



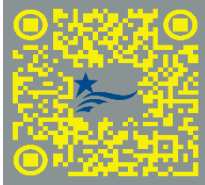
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, October 20, 2022 at 6:00 PM

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

Agenda

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



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

VIRTUAL MEETING INSTRUCTIONS

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

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

Webinar ID: 891 5392 1862

ROLL-CALL ATTENDANCE

Nate Wheeler Mandi Stoddard Patrick Grace
 Vacant Maria Lorcher Steven Yearsley
 Andrew Seal, Chairperson

ADOPTION OF AGENDA

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

CONSENT AGENDA [Action Item]

1. [Approve Minutes of the October 6, 2022 Planning and Zoning Commission Meeting](#)
2. [Findings of Fact, Conclusions of Law and Decision & Order in the matter of the Request for a Conditional Use Permit \(CUP\) for a 100-foot lattice designed](#)

[communication tower for the City of Meridian Water Department on an existing City of Meridian Well site on approximately 3.45 acres of land in the R-8 zoning district, by the City of Meridian, for AMI Tower at Well 29, located at 6355 W. Quintale Dr., directly west of Oaks West Subdivision No. 1](#)

ACTION ITEMS

3. **Public Hearing** for Tessera Ranch (H-2022-0020) by Providence Properties, LLC., located at Northwest corner of W. Amity Rd. and S. Linder Rd.

Application Withdrawn

- A. Request: Annexation of 123.39 acres of land with R-2 (27.37) acres, R-4 (5.78 acres), R-8 (73.43 acres) and R-15 (16.82 acres) zoning districts
- B. Request: Preliminary Plat consisting of 518 building lots (393 single-family lots, 75 townhome lots) and 50 common lots on 123.39 acres of land in the R-2, R-4, R-8 and R-15 zoning districts.

4. **Public Hearing** for Cobalt Point Apartments (H-2022-0042) by The Land Group, located on Parcel R7909850396, directly east of the intersection of S. Cobalt Point Way and E. Copper Point Dr. in the Silverstone Business Park

Applicant Requests Continuance

- A. Request: Conditional Use Permit for a new 264 unit multi-family development on approximately 11.95 acres of land in the C-G zoning district.

5. **Public Hearing** for EICU Ten Mile Branch (CUP H-2022-0068) by Steven Peterson, CLH Architects and Engineers, located at 3087 W. Milano Dr.

Application Materials: <https://bit.ly/H-2022-0068>

- [A. Request: Conditional Use Permit for a new drive-through establishment \(financial institution\) within 300 feet of a residential use on approximately 1.23 acres of land in the C-G zoning district.](#)

6. **Public Hearing** for Bridge at The Village at Meridian (H-2022-0069) by Meridian CenterCal, LLC, located at 3210 E. Longwing Ln.

Application Materials: <https://bit.ly/H-2022-0069>

- [A. Request: Conditional Use Permit to exceed the maximum building height listed in UDC 11-2B-3A.3 of 65 feet for the C-G zoning district to allow an average elevation of 78 feet \(85 feet to the highest point of the structures\).](#)

7. **Public Hearing** for Kingstown Subdivision (H-2022-0045) by Kimley Horn, located at 2620 E. Jasmine St.

Application Materials: <https://bit.ly/H-2022-0045>

- [A. Request: Annexation of 8.20 acres of land with an R-8 zoning district.](#)
- [B. Request: Preliminary Plat consisting of 28 building lots and 6 common lots on 8.20 acres of land in the R-8 zoning district.](#)

8. **Public Hearing** for Klein Huis at Victory and Meridian (H-2022-0051) by Alpha Development Group, generally located at the southwest corner of S. Meridian Rd. and W. Victory Rd.

Application Materials: <https://bit.ly/H-2022-0051>

A. Request: Annexation of 18.60 acres of land with an R-15 zoning district.

B. Request: Conditional Use Permit for a multi-family development consisting of 134 dwelling units on 16.8 acres of land in the R-15 zoning district.

ADJOURNMENT



AGENDA ITEM

ITEM TOPIC: Approve Minutes of the October 6, 2022 Planning and Zoning Commission Meeting

Meridian Planning and Zoning Meeting

October 6, 2022.

Meeting of the Meridian Planning and Zoning Commission of October 6, 2022, was called to order at 6:02 p.m. by Vice-Chairman Maria Lorcher.

Members Present: Commissioner Steven Yearsley, Commissioner Patrick Grace, Commissioner Maria Lorcher and Commissioner Nate Wheeler.

Members Absent: Chairman Andrew Seal and Commissioner Mandi Stoddard.

Others Present: Joy Hall, Kurt Starman, Bill Parsons, Joe Dodson, and Dean Willis.

ROLL-CALL ATTENDANCE

<input checked="" type="checkbox"/> Nate Wheeler	<input checked="" type="checkbox"/> Maria Lorcher
<input type="checkbox"/> Mandi Stoddard	<input type="checkbox"/> (Vacant)
<input checked="" type="checkbox"/> Steven Yearsley	<input checked="" type="checkbox"/> Patrick Grace
<input type="checkbox"/> Andrew Seal - Chairman	

Lorcher: Good evening. Welcome to the Planning and Zoning Commission meeting for October 6th, 2022. At this time I would like to call the meeting to order. The Commissioners who are present for this meeting are in City Hall and on Zoom. We also have staff from the city attorney, the city clerk's office, and the City Planning Department. If you are joining us on Zoom this evening we can see that you are here. You may observe the meeting. However, your ability to be seen on screen and talk will be muted. During the public testimony portion of the meeting you will be unmuted and, then, be able to comment. Please note we cannot take questions until the public testimony -- testimony portion. If you have a process question during the meeting, please, e-mail cityclerk@meridiancity.org and they will reply as quickly as possible. If you simply want to watch the meeting we encourage you to watch this stream on the city's YouTube channel. You can access -- access it at meridiancity.org/live. With that let's begin with roll call. Madam Clerk.

ADOPTION OF AGENDA

Lorcher: The next step of the meeting is the adoption of the agenda. The first item on the agenda is the adoption of the agenda. Items No. 3, Prariefire Subdivision, file number 2022-0053, and Item No. 8, Sessions Parkway, Item No. H-2022-0046, will be open for the sole purpose so they will be -- for a continuance. Item No. 4, Creek View Park, file number H-2022-0022, will be open for the sole purpose of withdrawing the application. So, if there is anybody here tonight specifically for Prariefire Subdivision, Sessions Parkway or Creek View Park, we will not be taking testimony on those items this evening. Could I get a motion to adopt the agenda?

Grace: Madam Chair, so moved.

Wheeler: Second.

Lorcher: It has been moved and seconded to adopt the agenda. All in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of the September 15, 2022 Planning and Zoning Commission Meeting**
- 2. Findings of Fact, Conclusions of Law for Brightstar Overland (H-2022-0061) by Hatch Design Architecture, located at 2940 E. Overland Rd.**

Lorcher: Next is the Consent Agenda. We have two items on the Consent Agenda, to approve the minutes of September 15th of 2022 and Findings of Facts, Conclusions of Law of Brightstar on Overland, file number H-2022-0061. Could I get a motion to accept the Consent Agenda as presented?

Grave: So moved.

Wheeler: Second.

Lorcher: It has been moved and seconded to adopt the Consent Agenda. All in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. ONE ABSENT.

Lorcher: I would like to take a moment to explain the public hearing process. We will open each item individually and begin with the staff report. Staff will report their findings on how the items adhere to the Comprehensive Plan and the Unified Development Code. After staff has made their presentation, the applicant will come forward to present their case and respond to staff's comments and they will have 15 minutes to do so. After the applicant has finished we will open the floor to public testimony. Each person will be called only once during public testimony. The clerk will call the names individually for those who signed up on our website or in advance to testify. If you are on Zoom you will be unmuted and, then, you can have your testimony or you can come to the kiosk here at the microphones in Chambers. Please state your name and address for the record. You will have three minutes to address the Commission. If you have previously sent pictures or a presentation for the meeting it will be displayed on the screen and our clerk will run the presentation. If you have an -- if you have established that you are speaking on behalf of a larger group, like an HOA, where others from your group will allow you to speak on their behalf, you will have up to ten minutes. After all those who have signed

up in advance have spoken, we will invite any others who may wish to testify. If you wish to speak on a topic you may come forward in Chambers or if in Zoom, please, press the raise hand button on the Zoom app or if you are listening on a phone, please, press star nine and wait for your name to be called. If you are listening on multiple devices, such as a computer and a phone, please, make sure to mute those extra devices so we do not experience feedback and we can hear you clearly. When you have finished, if the Commission does not have any other questions, you will return to your seat in Chambers or be muted on Zoom and no longer have the ability to speak. And, please, remember we will not call on you a second time. After all the testimony has been heard, the applicant will be given another ten minutes to come back and respond. When the applicant has finished responding to questions and concerns we will close the public hearing and the Commissioners will have the opportunity to discuss and, hopefully, make a final decision or recommendation to City Council as needed.

ACTION ITEMS

3. Public Hearing for Prariefire Subdivision (H-2022-0053) by Patrick Connor, located at 3539 N Locust Grove Rd., near the northwest corner of E. Ustick Rd. and N. Locust Grove Rd.

- A. Request: Annexation and Zoning of 3.16 acres of land from RUT in Ada County to the R-8 zoning district.
- B. Request: Preliminary Plat consisting of 22 building lots and 1 common lot.

Lorcher: So, with that in mind I would like to open the public hearing for the following item. Item No. 3, Prariefire Subdivision, file number H-2022-0053, for a continuance for November 3rd. Is that correct?

Dodson: Madam Chair, that is correct per our outline, yeah. Apparently there was a noticing error, so the applicant's requesting continuance to November 3rd.

Lorcher: So may I have a motion to a continuance for Prariefire Subdivision?

Grace: Madam Chair, I would move that we continue file H-2022-0053 to our next scheduled meeting on November 3rd.

Lorcher: Do I have a second?

Yearsley: Second.

Hall: May I ask whose voice that was?

Yearsley: That was Commissioner Yearsley.

Hall: Thank you.

Lorcher: It's been moved and seconded to continue Item No. 3, H-2022-0053, to November 3rd. All those in favor say aye. Any opposed? Okay. Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

- 4. Public Hearing for Creek View Park (H-2022-0022) by HLE Engineering, Inc., located at 942 S. Wells Street and 2920 E. Freeway Drive, approximately a quarter mile west of Eagle Rd. directly north of the I84 Interstate on-ramp from Eagle Rd.**
 - A. Request: Annexation and Zoning of approximately 10.35 acres of land from RUT to the requested C-G zoning district.
 - B. Request: Rezone of approximately 6 acres from the L-O zoning district to the C-G zoning district.
 - C. Request: Conditional Use Permit for a multi-family project consisting of 28 units on approximately 2.85 acres of land within the 6-acre parcel in the existing L-O zoning districts.

Lorcher: Item No. 4, Creek View Park. This is a motion to -- or opening to move to accept the withdrawal of the application. Do I have a motion to approve the withdrawal?

Grace: Madam Chair, I move to approve the withdrawal of the application for Item No. H-2022-0022.

Wheeler: Second.

Lorcher: All those in favor? Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

- 8. Public Hearing for Sessions Parkway (H-2022-0046) by KM Engineering, LLP. located at 2700 N. Eagle Rd.**
 - A. Request: Development Agreement Modification on the existing Development Agreement (Inst.#104129529) to remove the subject property from the agreement in order to enter into a new Development Agreement for the proposed project.
 - B. Request: Preliminary Plat consisting of 5 building lots on 5.32 acres of land in the C-G zoning district with a request for City Council approval of an access via N. Eagle Rd./SH-55.

Lorcher: Item No. 8, Sessions Parkway. Opening the public hearing to offer that for a continuance to November 17th. Is there a motion to -- to be able to offer a continuance?

Grace: Madam Chair, I move that the Commission continue file number H-2022-0046 to our -- would that be our November 3rd meeting? No?

Lorcher: 17th.

Grace: 17th. I'm sorry. You said that. I make that motion to continue that file to our November 17th meeting.

Lorcher: All those in favor? Oh, excuse me. Second?

Wheeler: Second.

Lorcher: And, then, all those in favor? Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

5. Public Hearing for Slatestone Subdivision (H-2022-0039) by T-O Engineers, located at 2707 S. Stoddard Rd.

- A. Request: Annexation and Zoning of 5.04 acres of land with a request for the R-8 zoning district.
- B. Request: Preliminary Plat consisting of 15 single-family building lots and 4 common lots on 4.85 acres in the requested R-8 zoning district.

Lorcher: All right. We will continue forward with Item No. 5, Slatestone -- Slatestone Subdivision for an annexation, zoning and preliminary plat. We will begin with the staff report.

