



CITY COUNCIL REGULAR MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Tuesday, September 13, 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

VIRTUAL MEETING INSTRUCTIONS

To join the meeting online: <https://us02web.zoom.us/j/88029902800>

Or join by phone: 1-669-900-6833

Webinar ID: 880 2990 2800

ROLL CALL ATTENDANCE

___ Jessica Perreault

___ Joe Borton

___ Brad Hoaglund

___ Treg Bernt

___ Liz Strader

___ Luke Cavener

___ Mayor Robert E. Simison

PLEDGE OF ALLEGIANCE

COMMUNITY INVOCATION

ADOPTION OF AGENDA

PUBLIC FORUM – Future Meeting Topics

The public are invited to sign up in advance of the meeting at www.meridiancity.org/forum to address elected officials regarding topics of general interest or concern of public matters. Comments specific to active land use/development applications are not permitted during this time. By law, no decisions can be made on topics presented at Public Forum. However, City Council may request the topic be added to a future meeting agenda for further discussion or action. The Mayor may also direct staff to provide followup assistance regarding the matter.

ACTION ITEMS

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 their project. Members of the public are then allowed up to 3 minutes each to address City Council regarding the application. Citizens acting as a representative of a Homeowner's Association may be allowed up to 10 minutes to speak on behalf of represented homeowners who have consented to yielding their time. After all public testimony, the applicant

is allowed up to 10 minutes to respond to questions and comments. City Council members may ask questions throughout the public hearing process. The public hearing is then closed, and no further public comment is heard. City Council may move to continue the application to a future meeting or approve or deny the application. The Mayor is not a member of the City Council and pursuant to Idaho Code does not vote on public hearing items unless to break a tie vote.

- 1. Public Hearing** for Shops at Victory (H-2022-0060) by WL Victory Crossings, LLC, located at 3300 S. Eagle Rd.

Application Materials: <https://bit.ly/H-2022-0060>

A. Request: Development Agreement Modification to change opening hours of operation for a drive-through coffee establishment from 6am to 5am.

- 2. Public Hearing** for Torino Locust Grove Subdivision (H-2022-0038) by Jeremy Rausch, Located at 870 S. Locust Grove Rd.

Application Materials: <https://bit.ly/H-2022-0038>

A. Request: Annexation and Zoning of 1.03 acres of land from R-1 in Ada County to the R-8 zoning district.

- 3. Public Hearing** for Torino Locust Grove Subdivision (SHP-2022-0008) by Jeremy Rausch, located at 870 S. Locust Grove Rd.

Application Materials: <https://bit.ly/SHP-2022-0008>

A. Request: Short Plat consisting of 4 buildable lots on 0.87 acres of land in the R-8 zoning district.

ORDINANCES [Action Item]

- 4.** Ordinance 22-1994: An Ordinance Amending Meridian City Code Section 1-9-4(C), Regarding Appropriation of Funds for the Meridian Arts on Public Spaces Program; Repealing Conflicting Ordinances; and Providing an Effective Date.
- 5.** Ordinance No. 22-1992: An Ordinance of the City of Meridian, Idaho Amending Ordinance No. 21-1945, the Appropriation Ordinance for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022 (FY2022), By Increasing Total Appropriations from \$185,198,969 to \$194,955,456, Increasing Total Revenue from \$118,834,794 to \$122,284,158, and Increasing the Use of Fund Balance from \$66,364,175 to \$72,671,298; and Providing an Effective Date

FUTURE MEETING TOPICS

ADJOURNMENT



AGENDA ITEM

ITEM TOPIC: Public Hearing for Shops at Victory (H-2022-0060) by WL Victory Crossings, LLC, located at 3300 S. Eagle Rd.

Application Materials: <https://bit.ly/H-2022-0060>

A. Request: Development Agreement Modification to change opening hours of operation for a drive-through coffee establishment from 6am to 5am.



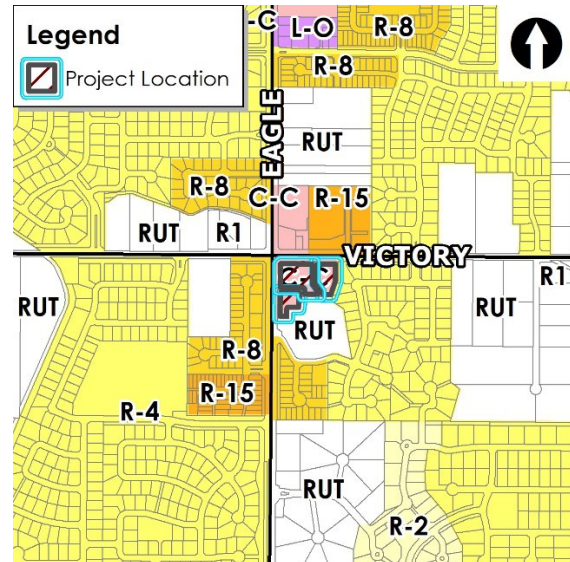
COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE: 09/13/2022

TO: Mayor & City Council
FROM: Alan Tiefenbach, Associate Planner
Joseph Dodson, Associate Planner
208-884-5533

SUBJECT: H-2022-0060
Shops at Victory - MDA

LOCATION: SEC of S. Eagle Rd. and E. Victory Rd.



I. PROJECT DESCRIPTION

Development Agreement Modification to change allowed opening hours for an approved drive-through establishment from 6AM to 5AM at 3300 S. Eagle Road.

II. SUMMARY OF REPORT

A. Applicant / Representative:

Ken Lenz, White Leasure Development – 8385 W. Emerald St, Boise ID 83701

B. Owner:

WL Victory Crossings LLC – 8385 W. Emerald St, Boise ID 83701

III. STAFF ANALYSIS

The property is 0.84 acres in area, zoned C-C, and is one of three commercial lots comprising the Shops at Victory Development which was annexed in 2008 (AZ-008-007, PP-08-006, DA Inst. #111032845). The existing Development Agreement allows all uses allowed in the C-C zoning district, with hours of operation limited to 6am to 10pm due to the adjacent residences to southeast and east.

Alternative Compliance was approved as part of the annexation to allow a residential buffer with widths as little as 10 feet where 25 feet is typically required along the south and eastern property lines, with a condition that a 6 ft tall Verti-Crete wall be constructed within the reduced buffer—much of this buffer does meet the standard 25-foot width. The final plat for this property was completed in 2016 after four time-extensions were approved (H-2016-0029). The Rite Aid on the hard corner

received administrative approvals in 2015 (A-2015-0061) with construction occurring in 2016. The eastern most commercial has received conditional use permit approval and administrative approvals to construct a daycare center but construction of that facility has not yet started (H-2021-0003 & A-2021-0072, respectively).

In May of 2022, a conditional use permit (CUP) was approved for this subject property (3300 S. Eagle) to allow a drive-through establishment within 300 feet of an existing residence and another drive through facility (H-2022-0019); a CZC was issued in July of 2022 (A-2022-0134) for the coffee shop drive-through. With the CUP, the applicant mentioned their desire for an opening time of 5AM rather than the 6AM noted in the DA. As this was a development agreement requirement, the project was conditioned to operate from 6AM to 10PM per the recorded development agreement *unless otherwise modified through a subsequent development agreement modification*.

There is an existing single-family residence on a 5-acre lot directly east and south of the subject property. This would be the property owner most impacted by any proposed changes to the allowed hours of operation. At the time of the CUP for the drive through establishment, the property owner submitted a letter in support stating the applicant had been very receptive to all their requests with the initial development, they had installed a Verti-Crete fence along their property line that was higher quality than would have been required, ensured lighting impacts were mitigated and expressed their faith that the applicant's choice of location was acceptable. Staff has not received any further correspondence from this property owner. North of the subject property is the existing Rite Aid and S. Eagle Rd is to the west so Staff finds the proposed additional hour of operation in the morning should not have any impact on the existing commercial use.

The existing development agreement states "The applicant shall be responsible for all costs associated with the sewer and water service extension as set forth in Exhibit C attached hereto and by this reference incorporated herein as if set forth in full. Said costs shall be paid prior to commencement of any building construction." As of August 16, 2022, this Applicant has paid their required proportionate share of this agreement and has satisfied this DA provision for the subject property. In addition, many of the existing provisions have been satisfied over the years and are no longer applicable for the subject site. Therefore, Staff is recommending this parcel be removed from the existing DA and placed into its own for the purpose of governing this lot in perpetuity. Staff's recommended DA provisions are below.

IV. DECISION

A. Staff:

1. Staff recommends the City Council approve the applicant's request for a development agreement modification and enter into a new DA with the following provisions at a minimum:

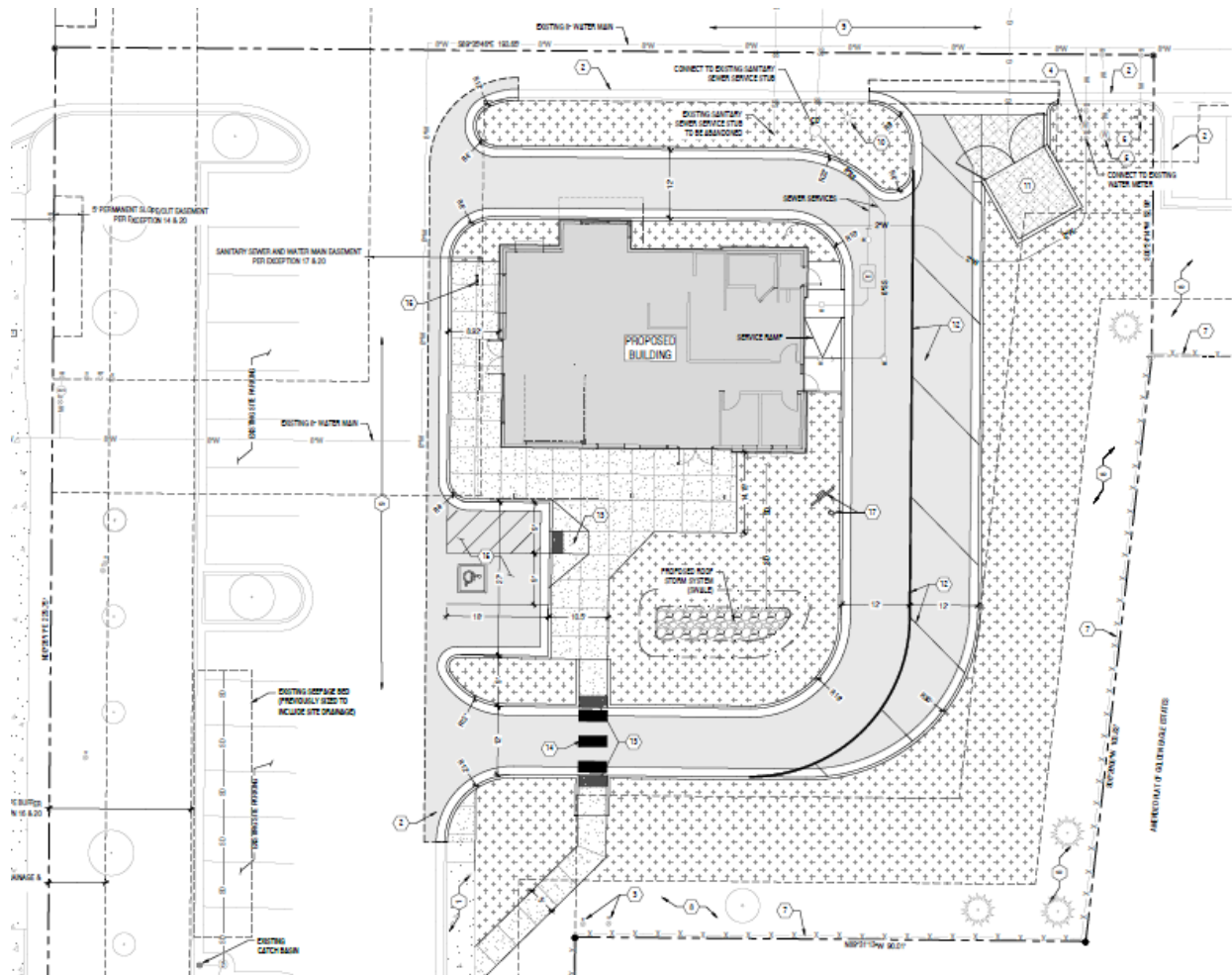
- a. Hours of operation for any business on the subject property (3300 S. Eagle Road, Lot 1 Block 1 of the Shops at Victory Sub.) shall be restricted to the hours between 5am and 10pm.
- b. Future development shall adhere to the previous approvals for Alternative Compliance for a reduced landscape buffer width in certain areas adjacent to the residential property to the south and east, per the landscape plan attached in Exhibit A of the staff report attached in the original development agreement for the Shops at Victory Development Agreement (Inst# 111032845).
- c. Access to this site shall only be provided from one full-access and one right-in/right-out access to/from Eagle Road and one full-access and one right-in/right-out access to/from Victory Road, as shown on the City approved site plan included in the development

agreement for the Shops at Victory Development Agreement (Inst# 111032845). Any other vehicular access points to/from the site are prohibited.

