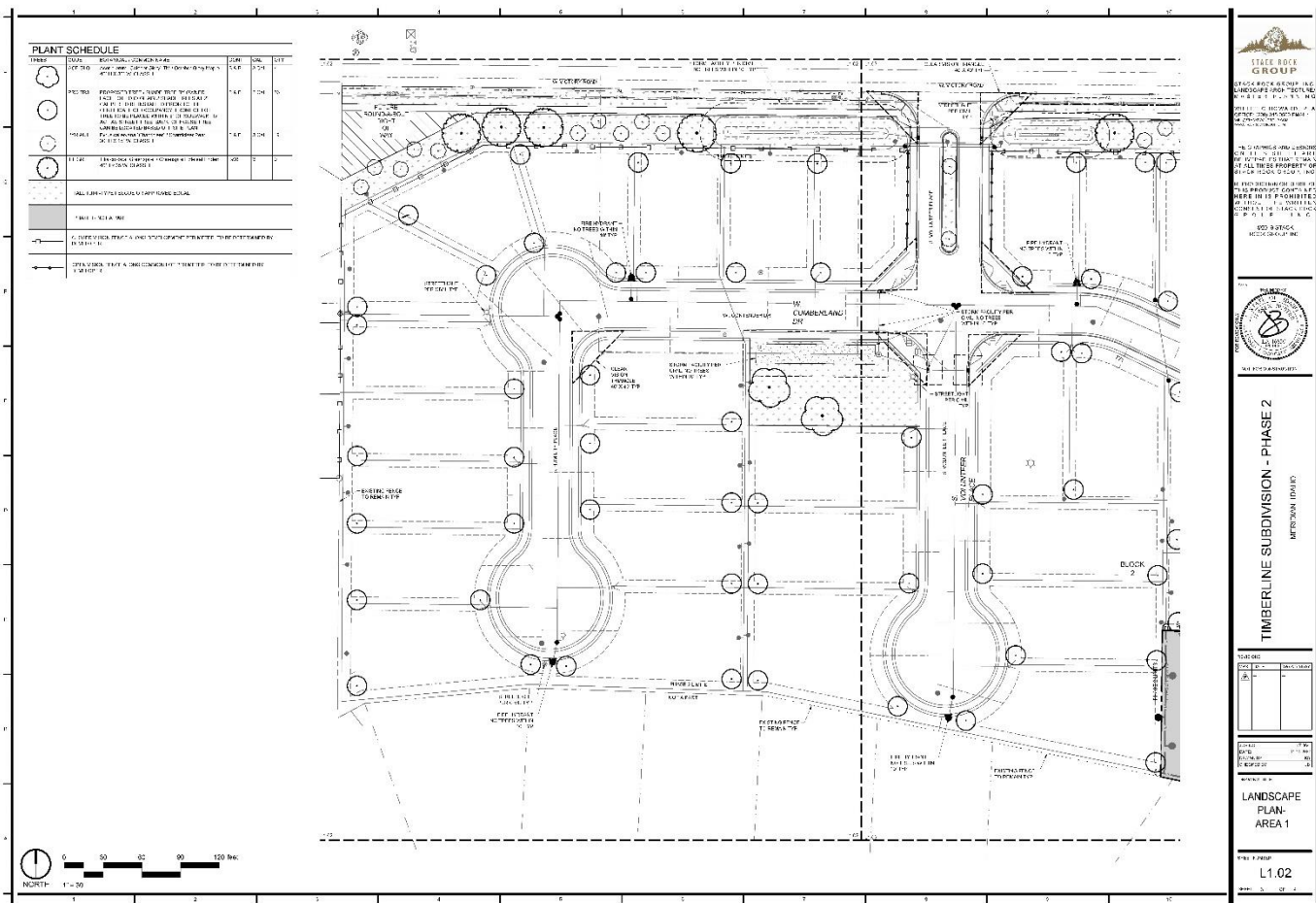
B. Combined Preliminary/Final Plat (stamp date: January 12, 2022)



TIMBERLINE SUBDIVISION NO. 2

LOCATED IN THE NW 1/4 OF OF THE NE 1/4 OF SECTION 25, T.3N., R.1W., B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO
2021





VI. CONDITIONS

A. Planing Division Conditions

1. The applicant shall comply with all applicable conditions of approval associated with this site (AZ-13-014 and recorded development agreement instrument #114007668).
2. The preliminary/final plat approval shall be null and void if the Applicant fails to either: 1) Obtain City Engineer's signature on the plat within two years from the day City Council grants approval of the Findings of Fact, Conclusions of Law for this project, Timberline North (Timberline No. 2); or, obtain approval for a time extension in accord with UDC 11-6B-7.
3. The final plat prepared by Sawtooth Land Surveying, LLC, with a stamped date of January 12, 2022, shall be revised as follows at the time of Final Plat Signature submittal:
 - a. Note #5 shall be corrected to show read "...Title 11 of Meridian City Code..." instead of "Title II..."
 - b. Note #14 – add applicable instrument number.
 - c. Add ACHD R/W Instrument number on final plat where ultimate right-of-way is shown.
4. The submitted landscape plan prepared by Stack Rock Group, dated 01/14/2020 shall be revised as follows at the time of Final Plat Signature submittal:
 - a. With submittal of the final plat Mylar application, the applicant shall provide a revised landscape plan per UDC requirements and standards set forth in 11-3B-7C.5a: "If the unimproved street right of way is ten feet (10') or greater from the edge of pavement to edge of sidewalk or property line, the developer shall maintain a ten foot (10') compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover. (Ord. 16-1672, 2-16-2016)." This condition shall be applied to the Northwest corner of the property abutting W. Victory Road.
5. Four (4) type 1 streetlights are required along W. Victory Road. Davit poles may be used if there are conflicts with overhead power lines.
6. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, at (208) 887-1620 for more information.
7. Staff's failure to cite specific ordinance provisions or conditions from previous approvals does not relieve the applicant of responsibility for compliance.
8. The applicant shall construct single family detached dwellings in accord with the recorded development agreement.
9. The rear and/or sides of homes abutting all arterial and collector roadways shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. Single-story structures are exempt from this requirement.
10. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.
11. Prior to release of Certificate of Occupancy by the Planning Division, the plat shall be recorded.

12. The Director approved alternative compliance in accord with UDC 11-5B-5 regarding the common open space and amenity standards outlined in UDC 11-3G-3 & 11-3G-4.

B. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=260030&dbid=0&repo=MeridianCity&cr=1>

C. Nampa & Meridian Irrigation District (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=259180&dbid=0&repo=MeridianCity>

D. Boise Project Board of Control (BPBC)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=258882&dbid=0&repo=MeridianCity>

E. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=259062&dbid=0&repo=MeridianCity>

VII. REQUIRED FINDINGS

A. 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 combined preliminary and final plat is consistent with the comprehensive plan and the UDC as outlined in Section IV of this report.

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

Staff finds public services are already in place and activated for this development; therefore, public services are adequate to accommodate the development.

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

Because City water and sewer and any other utilities are already in place and have been provided by the development at their own cost, Staff finds that the subdivision will not require the expenditure of capital improvement funds.

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 based upon comments from the public service providers (i.e., Police, Fire, ACHD, etc.). (See public record for more information).

5. The development will not be detrimental to the public health, safety or general welfare; and

Staff finds the proposed development will not be detrimental to the public health, safety or general welfare.

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

Staff is unaware of any significant natural, scenic or historic features that exist on this site that require preserving.