Dodson: Thank you, Madam Chair, Members of the Commission. Good evening. I will be your guide tonight for all three projects that we are hearing tonight. So, the first one is Slatestone Subdivision. It consists of 4.85 acres of land, currently zoned RUT in the county. It's located at 2707 South Stoddard, near the mid-mile mark on Stoddard between Victory and Overland. It is located in the medium density residential future land use designation, which allows residential uses at a gross density of three to eight dwelling units per acre. The request for annexation tonight is for 5.04 acres, with the request for the R-8 zoning district. Also includes the preliminary plat consisting of 15 single family building lots and four common lots on the noted 4.85 acres within the requested R-8 zoning. The subject site is abutted on the east side by Stoddard Road, which is a public collector street. Abutting to the north and west as an existing R-8 development, Fall Creek Subdivision, and to the south is a county residential -- two county residential lots that are not yet annexed into the city. The subject property, again, is designated as MDR, medium density residential. The proposal for 15 lots on the 4.85 acres constitutes a gross density

just over three units to the acre, so near the very bottom of the allowable density. I would like to note the plat and landscape plan in my -- in my presentation are not the latest. I was at a conference today, so I did not get to re-upload those plans that the applicant sent recently, but I'm sure that they will have those revised plans for us tonight. The -- the lots shown in the new one -- I did take a look prior to the hearing tonight -- and they still comply with all UDC dimensional standards, which include lot size, their overall dimensions, as well as their required street frontage for the R-8 zoning district. The minimum building lot size proposed, excluding the one lot remaining for the existing home, is approximately 6,100 square feet, which exceeds the 4,000 square foot minimum for the R-8 zoning district. The proposed use of detached single family is permitted in the R-8 zone. The applicant has noted that development is expected to develop in two phases, with an intent to keep the existing home and an outbuilding and some pasture within phase two. Phase one is proposed with 12 lots and both common driveways, whereas phase two is proposed with the remaining three building lots. So, the remaining three, if you can see my cursor, is these three right here. There is one at -- are the remaining lots, as well as the new local street. Access is proposed via this new local street, West Scoria Court, and it will connect directly to South Stoddard Road, an existing collector along the east boundary. Access to all of the homes are proposed through this local street that ends in a cul-de-sac per ACHD standards and has two common driveways off of it. Lot 14 common drive, which is this one on the southeast corner, originally did not meet -- I should say it met I think the intent of our common driveway standards, but it did not -- as you can tell it creates a sidewalk gap here. So, I -- staff had some concerns there and it also did not extend 20 feet into the property at the very end of the cul -- common driveway, sorry, for Lot 16. Therefore, staff did include a condition of approval that the applicant continue the curb, gutter, and five foot sidewalk along the public road across the common driveway, as well as extend the common drive further to the south at least 20 feet consistent with UDC standards. Staff also has concerns with the proposed micro path and sidewalk connections shown on this plan, but the applicant did remove those in their latest plan, so I will just skip over that. The size of the property is just below the five acre minimum that would require qualified open space per code. With R-8 zoning that would have been 15 percent minimum qualified open space. I did not find that prudent to require that as Bear Creek Park is approximately a quarter mile to the northeast. However, I did voice concerns with the originally proposed open space for this development, which was just this micro path area along the west of this lot and the along the perimeter here and that was the original open space proposed. I had a desire to create an area where people can congregate and/or kids can play within the development. In response the applicant did include additional open space and two park benches along the northern micro path that they included here. So, this area here. I do find that the latest revision creates more active open space as the walking paths are repeatedly noted as a -- as a use amenity within subdivisions. However, much of this area would not qualify as linear open space per our new open space code, because they are not 20 feet wide. However -- well, because of that staff did recommend all of the proposed linear open space be at least 20 feet wide to comply with those standards, despite us not requiring the minimum qualified open space. The plat and landscape plan that I did see that was revised I do not believe addresses that issue. But the applicant can clarify that. An alternative to this open space that staff proposed was to replace one of the lots within the

subdivision entirely and -- and basically get rid of the micro path lots and just replace the building lot with a common open space lot for more active recreation and use. Should Commission or Council prefer that over the linear open space, staff recommends that it be one of the central lots, so that there is equitable access. So, Lots 2, 4 or 10. And -- and as well include an amenity within it. Staff prefers this option over the micro paths, but did not specifically recommend it as a condition of approval. As of this morning when I wrote the outline there was not public testimony for this and staff does recommend approval per my conditions in my staff report and I will stand for any questions.

Lorcher: Do any of the Commissioners have questions for staff?

Wheeler: No, Madam Chair.

Lorcher: Would the applicant like to come forward? Please state your name and address for the record.

Yzaguirre: Becky Yzaguirre. 2471 South Titanium Place, Meridian, Idaho. 83642. Does it show on --

Hall: It's on the big screen over there.

Yzaguirre: All right. Oh, I pushed some buttons. There we go. Good. All right. So, good evening. I'm here to present to you a wonderful housing development called Slatestone Subdivision. Slatestone Subdivision -- it's conveniently -- is located directly off Stoddard Road between Overland and Victory. It's conveniently located .3 miles or 1,600 feet from Bear Creek Park, Victory Middle School, and Roaring Springs Park, Wahooz, a family fun zone, and many other commercial and retail businesses are just a mile away, making Slatestone a desirable housing location. This 4.85 acre property is currently located in Ada county with an existing zoning designation of RUT. We are requesting to annex this parcel into the City of Meridian with a desired zoning designation of R-8. We are proposing 15 residential lots, two common lots and two shared driveway lots. The minimum lot size will be 6,998 square feet, with an average lot size of 9,583 square feet. This project will be developed into two phases. The first phase having 12 residential lots, two common drives and two common lots. The second phase will include the existing single family home and two new buildable lots. As stated in the staff report, as a part of phase one we will connect the existing home to city water and sewer and in phase two we will demo the stables in Lot 7. As you can see this project is currently located in Ada county with a zoning designation of RUT. The project is just outside the city limits surrounded by R-8 and R-4 in the county just to the south. This is more or less an in-fill project that will help add connectivity, extend city infrastructure and help expand EMS services. This area has a future land use map designation of R-8, medium density residential, and is surrounded by R-8 to the north, south and west. The proposed development plans to match the existing R-8 developments to the north and west. The proposed R-8 lot sizes would provide a nice balance and mix between the larger lots to the south and the smaller lots to the east. This development will comply with the goals of the Comprehensive Plan to grow the city as a premier place to work, live, and play. The

location of this development allows this concept to become a reality as it is so close to everything, schools, parks and businesses. This development will also enhance the quality and character of the surrounding community by incorporating articulation and visual -- visual interest in the exterior of the home via porches, pop outs and building material types. There is a letter in your staff report from Ada county fully supporting the annexation of this property into the City of Meridian. The letter cites goal number 2.2F in the Ada county comp plan stating that it encourages residential development to occur at urban densities within areas of the city impact where public facilities are available. The application also is compatible with the future land map -- land use map of Meridian Comprehensive Plan as adopted by Ada county, which designates the site as medium density residential, which is primarily intended for single family homes at densities of three to eight dwelling units per acre. ACHD is also supportive of this project and has written that this proposal meets the district's policies and should be approved as proposed. So, Stoddard Road is expected to see significant improvements in the coming years that include the widening of the roadway to accommodate three traffic lanes, a bike lane and the continuation of a five foot wide attached sidewalk to match the existing on Stoddard. According to ACHD this construction is expected to occur after 2023. We are hoping that we can time our construction with that of ACHD, that way we aren't causing more inconveniences to the neighbors. In the staff report there is a condition requiring that the development have a ten foot wide multi-path fronting Stoddard. This slide highlights the existing five foot wide sidewalks that are surround -- that surround the development to the north, east and south and west. Nowhere in this area is there a ten foot wide pathway, including the park and school. So, there would be 332 feet of a ten foot wide pathway that would, then, connect to an existing five foot pathway. It doesn't make sense. It would make more sense to have the pathway on the east side of Stoddard where there is already an existing pathway from Victory on up to Overland. We ask that the condition get revised to match the existing pathway widths on Stoddard, so that the development can blend in nicely with the existing developments. Now on to landscaping. This development is designed to be visually pleasing and purposeful. With Bear Creek Park and Victory Middle School being so close, we decided to create a nice walking loop around the development that would provide a variety of recreating options for folks living in the development. We are planning to have a five foot walking path around the perimeter of the development. Then located on the north side of the cul-de-sac will be a 3,000 square foot grassy area with two park benches and shade trees throughout. This plan was a result of back and forth conversations and iterations with planning staff and the design team. We also kept neighbors in mind by adding additional buffers to the north and south, as that was brought up in the neighborhood meeting. This strategically planned open space meets the request from both the city and the neighbors. The landscaping we have proposed will consist of water wise plants using the selected trees and shrubs that are more suited for the Idaho weather, thus requiring less water to maintain. Here are the major types of shrubs that we have proposed. As you can see we are going for a soft, yet sophisticated feel. There will be a total of 20 -- 20 trees with a mix of three tree species, the Norway Maple, Spring Snow Crabapple and the American Linden. There will be four types of fencing products in this development. The perimeter fencing will consist of -- of a six foot wide -- a six foot tall white vinyl fence. Then we will have open vision fencing mainly located around the back of lots bordering the pathway. There will

be three railed fencing along the south perimeter and a six foot tall driftwood color vinyl fence that will face Stoddard and the entry. Slatestone Subdivision will be a positive addition to the City of Meridian and the residents currently living in the area. This subdivision will enhance connectivity, provide quality and character to the community by using high end building materials, advanced landscape design and techniques and collaboration with staff and the surrounding neighbors. This development will also help -- help add economic stability for businesses in the area. We believe this development will create a more livable community that promotes health, happiness and prosperity. All right. I'm going to turn it over to Grant, who is on our design team, and he's going to address comment number four in the staff report, which states prior to the Commission hearing the applicant shall verify the location of the irrigation ditch along the south boundary to determine if its on -- if it's on the subject property. If said ditch is proven to be on the subject property the applicant shall revise relevant plans to depict the ditch as piped or prior to -- prior to the City Council. So, I'm going to turn it over to Grant. He is going to talk about irrigation.

Brookover: Grant Brookover. 332 North Broadmoor Way, Nampa, Idaho.

Lorcher: Thank you.

Brookover: I would like to first address the location of the -- of the existing drainage ditch. That ditch exists along the south boundary -- just trying to find the pointer real quick. It exists along the south boundary of the property. It -- oh, there we are. It exists along the south boundary of the property to collect drainage from the flood irrigation of the neighbors to the south. That drainage flows towards the -- the project's boundary and, then, is conveyed by that irrigation ditch right along -- right along the -- the property boundary to an eight inch PVC pipe that, then, takes the drainage to the borrow ditch along Stoddard Road. Our proposed solution is to take the -- the drainage from the neighbors into our irrigation waste ditch or waste pipe, rather, and, then, convey it that way and, then, exit the property along Stoddard Road.

Yzaguirre: Thanks, Grant. All right. So, as you can see we have been thoughtful with its design and have made it a point to work with staff and the neighbors to come up with a design that would work for the city and the community. We thank you so much for your time and we hope we can make this development a part of the Meridian community. And I will stand for questions.

Lorcher: Thank you. Commissioners, do we have any questions for the applicant?

Grace: Madam Chair, a question.

Lorcher: Commissioner Grace.

Grace: So, thank you for coming, Becky. Can you just comment on -- do you think that the -- I guess the proposed linear space is adequate open space?

Yzaguirre: Yes. So, we did fix the linear open space and we made it 20 foot wide on the landscape plan to -- to comply to code.

Grace: Yeah. I think I probably know the answer, but as it relates to staff's alternative recommendation do you have an opinion on which one you would prefer?

Yzaguirre: As to --

Grace: Well, staff had proposed possibly as an alternative that one of the lots be replaced with --

Yzaguirre: Uh-huh.

Grace: -- so I was just wondering --

Yzaguirre: Yeah. Yeah.

Grace: I think I probably know how you feel, but --

Yzaguirre: Yeah. Yeah. Obviously we don't want to get rid of a lot and so what we had done is we just had made that linear open space match code. We made it 20 feet wide. And I believe that's what you were asking for, Joe. Yeah. Cool. So -- so, yeah.

Grace: Madam Chair, a follow up, but unrelated question if I could.

Lorcher: Commissioner Grace.

Grace: Can you -- and also can you clarify -- are you recommending, then, that the pathway on the east side of Stoddard be widened to ten feet and to keep the pathway on the west side that would connect to the school area at five feet?

Yzaguirre: Right. Let me go back to that slide if I may. I'm -- I'm sure you are referring to this?

Grace: I am. Thanks.

Yzaguirre: That mouse is kind of hard to find, huh. Oh, there we are. It was there. Well -- yeah. So, we are wanting to just connect up -- so, as you can see on the North Stoddard Road diagram there, the subject property is to the south on that diagram right there and so to the north of that it's just -- it's all five foot sidewalk and so what -- what the city -- or staff is requesting is that we -- thank you -- put a ten foot wide multi-path there and it doesn't make sense to put a ten foot wide multi-path there when the existing to the north is a five foot wide path -- sidewalk and so it would just -- it would have this massive ten foot wide and, then, funnel back into a -- a five foot pathway. We would only -- I mean the length of the property is only 332 feet and -- and to -- to second the point on the west side of Stoddard -- so, on that south side diagram of Stoddard, there -- there -- there isn't

a sidewalk and it's all county owned. All of those properties are in the county. And -- and so there -- there isn't a sidewalk there. It makes more sense if you were to put a ten foot wide multi-path to put it on the east side of Stoddard, because it does connect from Victory on up to Overland. So, that -- that's our reasoning. It just doesn't -- our development would look a little wonky with a ten foot wide pathway and, then, it funneling back to an existing five foot sidewalk.

Grace: Okay. Thank you.

Dodson: Madam Chair, to further that point, I don't disagree with the applicant's thought process there. It's a condition of approval per our pathways coordinator, because the west side of Stoddard is shown as an alternative location for the ten foot pathway because the east side, all the way from Victory to Overland, is only constructed as a five foot, even though it's noted as the preferred location for the pathway. Most of the time -- very rarely have I seen -- and -- and they have confirmed this -- that we will repurpose a five foot sidewalk and make it ten feet, because my understanding is they can't just build next to it, they would have to tear the entire thing up and pour it as a ten foot pathway and so that typically just doesn't happen because of cost associated with that. Frankly, a bit of an oversight by the city at some point as those developments came in, right, that we didn't get that ten foot pathway that we want as a safe path -- pathway to schools, but I do understand the applicant's perspective there. It was a condition from pathways, so I included it. Commission and Council can strike that condition or -- basically just strike it, because they are proposing five foot and that would still comply with code to have a five foot detached sidewalk along a collector street, so you don't necessarily have to modify the condition, you could strike it all together if you would like.