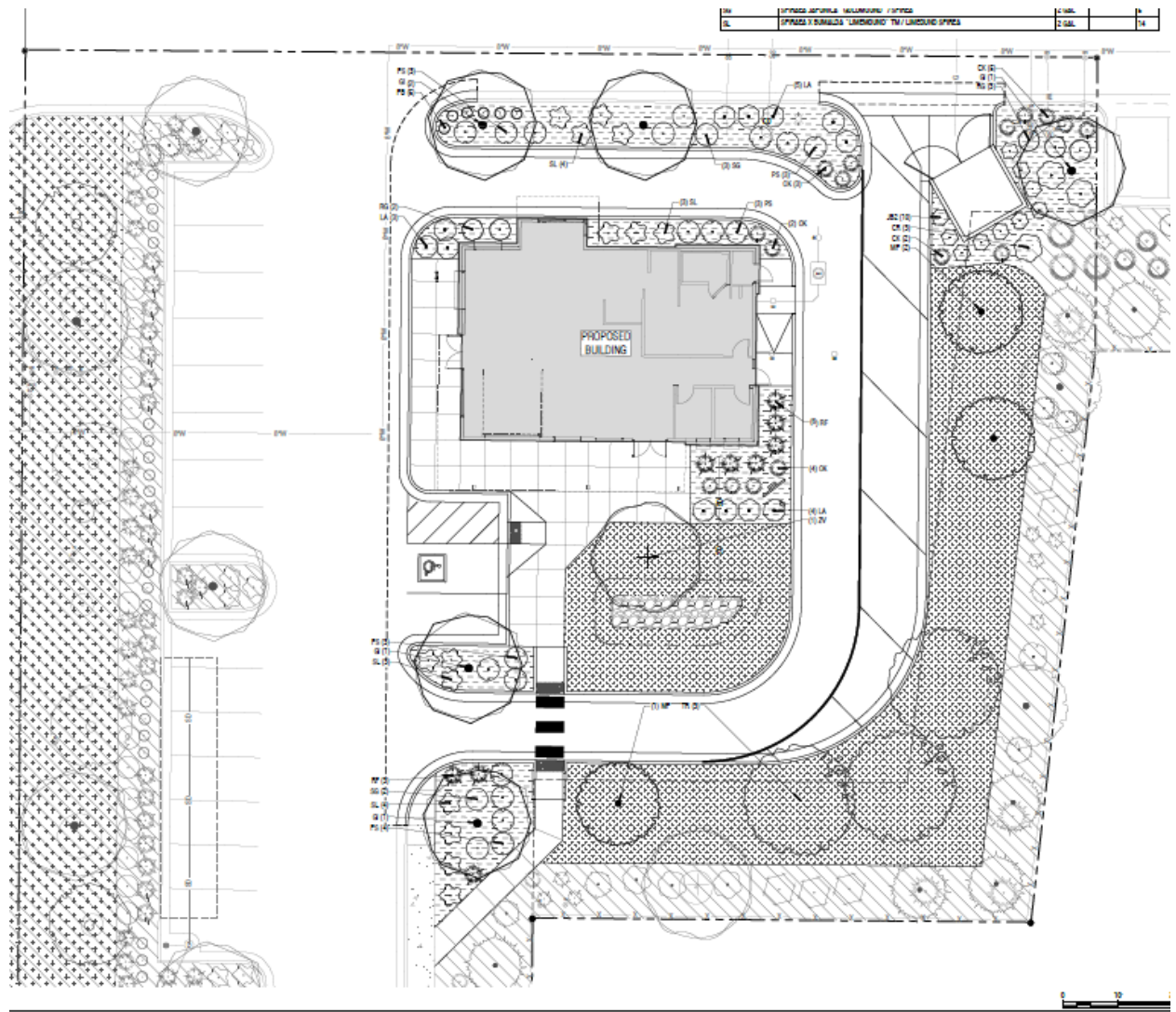
- d. Owner/Developer shall maintain and adhere to the recorded cross-access/ingress-egress agreement for the three (3) parcels associated with the Shops at Victory subdivision.
- e. Future development of this site shall be generally consistent with the site layout, landscape plan and building elevations as approved by CZC A-2022-0019 as depicted in Section V below and the previous conditions of approval for the subject site: H-2016-0029 and H-2022-0019).

A. Approved CZC Site Plan

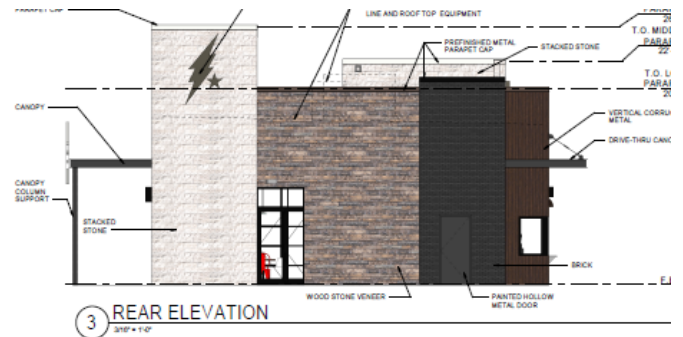
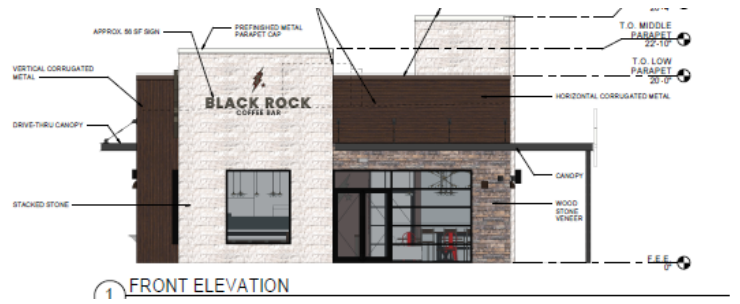
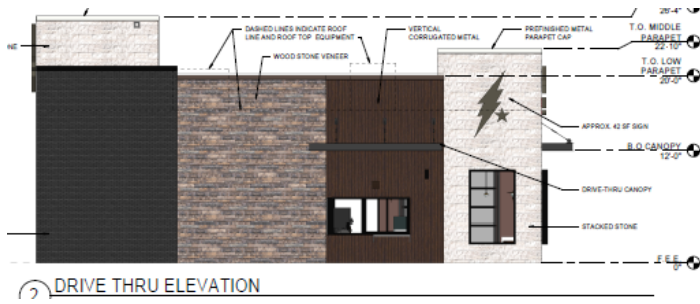
A. Approved CZC Site Plan



B. Approved CZC Landscape Plan



C. Approved CZC Elevations



C. Existing Development Agreement Provisions

5. CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:

5.1 Owner/Developer shall develop the Property in accordance with the following special conditions:

1. The applicant shall be responsible for all costs associated with the sewer and water service extension as set forth in Exhibit C attached hereto and by this reference incorporated herein as if set forth in full. Said costs shall be paid prior to commencement of any building construction.

2. Any and all existing domestic wells and/or septic systems within this project will have to be removed from their domestic service, per City Ordinance Section 5-7-517, when services are available from the City of Meridian. Wells may be used for non-domestic purposes such as landscape irrigation.

3. No signs are approved with the subject annexation approval. All business signs will require a separate sign permit in compliance with UDC 11-3D.

4. The request for Alternative Compliance for a reduced buffer width in certain areas adjacent to the residential property to the south, is approved per the landscape plan attached in Exhibit A of the staff report and in accordance with the DA provisions and conditions of approval noted in the Shops at Victory staff report.

5. Construct a minimum 6-foot tall verti-crete wall adjacent to the residential property to the south in the areas where the buffer width is below the required 25-feet, as shown on the fencing plan in Exhibit A.5, as approved through Alternative Compliance with this application. Construct a minimum 6-foot tall solid vinyl fencing in all other areas along the perimeter boundary adjacent to residential uses. All fencing shall be constructed in accordance with the standards listed in UDC 11-3A-7C.

6. Provide a minimum 5-foot wide detached sidewalk along both Eagle Road and Victory Road beyond the ultimate right-of-way of the reconstructed and widened intersection. Said sidewalk shall extend across the Aldridge property along Eagle Road to Falcon Drive and be located within a public pedestrian easement.

7. Access to this site shall only be provided from one full-access and one right-in/right-out access to/from Eagle Road and one full-access and one right-in/right-out access to/from Victory Road, as proposed by the applicant, as shown on the City approved site plan attached hereto as Exhibit D and by this reference incorporated herein as if set forth in full. Any other vehicular access points to/from the site are prohibited.

8. A cross-access/ingress-egress easement shall be recorded to/from Eagle Road and Victory Road benefitting all lots within the subdivision.

9. Provide a pedestrian connection (pathway and break in the fence) from this site to the future pathway in Harcourt Subdivision.

10. A minimum of 2 buildings shall be constructed on the site and the maximum building footprint of any one building shall not exceed 20,000 square feet.

11. Hours of operation for the businesses within this development shall be restricted to the hours between 6 am and 10 pm.

12. The Applicant shall comply with the tree preservation standards listed in UDC 1 1-3B-10 for protection of existing trees that are proposed to be retained and existing trees 4-inch caliper and greater that are proposed to be removed. The applicant's proposal to plant trees along the southern and eastern property boundaries as mitigation for trees removed from the site is approved per the landscape plan included in Exhibit A of the staff report.

13. The detailed site plan and building elevations submitted with any future CUP and/or CZC application for this site shall substantially comply with the conceptual site plan and building elevations submitted to the City as shown in Exhibit A of the staff report.

14. The Applicant shall submit a letter of final approval from Ada County Development Services for the Boundary Line Adjustment and a recorded copy of the Record of Survey, prior to approval of the annexation ordinance by City Council and publication of the ordinance in the newspaper.



AGENDA ITEM

ITEM TOPIC: Public Hearing for Torino Locust Grove Subdivision (H-2022-0038) by Jeremy Rausch, Located at 870 S. Locust Grove Rd.

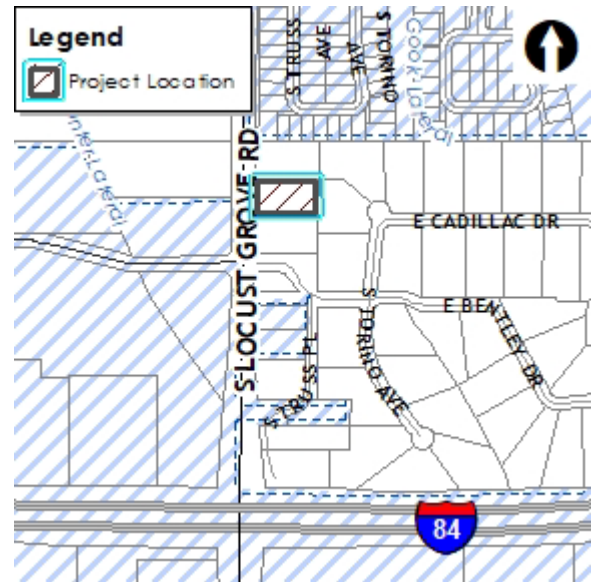
Application Materials: <https://bit.ly/H-2022-0038>

A. Request: Annexation and Zoning of 1.03 acres of land from R-1 in Ada County to the R-8 zoning district.

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 9/6/2022
DATE:
TO: Mayor & City Council
FROM: Alan Tiefenbach, Associate Planner
208-884-5533
SUBJECT: H-2022-0038 and SHP-2022-0008
Torino Locust Grove Subdivision
LOCATION: 870 S. Locust Grove Rd.



I. PROJECT DESCRIPTION

Annexation of 1.03 acres of land with the R-8 zoning district, and short plat consisting of 4 residential building lots.

II. SUMMARY OF REPORT

A. Project Summary

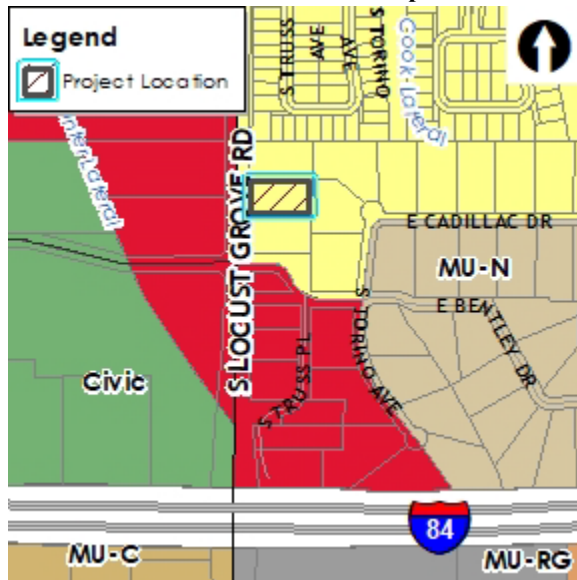
Description	Details	Page
Acreage	1.03	
Future Land Use Designation	Medium Density Residential (MDR)	
Existing Land Use(s)	Vacant	
Proposed Land Use(s)	Single Family Residential	
Lots (# and type; bldg./common)	4 Lots	
Phasing Plan (# of phases)	One phase	
Physical Features (waterways, hazards, flood plain, hillside)	No significant physical features.	
Neighborhood meeting date; # of attendees:	March 17, 2022	
History (previous approvals)	None	

B. Community Metrics

Description	Details	Page
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed) Stub Street/Interconnectivity/Cross Access	S. Locust Grove provides the only access to this property. This proposal includes a 30 ft. wide common driveway from S. Locust Grove to serve the four lots. Staff recommends an easement beyond the end of this driveway to the eastern property line.	
Existing Road Network	S. Locust Grove	
Existing Arterial Sidewalks / Buffers	There is an existing 7 ft wide sidewalk along the property frontage. A 25 ft wide landscape buffer will be required as a condition of approval.	
Proposed Road Improvements	None.	
Fire Service		
	The common driveway shall be signed "No Parking Fire Lane". When required by the Fire Marshall, "No Parking Fire Lane" signs shall be used per appendix D of the 2018 IFC. Signs shall be installed per ACHD standards. The bottom of the sign(s) should be 7' above the road/sidewalk surface shall not be in the travel way. The sign(s) shall be installed about 6" – 1' behind the curbing or edge of pavement on a Telspar post.	
Police Service		
	No Issues	
Wastewater	<ul style="list-style-type: none"> Flow is committed Due to proximity of sewer service to infiltration trench, sleeve both service two feet past each side of the infiltration trench. 	
Water		
	<ul style="list-style-type: none"> Due to proximity of water service to infiltration trench, sleeve both service 10 feet past each side for the infiltration trench. 	

C. Project Area Maps

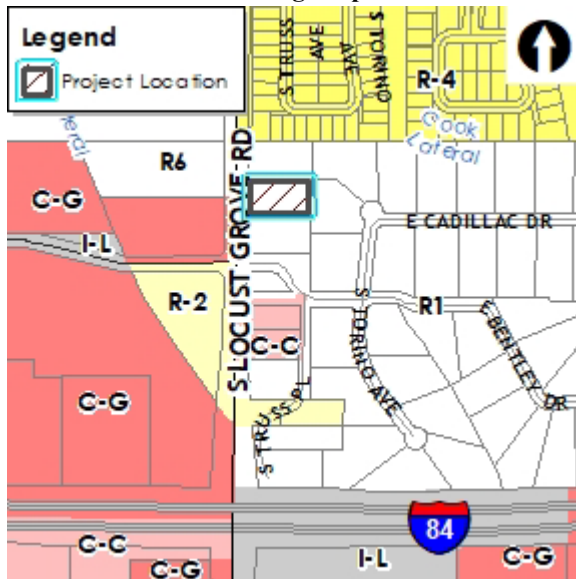
Future Land Use Map



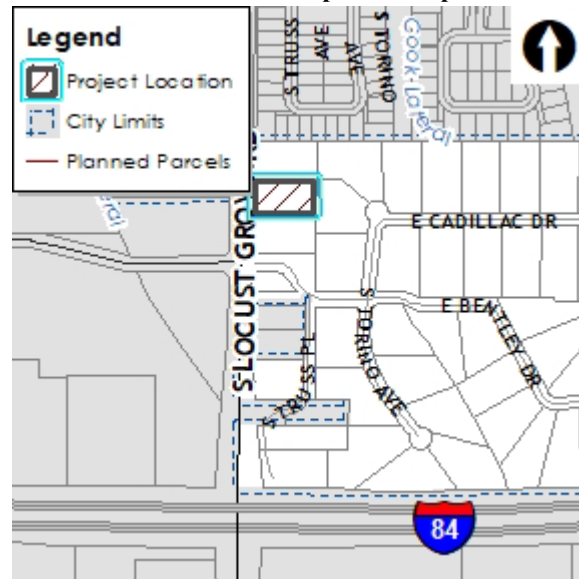
Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant / Representative / Owner(s):

Jeremy Rausch – 1684 E Borzoi Ct, Meridian, ID 83642

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Notification published in newspaper	7/19/2022	8/21/2022
Notification mailed to property owners within 500'	7/14/2022	8/18/2022
Applicant posted public hearing notice sign on site	7/25/2022	8/14/2022
Nextdoor posting	7/15/2022	8/18/2022

V. STAFF ANALYSIS

A. Annexation and Zoning

The proposed annexation area is contiguous to City annexed property and is within the Area of City Impact Boundary. To ensure the site develops as proposed by the applicant, staff is recommending a development agreement as part of the annexation approval.

The submitted legal description and boundary exhibit to appear to encompass the area of annexation. However, the exhibit also includes a previous lot configuration of three lots. **Prior to recordation of the annexation ordinance, the applicant shall submit a revised boundary exhibit which correctly matches the legal description.**

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

This property is designated as Medium Density Residential on the Future Land Use Map (FLUM) contained in the Comprehensive Plan.

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

The annexation area is near existing public services and is adjacent to the city limits. The majority of the properties in this area east of S. Locust Grove Road and north of I-84 are rural residential, although there is land to the south of the subject property is recommended for commercial uses. The proposed density of 3.7 du / acre is well within the density range designation of the Plan.

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.A. 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.

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

The applicable Comprehensive Plan policies are cited below with Staff analysis in italics.

- Encourage infill development. (3.03.01E)

Infill development is described as “development of vacant, skipped-over parcels of land in otherwise built-up areas.” The subject property is within an area surrounded by City-zoned property; commercial property to the west (across S. Locust Grove Rd) and south (across I-84), the Snorting Bull Subdivision (aka – Woodbridge) to the north (in the City), and rural residential in unincorporated Ada County to the east. Although the property is within a larger unincorporated area, these unincorporated properties are surrounded by the City limits. This would be considered an infill area.

- “Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian’s present and future residents.” (2.01.02D)

The proposed medium density single-family detached homes will contribute to the variety of residential categories in the City; however, there is no variety in housing types proposed within the development or in the general vicinity. R-8 zoning and detached single-family homes in unincorporated Ada County are abundant in this immediate area.

- Plan for connectivity between annexed parcels and county enclaves that may develop at a higher intensity. (3.03.04A)

*The property proposes to take access from S. Locust Grove, a principal arterial, via a common driveway within a 30 ft. wide easement. Per UDC 11-3A-3, for any property that takes direct access to an arterial and/or collector roadway, where access to a local street is available, the applicant shall reconfigure the site circulation plan to take access from such local street. **Where access to a local street is not available, the property owner shall be required to grant cross-access/ingress-egress easements to adjoining properties.***

A new single-family residence has been built on the property to the north (820 S. Locust) and due to the position of the new structures there is not feasible access between it and the subject property. However, the house on the 0.92-acre property directly to the east (903 S. Tornio Ave) takes access directly from S. Torino Ave, a local road. As this property is within an unincorporated area characterized by houses constructed in the 1970s and is designated for medium density residential, annexation and redevelopment of this area could occur in the future.

As a condition of approval, staff recommends the common drive extend to the eastern property line within a 30 ft. easement, so when the properties to the east are annexed into the city for redevelopment, access to the subject property can occur (via a private road) from S. Torino Ave and the S. Locust Grove access can be closed.

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

City water and sewer service is available along S. Locust Grove Rd. and can be extended by the developer with development in accord with UDC 11-3A-21.

Staff finds this development to be generally consistent with the Comprehensive Plan.

D. Existing Structures/Site Improvements:

The property is presently vacant.

E. Proposed Use Analysis:

The proposed use would be single family residential. This is a permitted use in the R-8 zoning district.

F. Dimensional Standards (UDC 11-2):

All proposed lots appear to meet UDC dimensional standards per the submitted preliminary plat. This includes property sizes, required street frontages, and road widths. Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3, including but not limited to streets, common driveways and block face. In addition, all subdivision developments are also required to comply with Subdivision Design and Improvement Standards (UDC 11-6C-3) regarding common driveways.

A perpetual ingress/egress easement shall be filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. Address signage should be provided at the public street for homes accessed via common driveways for emergency wayfinding purposes.

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

As required, only one (1) single-family dwelling is proposed per property.

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

As this subdivision is only for four lots, the applicant has not submitted building elevations. However, **due to the proximity to S. Locust Grove and visibility of the lots, staff recommends a development agreement provision that requires building elevations visible from S. Locust Grove Rd to incorporate a variety of building materials and 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.** Planning approval will be required at time of building permit.

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

The subject lot presently takes access from S. Locust Grove Rd.

As already mentioned in the Comprehensive Plan analysis above, per UDC 11-3A-3, for any property that takes direct access to an arterial and/or collector roadway, where access to a local street is available, the applicant shall reconfigure the site circulation plan to take access from such local street. Where access to a local street is not available, the property owner shall be required to grant cross-access/ingress-egress easements to adjoining properties. As the properties directly to the east (as well as numerous other properties) are within unincorporated Ada County and could annex and redevelop in the future, Staff is recommending the common driveway shown in the short plat be extended to the eastern property line in a 30 ft wide easement. If the property to the east develops, access to the subject property shall occur (via a private road) from S. Torino Ave and the S. Locust Grove access be closed or used for emergency access only.

J. Parking (UDC 11-3C):

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. Future development should comply with these standards.

K. Sidewalks/Parkways (*UDC 11-3A-17*):

Sidewalk already exists along the S. Locust Grove Rd property frontage.

L. Landscaping (*UDC 11-3B*):

The applicant will be required to install a 25' wide buffer along S. Locust Grove Rd. as is required for arterial streets. Per UDC 11-3B-7, all street landscape buffers shall be on a common lot or on a permanent dedicated buffer easement, maintained by the property owner, homeowner's association or business owners' association. This is not reflected as such on the plat. Staff has added this as a condition of approval prior to City Engineer signature.

The landscape plan does not indicate whether there are any existing trees on the property that meet the preservation requirements of UDC 11-3B-10. This should be reflected on the landscape plan prior to City Engineer signature.

M. Fencing (*UDC 11-3A-6, 11-3A-7*):

All fencing will be required to comply with the standards listed in UDC 11-3A-7.

VI. DECISION

A. Staff:

Staff recommends approval of the requested annexation and zoning with the requirement of a Development Agreement and the provisions noted in Section VII.A per the findings in Section IX of this staff report.

B. The Meridian Planning & Zoning Commission heard these items on August 4, 2022. At the public hearing, the Commission voted to recommend approval of the subject AZ and SHP request.

1. Summary of Commission public hearing:

- a. In favor: Jeremy Rausch
- b. In opposition: Stan and Elaine Sears, Patricia Christensen, Jeanette Tanner and Ryan and Glenna Newby
- c. Commenting: None
- d. Written testimony: See above in the opposition section.
- e. Staff presenting application: Bill Parsons
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

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

- a. Extension of the common driveway to the eastern boundary.

4. Commission change(s) to Staff recommendation:

- a. Commission modified DA provision b.

5. Outstanding issue(s) for City Council:

- a. None

VII. EXHIBITS

A. Annexation and Zoning Legal Description and Exhibit

ANNEXATION PROPERTY DESCRIPTION
FOR
JBI ELEMENTAL
870 S. Locust Grove

A parcel of land lying in the NW1/4 SW1/4 of Section 17, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at a Brass Cap marking the South West corner of said Section 17, from which a Brass Cap marking the West 1/4 corner bears N.00°30'32"E. 2659.49 feet; thence along the West line of said Section 17 N.00°30'32"E. 2359.49 feet to a point, said point being the POINT OF BEGINNING;

Thence continuing N.00°30'32"E. 150.00 feet to a point;

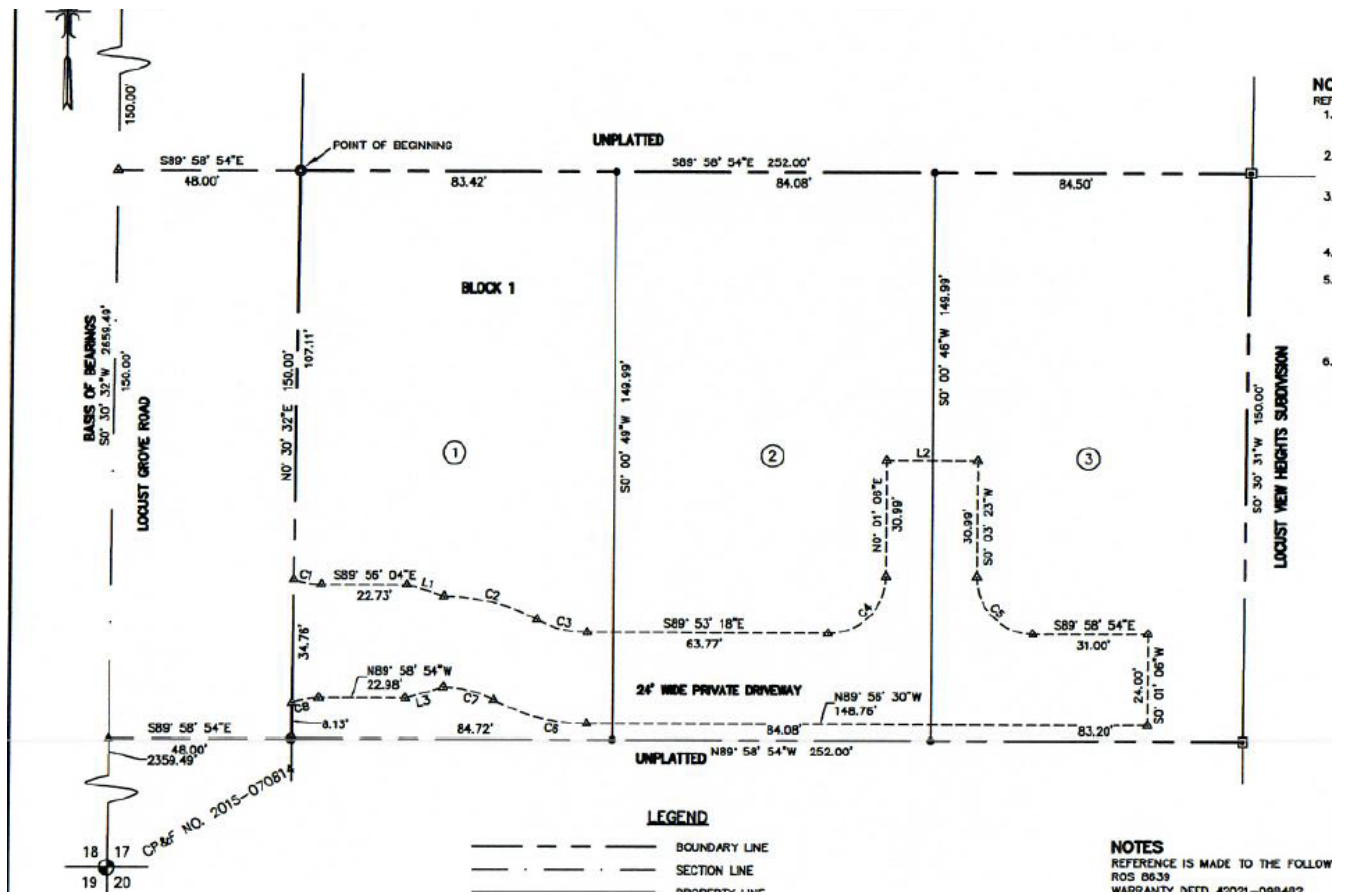
Thence S.89°58'54"E. 300.00 feet to a 1/2 inch iron pin;

Thence S.00°30'32"W. 150.00 feet to a 1/2 inch iron pin;