Lorcher: Is it in there already? As far as approval for the five foot pathway or are you asking us to note that -- that -- to take that to City Council?

Dodson: As a -- as the Commission you can recommend that that be stricken and, then, I will note that as being stricken out in the staff report if you would like that. If you want to keep my condition in there and we will have the same conversation at Council. That's Commission's choice. I'm just saying as you guys make your motions.

Lorcher: Okay. Thank you. Commissioners, any other questions for the applicant?

Yearsley: Madam Chair, this is Steven Yearsley.

Lorcher: Commissioner -- Commissioner Yearsley.

Yearsley: So, help me understand why the two phases. It just doesn't seem to make sense this small of a subdivision to do two phases. It sounds like the property owner wants to keep his pasture and -- and the question I have is how long is that second phase going to happen? Is that going to be ten, 15 years down the road? I -- I'm -- I'm struggling with those two phases, to be honest with you.

Yzaguirre: Yeah. Yeah. So, we are going to build that first phase -- build that first phase out. The -- the two lots, Lot 7 and, then, the one just -- just next to it, those two lots are basically going to be reserved right now because we want to -- we want to keep -- the owner has some horses and they are old and so they are probably not going to last much longer, so without putting the horses down prematurely they want to keep them as -- as long as they can. So, they wanted to keep those horse stables there for their horses -- for their -- their elderly horses and, then, as far as it being 15 or so years down the road, we would just comply with code, because I don't -- we -- you have to develop within a certain time frame for the phasing. I'm not sure what that time frame is off the top of my head.

Dodson: That is correct, Madam Chair. It would be two years. The preliminary plat is good for two years. You have to submit a final plat within that time frame. But because it was only two phases, this second this would have to be at least submitted to us for final plat signature within that two year time frame. Madam Chair?

Yearsley: Thank you.

Lorcher: Thanks. Go ahead.

Dodson: To further that point -- I mean not agreeing or disagreeing with the phasing at all, but that stable would be located on a lot not associated with the principal structure. So, if they did this all -- and I understand the thought of just -- just why not build it all now or subdivide it -- that stable couldn't resume -- or couldn't remain because you can't have an accessory structure with no primary structure on the lot. So, that stable would be located on Lot 7 by itself, so it couldn't remain, which defeats the purpose of what the applicant is trying to do, so I -- previous conversations with them that is why they phased it is -- is to keep that stable there, not necessarily to delay development.

Lorcher: So, the -- the remaining house -- and, obviously, the stable belongs to them. Do they plan to sell the house to you for redevelopment or are they going to --

Yzaguirre: No.

Lorcher: -- plan to stay there?

Yzaguirre: No. Actually, the plan is they eventually want to develop that for their daughter. Their daughter I understand is 18 and nowhere -- she's not in a place of her own and so they are kind of waiting for her to get a little more mature. A little older.

Lorcher: Commissioners, any other questions for the applicant? All right. Thank you very much. At this time we will take public testimony. Madam Clerk, is there anyone signed up to testify?

Hall: There is no one online signed up, but we do have a Leona Raines signed up to speak.

Lorcher: Hi. Please state your name and address for the record.

Raines: Leona Raines. 2833 South Stoddard. I live right next door to the -- the project. Our driveway, as it stands now -- not -- I hate not having a way to show people what I'm talking about, but it doesn't matter. Where we -- where our home stands, where the south part -- where we will have now five homes going up our driveway.

Lorcher: So, you are at the bottom of this -- of the North Stoddard Road picture, you are that driveway there?

Raines: Yes. So, we are going to have five roads -- five homes coming up our driveway. And I just had a couple quick questions. You addressed one of them, which was the -- sorry. Sorry. The -- I'm sorry, I'm having -- I'm nervous.

Hall: Ma'am, could you, please, speak into the microphone?

Raines: Sure. He addressed one of the issues already, which was our concern about the irrigation ditch. So, that -- from what I understand it's going to be on the property going down the property line; correct?

Lorcher: I believe that's what they said, yes.

Raines: Okay. And, then, I appreciate the fact that they are happy that it's a good thing for Victory school, but at this point the people on the other side of me, which you can't see, their kid was transferred to another school, because there is no room in that school for him and they live on the street. So, I guess they will find room for these people maybe. I don't know. We are sad, because there is R-4 across the street. We would like to see R-4, but that's, obviously, not to the benefit of the contractor. But it was -- in the community meeting it was mentioned about the two story and the one stories and our concern, because we are going to have someone right by our house here, this -- I can't see what that lot number is right here. Can we just make sure we don't have a two story looking right down in our backyard and it -- maybe this should be at the city meeting. This is just transfer -- maybe I'm at the wrong meeting. Is this just the proposition of turning this to city from county?

Lorcher: So, our obligation is to approve the rezoning of it.

Raines: Okay. So, this is just a zoning thing at this point, so the contractor is back behind us; is that correct? Okay. So, then, I can ask them questions regarding all this. Okay. That's all. Thank you.

Lorcher: Thank you.

Starman: Madam Chair, I just want to clarify for the audience member, particularly the person that just spoke. So, just for clarity, there are several items before the Commission tonight and, then, this will be a recommendation to the City Council, but it's more than just

zoning. So, the Commission tonight is looking at multiple topics. One is the annexation and zoning of the property and the second is a preliminary plat, which is the -- the map that's up on the screen now. So, all those issues are before the Commission this evening, but the Commission is a recommending body and they will make a recommendation to the City Council, which will hear this topic at a subsequent date.

Lorcher: Madam Clerk? Would the applicant like to come back and make any comments?

Yzaguirre: All right. So, yes, we are -- we -- to answer two of your -- one of two of your questions, yes, we are taking all the irrigation and putting it on our -- on our property and, then, the second one we have provided enough landscape buffer to -- to help buffer that. We can also add additional landscaping if need be and we can definitely work with the homeowner to figure that out.

Lorcher: Okay. Commissioners, any other questions?

Grace: Madam Chair, I was curious prior to the public testimony, so I might as well just ask the question. Sometimes I see in these proposals an estimated effect on the schools. Do you have that information at all?

Yzaguirre: I don't. I don't -- I don't have that, but I assume that we only -- we are not proposing a large development, so the effect is going to be rather minimal.

Grace: Thank you.

Dodson: Madam Chair?

Lorcher: Joe.

Dodson: To Becky's point, West Ada did not provide a letter, because of the size of the property -- or the size of the -- the number of units proposed. So, they did not propose a letter. But, typically, they -- they do adjust their ratio -- their student generation rate, but typically it's about .7. So, 70 percent of 15, you know, you are going to get approximately ten kids is what they are going to -- I did that math on the fly, so excuse me, but roughly ten, 11 kids is what they would have proposed or assumed. I'm sorry. It's been a long week.

Lorcher: I do have a question about the shared driveway. So, we -- we see these -- I don't want to say often, but on occasion. The challenge is is that the way these shared driveways are when it comes to utilities for, you know, garbage or snow removal or just being good neighbors, having this shared driveway and you are proposing one, two, three units and I assume that the driveway for the existing house is also on that shared driveway; is that correct?

Yzaguirre: That is correct.

Lorcher: So, have -- did you discuss the advantages and disadvantages of this shared driveway and how it's going to impact the -- the people who choose to purchase these lots?

Dodson: Madam Chair, yeah, we -- we always have those discussions with applicants and -- and note that Commission tends not to like common drives and for those noted reasons, trash collection being one of them, thankfully on this the -- the one on the southeast is only two lots and, then, also, thankfully, for the one on the west, Lot 8, this one here, there is an area here with no driveways where everybody could potentially put all their trash carts in any of the cul-de-sacs, which is typically better than some of the other ones that we see for sure. But the concerns are noted. Absolutely. Again, the Commission -- their tools for all of that is going to be to limit the number of units off of that further if you would like. Or just say none extra and just require, you know, the pyramid type lots -- the triangle lots at the end.

Lorcher: So, I know we don't do like a -- the way it's -- the housing is done, but each one of these has a driveway where the residents can park?

Yzaguirre: That's correct.

Lorcher: And is it large enough for how many cars?

Yzaguirre: So, I -- I believe it's going to be a two -- two car garage and, then, the RV bay most of them will have. Yes. Thank you.

Lorcher: And, then, is there space between the houses where they will have public parking as well, meaning that this house and the next lot, is there enough room -- so, say -- I have three daughters and so we have six cars at our house at any given time. So, we can put two in the driveway and two in front and, then, two have to park someplace else.

Yzaguirre: Yeah. So, you could put -- you could put two -- two in the garage. You could put one -- or two, depending on the length of the garage bay, and then -- or the RV bay. Excuse me. And, then, you could have, you know, multiple in the driveway.

Lorcher: And are you going to have some kind of homeowners association talking about what's allowed? Like can I have a boat in my driveway? Can I have anything exposed --

Yzaguirre: Yeah.

Lorcher: -- that type of thing?

Yzaguirre: Yes. That's -- yes. We are -- this is -- development will definitely be under an HOA. Yes.

Lorcher: Okay. Thank you.

Dodson: Madam Chair?

Lorcher: Joe.

Dodson: I do want to comment on that point in the -- the separate driveways, et cetera. One, it's a 33 foot wide local street, which ACHD allows on-street parking where are no driveways as noted. But they are approximately 60 foot wide lots, so they should accommodate -- you know, if it's 30 -- 30 foot wide driveway, they are going to have 30 feet between and I hope that the applicant helps stagger those where you might have two close together and, then, two far apart, so that way you get a little bit more area between the driveways and it's not just the same drive -- the same drive -- sorry -- the same garage on the same side of the house all along the street.

Yzaguirre: Right. That is correct. Our -- our -- our widths are wider than the standard R-8 lot widths.

Lorcher: Yeah. We would definitely encourage that, because to be good neighbors and if somebody has a -- you know, a Super Bowl party or something else and starts blocking everybody in, then, all of a sudden neighbors don't get along anymore, so -- all right. Commissioners, are there any other questions? So, Kurt, as a procedure, I close the public hearing for this -- for this file; correct?

Starman: Madam Chair, not yet. So, you will want to -- have you taken all -- I guess we have taken all public testimony. So, yes, you may entertain a motion to close the public hearing from your fellow Commissioners.

Dodson: Madam Chair? Sorry.

Lorcher: Joe.

Dodson: Before that I wanted to gain some more information from my wonderful boss regarding the ten foot pathway along Stoddard. The reason why the pathways coordinator required that, as well as why we probably should continue to require that, is that's -- Stoddard from Victory up to Overland is supposed to be a level three service according to ACHD, which means nothing to anybody here probably, but it's supposed to be protected bike lanes, pathways on both sides of the road, as well as widening the road. So, it's not just five foot sidewalks as they -- they had a really good diagram in here, but the sidewalks that they are showing are actually ten feet per ACHD's notes and, then, on top of that they note that new development will install the ten foot sidewalk and so the applicant wants to coordinate with the location of that so it doesn't get ripped up during construction and, then, as the ACHD comes in and widens the road eventually, starting after 2023, then, they will replace the existing sidewalk that I noted is very expensive to do, but that's why we pay taxes to ACHD.

Lorcher: Okay. So, one final question. So, it's -- you say after 2023. Does that mean like 2024 or 2035? Do we know?

Dodson: Madam Chair, it's not yet known. My understanding is they have it all designed and ready to go, which -- they do not have funding yet.

Lorcher: Okay. So, to clarify, if we are asking this applicant to put in a ten foot 322 foot sidewalk, the existing five foot sidewalks are going to be removed by ACHD and align with the ten foot sidewalk we are asking them to put in; is that correct?

Dodson: Yes, ma'am, that would be ACHD's intent and the intent of the noted plan that they have adopted.

Lorcher: Okay. And that's a decision for City Council as well?

Dodson: Yes, ma'am. Are you guys -- again, Commission can recommend what you prefer to do based upon the information that you have been given and, then, City Council will make that final determination to either let them do the five foot and, then, have ACHD come in and replace that five foot or construct the ten foot and they will have to coordinate that location with ACHD to make sure it is in the proper location, so it doesn't have to get ripped up and redone.

Lorcher: Got you. Okay. All right. Madam Clerk, to confirm, there is no other testimony? Can I have a motion to close the public hearing for this file?

Grace: Madam Chair, so moved.

Wheeler: Second.

Lorcher: It's been moved and seconded to close application H-2022-0039. All those in favor aye. Any opposed? All right. Motion is approved.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Lorcher: Discussion?

Wheeler: Madam Chair?

Lorcher: Commissioner Yearsley.

Wheeler: This would be -- this would be Commissioner Wheeler.

Lorcher: Oh. Excuse me. You sound just like Commissioner Yearsley. Commissioner Wheeler.

Wheeler: We are long lost brothers, so it's -- I understand. I -- I'm a fan of in-fill projects and I like it. I like that it's close to a school. I like it that it's going to fit in nicely. It works with the zoning on it. Just a couple of my thoughts on it is I -- I'm not -- I can see it from the developer standpoint of -- it seems a little out of order to put in a ten foot long sidewalk

when everything else around it is a five footer. I can see why they wouldn't want to spend the extra cash on that, but -- and I -- and -- and, Commissioner Yearsley, thanks for asking the question about the -- the two phasing and I'm comfortable with the two phases, especially since there is a -- a -- a timeline or a time frame in which they have to finish out that second phase and get the signature to -- to move forward with that and so those are just kind of my thoughts on it. I kind of side with the applicant on just allowing only a five foot long sidewalk along Stoddard Road, because who knows how long it's going to be for ACHD to be there and I -- it seems more out of ordinary -- I mean if it was on the hard corner or if it was at the end of a subdivision and it started up, but it's just -- it's like midblock, three quarters, it -- it seems really out of place on my side. So, those are my thoughts.