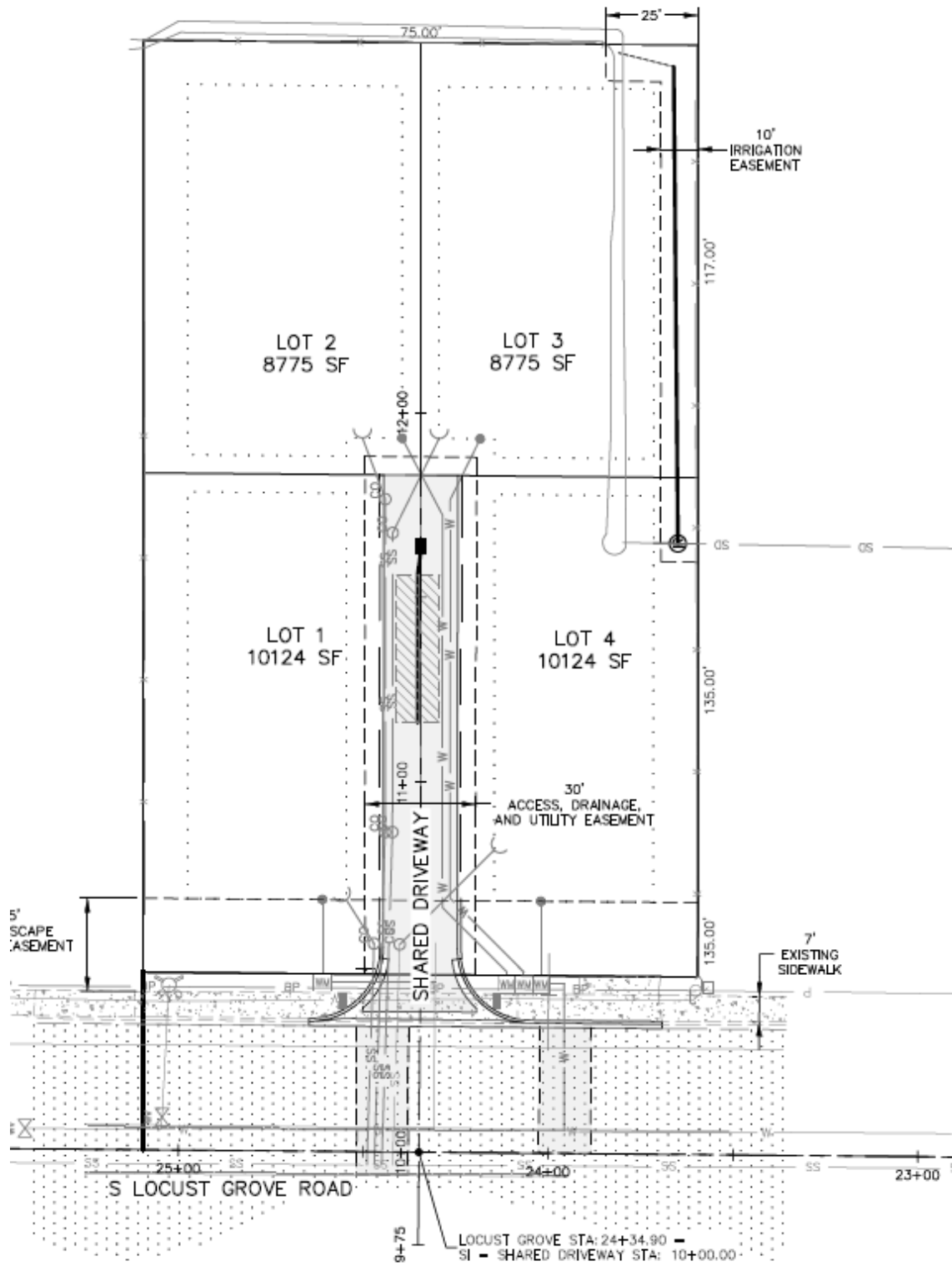
Thence N.89°58'54"W. 300.00 feet to the POINT OF BEGINNING.

Said parcel contains 1.03 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.





B. Short Plat (date: 5/20/2022)



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

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 and the property owner(s) at the time of annexation ordinance adoption, and the developer.

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 this site shall be generally consistent with the conceptual development plan included in Section VII, Unified Development Code standards, and the provisions contained herein.
 - b. The 20-foot common driveway shown in the short plat shall be extended to the eastern property line in a 30 ft wide easement common lot and receive Fire Marshall approval to exceed 150 feet in accord with UDC 11-6C-3D. When the property to the east annexes into the City and develops, access to the subject property shall occur from S. Torino Ave. and the existing S. Locust Grove Road access shall be closed or used for emergency access purposes only.
 - c. Building elevations visible from S. Locust Grove Rd shall incorporate a variety of building materials and 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. Planning approval will be required at time of building permit.
2. Prior to City Engineer signature, the short plat shall be revised to indicate the street landscape buffers on a common lot or on a permanent dedicated buffer easement, maintained by a property owner, or homeowner's association per UDC 11-3B-7.
 3. Prior to recordation of the annexation ordinance, the applicant shall submit a revised annexation boundary exhibit.
 4. 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.
 5. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-6 for all buildable lots.
 6. 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.
 7. An exhibit shall be submitted with the short plat application that depicts the setbacks, fencing, building envelope, and orientation of the lots and structures accessed via the common driveway; if a property abuts a common driveway but has the required minimum street frontage and is taking access via the public street, the driveway shall be depicted on the opposite side of the shared property line from the common driveway as set forth in UDC 11-6C-3D.
 8. For the common driveway that serves a dual purpose (i.e. driveway/emergency access), signage shall be provided to notify residents that the common driveway is a no parking zone.

9. The applicant shall comply with all provisions of 11-3A-3 with regard to access to streets.
10. 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.
11. The Applicant shall comply with all conditions of ACHD.

B. PUBLIC WORKS

SITE SPECIFIC CONDITIONS:

1. Due to proximity of water service to the infiltration trench services must be sleeved for 10 feet past the trench on each side.
2. Due to proximity of sewer service to the infiltration trench services must be sleeved for 2 feet past the trench on each side.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for

more information at 887-2211.

8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.

20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

C. ADA COUNTY HIGHWAY DISTRICT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=266244&dbid=0&repo=MeridianCity&cr=1>

D. ADA COUNTY DEVELOPMENT SERVICES

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=266773&dbid=0&repo=MeridianCity>

E. NMID

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=266212&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. ANNEXATION AND ZONING

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;

The Commission finds annexation of the subject site with an R-8 zoning designation is consistent with the Comprehensive Plan MDR FLUM designation for this property if the Applicant complies with the provisions in Section VIII.

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

The Commission finds the lot sizes proposed combined with the housing types proposed will be consistent with the purpose statement of the residential districts in that a range of housing opportunities will be provided consistent with the Comprehensive Plan.

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

The Commission finds that the proposed zoning map amendment should not be detrimental to the public health, safety, or welfare. The Commission and Council should 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

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

The Commission finds the proposed annexation is in the best interest of the City if the property is developed in accord with the provisions in Section VII.

B. SHORT PLAT

In consideration of a short plat, the decision-making body shall make the following findings:

A. The plat is in conformance with the Comprehensive Plan and is consistent with the Unified Development Code;

The Comprehensive Plan designates the future land use of this property as Medium Density Residential with a density range of 3-8 du/acre. The proposed short plat complies with the Comprehensive Plan and is developed in accord with UDC standards.

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

The Commission finds that public services are adequate to serve the site.

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

The Commission finds that the development will not require the expenditure of capital improvement funds. All required utilities are being provided with the development of the property at the developer's expense.

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

The Commission finds that the development will not require major expenditures for providing supporting services. The developer and/or future lot owner(s) will finance improvements for sewer, water, utilities and pressurized irrigation to serve the project.

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

The Commission finds the proposed short plat will not be detrimental to the public health, safety or general welfare.

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

The Commission is not aware of any significant natural, scenic or historic features associated with the development of this site.

Public Hearing for Torino Locust Grove Subdivision (H-2022-0038) by Jeremy Rausch, Located at 870 S. Locust Grove Rd.

A. Request: Annexation and Zoning of 1.03 acres of land from R-1 in Ada County to the R-8 zoning district.

Seal: Okay. And with that I would like to open public hearing for Item No. H-2022-0038, Torino Locust Grove Subdivision -- Subdivision and we will begin with the staff report.

Parsons: Yeah. Thank you, Mr. Chair. Before I start my presentation tonight I would just like to inform the Commission that Alan Tiefenbach has tendered his resignation with the city and as -- as of tomorrow he will no longer be employed by us. So, he's -- he's accepted a new position in Whitefish, Montana. So, we wish him the very best. But I thought you would like to know. He's very excited for his new opportunity. So, if you see him out and about here in the next week or so tell him hi and -- and wish him the best.

Seal: Absolutely. Thank you.

Wheeler: Lucky guy.

Parsons: Yeah. He feels pretty lucky. He's beaming from ear to ear. All he -- all he wants is to get his house sold. Okay. Back to city business here.

Seal: Thanks, Bill.

Parsons: So, I'm -- I'm filling in tonight, obviously, for him. I told him, yeah, since it is your last week with the city I will go ahead and take one for the team tonight and go ahead and present this project for you. So, tonight I'm here to present to you the Torino Locust Grove Subdivision. It is an annexation and a short plat request for you this evening. The property consists of approximately 1.03 acres of land, currently zoned R-1 in Ada county and the applicant is here to request annexation to the R-8 zone and develop it with four residential single family lots. I wanted to go on the record early. Looking at the record there is five or six letters of testimony in opposition of this project and there seems to be some misinformation that the residents think that this is possibly a potential for multi-family and it's not. Basically, the developer is here to talk about constructing four single family detached homes on the subject property. So, I just wanted to clear that up before I get into too much details of the project. So, this is a lot and block in the county subdivision. The physical address of this property is actually 870 South Locust Grove Road. Here in the aerial you can see that it's actually vacant. There are some mature trees that need to be addressed as part of the supplemental application -- the revised landscape plan moving forward. But, again, on the upper right-hand -- or left-hand corner here you can see the proposed short plat. This property does not have access to a local road like we typically see in a -- in a subdivision. It is an in-fill. So, the only access point with this particular project is from Locust Grove and so the applicant this evening is proposing a common driveway, your favorite, to serve as access for the -- the proposed four lot subdivision. Typically we would like to see a public street extended or even a

potential private street, but under the city's ordinance private streets are not allowed to connect to arterial roadways. So, in this particular case the code does not prohibit common driveways from connecting to arterial roadways. So, in this particular case that's what the applicant's doing. The -- the common driveway itself is actually 20 feet wide, but the easement to serve the common driveway is actually 30, because they are extending sewer and water mains into it, so that they could provide services to the back lot. You can see that staff is recommending a change to the conditions of approval. In the staff report I have -- I have placed that condition in the hearing outline that I prepared for you. I have -- I have wordsmithed that. There was an error -- I hope the applicant is here tonight or at least online. I wanted to inform him that the code requires that a common driveway be in a common lot, not an easement as it's currently depicted. So, I have had to correct the -- I know the applicant was working with Alan to correct the -- the condition of approval to try to satisfy our requirement, but it's not going to work and so, essentially, what I'm proposing tonight is this common driveway needs to be in a common lot and we are also recommending that it be extended to the east boundary and that does a couple things -- is, obviously, we have one acre county subs to the east and eventually we anticipate that redeveloping at some point in the future and so the hope is by extending that common driveway to the eastern boundary at some point when those properties to the east redevelop we will be able to get access to that local street like the code wants and, then, have the access to Locust Grove closed or at least minimized to emergency access only. So, that's why we are -- we are pushing for that common driveway to be extended. I have -- I was able to look at the -- the plat and they won't -- it will affect the buildable lots, but they still meet the R-8 standard. So, by creating a common lot and having that extended does not impact the buildability -- impact the building area on these lots. So, they will still meet the minimum R-8 standards. Now, the one hiccup to that is the code does not allow common driveways to exceed 150 feet, unless otherwise approved by the fire marshal. So, I have added that as a provision as well in Alan's condition that the applicant obtain fire marshal approval to exceed the 150 foot requirement. I'm -- I'm hoping that the fire marshal will see staff's point and lean -- and allow the applicant to go deeper into the site without a hammerhead or a turnaround. That way it makes the -- the project more viable, but also allows us to get future connectivity. So, I'm hoping between tonight's hearing and transitioning to City Council with this project that we will be able to get the fire marshal on board to do that. If not, then, more than likely staff will just probably recommend that the common drive not exceed 150 feet and not get that connection. But I at least wanted to keep you looped in that there is a little bit of work to be had and the applicant should be aware of that as well moving forward. The only required landscaping for this property is the buffer along Locust Grove. You can see that here. Because it is under five acres the code does not require any amenities or any common open space either as far as passive or active open space for this project. So, it's a pretty straightforward application. As I noted in the hearing outline there is quite a bit of testimony having to do with density, traffic, and, then, of course, compatibility with the adjacent land uses. County residents are concerned that this is quite a bit more dense than what's currently in the area, which I wouldn't disagree. It is. There is four lots versus one -- on unit per unit -- or one lot -- one building per unit. So, staff is recommending approval and with that I will stand for any questions you may have.

Seal: Okay. Thank you, Bill. Appreciate it. Would the applicant like to come forward? Are they online? Oh. It looks like Jeremy -- Jeremy Rausch is online.

Hall: What was the last name?

Seal: Rausch.

Rausch: Hello. Can everyone hear me?

Seal: Yes, we can, Jeremy. Go ahead and give us your name and address for the record and the floor is yours.

Rausch: My name is Jeremy Rausch. I live at 1684 East Borzoi Court, Meridian, Idaho. 83642. And it's asking me if I should join as a panelist or stay as an attendee.

Hall: Panelist is --

Rausch: There we go. Okay. Thank you. Yes. So, this is -- my proposal is to have four single family homes constructed on four individual lots, with a private driveway. Now, I am -- Alan tried to explain this to me with the common lot. This is a new -- can you explain this to me in a way that -- that I can understand what -- what is the staff recommend -- recommending for this?

Seal: Bill, if you want to jump in.

Parsons: Absolutely. Jeremy, nice -- nice to meet you.

Rausch: Nice to meet you.

Parsons: Sorry you are getting this information --

Rausch: No. I understand. Yes.

Parsons: So, essentially, Alan had conditioned your project to provide the common driveway in an easement and our code requires that it be in a common lot. So, essentially, you will just -- when you -- when you are coming in and ready to record the subdivision your common driveway will just -- you will just add a common lot to the face of the plat, rather than --

Rausch: Okay.

Parsons: -- an easement. That's -- that's really the difference here.

Rausch: Will the driveway need to be extended all the way to the far east or that will just -- it will end at 150 feet?

Parsons: The -- the expectation currently is that you extend it to the east boundary as originally conditioned to facilitate --

Rausch: Okay.

Parsons: -- future access to that local street. So, I know you and Alan agreed to just extend an easement, but we can't just extend the easement. The issue with that -- and just for the Commission, too, not to have a sidebar conversation with the -- the concern with just building a portion of the driveway and not having it extended is who pays for that and how do we get that in the future without having the developer put up the money in perpetuity and we don't want to manage that and the goal is -- really is if we want connectivity, we want that to be something in the future, it needs to be constructed now with development and that's -- and that's why we talked about that with the chair this afternoon and we felt that was the most prudent thing to do, is not just require it a common lot, but to also require the -- the driveway to be built.