Lorcher: Thank you.

Grace: Madam Chair, my comments are that I was -- the issues that I had seemed to be addressed and -- and that -- those were the -- the open space, the impact on the schools. With regard to the pathway, I guess I might take a different view than my colleague. I feel if that's the way Stoddard is heading toward a ten foot pathway, that's the recommendation of staff, I -- my recommendation would be -- to City Council would be to -- to keep that ten foot pathway. It looks like it winds, it's not a straight, you know, sidewalk type looking thing, so -- and it looks like the property to the south, when and if it ever becomes developed, is heading in that direction, too. So, I guess that's where I stand on that.

Yearsley: Madam Chair, this is Steven Yearsley.

Lorcher: Commissioner Yearsley.

Yearsley: I -- I agree. I think this is a fairly decent in-fill project. I do think that it should keep the ten foot wide pathway and if -- if what staff is saying that ACHD has already designed this roadway, they are just waiting for funding, I'm sure ACHD could tell them where and what elevation to build that sidewalk, so they can build it and not have to redo it when they come back through and widen the street. So, it only makes sense to do it now instead of having to do it twice.

Lorcher: All right. Thank you. I mean bottom line somebody is going to pay for the sidewalk; right? So, if ACHD comes through, they are just going to rip out your five foot sidewalk anyway and, then, they are going to end up paying for it. But if you put in the ten foot sidewalk now, then, that's less disruption to your subdivision as well, because we don't know when that funding might come. So, therefore, you would have that -- at least that accessibility for your -- the people who live in your subdivision. Do I have a motion for this application?

Grace: Madam Chair, I would make a motion. After considering all staff, applicant, and public testimony, I move to recommend approval to City Council of file number H-2022-0039 as presented in the staff report for the hearing date of October 6th, 2022.

Lorcher: Do I have a second?

Wheeler: Second.

Lorcher: It's been moved and seconded to approve file number H-2022-0039 on the hearing date of October 6th. All those in favor say aye. And all those opposed? Motion passes. Thank you.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

6. Public Hearing for AMI Tower at Well 29 (H-2022-0052) by City of Meridian, located at 6355 W. Quintale Dr., directly west of Oaks West Subdivision No. 1

- A. Request: Conditional Use Permit for a 100-foot lattice designed communication tower for the City of Meridian Water Department on an existing City of Meridian Well site on approximately 0.45 acres of land in the R-8 zoning district.

Lorcher: Okay. The next application that we have is Item No. 6, the AMI Tower at Well 29, for a conditional use permit. Ready for the staff report when you are.

Dodson: Thank you, Madam Chair. Again next item is going to be for a conditional use permit for a hundred foot lattice designed communication tower for the City of Meridian Water Department on an existing City of Meridian well site. It's located on approximately half an acre of land, zoned R-8. It is located directly west of phase one of the Oaks West Subdivision. It's at the corner of Quintale and McDermott Road. There is some history on the site. Again, it was originally annexed in 2008. Rezoned in 2017 and, then, subdivided in 2017 as well and there is administrative approvals on the site for the pump house lot and landscaping and fencing for the pump house for the well. This -- again, subject site is currently developed with that well site as seen here. The site plan depicts the location of the proposed tower to be on the west side of the existing pumphouse building, in closer proximity to McDermott Road than to the existing residence to the east and north within the Oaks West Subdivision. Therefore, the base of the tower will be screened from view from any nearby residences due to the existing structures on the subject property. Additionally, the tower will be located approximately 95 feet from the closest residential building to the east and approximately 150 feet from the closest residential building to the north. The proposed facility is listed as an accessory or a conditional use in the R-8 zoning district per UDC Table 11-2-A2. In addition, all wireless communication facilities are subject to the specific use standards in 11-43-43. The applicant states that the steel lattice design is proposed in order to keep costs down for the ratepayers, as this design is cheaper than slim line and monopole towers. The proposed towers plan to have a radio antenna used for communication with water meter readers and the existing tower at the City of Meridian Water Department. Again, not 5G, not wireless cell phone, anything like that, just radio antenna. The applicant does not anticipate adding any other wireless communication equipment to this tower, which is

required by code and, in fact, as part of this application the applicant has requested, through the CUP process, which is allowed and noted in the code, to waive that requirement to allow additional users to co-locate on this tower. Staff supports this, because the tower is strictly for a single purpose and not a typical wireless communication facility. The specific use standards do not specifically state that a lattice design tower has a setback, but through the applicability section of that, as well as the setbacks required for the preferred communication tower design, which is sim line and monopole, staff hasn't applied the noted setback within this code section, which says that the tower must be set back a distance equal to the height of the tower from adjacent right of way and/or an abutting residential lot, which as noted it's approximately 95 feet to the nearest residence and definitely closer than that to the right of way of Quintale to the north. Therefore, this hundred foot tower does not meet this setback and must have the proposed location approved through the CUP process. Per this analysis I have -- as I have discussed, the screening, the location of it, as well as what is proposed to be on the tower, staff does support the proposed location that is approximately 95 feet from the closest residence. As of this morning there was no testimony on this -- written testimony. Staff does recommend approval of the subject conditional use permit, as it complies with all UDC requirements, except for those noted and supported by staff and I will stand for any questions.

Lorcher: Thank you. Commissioners, any questions for staff? Would the applicant like to come forward?

Wheeler: I'm sorry. Madam Chair?

Lorcher: Oh. Yes.

Wheeler: I'm sorry. This is Commissioner Wheeler here. The only question -- staff, the only question that I have is how high is this screening?

Dodson: Commissioner Wheeler, so the base of the tower is screened by the pumphouse building, which is directly on the east side here and as well as some fencing here. The fencing along the west boundary is open vision lattice fencing. But, again, it's McDermott Road here and, then, nothing to the west except dirt and, then, future State Highway 16 extension. I don't know exactly how tall the pump house building is, but it's a typical pump building, so it's probably at least 15 feet tall and it covers quite a bit of that -- the generator and fencing that is located here is at -- at least a four foot high fence, if not a six foot fence with the -- to screen the generator that was required.

Wheeler: Okay. All right. That was my only question. Thank you.

Dodson: Thank you.

Lorcher: Would the applicant like to come forward? Hi. If you can state your name and address for the record.

Teller: Yes. It's Dennis Teller. The water superintendent for the City of Meridian. It's Northwest 8th Street, Meridian, Idaho. 83646.

Lorcher: Thank you.

Teller: So, Madam Chair, Commissioners, thank you for your time tonight. As you heard with -- from the staff report that this is a request to install an AMI tower for our automated meter reading infrastructure system that we are installing throughout the city. This is tower two of -- of a three tower plan. We have one existing antenna on the -- the water tower in the center of town. This -- this -- the actual location would cover the northwest side of town. The reason being for this request and these tower installs is our current meter reading infrastructure on how we collect our 43,000 reads every month and growing is an automated system that's drive by. So, we basically have a read collector within a vehicle with antennas on that vehicle and we have to drive up and down pretty much every street within the city to capture these reads, which is becoming a very time consuming and difficult thing with -- with traffic and -- and everything that we are starting to see with the -- the growth that is coming. So, what these towers do is they basically take this -- this reading system that we have and the antennas on the vehicles and relocate them up and above the geography and -- and rooftops that will allow us to capture these reads without the use of a vehicle. That would reduce our staff time and -- and enable us to continue to grow into the future with the growth of the city and capture the reads timely for the billing. With that I would stand for any questions you may have.

Lorcher: Commissioners, do we have any questions for the applicant?

Grace: Madam Chair, just a quick one. Does the -- do these towers put off any -- any sound or any lights? I see there is some residential areas close by. I was just curious.

Teller: That's an excellent question and, no, they do not. It's just a radio antenna and it's basically the same thing that we have on our vehicles now and it is -- it's about as unobtrusive as we can possibly have it. It's a single pole that makes no noise. No -- no nothing other than it's just there.

Grace: Thank you.

Lorcher: Any other questions from the Commissioners? Madam Clerk, do we have any -- thank you very much. Madam Clerk, do we have anybody to testify?

Hall: We have nobody signed up online, but we do have two people in house, but they haven't marked whether they wanted to come up and testify. First one is a Dale Allenger. No? Okay. And Mark Nera. Okay. Thank you.

Lorcher: Did you have anything else that you wanted to add? Were there any other questions from the Commissioners for the applicant? May I ask one? So, I get the fencing part. So, how tall is this tower?

Teller: Okay. So, the tower is -- is one hundred feet tall.

Lorcher: Okay.

Teller: And the building is approximately -- like -- like staff stated, anywhere from probably 16 to 19 feet tall. That would be the --

Lorcher: So, it's just a skinny pole?

Teller: It's a lattice work, kind of a -- it's kind of a small triangle I guess you want to say. The base is a little bit wider than the top and, then, it's kind of got a crisscross pattern of -- of support to -- to make it rigid I guess.

Lorcher: Okay.

Teller: But it's -- it's -- you can see through it.

Lorcher: Okay. Thank you.

Teller: Okay.

Dodson: Madam Chair?

Lorcher: Joe.

Dodson: An example. If you drive down -- I can't remember now. I think it's Franklin and Locust Grove there is a lattice design tower, my very first project here at the city, for Day Wireless. It's a lattice design structure. This should be very similar to that, but this -- this proposed is actually being smaller. That was 125 feet and the base of that was pretty large. This, according to the elevations, is -- looks like it's less than ten feet wide at the base. So, this would be a smaller version of that, if you have driven by that and noticed it.

Lorcher: No. I mean I'm sure it's there, but --

Dodson: There you go.

Grace: Just to clarify, Madam Chair. But the building exists already; correct?

Dodson: Yeah.

Grace: Okay. Yeah.

Dodson: The building for the well, yeah. That's existing, but somewhat separate. Nothing to do with the CUP.

Lorcher: Can I have a motion to close the public hearing?

Grace: Madam Chair, so moved.

Lorcher: Do I have a second?

Wheeler: Second.

Lorcher: It's been moved and seconded to close the public hearing on application H-2022-0050. All those in favor say aye. Any opposed? Okay. Motion carries.

MOTION CARRIES: FOUR AYES. TWO ABSENT.

Lorcher: Commissioners, do we have any discussion on this? Or maybe a motion?

Dodson: Madam Chair?

Lorcher: Joe.

Dodson: I did want to note, because it's a conditional use permit, Commission is the deciding body on this, that as noted there are a couple of items through the CUP process that you should include. I would at least -- I would hope -- and Kirk can correct me if I'm wrong -- that I would want you to state specifically in your motion to allow, as they are requesting through the CUP process, for a couple waivers. One being the -- the location being within -- less than a hundred feet of the required setback, as well as waiving the requirement to co-locate two -- sorry. To allow co-location of other equipment on the tower. Because that is a Commission decision I could not put that in my recommendation of approval necessarily, so that -- that verbiage I would want to hear from the Commission.

Lorcher: So, just to clarify, when you say co-location, if I'm a cell phone I could pay to be on that tower?

Dodson: Yes, ma'am. Correct. Which is -- the City of Meridian Water Department would prefer not to allow that, because they want it just for their radio antenna. One -- but I guess main reason they don't want to have to deal with those license agreements and et cetera. Plus that was a major concern from the neighborhood as well. So, let's not poke the bear.

Lorcher: So, not allow.

Dodson: Correct.

Grace: Madam Chair, I took some notes, but that doesn't mean I will make a proper motion.

Lorcher: Give it a go.

Grace: I will give it a try though. After considering -- Madam Chair, I move that after considering all staff, applicant, and public testimony to approve file number H-2022-0052 as presented in the staff report for the hearing date of October 6th, 2022, specifically allowing the location of the tower within the setback as proposed and specifically allowing a waiver of the requirement of co-locating any other --

Lorcher: Utilities.

Grace: -- utilities.

Lorcher: Will that take care of it?

Dodson: Perfect.

Lorcher: Do I have a second?

Wheeler: Second.

Lorcher: I have a motion and a second for file number H-2022-0052. All those in favor say aye. All those opposed? Motion carries. Thank you very much.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

- 7. Public Hearing for Allure Subdivision (H-2022-0050) by Schultz Development, LLC., located at 5385 S. Meridian Rd., directly north of the half-mile mark on the west side of Meridian Rd. between E. Amity and E. Lake Hazel Rds.**
 - A. Request: Rezone 39.39 acres of land from the R-4 to the TN-R zoning district.
 - B. Request: Preliminary Plat consisting of 226 single-family building lots and 36 common lots on 37.34 acres in the requested TN-R zoning district.
 - C. Request: Development Agreement Modification to terminate the existing agreement (Inst. #2016-007091) for the purpose of entering into a new agreement consistent with the proposed project and plat.

Lorcher: All right. We have one more application in front of us tonight for the Allure Subdivision for a rezone, preliminary plat, and a development agreement modification and we are ready for the staff report.

Dodson: Thank you, ma'am. This is the last one scheduled for tonight after the continuances. As noted, this is for a rezone, development agreement modification and preliminary plat. The site consists of two properties, actually, that are approximately 37.3

acres of land currently zoned R-4, located at 5385 South Meridian Road, which is directly north of the half mile mark on the west side of Meridian Road between Amity and Lake Hazel. The only history on this site is that it was annexed in 2015 as part of a much larger south Meridian annexation, which you can kind of tell here is this little angled here. There is lots of R-4, as well as the C-G, R-15, R-8 that seems somewhat random. That's what the south Meridian annexation did, a lot of different parcels -- property owners. The request before you tonight are to rezone approximately 39.4 acres of land from R-4 to the TN-R zoning district, which is the traditional neighborhood residential zoning district. Request for a preliminary plat consisting of 226 single family lots and 36 common lots on 37.34 acres of land in the requested zoning district, as well as a modification to the existing development agreement as required by the existing development agreement for the purpose of entering into a new agreement consistent with the proposed project and plat. It gets a little wordy there. I apologize. The Allure Subdivision is proposed at 226 building lots on 37.34 acres of land, which constitutes a gross density just over six units per acre, which falls within the middle of the allowable density in the MDR, medium density residential, designation of three to eight units per acre. It is also slightly more than the Briar Ridge project that was approved directly to the south, which you can see here, and TN-R and their site design. So, again, theirs was 5.8. This one is 6.05. In addition, the requested TN-R zoning district requires a minimum net density of six units per acre and according to the plat the net density of Allure is approximately seven and a half units per acre, which makes it compliant with that zoning district. Quick education. Net density removes right of way and common area is the two big ones that you remove out of that to get your net density calculation. Through the pre-planning process -- the pre-application -- application meetings as well through this project was originally with Matt Schultz, the developer that we unfortunately lost in the community. He and I worked diligently to create this project and mirror a lot of the neighborhood identities that we tried to get with the project to the south, Briar Ridge, which would be the traditional neighborhood design. They -- we worked to propose different housing types within the project, to both match, as well as diversify the housing types proposed in Briar Ridge to the south. The grid like street layout and different housing types led the applicant to request the TN-R zoning district, as those are requirements of that zoning district, the same as Briar Ridge did. Staff supports that request for the zoning, as well as the overall proposed layout as it continues the design and the transition from the properties further to the south. Staff finds that the development is consistent -- is generally consistent with the comp plan. However, as I had noted this with Briar Ridge at the time, despite it meeting a majority of the comp plan policies and being proposed with an insightful site design and carefully considered design, staff always has concerns with the timing of development for this project on the -- on the edge of development related to urban services. Not water and sewer, but urban services. So, that would be commercial services, like schools, et cetera. Thankfully the property does abut an area of mixed-use community designated property to the north, which is anticipated to contain commercial uses in the future. The proposed site design, which includes a stub street and a pedestrian facility on the north boundary, helps set up an appropriate connectivity between this project and the anticipated commercial uses to the north. Specifically, again, this micro path connection here and this public road stub street here, the property that is designated mixed-use, the property line is roughly here, give or take. So, this public road

will be required to be continued out to Amity Road. Access to the site is via a new local street connection at the southeast corner, which will be down here, to West Quartz Creek Street, which is a collector street along the entire south boundary. The proposed project is proposed to complete West Quartz Creek Street and for their shared access to Meridian Road, because Briar Ridge, which was approved to the south, is constructing a majority of that, at least half plus 12 of the required pavement. In addition, this project is proposing three stub streets. Two to the west boundary to one property and, then, again, one along the north boundary for future connectivity. The project does not meet secondary access requirements as currently shown, as there is only one way in and out, which would be the access to Quartz Creek Street out to Meridian Road. Approved secondary access is required by Meridian Fire. Staff did recommend and has included conditions of approval, requiring construction of emergency access out to Meridian Road with phase one, which would be roughly here is what staff has recommended and has been shown with the applicant noted exhibits as Option B on their emergency access exhibit. Staff has not received additional information regarding their Option A, which is the public road connection along the north boundary, because it involves an additional property owner that's not part of this application. But should that connection occur prior to development or as development occurs through the public road system proposed, then, this condition of approval will become void as the public street access would be constructed and much safer and much better than an emergency only access. ACHD is also requiring the secondary public street access prior to signing any plat containing the 101st home within the subdivision. Because the additional vehicle trips from this development will push the Quartz Creek access -- so the collector road access -- one point of access to the state highway system over their threshold for a singular access of 3,000 daily trips -- specifically Briar Ridge to the south was approved and they first went in, so they account for 2,000 of those, approximately, this is allowed to add an additional one thousand. So, the overall subdivision is proposed with about 2,100. So, a little less than half of their lots are going to be allowed to be constructed before ACHD will not sign any further plats. The remaining roads proposed within the development, all the local streets internal, are proposed as 33 foot wide with five foot detached sidewalk and eight foot parkways, creating a beautiful streetscape and identity for the entire project, which continues the traditional neighborhood design that Briar Ridge was approved with to the south. However, a number of the local streets, as you can tell on the design, are pretty long, straight roads. They do have intersecting roads, but they do not comply with ACHD's traffic calming and street length measurements. So, prior to construction and final approval by ACHD they will have to revise the plat to include traffic calming along pretty much the -- pretty much the perimeter roads. So, Caldera -- I can't read them from here. This one, this one, and I believe this street as well. Staff also did include a condition of approval consistent with that to help support that approval. Staff would like to note that Meridian Road, State Highway 69, is currently being studied by ITD -- by the Idaho Transportation Department of Transportation for corridor improvements from Overland all the way south to Orchard Avenue within Kuna under their Idaho 69 corridor study. The mid mile intersection located here at Quartz Creek and the -- and State Highway 69, located at the southeast corner of the property, is part of this study and is proposed to be designed with a reduced conflict U-turn and RCUT intersection. Which is complicated, unless you see it. We did not put an image of that in there, which is okay, but, essentially, eliminates

U-turns at the light at the intersection where you have to go to another area, turn around and, then, you can make your right-hand turn and also eliminate some left-hand turn movements to again help increase the safety of those -- I can't remember what police quantifies them, but the sideswiping basically. It helps minimize those. At least that's what studies show. The TSI impact study, because, again, it's over one hundred units, they are required to do a traffic impact study. ITD is requiring an additional 12 feet of right of way along Meridian Road for the purpose of constructing a future southbound right turn lane from the highway onto West Quartz Creek Street. This is somewhat contrary -- or I should say it lacks a previous approval for Briar Ridge as that applicant was required to enter into a cost share agreement for improvements to the Amity and Highway 69 intersection. Thus ITD did not require that with this application. Within the internal of the project there is an existing home and an outbuilding approximately one acre along Meridian Road, but no other sites -- site improvements are known. The historical use for the subject site is agricultural in nature. Because of that the property owner intends on continuing to farm the property as the project develops over time. So, the remaining areas that are not being developed would like to continue farming. Idaho is a -- I can't remember the term. Idaho allows that to -- to occur with state statute, but in order to help the applicant and the owner feel more confident in that, I did include a provision within the development agreement to allow that as well. The proposed uses within the project are all residential. Detached single family, detached alley loaded single family, attached single family and alley loaded townhomes. All uses proposed are permitted residential uses within the requested zoning district. The project is proposed to be constructed in five phases as seen on the phasing plan here. The submitted plat shows a minimum lot size of approximately 2,300 square feet and an overall average lot size of just over 4,300. The residential lots appear to meet all UDC dimensional standards. Five foot wide detached sidewalks and eight foot parkways are proposed along all of the internal streets as noted. This is consistent with the requirement of the traditional neighborhood residential district. The applicant is also proposing detached sidewalk on the north side of the collector street, which complies with code, as well as the multi-use pathway along Meridian Road, which also is compliant with code. The applicant is showing the required pathway segment within a landscape common lot per code requirements. Allure Subdivision is proposed with a preliminary plat area of approximately 37 acres, which requires a minimum 15 percent qualified open space or approximately 5.6 acres and a minimum of eight amenity points. So, amenities worth eight amenity points per UDC 11-3G-3 and 11-3G-4. The applicant is continuing the multi-use pathway along Meridian Road as noted. That's approximately a quarter mile long, which equates to two amenity points. In addition to the pathway the applicant is proposing a swimming pool with changing facilities and restrooms, which qualifies for six amenity points, and is including a playground area, which qualifies for two amenity points, all within the central open space lot for equitable access. Therefore, the applicant is proposing amenities worth a total of ten points and exceed the minimum of eight required by code. The applicant's open space exhibit shows approximately 6.96 acres of qualified open space, which is approximately 18 and a half percent and exceeded the 5.6 that's required. However, some of these areas noted on the exhibit as qualifying do not qualify as they are not at least 20 feet wide. However, staff does not recommend that they would be revised and -- and widened, because they are already remnant pieces along the end caps of these

lots. So, there is -- like, for example, like some of these end caps here. I think there is a couple more in other places that -- like here that just -- they are not the 20 foot wide minimum. However because they are remnants staff does not wish to remove land area from the buildable lots. Instead the -- no. I'm sorry. Hold on. Oh. With the removal of these areas when they do revise the common open space exhibit, they should be very nominal as these are very small areas comparative to acres of land. It is also important to note that the applicants open space exhibit does not include any of the parkways, which are allowable to be counted for qualified open space and when you have detached sidewalk and alley loaded projects you end up with a large area of qualified open space for parkways and, again, adds to the streetscape, which staff very much appreciates. Therefore, the actual proposed qualified open space should vastly exceed the minimum and should be even higher than the noted 18.6 percent. As of this morning there was only one piece of public testimony. It was from Mr. David Palumbo. It really didn't speak to this project specifically. Specifically. He noted issues with a lot of projects in south Meridian altogether and noted concerns with traffic, school capacity, and as well as noted an opinion that there has been a lack of planning in south Meridian. Staff does recommend approval for the noted reasons about the project and per the conditions in my staff report and I will stand for any questions.

Lorcher: Commissioners, do we have any questions for staff? Would the applicant like to come forward?

Dodson: Madam Chair, really quickly. I did want to note -- in my staff report I noted that they did not submit elevations for the single family homes. Apparently I'm blind, because they did. So, I did want to note that in your motion you can recommend to strike that condition or I will do it myself either way, because that was my mistake.

Lorcher: Okay. Please state your name and address for the record.

Breckon: Jon Breckon. Breckon Land Design. 6661 Glenwood Street, Garden City. Joe, did you get the -- the presentation? Can I give it to you now? Have a short PowerPoint that kind of reiterates a lot of what Joe talked through with some more pretty pictures and a little more definition. But always enjoy working with Joe. This is another nice development. We are excited to move this one forward. Okay. This is just an overview. It shows the project site, but also adjacent properties, which is kind of a key point to this project. There is a few items in the report that I would like to speak to, just to add a little definition. But you can see we are on the west side of Meridian Road just south of Amity and the parcel directly to the north that's at the corner of Amity Road and Meridian Road and also on the north side of Amity Road is owned by Hawkins Development and I spent an afternoon with them coordinating projects. They have plans to develop that as commercial property and they shared some of their plans with me. I think timing wise it will work out very nicely to make sure that we have proper services. They are talking about a new grocery store and other needs that are vital to the -- to the health of the area. Additionally, you can see we are -- on the north property there there is -- there is a property line that kind of splits about a third of the way over and there is -- that's a different land owner and I have spoken with him briefly, but, essentially, that's where a roadway

connection is to extend and provide a secondary access to this project, as well as provide connectivity to Hawkins' property and -- and connect all the way up to Amity Road. They have been working with ACHD and ITD on that roadway connection location, because that's critical for stacking and, then, just safety of the road connection on Amity and it's -- it ties into their property to the north. So, if that all works out, the plan is to have a traffic light there where that connects to Amity and so that will all function properly and so that we will also have a secondary connection in the future as this gets all built out. We have also coordinated with the Briar Ridge folks to the south and working on the details of utility connections and so forth and I guess the other thing I could share -- this depicts as a previous project that we worked on and I will touch on that a little bit later, but right across Meridian Road to the east is Prevail and -- as well as to the south of that those are projects that I have worked on in the past and there is some similarities there as far as emergency vehicle access and phasing that I will -- I will speak to you here in just a minute. This zoning map, just for reference. You can see, you know, what -- follow suit with Briar Ridge, the TN-R designation to the south. And this is -- this is a nice graphic, because it speaks to the phasing which is -- this is really critical to -- to the circulation -- emergency vehicle circulation and -- and the timing of the development as it -- as it moves forward. But here you can see, you know, initially we are planning on main access off of Quartz Creek for phase one and two and, then, once we, you know, get close to that -- that threshold for a number of units I would like to extend our secondary emergency vehicle access to that northeast corner, which would go through phase four and that's almost an identical situation that we experienced on the east side of Meridian Road. We did the same thing. We had a -- we had a secondary access point there and so I think if we look at -- I will go to another slide, but it shows it on -- on the Google Earth image. You can see it in place today. But that's what we would like to move forward with in the event that the Option A -- or the Amity Road connection doesn't happen in time, which, you know, that one -- that -- that is probably going to take a little bit more time just timing wise to make that over. This just shows adjacent schools. Mary McPherson Elementary. Actually, I was fortunate enough to work on expansion to Mary McPherson here just a couple of years ago to provide more classroom space. So, that's always a concern and I know that West Ada is working to move forward with a bond in the near future to build some more schools. Here is emergency services for reference. Existing fire stations, police station, and the new fire station that's going to go in there on -- on Lake Hazel in short order. Here -- here, again, overall site plan and reference -- you can see there the Prevail Subdivision on the other side of Meridian and you can see that emergency vehicle access that we would like to replicate that in some fashion. Of course, accommodate this design, but it would be very similar in that -- in size and functionality providing that access. Something else to note there, that -- that access -- I think it will be helpful, because that's where our sewer stub is, a sewer connection, and so that access could also serve as a maintenance access to the sewer connection, as well as meet the emergency vehicle access requirements that will most likely be required as things are being built out. This is -- you know, we have worked diligently to make this site plan work and I think one of the -- the nice features is the common open space in the middle and that has a clubhouse and a swimming pool and we have got a -- wanting to do a nice berm there that could be used as a sledding hill and, then, just the open green that can be used for a variety of reasons. So, just a really nice little neighborhood park. And this -- this also shows future