Rausch: Okay. I can understand -- I can understand that recommendation for sure and I can comply to that also. I have -- my plan is to construct three to four bedroom homes, one to two stories on -- on these lots accessed by the -- the common driveway. I -- I really don't have anything else to bring forth.

Seal: All right. Thank you very much. Does anybody have any questions or concerns for the applicant or staff? Real quick, Bill, I know that the continuation of the private driveway and common lot to the end is -- one of the requirements on that is to get approval from the fire department. What if Chief Bongiorno comes back and says, no, not -- not going to happen. Need something else. Is that --

Parsons: Yeah. Mr. Chair, Members of the Commission, that -- that's what I was saying. The potential could be either -- he may come back and say build it and put bollards at 150 feet, so it does kind of meet the intent of the code, or we may just have to go forward to City Council and just say they won't approve anything more than 150 feet and it doesn't get extended or one of the lots is restricted until such time as it's extended and you put a hammerhead on one of the lots and restrict it. But I know -- I don't think the developer wants that -- that particular option.

Seal: Okay. Just wanted to make sure we have the options laid out there. Any questions? Any concerns? All right. We will go ahead and open this up for public testimony. Do we have anybody that would like to speak?

Hall: Mr. Chair, there is no one online, nor in person signed up.

Seal: Okay. If anybody in Chambers would like to speak, please, raise your hand. Anybody online if you would like to speak, please, hit the raise your hand button. Going once. Going twice. Seeing nobody that would like to testify, Jeremy, do you have anything further to add?

Rausch: No. No, I don't. I just -- just -- if this continues to go further, how -- how do I know what the fire marshal is going to say?

Seal: I'm sure Bill will probably communicate that. So, with Alan leaving somebody from the city planning staff -- and, Bill, jump in if I'm completely off base here -- but somebody from the city planning staff will definitely be in touch on that.

Rausch: Okay.

Parsons: Yeah. Jeremy, I'm going to take you to the finish line on this one, so you are in good hands.

Rausch: Okay. Okay. Great. Yeah. Sorry, this is just kind of new to me just in the last -- well, right now.

Seal: Okay. Thank you very much. Appreciate that. And at this time can I get a motion to close the public hearing on H-2022-0038, Torino Locust Grove Subdivision?

Lorcher: So moved.

Stoddard: Second.

Seal: It's been moved and seconded to close the public hearing for application number H-2022-0038. All those in favor, please, say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Seal: All right. If anybody would like to comment or make a motion, I am all ears.

Wheeler: This seems pretty straight up and down; right? Okay.

Seal: Well, Commissioner Wheeler, go ahead.

Wheeler: All right. I was going to say -- see if Commissioner Stoddard wanted to make a stab at it here.

Stoddard: Okay.

Wheeler: Now, you got this section over here, too, that you have to read, too, this 20 foot -- with the condition of -- and, then, we had this part there, it says, yeah, the 20 foot wide common drive that -- he wordsmithed it all for you. So, you got -- you got one page turned, but you can. Under staff recommendation on the back page.

Stoddard: Mr. Chair?

Seal: Commissioner Stoddard, go ahead.

Stoddard: I make a motion to approve -- after considering all staff, application, public testimony -- oh, I already -- I move to recommend approval of City Council -- to the City Council of file number -- number H-2022-0038 as presented in the staff report for the hearing date of August 4th, 2022, with the revision to Condition 1-B, that only the common driveway be extended to the eastern property line and with the staff recommendation of the 20 foot wide common driveway shown on the short plat shall be extended to the eastern property line in a common lot and receive fire marshal approval to exceed 150 feet in accordance with UDC 11-6C-3D when the property to the east annexes into the city and develops. Access to the subject property shall occur from South Torino Avenue and the existing South Locust Grove access shall be closed or used for emergency access purposes only.

Seal: Do I have a second?

Lorcher: Second.

Seal: Okay. It has been moved and seconded to approve Item No. H-2022-0038 with the aforementioned modifications. All in favor say aye. Any opposed? Okay. Motion carries.



AGENDA ITEM

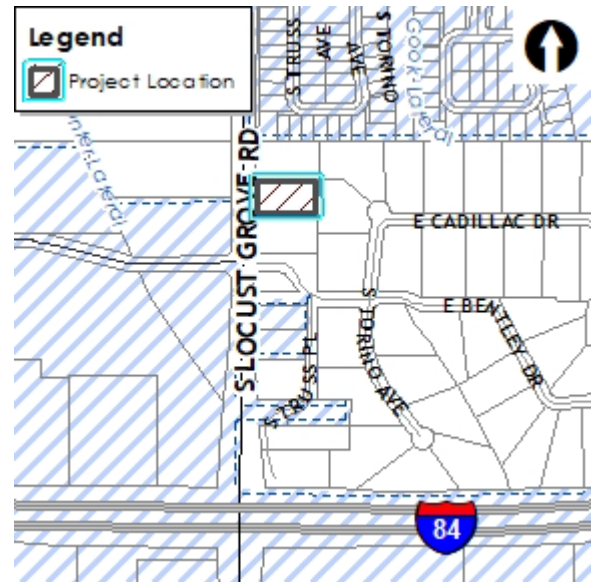
ITEM TOPIC: Public Hearing for Torino Locust Grove Subdivision (SHP-2022-0008) by Jeremy Rausch, located at 870 S. Locust Grove Rd.
Application Materials: <https://bit.ly/SHP-2022-0008>

A. Request: Short Plat consisting of 4 buildable lots on 0.87 acres of land in the R-8 zoning district.

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 9/6/2022
DATE:
TO: Mayor & City Council
FROM: Alan Tiefenbach, Associate Planner
208-884-5533
SUBJECT: H-2022-0038 and SHP-2022-0008
Torino Locust Grove Subdivision
LOCATION: 870 S. Locust Grove Rd.



I. PROJECT DESCRIPTION

Annexation of 1.03 acres of land with the R-8 zoning district, and short plat consisting of 4 residential building lots.

II. SUMMARY OF REPORT

A. Project Summary

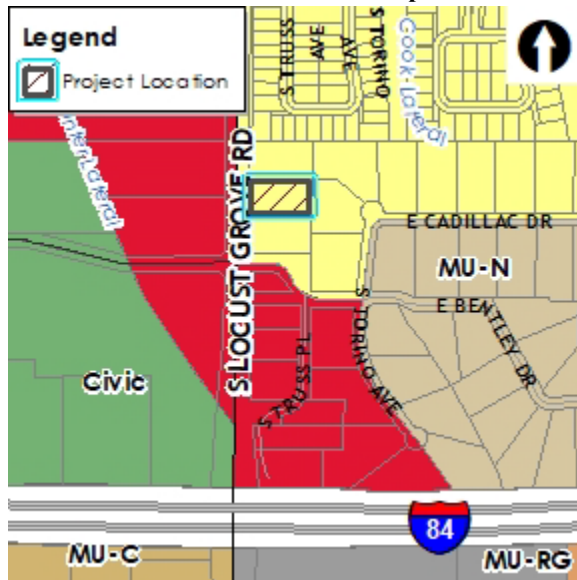
Description	Details	Page
Acreage	1.03	
Future Land Use Designation	Medium Density Residential (MDR)	
Existing Land Use(s)	Vacant	
Proposed Land Use(s)	Single Family Residential	
Lots (# and type; bldg./common)	4 Lots	
Phasing Plan (# of phases)	One phase	
Physical Features (waterways, hazards, flood plain, hillside)	No significant physical features.	
Neighborhood meeting date; # of attendees:	March 17, 2022	
History (previous approvals)	None	

B. Community Metrics

Description	Details	Page
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed) Stub Street/Interconnectivity/Cross Access	S. Locust Grove provides the only access to this property. This proposal includes a 30 ft. wide common driveway from S. Locust Grove to serve the four lots. Staff recommends an easement beyond the end of this driveway to the eastern property line.	
Existing Road Network	S. Locust Grove	
Existing Arterial Sidewalks / Buffers	There is an existing 7 ft wide sidewalk along the property frontage. A 25 ft wide landscape buffer will be required as a condition of approval.	
Proposed Road Improvements	None.	
Fire Service		
	The common driveway shall be signed "No Parking Fire Lane". When required by the Fire Marshall, "No Parking Fire Lane" signs shall be used per appendix D of the 2018 IFC. Signs shall be installed per ACHD standards. The bottom of the sign(s) should be 7' above the road/sidewalk surface shall not be in the travel way. The sign(s) shall be installed about 6" – 1' behind the curbing or edge of pavement on a Telspar post.	
Police Service		
	No Issues	
Wastewater	<ul style="list-style-type: none"> Flow is committed Due to proximity of sewer service to infiltration trench, sleeve both service two feet past each side of the infiltration trench. 	
Water		
	<ul style="list-style-type: none"> Due to proximity of water service to infiltration trench, sleeve both service 10 feet past each side for the infiltration trench. 	

C. Project Area Maps

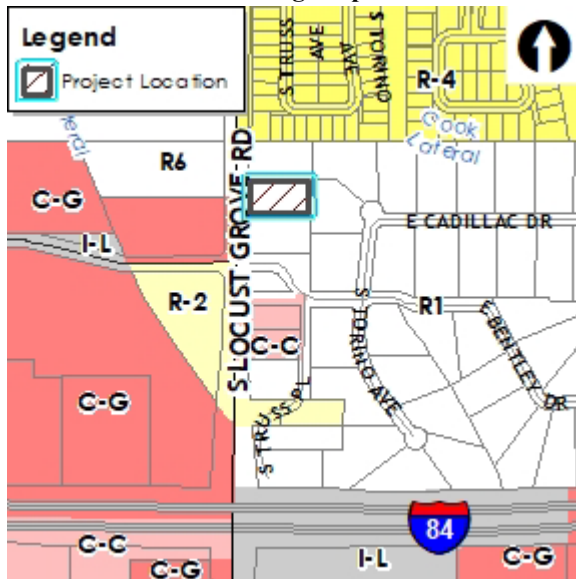
Future Land Use Map



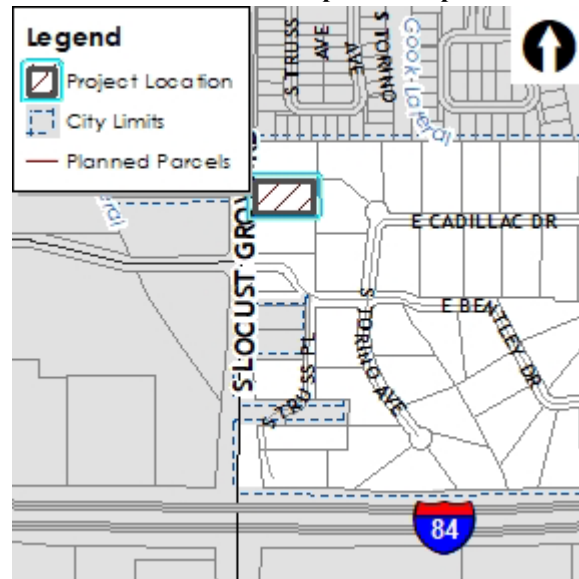
Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant / Representative / Owner(s):

Jeremy Rausch – 1684 E Borzoi Ct, Meridian, ID 83642

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Notification published in newspaper	7/19/2022	8/21/2022
Notification mailed to property owners within 500'	7/14/2022	8/18/2022
Applicant posted public hearing notice sign on site	7/25/2022	8/14/2022
Nextdoor posting	7/15/2022	8/18/2022

V. STAFF ANALYSIS

A. Annexation and Zoning

The proposed annexation area is contiguous to City annexed property and is within the Area of City Impact Boundary. To ensure the site develops as proposed by the applicant, staff is recommending a development agreement as part of the annexation approval.

The submitted legal description and boundary exhibit to appear to encompass the area of annexation. However, the exhibit also includes a previous lot configuration of three lots. **Prior to recordation of the annexation ordinance, the applicant shall submit a revised boundary exhibit which correctly matches the legal description.**

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

This property is designated as Medium Density Residential on the Future Land Use Map (FLUM) contained in the Comprehensive Plan.

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

The annexation area is near existing public services and is adjacent to the city limits. The majority of the properties in this area east of S. Locust Grove Road and north of I-84 are rural residential, although there is land to the south of the subject property is recommended for commercial uses. The proposed density of 3.7 du / acre is well within the density range designation of the Plan.

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.A. 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.

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

The applicable Comprehensive Plan policies are cited below with Staff analysis in italics.

- Encourage infill development. (3.03.01E)

Infill development is described as “development of vacant, skipped-over parcels of land in otherwise built-up areas.” The subject property is within an area surrounded by City-zoned property; commercial property to the west (across S. Locust Grove Rd) and south (across I-84), the Snorting Bull Subdivision (aka – Woodbridge) to the north (in the City), and rural residential in unincorporated Ada County to the east. Although the property is within a larger unincorporated area, these unincorporated properties are surrounded by the City limits. This would be considered an infill area.

- “Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian’s present and future residents.” (2.01.02D)

The proposed medium density single-family detached homes will contribute to the variety of residential categories in the City; however, there is no variety in housing types proposed within the development or in the general vicinity. R-8 zoning and detached single-family homes in unincorporated Ada County are abundant in this immediate area.

- Plan for connectivity between annexed parcels and county enclaves that may develop at a higher intensity. (3.03.04A)

*The property proposes to take access from S. Locust Grove, a principal arterial, via a common driveway within a 30 ft. wide easement. Per UDC 11-3A-3, for any property that takes direct access to an arterial and/or collector roadway, where access to a local street is available, the applicant shall reconfigure the site circulation plan to take access from such local street. **Where access to a local street is not available, the property owner shall be required to grant cross-access/ingress-egress easements to adjoining properties.***

A new single-family residence has been built on the property to the north (820 S. Locust) and due to the position of the new structures there is not feasible access between it and the subject property. However, the house on the 0.92-acre property directly to the east (903 S. Tornio Ave) takes access directly from S. Torino Ave, a local road. As this property is within an unincorporated area characterized by houses constructed in the 1970s and is designated for medium density residential, annexation and redevelopment of this area could occur in the future.

As a condition of approval, staff recommends the common drive extend to the eastern property line within a 30 ft. easement, so when the properties to the east are annexed into the city for redevelopment, access to the subject property can occur (via a private road) from S. Torino Ave and the S. Locust Grove access can be closed.

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

City water and sewer service is available along S. Locust Grove Rd. and can be extended by the developer with development in accord with UDC 11-3A-21.

Staff finds this development to be generally consistent with the Comprehensive Plan.

D. Existing Structures/Site Improvements:

The property is presently vacant.

E. Proposed Use Analysis:

The proposed use would be single family residential. This is a permitted use in the R-8 zoning district.

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

All proposed lots appear to meet UDC dimensional standards per the submitted preliminary plat. This includes property sizes, required street frontages, and road widths. Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3, including but not limited to streets, common driveways and block face. In addition, all subdivision developments are also required to comply with Subdivision Design and Improvement Standards (UDC 11-6C-3) regarding common driveways.

A perpetual ingress/egress easement shall be filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. Address signage should be provided at the public street for homes accessed via common driveways for emergency wayfinding purposes.

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

As required, only one (1) single-family dwelling is proposed per property.

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

As this subdivision is only for four lots, the applicant has not submitted building elevations. However, **due to the proximity to S. Locust Grove and visibility of the lots, staff recommends a development agreement provision that requires building elevations visible from S. Locust Grove Rd to incorporate a variety of building materials and 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.** Planning approval will be required at time of building permit.

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

The subject lot presently takes access from S. Locust Grove Rd.

As already mentioned in the Comprehensive Plan analysis above, per UDC 11-3A-3, for any property that takes direct access to an arterial and/or collector roadway, where access to a local street is available, the applicant shall reconfigure the site circulation plan to take access from such local street. Where access to a local street is not available, the property owner shall be required to grant cross-access/ingress-egress easements to adjoining properties. As the properties directly to the east (as well as numerous other properties) are within unincorporated Ada County and could annex and redevelop in the future, Staff is recommending the common driveway shown in the short plat be extended to the eastern property line in a 30 ft wide easement. If the property to the east develops, access to the subject property shall occur (via a private road) from S. Torino Ave and the S. Locust Grove access be closed or used for emergency access only.

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

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. Future development should comply with these standards.

K. Sidewalks/Parkways (*UDC 11-3A-17*):

Sidewalk already exists along the S. Locust Grove Rd property frontage.

L. Landscaping (*UDC 11-3B*):

The applicant will be required to install a 25' wide buffer along S. Locust Grove Rd. as is required for arterial streets. Per UDC 11-3B-7, all street landscape buffers shall be on a common lot or on a permanent dedicated buffer easement, maintained by the property owner, homeowner's association or business owners' association. This is not reflected as such on the plat. Staff has added this as a condition of approval prior to City Engineer signature.

The landscape plan does not indicate whether there are any existing trees on the property that meet the preservation requirements of UDC 11-3B-10. This should be reflected on the landscape plan prior to City Engineer signature.

M. Fencing (*UDC 11-3A-6, 11-3A-7*):

All fencing will be required to comply with the standards listed in UDC 11-3A-7.

VI. DECISION

A. Staff:

Staff recommends approval of the requested annexation and zoning with the requirement of a Development Agreement and the provisions noted in Section VII.A per the findings in Section IX of this staff report.

B. The Meridian Planning & Zoning Commission heard these items on August 4, 2022. At the public hearing, the Commission voted to recommend approval of the subject AZ and SHP request.

1. Summary of Commission public hearing:

- a. In favor: Jeremy Rausch
- b. In opposition: Stan and Elaine Sears, Patricia Christensen, Jeanette Tanner and Ryan and Glenna Newby
- c. Commenting: None
- d. Written testimony: See above in the opposition section.
- e. Staff presenting application: Bill Parsons
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

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

- a. Extension of the common driveway to the eastern boundary.

4. Commission change(s) to Staff recommendation:

- a. Commission modified DA provision b.

5. Outstanding issue(s) for City Council:

- a. None

VII. EXHIBITS

A. Annexation and Zoning Legal Description and Exhibit

ANNEXATION PROPERTY DESCRIPTION
FOR
JBI ELEMENTAL
870 S. Locust Grove

A parcel of land lying in the NW1/4 SW1/4 of Section 17, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at a Brass Cap marking the South West corner of said Section 17, from which a Brass Cap marking the West 1/4 corner bears N.00°30'32"E. 2659.49 feet; thence along the West line of said Section 17 N.00°30'32"E. 2359.49 feet to a point, said point being the POINT OF BEGINNING;

Thence continuing N.00°30'32"E. 150.00 feet to a point;

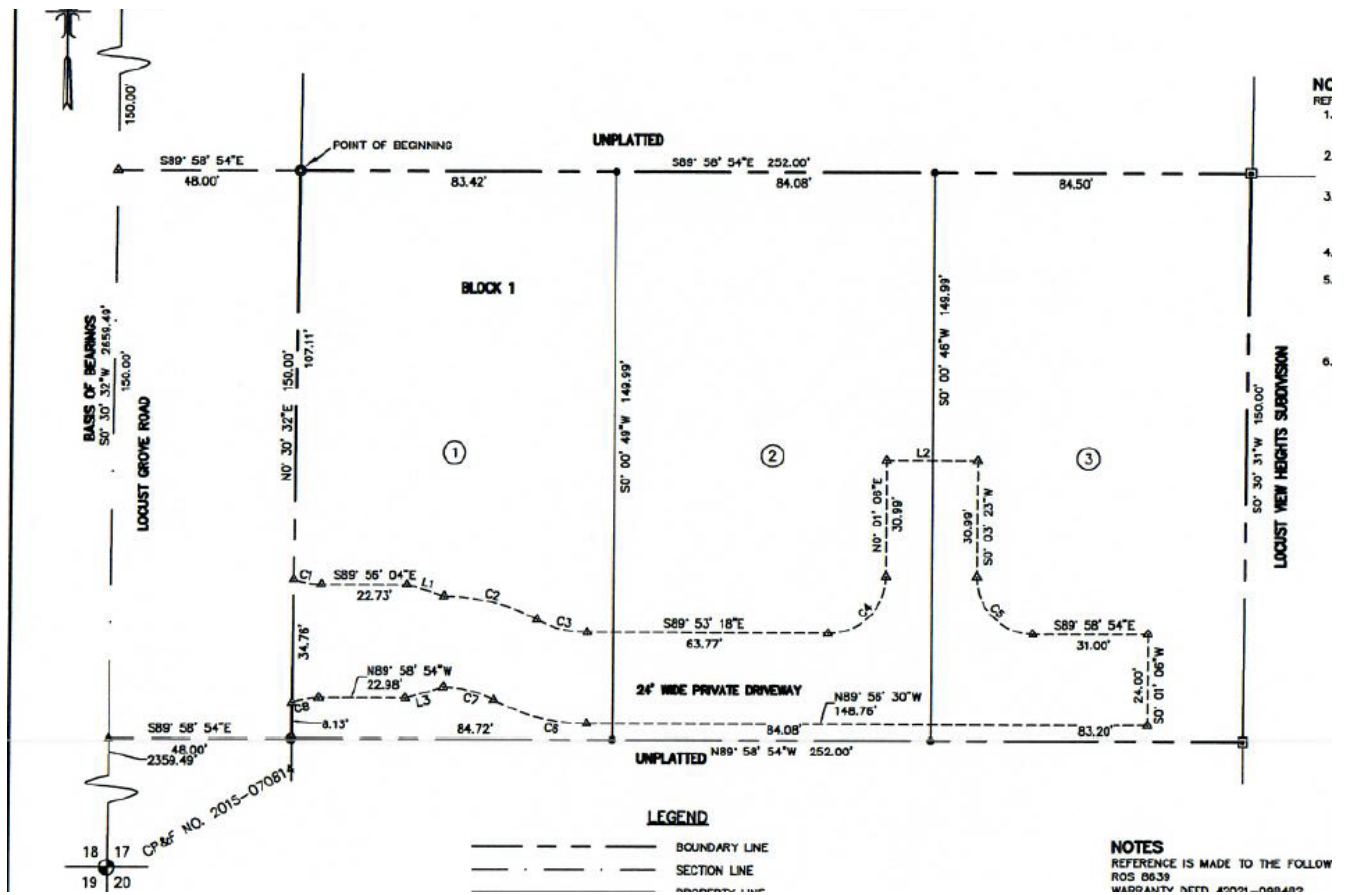
Thence S.89°58'54"E. 300.00 feet to a 1/2 inch iron pin;

Thence S.00°30'32"W. 150.00 feet to a 1/2 inch iron pin;

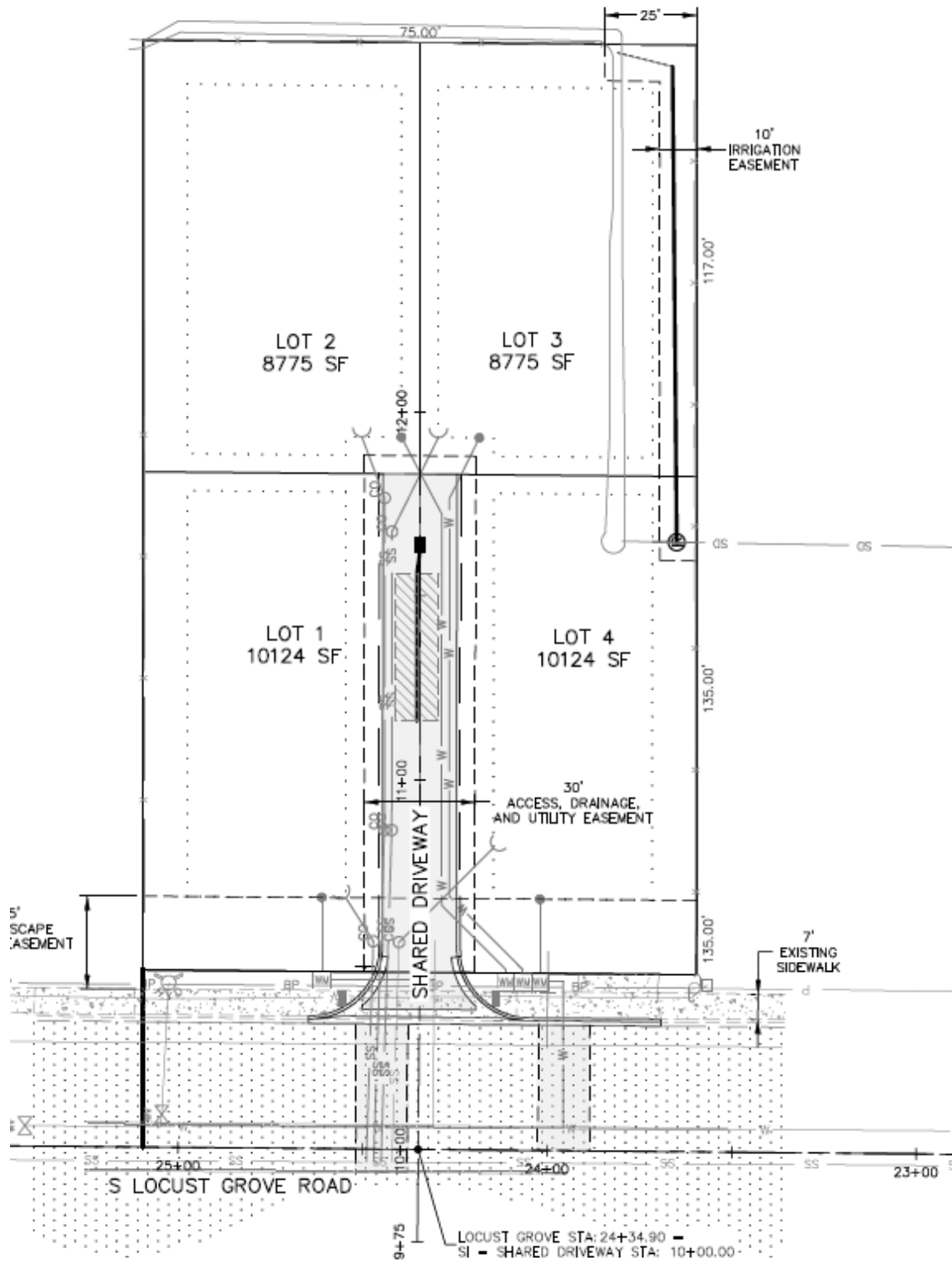
Thence N.89°58'54"W. 300.00 feet to the POINT OF BEGINNING.

Said parcel contains 1.03 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.





B. Short Plat (date: 5/20/2022)



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

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 and the property owner(s) at the time of annexation ordinance adoption, and the developer.

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 this site shall be generally consistent with the conceptual development plan included in Section VII, Unified Development Code standards, and the provisions contained herein.
 - b. The 20-foot common driveway shown in the short plat shall be extended to the eastern property line in a 30 ft wide easement common lot and receive Fire Marshall approval to exceed 150 feet in accord with UDC 11-6C-3D. When the property to the east annexes into the City and develops, access to the subject property shall occur from S. Torino Ave. and the existing S. Locust Grove Road access shall be closed or used for emergency access purposes only.
 - c. Building elevations visible from S. Locust Grove Rd shall incorporate a variety of building materials and 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. Planning approval will be required at time of building permit.
2. Prior to City Engineer signature, the short plat shall be revised to indicate the street landscape buffers on a common lot or on a permanent dedicated buffer easement, maintained by a property owner, or homeowner's association per UDC 11-3B-7.
 3. Prior to recordation of the annexation ordinance, the applicant shall submit a revised annexation boundary exhibit.
 4. 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.
 5. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-6 for all buildable lots.
 6. 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.
 7. An exhibit shall be submitted with the short plat application that depicts the setbacks, fencing, building envelope, and orientation of the lots and structures accessed via the common driveway; if a property abuts a common driveway but has the required minimum street frontage and is taking access via the public street, the driveway shall be depicted on the opposite side of the shared property line from the common driveway as set forth in UDC 11-6C-3D.
 8. For the common driveway that serves a dual purpose (i.e. driveway/emergency access), signage shall be provided to notify residents that the common driveway is a no parking zone.

9. The applicant shall comply with all provisions of 11-3A-3 with regard to access to streets.
10. 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.
11. The Applicant shall comply with all conditions of ACHD.