roadway connections to the -- to the west. That stub to the north and, then, Briar Ridge on the south and it speaks to the open space. I guess already touched on that. Like I said, the thing that this makes me think of -- along the Meridian Road frontage, you know, that -- that is a special designation there as far as entry into the city and we would like to take the same approach that we did on the other side of the road, which is a -- there is a berm and a fence to achieve that ten foot height and so it's -- and, then, it also has a ten foot wide pathway along that frontage. So, it's -- it's -- if you have driven through there you have seen the one on the -- on the east side that's existing and would like to do something very similar to that. This is just a -- a slide here that provides a little clarity on the mix of -- of housing types and you can see the -- the purple color is a four unit townhome design and, then, the orange, yellowish, two -- two unit single family attached. And, then, the remainder -- or I'm sorry. The blue would be a -- a single family home and, then, the green is a carriage home style with alley load. So, with garage in the back. And the townhomes also have a -- have an alley -- alley load. So, really nice street appeal -- street frontage. Here is our proposed phasing plan and you can see coming from the south there with phase one and, then, extending through and this also depicts the unit count -- the type of units that would be within each phase and so, you know, notably we would like to go ahead and provide part of that neighborhood park as part of phase one. This is just a graphic that speaks to the -- some of the amenities. Like to include a -- a nice play structure within that -- within that park, as well as a swimming pool. These are some pools that we have -- my office has designed in the past for reference. Sledding hill potential, assuming we get the snow. And, then, here is, you know, just a graphic. I think you probably already saw these, but these are the -- what we would like the houses to look like. Single family detached. Townhomes. Four unit townhomes. Carriage home style. And this is more just the traditional single family homes. All these have parking for a two car garage, whether in the front or the back, you know, depending on the unit style, with a driveway in the front, so -- yeah. Four -- four potential parking areas for each unit. Some of the single family lots would potentially also allow three car garages and so you would get a couple more there. We do have a -- a couple of the shared drives, which I know those are always a little bit of a question, but tried to minimize a number of those, just to -- some of those -- those corner areas. Southwest, northwest, southeast and, then, on the east side we got a couple there, too, just a few lots to try to accommodate those -- those tough corners. And I will stand for questions.

Lorcher: Commissioners, do we have any questions for the applicant?

Grace: Madam Chair?

Lorcher: Commissioner Grace.

Grace: Excuse me. Jon, could you go back to that last slide where you talked about -- those -- just to confirm, those are -- on the east side there, those are driveways that you talked about, those -- they are not streets; right? They are shared driveways?

Breckon: Correct. There is a shared driveway -- maybe Joe can point at them. Yeah. Right there. Those would be shared -- shared driveways for two -- I guess three lots for

each one and that's similar. Yeah. We -- we have got one, two, three on that east side and there is two on the west side as well it looks like, so --

Grace: Right. And there is adequate parking and, you know, room for emergency services and those kinds of things in there?

Breckon: Correct. Yes. Those are -- those meet all the development standards and they are 20 feet wide, so pretty generous as far as driveway widths go. And, then, in front of each of those homes those are the single family homes in all of those cases, so they would have -- in addition to that drive they would have your stand -- your typical 20 foot depth driveway in front of the -- in front of the garage.

Grace: And, then, Madam Chair, another question, but unrelated. Can you just go through the timing again, if you know. And maybe that's a question for staff -- of the urban services that are projected to be coming into the area.

Breckon: Well, it's -- it's -- I -- I -- I can share what I talked to Hawkins about. You know, of course, that's subject to change based on demand and so forth, but they -- they were very hopeful that our timing would align for that connection to the north. They were talking about moving -- well, they are -- they are working through the design right now. They shared one of their latest concepts with me and said that they are working -- working through revisions right now in order to move their application forward and are hopeful that they could start breaking ground next fall, which would align with our phase one.

Grace: Thank you.

Lorcher: Commissioners, any other questions for the applicant? I have a question. So, by going to traditional neighborhood takes the R-4 zoning out, which allows you to put more than one type of housing in this. That's the reason why you did this; is that correct?

Breckon: Madam Chair, yes, and -- and Joe might be able to speak to that a little better than I can. But, yes, that was -- that was the reasoning behind it. Just so we could have more variety on the -- on the housing style.

Lorcher: So, in regard to the townhouses, the garages are underneath the unit or has a small alley loaded driveway, is that what you said?

Breckon: Yes, Madam Chair, there is an alley load and at the -- at the -- they are alley loaded in the back. So, there is -- there is an alley in the back like you would see in a more historic traditional neighborhood and garages would be in the -- in the back and so -- and maybe I can flip back here. You said -- so, here is -- here is the townhome style. This would be the street view, which has a, you know, front porch and more pedestrian access to it and, then, the -- the cars would be in the back with the alley.

Lorcher: And, then, guests would be able to park in front of the house?

Breckon: Yes.

Lorcher: So, there is public parking along the --

Breckon: Yes, they would be able to park on -- on the roadside. Yes.

Lorcher: So, in this case for this particular townhouse you have got four units, so each family has two cars, and, then, they each have, you know, two or four guests who bring two or four more cars -- and you have got how many of these buildings along the -- I mean is there enough room for life to happen beyond just living here in this subdivision?

Breckon: Madam Chair, yes, I -- I believe there is. I -- you know, we have got on-street parking. Essentially it would serve any guests. It's like my most standard traditional neighborhoods and, you know, I -- I really like this product, because you do have -- you know, your personal parking is accounted in the back. Of course you have got a driveway, as well as your two car garage along with that and, then, on-street parking for guests. You could have -- I guess if you were in the garage you could -- you could have your guests park in the back as well. I mean however that works out.

Lorcher: There is room in the alley for public parking?

Breckon: There -- there would be a driveway, yes, in front of the garages.

Lorcher: Oh. So, each townhouse has a -- not only just the alley load and not just going into a shared garage, but they each have a driveway?

Breckon: Driveway, as well as garage, yes.

Lorcher: Oh. Okay.

Dodson: Madam Chair? To touch on those more, yeah, it's going to be determined based upon the number of bedrooms. But, yeah, these would be treated just like the -- all single family. If there is three bedrooms or more they are going to have to have that driveway and -- whether that's along an alley or not. So, there is -- more than likely they would be at least three bedroom units and they would be the 20 foot wide and 20 foot deep driveway, in addition to the car -- the two car garage. Now, in addition, to answer your question, too -- and when I worked with Matt on this originally, as well as when we worked with Briar Ridge, you know, this parkway design with the detached sidewalk is, again, a lot more of what you see in older neighborhoods and it -- it is a lot more of the pedestrian oriented design. It tends to make pedestrians feel safer. They walk more in these kinds of neighborhoods and, then, when you add the alley loaded, all along those areas you get that on-street parking that's uninhibited by driveways the way that typical front loaded are. So, it does tend to increase the amount of on-street parking in a neighborhood.

Lorcher: Okay.

Dodson: And -- and that -- that mostly combined with the pedestrian focus was a major reason why we -- we told the applicant, yeah, we would love for you to do the traditional neighborhood residential, like Briar Ridge to the south, to -- more so for the pedestrian element and the parkways than it was the -- oh, yeah, you also have to have two housing types. They were going to propose that anyway. So, we were like, hey, we can get a win-win here, let you guys have your housing types and we get more of that pedestrian focused development.

Lorcher: Got you. Yeah. Without seeing the backside I just kind of imagined a long alleyway with driveway is just coming in and, then, you would just park with -- but you are suggesting that each one's having a driveway, so it's a little bit further back. Okay. Commissioners, any other questions for the applicant before we open public testimony? All right. Thank you. We will see what --

Breckon: Thank you.

Lorcher: -- everyone says. Madam Clerk, do we have anybody signed up to testify?

Hall: Madam Chair, we do not online, but we have a Chris McClure. Please come up. Oh. Correct. Doug Connolly. I apologize. Yes.

Lorcher: Please state your name and your address for the record, please.

Connolly: Yeah. My name is Doug Connolly. 3881 South Basilica Way, Meridian. 83642. Again, my name is Doug Connolly. I'm the lead pastor at Stonehill Church. We -- we currently meet at Mountain View High School where church planned six years ago out of Rock Harbor Church in North Meridian and we currently own around 14 acres on Amity Road, which is northwest to this -- this property or the lower subdivision and, first of all, it's a great subdivision. I would like to live in it. That would be sweet. But we think this would also be a great addition to south Meridian and as someone who lives there about a mile from there I think it would be a great addition. We also want to partner with them as we work with them to -- to have access to the sewer on -- on their property that we would tie into eventually and so we have been talking to Warren Stewart and Laurelei McVey of the city and they have been helpful in guiding us and -- and helping us know what sewer shed we are supposed to be in and so we are -- I just want to say we are all in favor of this subdivision. So, that's it. Thank you.

Lorcher: All right. Thank you. Madam Clerk, is there anybody else in Chambers or on Zoom?

Hall: No, there is not.

Lorcher: Does the applicant want to come back and say anything additionally? Oh, did you want to testify? Oh, I'm sorry. I looked at the clerk and I didn't look at the -- the crowd. Please state your name and address for the record.

Percy: My name is Jim Percy. 1250 Stegerman Court in Meridian Idaho. 83642. I'm the owner of the property and I just -- going to make it brief. I want to thank staff for walking through and helping me after the loss of Matt and also Mr. Breckon for picking up the pieces after the loss of Matt. It's been quite a struggle after him. He -- we have been after this for over a year trying to piece it all together and I just want to thank them for helping me understand a lot of things. Have been patient with my lack of understanding, so --

Lorcher: Very good. Thank you very much. Anybody else in Chambers, as I'm looking around? Did the applicant want to come back up and make any other comments?

Breckon: Madam Chair, I just wanted to -- I don't know if I mentioned it before, but we are in agreement with all staff comments and conditions of approval.

Lorcher: All right. Thank you very much. Can I get a motion to close the public hearing?

Grace: Madam Chair, so moved.

Lorcher: Do I have a second?

Wheeler: Second.

Lorcher: It's been moved and seconded to close the public hearing. All those in favor say aye. One more. Did you get all three? Four? Three?

Yearsley: Can you hear me now?

Lorcher: Yes. Are you in favor of closing the public hearing?

Yearsley: Hello?

Lorcher: Commissioner Yearsley? Are you in favor --

Yearsley: Can you hear me now?

Lorcher: Yes. Are you in favor of closing the public hearing?

Yearsley: Aye.

Lorcher: All right. All those -- motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Lorcher: All right. Any discussion?

Grace: Madam Chair, I don't know that I have a whole lot of discussion. I did maybe have a question, though, for Joe -- for staff. Is there a -- excuse me. Is there a decision point for the Commission with regard to the two options you laid out on the emergency access or is that for the applicant to determine?

Dodson: Commissioner Grace, no, there is not really a condition -- there is not really a decision for you to make, because it's already noted in the condition as Option B, because they need the emergency access. But, again, if timing -- if the public road goes through, then, the condition is null and void, so it doesn't really matter.

Grace: Okay. That's all I had. I -- I don't have any really --

Lorcher: Commissioner Wheeler or Commissioner Yearsley, do you have any comments?

Wheeler: Madam Chair, this is Commissioner Wheeler.

Lorcher: Go ahead.

Wheeler: Yeah. My -- I -- I did notice that there is a decel lane allowed I believe off of Highway 69 to enter into the subdivision. Staff, can -- do you know if they are planning to actually do that and actually put in a decel lane?

Dodson: Commissioner Wheeler, the applicant is nodding his head yes, but also they -- they will have to coordinate with ITD as well -- one through the -- the study that ITD is doing on the corridor, because they are probably going to be widening the -- the highway eventually; right? And, if not, regardless, that location will have to be determined by ITD. But, yes, they are -- the applicant is required per the ITD conditions of approval and the ACHD even because of the number of trips. So, that -- that will be constructed, yes.

Wheeler: Perfect. Okay. I know it's one thing to say, hey, it's permitted. It's another thing to actually have it done. So, I -- that was something that was a -- wanted to make sure that that was done just because of the -- I couldn't see it being not done. And this intersection would not be lighted; is that correct? Is that what I'm understanding?

Dodson: Commissioner Wheeler, I -- if the corridor study is approved and adopted and they construct it, I do believe there will be a light, but I'm not entirely sure the timing on that. Typically -- and -- and for the foreseeable future it will not be lighted; correct.

Wheeler: Okay. I like the -- the subdivision as a whole and I like the -- the fact that the common area is in the center of it and so just allocate it to a corner. Future road expansions out of it to the -- to the west for future development on it. My -- my -- I'm still in support of this project for sure, but my -- my only hesitation on coming in just, you know, two thumbs up is that it is a little bit green coming in here, because like was stated earlier about the urban services, but it's a nice project and -- and as those fill in around it I think you will be fine. I mean the same thing could have been said about Tuscany when it first

went in. Pretty green comparatively speaking, but, you know, now it's fine with all the services -- urban services coming in around it. So, yeah, I support this project.

Lorcher: Thank you, Commissioner Wheeler. Commissioner Yearsley, do you have any comments? So, I guess my only comments would be -- Joe, I think you said that ACHD had not given its full approval to this project; is that correct?