B. PUBLIC WORKS

SITE SPECIFIC CONDITIONS:

1. Due to proximity of water service to the infiltration trench services must be sleeved for 10 feet past the trench on each side.
2. Due to proximity of sewer service to the infiltration trench services must be sleeved for 2 feet past the trench on each side.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for

more information at 887-2211.

8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.

20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

C. ADA COUNTY HIGHWAY DISTRICT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=266244&dbid=0&repo=MeridianCity&cr=1>

D. ADA COUNTY DEVELOPMENT SERVICES

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=266773&dbid=0&repo=MeridianCity>

E. NMID

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=266212&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. ANNEXATION AND ZONING

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;

The Commission finds annexation of the subject site with an R-8 zoning designation is consistent with the Comprehensive Plan MDR FLUM designation for this property if the Applicant complies with the provisions in Section VIII.

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

The Commission finds the lot sizes proposed combined with the housing types proposed will be consistent with the purpose statement of the residential districts in that a range of housing opportunities will be provided consistent with the Comprehensive Plan.

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

The Commission finds that the proposed zoning map amendment should not be detrimental to the public health, safety, or welfare. The Commission and Council should 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

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

The Commission finds the proposed annexation is in the best interest of the City if the property is developed in accord with the provisions in Section VII.

B. SHORT PLAT

In consideration of a short plat, the decision-making body shall make the following findings:

A. The plat is in conformance with the Comprehensive Plan and is consistent with the Unified Development Code;

The Comprehensive Plan designates the future land use of this property as Medium Density Residential with a density range of 3-8 du/acre. The proposed short plat complies with the Comprehensive Plan and is developed in accord with UDC standards.

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

The Commission finds that public services are adequate to serve the site.

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

The Commission finds that the development will not require the expenditure of capital improvement funds. All required utilities are being provided with the development of the property at the developer's expense.

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

The Commission finds that the development will not require major expenditures for providing supporting services. The developer and/or future lot owner(s) will finance improvements for sewer, water, utilities and pressurized irrigation to serve the project.

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

The Commission finds the proposed short plat will not be detrimental to the public health, safety or general welfare.

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

The Commission is not aware of any significant natural, scenic or historic features associated with the development of this site.

Public Hearing for Torino Locust Grove Subdivision (H-2022-0038) by Jeremy Rausch, Located at 870 S. Locust Grove Rd.

A. Request: Annexation and Zoning of 1.03 acres of land from R-1 in Ada County to the R-8 zoning district.

Seal: Okay. And with that I would like to open public hearing for Item No. H-2022-0038, Torino Locust Grove Subdivision -- Subdivision and we will begin with the staff report.

Parsons: Yeah. Thank you, Mr. Chair. Before I start my presentation tonight I would just like to inform the Commission that Alan Tiefenbach has tendered his resignation with the city and as -- as of tomorrow he will no longer be employed by us. So, he's -- he's accepted a new position in Whitefish, Montana. So, we wish him the very best. But I thought you would like to know. He's very excited for his new opportunity. So, if you see him out and about here in the next week or so tell him hi and -- and wish him the best.

Seal: Absolutely. Thank you.

Wheeler: Lucky guy.

Parsons: Yeah. He feels pretty lucky. He's beaming from ear to ear. All he -- all he wants is to get his house sold. Okay. Back to city business here.

Seal: Thanks, Bill.

Parsons: So, I'm -- I'm filling in tonight, obviously, for him. I told him, yeah, since it is your last week with the city I will go ahead and take one for the team tonight and go ahead and present this project for you. So, tonight I'm here to present to you the Torino Locust Grove Subdivision. It is an annexation and a short plat request for you this evening. The property consists of approximately 1.03 acres of land, currently zoned R-1 in Ada county and the applicant is here to request annexation to the R-8 zone and develop it with four residential single family lots. I wanted to go on the record early. Looking at the record there is five or six letters of testimony in opposition of this project and there seems to be some misinformation that the residents think that this is possibly a potential for multi-family and it's not. Basically, the developer is here to talk about constructing four single family detached homes on the subject property. So, I just wanted to clear that up before I get into too much details of the project. So, this is a lot and block in the county subdivision. The physical address of this property is actually 870 South Locust Grove Road. Here in the aerial you can see that it's actually vacant. There are some mature trees that need to be addressed as part of the supplemental application -- the revised landscape plan moving forward. But, again, on the upper right-hand -- or left-hand corner here you can see the proposed short plat. This property does not have access to a local road like we typically see in a -- in a subdivision. It is an in-fill. So, the only access point with this particular project is from Locust Grove and so the applicant this evening is proposing a common driveway, your favorite, to serve as access for the -- the proposed four lot subdivision. Typically we would like to see a public street extended or even a

potential private street, but under the city's ordinance private streets are not allowed to connect to arterial roadways. So, in this particular case the code does not prohibit common driveways from connecting to arterial roadways. So, in this particular case that's what the applicant's doing. The -- the common driveway itself is actually 20 feet wide, but the easement to serve the common driveway is actually 30, because they are extending sewer and water mains into it, so that they could provide services to the back lot. You can see that staff is recommending a change to the conditions of approval. In the staff report I have -- I have placed that condition in the hearing outline that I prepared for you. I have -- I have wordsmithed that. There was an error -- I hope the applicant is here tonight or at least online. I wanted to inform him that the code requires that a common driveway be in a common lot, not an easement as it's currently depicted. So, I have had to correct the -- I know the applicant was working with Alan to correct the -- the condition of approval to try to satisfy our requirement, but it's not going to work and so, essentially, what I'm proposing tonight is this common driveway needs to be in a common lot and we are also recommending that it be extended to the east boundary and that does a couple things -- is, obviously, we have one acre county subs to the east and eventually we anticipate that redeveloping at some point in the future and so the hope is by extending that common driveway to the eastern boundary at some point when those properties to the east redevelop we will be able to get access to that local street like the code wants and, then, have the access to Locust Grove closed or at least minimized to emergency access only. So, that's why we are -- we are pushing for that common driveway to be extended. I have -- I was able to look at the -- the plat and they won't -- it will affect the buildable lots, but they still meet the R-8 standard. So, by creating a common lot and having that extended does not impact the buildability -- impact the building area on these lots. So, they will still meet the minimum R-8 standards. Now, the one hiccup to that is the code does not allow common driveways to exceed 150 feet, unless otherwise approved by the fire marshal. So, I have added that as a provision as well in Alan's condition that the applicant obtain fire marshal approval to exceed the 150 foot requirement. I'm -- I'm hoping that the fire marshal will see staff's point and lean -- and allow the applicant to go deeper into the site without a hammerhead or a turnaround. That way it makes the -- the project more viable, but also allows us to get future connectivity. So, I'm hoping between tonight's hearing and transitioning to City Council with this project that we will be able to get the fire marshal on board to do that. If not, then, more than likely staff will just probably recommend that the common drive not exceed 150 feet and not get that connection. But I at least wanted to keep you looped in that there is a little bit of work to be had and the applicant should be aware of that as well moving forward. The only required landscaping for this property is the buffer along Locust Grove. You can see that here. Because it is under five acres the code does not require any amenities or any common open space either as far as passive or active open space for this project. So, it's a pretty straightforward application. As I noted in the hearing outline there is quite a bit of testimony having to do with density, traffic, and, then, of course, compatibility with the adjacent land uses. County residents are concerned that this is quite a bit more dense than what's currently in the area, which I wouldn't disagree. It is. There is four lots versus one -- on unit per unit -- or one lot -- one building per unit. So, staff is recommending approval and with that I will stand for any questions you may have.

Seal: Okay. Thank you, Bill. Appreciate it. Would the applicant like to come forward? Are they online? Oh. It looks like Jeremy -- Jeremy Rausch is online.

Hall: What was the last name?

Seal: Rausch.

Rausch: Hello. Can everyone hear me?

Seal: Yes, we can, Jeremy. Go ahead and give us your name and address for the record and the floor is yours.

Rausch: My name is Jeremy Rausch. I live at 1684 East Borzoi Court, Meridian, Idaho. 83642. And it's asking me if I should join as a panelist or stay as an attendee.

Hall: Panelist is --

Rausch: There we go. Okay. Thank you. Yes. So, this is -- my proposal is to have four single family homes constructed on four individual lots, with a private driveway. Now, I am -- Alan tried to explain this to me with the common lot. This is a new -- can you explain this to me in a way that -- that I can understand what -- what is the staff recommend -- recommending for this?

Seal: Bill, if you want to jump in.

Parsons: Absolutely. Jeremy, nice -- nice to meet you.

Rausch: Nice to meet you.

Parsons: Sorry you are getting this information --

Rausch: No. I understand. Yes.

Parsons: So, essentially, Alan had conditioned your project to provide the common driveway in an easement and our code requires that it be in a common lot. So, essentially, you will just -- when you -- when you are coming in and ready to record the subdivision your common driveway will just -- you will just add a common lot to the face of the plat, rather than --

Rausch: Okay.

Parsons: -- an easement. That's -- that's really the difference here.

Rausch: Will the driveway need to be extended all the way to the far east or that will just -- it will end at 150 feet?

Parsons: The -- the expectation currently is that you extend it to the east boundary as originally conditioned to facilitate --

Rausch: Okay.

Parsons: -- future access to that local street. So, I know you and Alan agreed to just extend an easement, but we can't just extend the easement. The issue with that -- and just for the Commission, too, not to have a sidebar conversation with the -- the concern with just building a portion of the driveway and not having it extended is who pays for that and how do we get that in the future without having the developer put up the money in perpetuity and we don't want to manage that and the goal is -- really is if we want connectivity, we want that to be something in the future, it needs to be constructed now with development and that's -- and that's why we talked about that with the chair this afternoon and we felt that was the most prudent thing to do, is not just require it a common lot, but to also require the -- the driveway to be built.

Rausch: Okay. I can understand -- I can understand that recommendation for sure and I can comply to that also. I have -- my plan is to construct three to four bedroom homes, one to two stories on -- on these lots accessed by the -- the common driveway. I -- I really don't have anything else to bring forth.

Seal: All right. Thank you very much. Does anybody have any questions or concerns for the applicant or staff? Real quick, Bill, I know that the continuation of the private driveway and common lot to the end is -- one of the requirements on that is to get approval from the fire department. What if Chief Bongiorno comes back and says, no, not -- not going to happen. Need something else. Is that --

Parsons: Yeah. Mr. Chair, Members of the Commission, that -- that's what I was saying. The potential could be either -- he may come back and say build it and put bollards at 150 feet, so it does kind of meet the intent of the code, or we may just have to go forward to City Council and just say they won't approve anything more than 150 feet and it doesn't get extended or one of the lots is restricted until such time as it's extended and you put a hammerhead on one of the lots and restrict it. But I know -- I don't think the developer wants that -- that particular option.

Seal: Okay. Just wanted to make sure we have the options laid out there. Any questions? Any concerns? All right. We will go ahead and open this up for public testimony. Do we have anybody that would like to speak?

Hall: Mr. Chair, there is no one online, nor in person signed up.

Seal: Okay. If anybody in Chambers would like to speak, please, raise your hand. Anybody online if you would like to speak, please, hit the raise your hand button. Going once. Going twice. Seeing nobody that would like to testify, Jeremy, do you have anything further to add?

Rausch: No. No, I don't. I just -- just -- if this continues to go further, how -- how do I know what the fire marshal is going to say?

Seal: I'm sure Bill will probably communicate that. So, with Alan leaving somebody from the city planning staff -- and, Bill, jump in if I'm completely off base here -- but somebody from the city planning staff will definitely be in touch on that.

Rausch: Okay.

Parsons: Yeah. Jeremy, I'm going to take you to the finish line on this one, so you are in good hands.

Rausch: Okay. Okay. Great. Yeah. Sorry, this is just kind of new to me just in the last -- well, right now.

Seal: Okay. Thank you very much. Appreciate that. And at this time can I get a motion to close the public hearing on H-2022-0038, Torino Locust Grove Subdivision?

Lorcher: So moved.

Stoddard: Second.

Seal: It's been moved and seconded to close the public hearing for application number H-2022-0038. All those in favor, please, say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Seal: All right. If anybody would like to comment or make a motion, I am all ears.

Wheeler: This seems pretty straight up and down; right? Okay.

Seal: Well, Commissioner Wheeler, go ahead.

Wheeler: All right. I was going to say -- see if Commissioner Stoddard wanted to make a stab at it here.

Stoddard: Okay.

Wheeler: Now, you got this section over here, too, that you have to read, too, this 20 foot -- with the condition of -- and, then, we had this part there, it says, yeah, the 20 foot wide common drive that -- he wordsmithed it all for you. So, you got -- you got one page turned, but you can. Under staff recommendation on the back page.

Stoddard: Mr. Chair?

Seal: Commissioner Stoddard, go ahead.

Stoddard: I make a motion to approve -- after considering all staff, application, public testimony -- oh, I already -- I move to recommend approval of City Council -- to the City Council of file number -- number H-2022-0038 as presented in the staff report for the hearing date of August 4th, 2022, with the revision to Condition 1-B, that only the common driveway be extended to the eastern property line and with the staff recommendation of the 20 foot wide common driveway shown on the short plat shall be extended to the eastern property line in a common lot and receive fire marshal approval to exceed 150 feet in accordance with UDC 11-6C-3D when the property to the east annexes into the city and develops. Access to the subject property shall occur from South Torino Avenue and the existing South Locust Grove access shall be closed or used for emergency access purposes only.

Seal: Do I have a second?

Lorcher: Second.

Seal: Okay. It has been moved and seconded to approve Item No. H-2022-0038 with the aforementioned modifications. All in favor say aye. Any opposed? Okay. Motion carries.



AGENDA ITEM

ITEM TOPIC: Ordinance 22-1994: An Ordinance Amending Meridian City Code Section 1-9-4(C), Regarding Appropriation of Funds for the Meridian Arts on Public Spaces Program; Repealing Conflicting Ordinances; and Providing an Effective Date.