Dodson: Madam Chair, no. They -- they have approved it, but the way that they write their condition is that they will not -- it's kind of weird, but they say that they will not -- they won't sign a -- whatever final plat has the 101st building permit in there and, then, they also say for the traffic calming could -- prior to final platting they have to submit construction drawings for the roads to ACHD and that's their final approval and at that time that's when they will grant that, as long as they meet their conditions of approval for the traffic calming.

Lorcher: And would that be -- happen before or after City Council? Does it have to -- have to happen before?

Dodson: After.

Lorcher: After. But you can't do anything until they say yea; right?

Dodson: The applicant would coordinate with them on -- on what kind of traffic calming. Typically it's bulb outs is -- is the most used and the most appropriate in a lot of these, especially with parkways and detached sidewalks.

Lorcher: Right.

Dodson: The applicant can revise the plan to show that before City Council. I honestly cannot remember how I wrote my condition. I believe I did say with final plat, just because that's something that we will typically see on these longer streets and ACHD would have to, again, approve those locations as well, because they are the ones who are going to determine how far away from the intersections they should be and et cetera.

Lorcher: Well, if Commissioner Seal was here he would say that -- he would disagree with your amenity package only in the sense that with 226 homes -- and I can't even count the number of common lots where you have for the townhomes and one pool, you are setting yourself up for water wars among your -- among your people, because if the renderings of their pool -- of what you showed in your pictures, it's -- it's pretty small compared to the number of residents that are going to be living there at any given time and a couple of weeks ago -- maybe a month ago we had a subdivision called the Oaks and the room was filled with people as they expanded their subdivision and they had the one pool amenity and they were about to go to every other day, like all the even numbers would come on one day and all the odd numbers would come on another day, so, you know, that's entirely up to you if you want to continue with that amenity. I would like to see the amenities -- instead of one big park in the middle, to actually maybe take some

of those shared lots and put other things, so that people within the subdivision can kind of enjoy it. Not to say that there is not a pool, but I think when you have that one big green space it's beautiful and it's nice, but I mean I counted -- if there is 226 houses and, then, there is two people who live in each house, that's 458 people and they all decide to go to the pool the same day, you are not going to be able to accommodate them. So, you know, I love having a pool in our neighborhoods, but it also can cause some big challenges, especially for a large 37, 38 square -- or acre subdivision that you are proposing.

Grace: Madam Chair, I would echo that comment, because I was -- I was thinking something similar. I come from a subdivision with four pools and quite a -- quite a bit more homes, but still the -- we can barely keep up with the -- with the demand for the pools and so I -- I echo that comment as well.

Lorcher: So -- but that's not our decision here tonight. Our decision is to do the preliminary plat and the rezone and the development agreement modification. So, that's something you can work out with City Council.

Dodson: Madam Chair?

Lorcher: Joe.

Dodson: Through the rezone and the plat, you -- Commission does have the power to recommend certain things to the Council for sure. So, if you -- if Commission so sees fit to recommend an additional amenity or a larger -- I don't know how we would quantify the size of the pool, but, you know, additional open space or things like that, that is well within your purview, yes. And those would be taken up with City Council at that point.

Lorcher: Didn't you say that they exceeded the open space requirement?

Dodson: Yes, ma'am. But still the design is something that the Commission is allowed to recommend -- make recommendations on.

Lorcher: I think if it was a single family subdivision entirely where it was all single family houses, it would have a different vibe to it for the open space than it does with the townhouses and the cottage houses and our experience here we have seen that as your phases go forward -- especially towards the end and they don't realize that everything's already been approved, you may find yourself with very angry neighbors or people who want to purchase in your area and I have been on this Commission for a year and a half and we -- we are -- we are seeing it more often as the final phases of subdivisions are coming out, because they just moved in a year ago, whereas the preliminary plat approval was done ten years ago and now all of a sudden they are like, well, we want a pool on our side of the neighborhood. Well, why can't we have this on our side of the neighborhood and, meanwhile, everything's already been decided. So, if you really want to create a sense of community and good neighbors -- you know, as a Commission overall we are not a huge fan of the shared streets, because your garbage can is on my space

and your car is on my space -- you know, that -- it just has proven over the years to be possible contention with neighbors and we, obviously, all want to get along and your amenity space is beautiful, it's huge and it looks lovely in the center, but I'm wondering if it might be thoughtful to actually have little options other places as well, so that not everybody is gathering in the same space at the same time. But that's not -- that's my only comment. Can I have a motion to -- where are we at? And we have closed the public hearing; right? Sorry, I lost my thought. Okay. Can I have a motion for this application? Unless -- Commissioner Yearsley, are you there?

Yearsley: I'm here. I had to switch computers, so I'm here now and have no comment.

Lorcher: Do you have any comments for this application?

Yearsley: No, I don't.

Lorcher: Can I have a motion for this application, please?

Grace: Madam Chair, it seems to be easiest, because I'm the one here, so I -- I don't mind making the motions. I would move, after considering all staff, applicant, and public testimony, to recommend approval to the City Council of File No. H-2022-0050 as presented in the staff report for the hearing date of October 6th, 2022.

Lorcher: Do I have a second?

Wheeler: Second.

Lorcher: Okay. It has been moved and seconded to approve File No. H-2022-0050. All those in favor? All those not in favor? Commissioner Yearsley?

Yearsley: Can you not hear me?

Lorcher: Nope.

Yearsley: How about now?

Lorcher: Yes.

Yearsley: Okay. Aye. Sorry.

Lorcher: Okay. Do we -- did everybody say aye?

Grace: I believe so.

Lorcher: All right. Well, all those said aye, so motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Lorcher: Commissioners, can I have one more motion?

Grace: Madam Chair, I move to adjourn.

Lorcher: Do we have a second?

Wheeler: Second.

Lorcher: All right. Those all in favor say aye. Meeting is adjourned. Thank you.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

MEETING ADJOURNED AT 8:03 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS.)

APPROVED

MARIA LORCHER - VICE-CHAIRMAN

_____|_____|_____
DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK



AGENDA ITEM

ITEM TOPIC: Findings of Fact, Conclusions of Law and Decision & Order in the matter of the Request for a Conditional Use Permit (CUP) for a 100-foot lattice designed communication tower for the City of Meridian Water Department on an existing City of Meridian Well site on approximately 3.45 acres of land in the R-8 zoning district, by the City of Meridian, for AMI Tower at Well 29, located at 6355 W. Quintale Dr., directly west of Oaks West Subdivision No. 1

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



In the Matter of the Request for Conditional Use Permit (CUP) for a 100-foot lattice designed communication tower for the City of Meridian Water Department on an existing City of Meridian Well site on approximately 0.45 acres of land in the R-8 zoning district, by the City of Meridian, for AMI Tower at Well 29 CUP, H-2022-0052.

For the Planning & Zoning Commission Hearing Date of: October 6, 2022 (Findings on October 20, 2022)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of October 6, 2022, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of October 6, 2022, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of October 6, 2022, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of October 6, 2022, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian Planning & Zoning Commission takes judicial notice of its Unified Development Code codified at Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Amended Comprehensive Plan of the City of Meridian, which was adopted April 19, 2011, Resolution No. 11-784 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this decision, which shall be signed by the Chairman of the Commission and City Clerk and then a copy served by the Clerk

upon the applicant, the Planning Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the conditions of approval in the attached staff report for the hearing date of October 6, 2022, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

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

1. The applicant's request for Conditional Use Permit is hereby approved in accord with the conditions of approval in the staff report for the hearing date of October 6, 2022, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Two (2) Year Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City in accord with UDC 11-5B-6F.1. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period in accord with UDC 11-5B-6F.2.

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

E. Judicial Review

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

F. Notice of Right to Regulatory Takings Analysis

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

G. Attached: Staff Report for the hearing date of October 6, 2022.

By action of the Planning & Zoning Commission at its regular meeting held on the _____ day of _____, 2022.

COMMISSIONER ANDREW SEAL, CHAIRMAN VOTED _____

COMMISSIONER MARIA LORCHER, VICE CHAIRMAN VOTED _____

COMMISSIONER NATE WHEELER VOTED _____

COMMISSIONER STEVEN YEARSLEY VOTED _____

COMMISSIONER PATRICK GRACE VOTED _____

COMMISSIONER MANDI STODDARD VOTED _____

COMMISSIONER NICK GROVE VOTED _____

Andrew Seal, Chairman

Attest:

Chris Johnson, City Clerk

Copy served upon the Applicant, the Planning and Development Services divisions of the Community Development Department, the Public Works Department and the City Attorney.

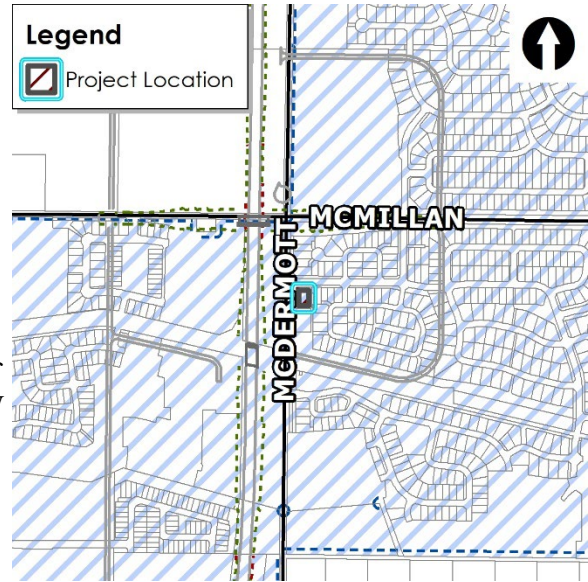
By: _____ Dated: _____
City Clerk's Office

EXHIBIT A

**STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 10/6/2022
TO: Planning & Zoning Commission
FROM: Joseph Dodson, Associate Planner
208-884-5533
SUBJECT: H-2022-0052
AMI Tower at Well 29
LOCATION: 6355 W. Quintale Drive, directly west of Oaks West Subdivision No. 1, in the NW 1/4 of the NW 1/4 of Section 33, Township 4N, Range 1W.



I. PROJECT DESCRIPTION

Conditional Use Permit (CUP) for a 100-foot lattice designed communication tower for the City of Meridian Water Department on an existing City of Meridian Well site on approximately 0.45 acres of land in the R-8 zoning district, by the City of Meridian.

II. PROJECT SUMMARY

Description	Details	Page
Acreage	0.45	
Future Land Use Designation	Medium Density Residential (MDR)	
Existing Land Use	City well site (Well #29)	
Proposed Land Use(s)	Wireless communication facility (100' tall self-supporting steel tower for radio communication)	
Current Zoning	R-8	
Neighborhood meeting date	June 14, 2022	
History (previous approvals)	AZ-08-004 (Oakcreek); H-2017-0010 (Rezone); H-2017-0170 (Oaks West Sub.); A-2016-0323 (CZC, DES, & ALT for Well #29 site).	

III. PROJECT AREA MAPS

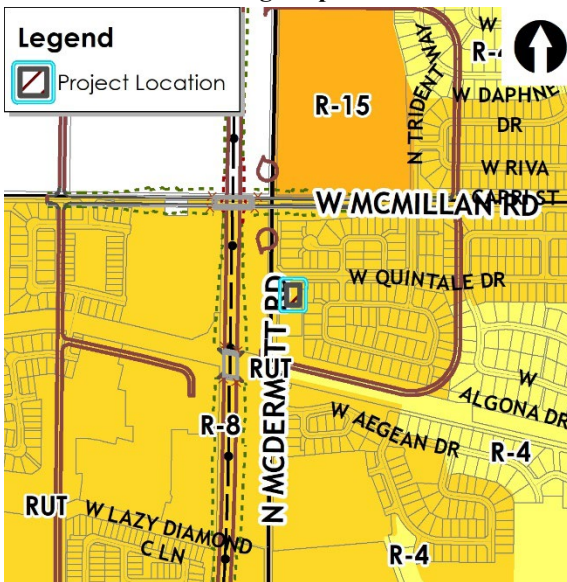
Future Land Use Map



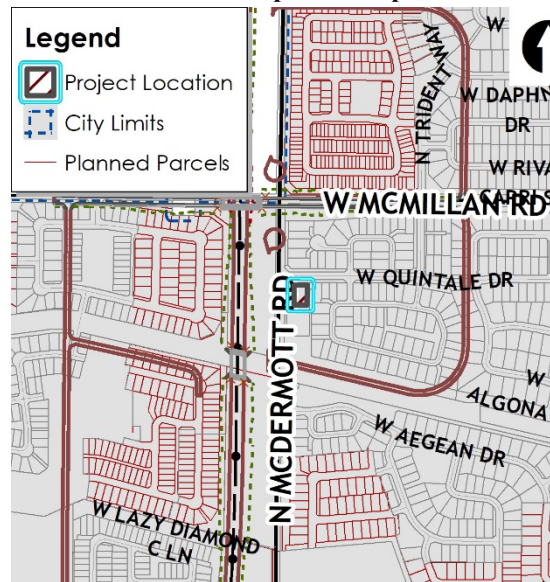
Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Jared Hale, City of Meridian – 33 E. Broadway Avenue, Meridian, ID 83642

B. Owners:

City of Meridian – 33 E. Broadway Avenue, Meridian, ID 83642

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date
Legal notice published in newspaper	9/21/2022
Radius notification mailed to properties within 1000 feet	9/15/2022
Nextdoor posting	9/15/2022
Public hearing notice sign posted on property	9/27/2022

V. STAFF ANALYSIS

A. Existing Structure(s)/Site Improvements:

The subject 0.45 acre site is currently developed with a City well site building with associated fencing and landscaping. Proposed tower would not require additional structures or site improvements as all of these improvements have already been constructed with previous development of the well site.