CITY OF MERIDIAN ORDINANCE NO. 22-1994

BY THE CITY COUNCIL:

**BERNT, BORTON, CAVENER,
HOAGLUN, PERREAULT, STRADER**

AN ORDINANCE AMENDING MERIDIAN CITY CODE SECTION 1-9-4(C), REGARDING APPROPRIATION OF FUNDS FOR THE MERIDIAN ARTS IN PUBLIC SPACES PROGRAM; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Meridian City Council values public art because it enables Meridian residents and visitors to experience art in the course of daily life, beautifies our community, supports economic development, and makes Meridian unique; and

WHEREAS, funds appropriated pursuant to the Meridian Arts in Public Spaces (MAPS) ordinance have successfully funded public art projects in the Meridian community, and City Council seeks to bolster this programming; and

WHEREAS, at its meeting on July 14, 2022, the Meridian Arts Commission voted unanimously to recommend that the MAPS ordinance be updated as set forth herein, in order to increase potential funding for public arts programming in Meridian;

WHEREAS, Meridian City Council finds that it is in the best interest of the people of Meridian to amend the MAPS ordinance to remove the limitation on funds to be appropriated pursuant thereto;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN, ADA COUNTY, IDAHO:

Section 1. That Meridian City Code section 1-9-4(C) shall be amended as follows:

Funds appropriation. City Council shall, on an annual basis, appropriate for the MAPS program an amount from the general fund equivalent to fifty cents (\$0.50) per resident, as estimated by the current annual population estimate adopted by the Community Planning Association of Southwest Idaho. ~~Annually, no more than fifty thousand dollars (\$50,000.00) of general funds shall be appropriated for the MAPS program.~~ Nothing contained in this section shall preclude funding of art by grants, matching monies, donations, or other means.

Section 2. That all City of Meridian ordinances, or resolutions, or parts thereof, which are in conflict herewith, are hereby repealed.

Section 3. That this ordinance shall be effective immediately upon its passage and publication.

PASSED by the City Council of the City of Meridian, Idaho, this 13th day of September, 2022.

APPROVED by the Mayor of the City of Meridian, Idaho, this 13th day of September, 2022.

APPROVED:

ATTEST:

Robert E. Simison, Mayor

Chris Johnson, City Clerk

CERTIFICATION OF SUMMARY:

William L.M. Nary, City Attorney of the City of Meridian, Idaho, hereby certifies that the summary below is true and complete and upon its publication will provide adequate notice to the public.

William L. M. Nary, City Attorney

SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. 22 -1994

An ordinance amending Meridian City Code section 1-9-4(C), regarding appropriation of funds for the Meridian Arts In Public Spaces program; repealing conflicting ordinances; and providing an effective date.



AGENDA ITEM

ITEM TOPIC: Ordinance No. 22-1992: An Ordinance of the City of Meridian, Idaho Amending Ordinance No. 21-1945, the Appropriation Ordinance for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022 (FY2022), By Increasing Total Appropriations from \$185,198,969 to \$194,955,456, Increasing Total Revenue from \$118,834,794 to \$122,284,158, and Increasing the Use of Fund Balance from \$66,364,175 to \$72,671,298; and Providing an Effective Date

CITY OF MERIDIAN ORDINANCE NO. 22-1992

BY THE CITY COUNCIL:

**BERNT, BORTON, CAVENER
HOAGLUN, PERREAULT, STRADER**

AN ORDINANCE OF THE CITY OF MERIDIAN, IDAHO AMENDING ORDINANCE NO. 21-1945, THE APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022 (FY2022), BY INCREASING TOTAL APPROPRIATIONS FROM \$185,198,969 TO \$194,955,456, INCREASING TOTAL REVENUE FROM \$118,834,794 TO \$122,284,158, AND INCREASING THE USE OF FUND BALANCE FROM \$66,364,175 TO \$72,671,298; AND PROVIDING AN EFFECTIVE DATE

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MERIDIAN, ADA COUNTY, STATE OF IDAHO:

Section 1. That Ordinance No. 21-1945, the appropriation ordinance for the City of Meridian, Idaho, for the fiscal year commencing October 1, 2021 and ending September 30, 2022 be and the same is hereby amended as follows:

Capital Improvement Fund - 55					
			FY2022	FY2022	FY2022
			Original Budget	Amendments	Final Budget
Revenues					
	Total Revenue			\$ -	\$ -
Expenditures					
	Operating				
		Administration		\$ -	\$ -
		Fire		\$ -	\$ -
		Police		\$ -	\$ -
		Parks		\$ -	\$ -
	Total Operating		\$ -	\$ -	\$ -
	Capital				
		Administration	\$ -	\$ -	\$ -
		Fire	\$ 7,322,334	\$ 2,229,240	\$ 9,551,574
		Police	\$ -	\$ 2,320,775	\$ 2,320,775
		Parks	\$ -	\$ -	\$ -
	Total Capital		\$ 7,322,334	\$ 4,550,015	\$ 11,872,349
	Carryforward - Operating				
		Administration			\$ -
		Fire			\$ -
		Police			\$ -
		Parks			\$ -
	Carryforward - Operating		\$ -	\$ -	\$ -

Carryforward - Capital			
Administration	\$ -		\$ -
Fire	\$ -		\$ -
Police	\$ 2,661,520	\$ 480,685	\$ 3,142,205
Parks	\$ 24,077		\$ 24,077
Carryforward - Capital	\$ 2,685,597	\$ 480,685	\$ 3,166,282
Total Carryforward	\$ 2,685,597	\$ 480,685	\$ 3,166,282
Total Expenditures	\$ 10,007,931	\$ 5,030,700	\$ 15,038,631
Transfers	\$ (196,412)	\$ -	\$ (196,412)
Total Expenditures with Transfers	\$ 9,811,519	\$ 5,030,700	\$ 14,842,219
(Use)/Addition of Fund Balance	\$ (9,811,519)	\$ -	\$ (14,842,219)

Enterprise Fund - 60 - 65

		FY2022 Original Budget	FY2022 Amendments	FY2022 Final Budget
Revenues				
Water/Sewer Sales		\$ 28,034,077		\$ 28,034,077
Other Sources		\$ 18,502,663		\$ 18,502,663
Total Revenue		\$ 46,536,740	\$ -	\$ 46,536,740
Expenditures				
Personnel				
Utility Billing		\$ 557,712	\$ (1,647)	\$ 556,065
Public Works		\$ 4,852,683.45	\$ 34,343	\$ 4,887,026
Water		\$ 2,674,812	\$ 21,107	\$ 2,695,920
Wastewater		\$ 4,084,597	\$ 26,083	\$ 4,110,680
Total Personnel		\$ 12,169,805	\$ 79,886	\$ 12,249,691
Operating				
Utility Billing		\$ 754,440	\$ (0)	\$ 754,440
Public Works		\$ 702,174	\$ 357,382	\$ 1,059,556
Water		\$ 3,902,271	\$ (50,001)	\$ 3,852,271
Wastewater		\$ 4,238,515	\$ (325,000)	\$ 3,913,515
Total Operating		\$ 9,597,400	\$ (17,619)	\$ 9,579,782
Total Personnel and Operating		\$ 21,767,205	\$ 62,267	\$ 21,829,473
Capital				
Utility Billing		\$ -		\$ -
Public Works		\$ -	\$ 17,618	\$ 17,618
Water		\$ 5,674,000	\$ 2,372,352	\$ 8,046,352
Wastewater		\$ 13,575,000	\$ 304,001	\$ 13,879,001
Total Capital		\$ 19,249,000	\$ 2,693,970	\$ 21,942,970

Carryforward - Capital				
Utility Billing	\$	-		\$ -
Public Works	\$	17,619	\$ -	\$ 17,619
Water	\$	6,807,204	\$ (1,456,515)	\$ 5,350,689
Wastewater	\$	20,959,974	\$ (2,372,683)	\$ 18,587,291
Total Carryforward - Capital	\$	27,784,797	\$ (3,829,198)	\$ 23,955,599
Total Carryforward	\$	28,707,538	\$ (4,331,491)	\$ 24,376,047
Total Expenditures	\$	69,723,743	\$ (1,575,253)	\$ 68,148,490
Transfers	\$	3,326,340	\$ -	\$ 3,326,340
Total Expenditures with Transfers	\$	73,050,083	\$ (1,575,253)	\$ 71,474,829
(Use)/Addition of Fund Balance	\$	(26,513,343)	\$ 1,575,253	\$ (24,938,089)
Governmental Funds (01,07,08,20,50)				
		(01,07,08,20,50)	(01,07,08,20,50)	(01,07,08,20,50)
		FY2022	FY2022	FY2022
		Original Budget	Amendments	Final Budget
Revenues				
Property Taxes	\$	42,424,938	\$ -	\$ 42,424,938
Other Revenue	\$	29,873,116	\$ 3,449,364	\$ 33,322,480
Total Revenue	\$	72,298,054	\$ 3,449,364	\$ 75,747,418
Expenditures				
Personnel				
Administration	\$	6,913,332	\$ (139,285)	\$ 6,774,047
Fire	\$	13,704,683	\$ 216,656	\$ 13,921,339
Police	\$	22,230,167	\$ 247,536	\$ 22,477,703
Parks	\$	4,135,351	\$ 108,596	\$ 4,243,947
Community Development	\$	4,746,790	\$ 28,806	\$ 4,775,596
Total Personnel	\$	51,730,323	\$ 462,310	\$ 52,192,633
Operating				
Administration	\$	3,942,618	\$ 892,902	\$ 4,835,520
Fire	\$	2,242,632	\$ 284,637	\$ 2,527,269
Police	\$	3,584,034	\$ 311,463	\$ 3,895,497
Parks	\$	2,879,033	\$ 1,197,346	\$ 4,076,379
Community Development	\$	2,052,618	\$ 82,088	\$ 2,134,706
Total Operating	\$	14,700,935	\$ 2,768,437	\$ 17,469,372
Total Personnel and Operating	\$	66,431,258	\$ 3,230,747	\$ 69,662,005
Capital				
Administration	\$	150,000	\$ -	\$ 150,000
Fire	\$	8,100,079	\$ 1,533,405	\$ 9,633,484
Police	\$	5,399,300	\$ (46,300)	\$ 5,353,000
Parks	\$	18,222,255	\$ 3,404,029	\$ 21,626,284
Community Development	\$	-	\$ -	\$ -
Total Capital	\$	31,871,634	\$ 4,891,134	\$ 36,762,768

Carryforward - Personnel			
Administration	\$ -	\$ -	\$ -
Fire	\$ -	\$ -	\$ -
Police	\$ -	\$ -	\$ -
Parks	\$ -	\$ -	\$ -
Community Development	\$ -	\$ -	\$ -
Total Carryforward - Personnel	\$ -	\$ -	\$ -
Carryforward - Operating			
Administration	\$ 692,451	\$ (76,827)	\$ 615,624
Fire	\$ -	\$ 19,000	\$ 19,000
Police	\$ -	\$ 71,572	\$ 71,572
Parks	\$ -	\$ 31,000	\$ 31,000
Community Development	\$ -	\$ -	\$ -
Total Carryforward - Operating	\$ 692,451	\$ 44,746	\$ 737,197
Carryforward - Capital			
Administration	\$ 362,194	\$ (41,580)	\$ 320,614
Fire	\$ 2,585,093	\$ (332,763)	\$ 2,252,330
Police	\$ 1,575,795	\$ (1,083,429)	\$ 492,366
Parks	\$ 1,906,501	\$ (396,833)	\$ 1,509,668
Community Development	\$ 42,367	\$ (10,980)	\$ 31,387
Total Carryforward - Capital	\$ 6,471,950	\$ (1,865,586)	\$ 4,606,364
Carryforward			
Administration	\$ 1,054,645	\$ (118,406)	\$ 936,239
Fire	\$ 2,585,093	\$ (313,763)	\$ 2,271,330
Police	\$ 1,575,795	\$ (1,011,857)	\$ 563,938
Parks	\$ 1,906,501	\$ (365,833)	\$ 1,540,668
Community Development	\$ 42,367	\$ (10,980)	\$ 31,387
Total Carryforward	\$ 7,164,401	\$ (1,820,840)	\$ 5,343,561
Total Expenditures	\$ 105,467,293	\$ 6,301,041	\$ 111,768,334
Transfers	\$ (3,129,926)	\$ -	\$ (3,129,926)
Total Expenditures with Transfers	\$ 102,337,367	\$ 6,301,041	\$ 108,638,408
(Use)/Addition of Fund Balance	\$ (30,039,313)	\$ (2,851,676)	\$ (32,890,990)

Total Budget - All Funds

		FY2022 Original Budget	FY2022 Amendments	FY2022 Final Budget
Revenues				
	Total Revenue	\$ 118,834,794	\$ 3,449,364	\$ 122,284,158
Expenditures				
	Total Personnel and Operating	\$ 88,198,464	\$ 3,293,014	\$ 91,491,478
	Total Capital	\$ 58,442,968	\$ 12,135,120	\$ 70,578,088
	Total Carryforward	\$ 38,557,536	\$ (5,671,647)	\$ 32,885,890
	Total Expenditures	\$ 185,198,968	\$ 9,756,487	\$ 194,955,455
Transfers		\$ 2	\$ -	\$ 2
Total Expenditures with Transfers		\$ 185,198,969	\$ 9,756,487	\$ 194,955,456
(Use)/Addition of Fund Balance		\$ (66,364,175)	\$ (6,307,123)	\$ (72,671,298)

Section 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

PASSED by the City Council of the City of Meridian, Idaho, this 13th day of September, 2022.

APPROVED by the Mayor of the City of Meridian, Idaho, this 13th day of September, 2022.

APPROVED:

Robert E. Simison, Mayor

ATTEST:

Chris Johnson, City Clerk

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared **Robert E. Simison** and **Chris Johnson**, known to me to be the Mayor and City Clerk, respectively, of the City of Meridian, Idaho, and who executed the within instrument, and acknowledged to me that the City of Meridian executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(SEAL)

Notary Public
My Commission Expires: _____

CERTIFICATION OF SUMMARY:

William L.M. Nary, City Attorney of the City of Meridian, Idaho, hereby certifies that the summary below is true and complete and upon its publication will provide adequate notice to the public .

William L. M. Nary, City Attorney

SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. 22 -1992

An Ordinance of the City of Meridian, Idaho amending Ordinance No. 21-1945, the Appropriation Ordinance for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (FY2022), by increasing total appropriations from \$185,198,969 to \$194,955,456, increasing total revenue from \$118,834,794 to \$122,284,158, and increasing the use of fund balance from \$66,364,175 to \$72,671,298; and providing an effective date.