B. Site Plan:

A site plan was submitted with this application that depicts the location of the proposed tower to be on the west side of the existing pumphouse building, in closer proximity to McDermott Road than to the existing residences to the east and north within the Oaks West Subdivision. According to the submitted plans, there is no ground mounted equipment being proposed with this application; should ground mounted equipment be proposed, it is required to be screened per the specific use standards (see V.D below for more analysis). Therefore, the base of the proposed tower will be screened from view from any nearby residences due to the existing structures on the subject property and the tower will be located approximately 95 feet from the closest residential building lot to the east and approximately 150 feet from the closest residential building lot to the north. In addition, the Applicant's narrative specifically states that final tower design and location will be coordinated with the adjacent subdivision HOA. Staff supports working with the adjacent HOA but some level of design and location is required for approval with the subject Conditional Use Permit (CUP) request.

C. Proposed Use Analysis:

The proposed wireless communication facility is listed as an accessory or conditional use in the R-8 zoning district, per [UDC Table 11-2A-2](#). In addition, all wireless communication facilities are subject to the specific use standards listed in UDC 11-4-3-43: Wireless Communication Facility (see below analysis). Code encourages slimline or monopole construction but with conditional use permit approval, the tower may be of alternative design (i.e. the proposed tower design of steel lattice). The applicant states the steel lattice design is proposed in order to keep costs down for the rate payers as this design is cheaper than slimline/monopole towers.

The proposed tower is planned to have a radio antenna used for communication with water meter readers and the existing tower at the City of Meridian Water Department—the Applicant does not anticipate adding any other wireless communication equipment to this tower. In fact, the Applicant has requested, through the CUP process, to waive the requirement to allow additional users to collocate on the subject tower. Since the proposed

tower is strictly for a single purpose and not your typical wireless communication facility, Staff is supportive of the request.

D. Specific Use Standards (UDC [11-4-3-43](#)): (*Staff's comments in italics*)

Process (11-4-3-43C):

1. All proposed communication towers shall be designed (structurally and electrically) to accommodate the applicant's antennas as well as collocation for at least one additional user. *The proposed tower will accommodate additional users but the Applicant is requesting this requirement be waived through the CUP process.*
2. A proposal for a new commercial communication tower shall not be approved unless the decision making body finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved structure and/or tower. *Proposed tower is not for commercial use and submitted propagation charts show the need for this tower to increase the coverage area for water meter readers.*
3. It shall be the burden of the applicant to demonstrate the proposed tower or antenna cannot be accommodated on an existing or approved tower or structure. One or more of the following documentation shall be provided as proof that the new tower is necessary:
 - a. Unwillingness of other tower or facility owners to entertain shared use.
 - b. The proposed collocation of an existing tower or facility would be in violation of any state or federal law.
 - c. The planned equipment would exceed the structural capacity of existing towers, as documented by a qualified and licensed structural engineer.
 - d. The planned equipment would cause interference, materially impacting the usability of other existing or planned equipment on the tower as documented by a qualified and licensed engineer.
 - e. Existing or approved towers cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified radio frequency engineer.

The Applicant has stated there are no existing communication towers in the area to collocate on. Staff confirms this is accurate.

Required Documentation:

1. For all wireless communication facilities, a letter of intent committing the tower owner and his, her or its successors to allow the shared use of the tower, as required by this section, if an additional user agrees in writing to meet reasonable terms and conditions for shared use. *As noted, the Applicant is requesting to waive this requirement so this document was not submitted.*
2. Propagation charts showing existing and proposed transmission coverage at the subject site and within an area large enough to provide an understanding of why the facility needs to be in the chosen location. *Propagation maps were submitted and demonstrate the need for the subject facility to locate in this area.*
3. A statement regarding compliance with regulations administered and enforced by the federal communications commission (FCC) and/or the federal aviation administration (FAA). *A statement was submitted with this application as required and is included in the project folder.*

Design Standards (11-4-3-43E): All new communication towers shall meet the following minimum design standards:

1. All towers shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district, or otherwise integrated to blend in with existing characteristics of the site. *Staff believes the existing landscape buffers on the property (to the north and west), the existence of the pumphouse, and its general location and design make it architecturally compatible with the adjacent development.*
2. The facility shall be painted a neutral, non-reflective color that will blend with the surrounding landscape. Recommended shades are gray, beige, sand, taupe, or light brown. All metal shall be corrosive resistant or treated to prevent corrosion. *The proposed tower will be neutral in color and all metal but hot-dipped galvanized steel to prevent corrosion. This will be verified with the CZC submittal.*
3. All new communication tower facilities shall be of stealth or monopole design, unless the decision making body determines that an alternative design would be appropriate because of location or necessity. *Part of the subject CUP request is for the proposed wireless facility to be of a steel lattice design rather than a stealth monopole design due to cost reasons, as noted by the Applicant's narrative.*
4. No part of any antenna, disk, array or other such item attached to a communications tower shall be permitted to overhang any part of the right of way or property line. *No part of any antenna, disk, array or other equipment attached to the communications tower is proposed to overhang any part of the property line.*
5. The facility shall not be allowed within any required street landscape buffer. *The facility is proposed outside of any required street buffers.*
6. All new communication tower facility structures require administrative design review approval, in addition to any other necessary permits. Structures contained within an underground vault are exempt from this standard. *The Applicant shall submit and obtain approval of a future Certificate of Zoning Compliance (CZC) application for approval of the facility prior to application for a building permit. Staff finds administrative design review (DES) is not necessary nor applicable for only a lattice communication tower because there are no design standards specific to tower design.*
7. Any equipment at ground level shall be screened by a sight obscuring fence or structure. *According to the submitted plans, no ground level equipment is shown—should any be proposed, it must be screened with a new fencing material as the perimeter fencing is wrought iron fencing that does not screen the base of the tower.*
8. All tower facilities shall include a landscape buffer. The buffer shall consist of a landscape strip of at least five feet (5') wide outside the perimeter of the compound. A minimum of fifty percent (50%) of the plant material shall be of an evergreen variety. In locations where the visual impact of the tower is minimal, the applicant may request a reduction to these standards through the alternative compliance process in accord with chapter 5, "Administration", of this title. *There are existing landscape buffers to the north (20 feet wide) and west (35 feet wide) of the proposed tower location exceeding this code requirement. Further, according to street view imagery and the submitted landscape plan, it appears at least half of the plant material in the existing buffers is of an evergreen variety. These buffers are owned and maintained by the Oaks HOA and not the City so if any additional landscaping is deemed necessary, the City will have to coordinate with the HOA in order install additional landscaping.*

9. All climbing pegs within the bottom twenty feet (20') of the tower shall be removed except when the tower is being serviced. *The Applicant shall comply.*

E. Dimensional Standards ([UDC Table 11-2A-6](#)):

Development is required to comply with the dimensional standards listed below for the R-8 district and the specific use standards for the proposed use of a wireless communication facility (UDC 114-3-43). *Staff has reviewed the proposed site plan and deems it in compliance with the required dimensional standards for the R-8 zoning district. The specific use standards separate the different types of communication towers and their required setbacks (i.e. monopole design, stealth tower design, or lattice design) when in different districts and/or adjacent to residential districts. UDC 11-4-3-43 does not specifically state that a lattice design has a setback but through the applicability section of these standards and the setbacks required for preferred communication tower designs, Staff applies the noted setbacks within this code section: the tower must be set back a distance equal to the height of the tower from adjacent right-of-way and/or an abutting residential lot. The subject 100-foot tower does not meet this setback requirement and therefore must have its proposed location approved through the CUP process. Per the analysis above and in subsequent sections throughout this report, Staff supports the proposed tower location that is approximately 95 feet from the residential property line to the east.*

F. Access ([UDC 11-3A-3](#)):

Access is proposed via the existing curb cut and driveway from W. Quintale Drive.

G. Parking ([UDC Table 11-3C-6](#)):

The proposed use does not require parking; there is available parking areas on the existing site.

H. Sidewalks ([UDC 11-3A-17](#)):

Sidewalks were approved and installed at the project site with previous approvals; therefore, no additional sidewalk is required.

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

Any new fencing is required to comply with the standards listed in UDC 11-3A-7.

An 8-foot tall wrought iron fence is existing around the perimeter of the subject property. No other fencing is required as part of this application unless ground mounted equipment is proposed. Staff will verify if any ground equipment is proposed with the future CZC submittal.

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

Building elevations were submitted for the proposed steel lattice tower as shown in Section VII.B. The subject tower is not a traditional structure and the City does not have design review standards specific to lattice style towers with no additional equipment or structures associated with it. Therefore, Staff does not find it necessary or applicable to require administrative design review (DES). However, adherence to the submitted and approved design with this application will be verified with the future CZC application.

K. Certificate of Zoning Compliance (CZC):

An application for CZC is required to be submitted for review and approval of the site design and structure to ensure consistency and provisions in this report prior to submittal of building permit applications for the development.

VI. DECISION

A. Staff:

Staff finds the proposed use complies with the applicable UDC standards; therefore, Staff recommends approval of the Applicant's request for Conditional Use Permit.

B. The Meridian Planning & Zoning Commission heard this item on October 6, 2022. At the public hearing, the Commission moved to approve the subject Conditional Use Permit request.

1. Summary of the Commission public hearing:

- a. In favor: Jared Hale, Applicant; Dennis Teller, Applicant;
- b. In opposition: None
- c. Commenting: Dennis Teller, City of Meridian Water Superintendent;
- d. Written testimony: None
- e. Staff presenting application: Joseph Dodson, Associate Planner
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

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

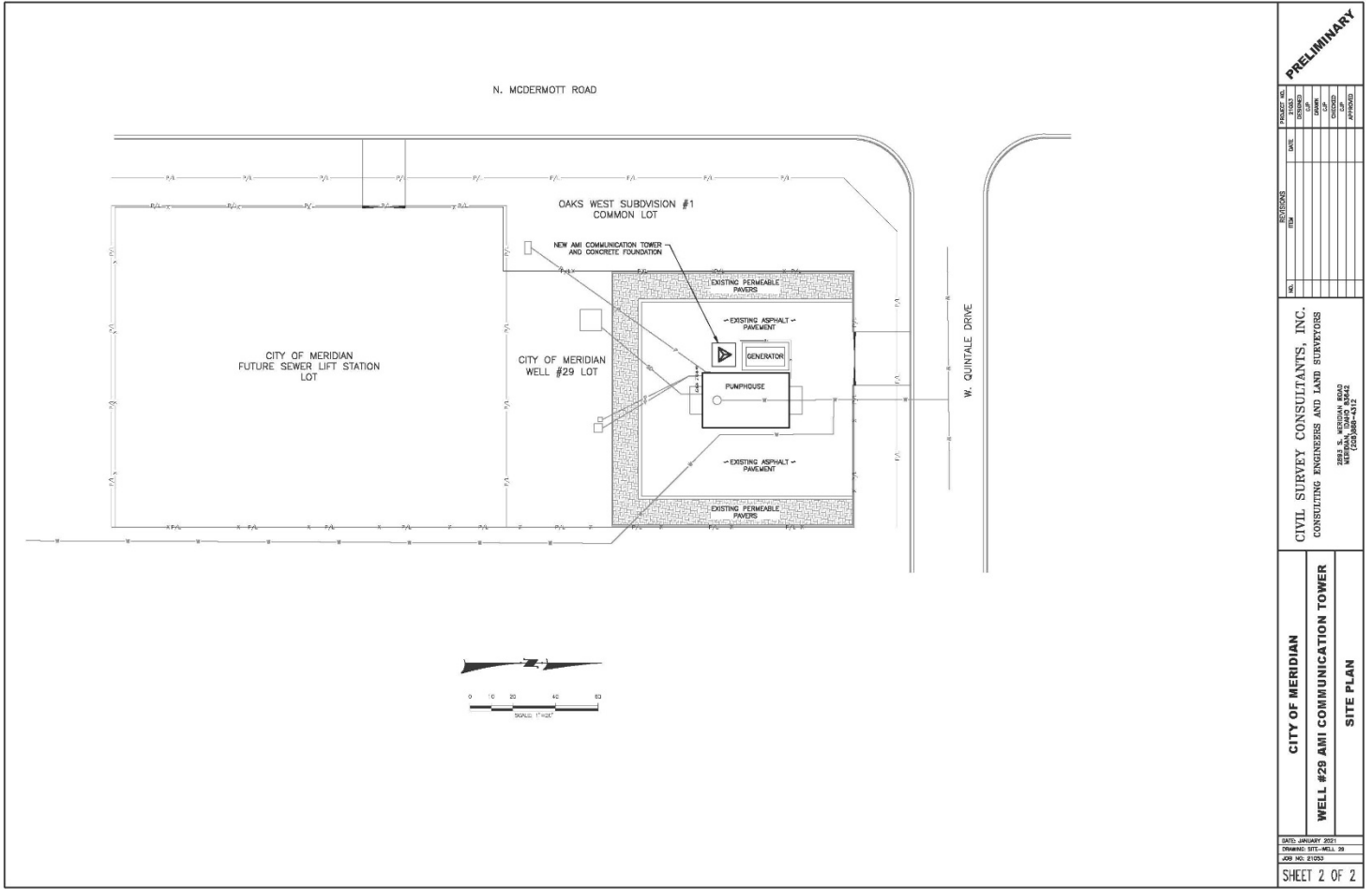
- a. Type of screening, its height, and its location for the base of the tower;
Verification of the tower design and its height;
Verification tower does not emit any sound or light

4. Commission change(s) to Staff recommendation:

- a. Commission approved the CUP with the requested modifications that the tower be located within the 100' setback (95 feet) and to waive the requirement to allow collocation of any other wireless communication provider.

VII. EXHIBITS

A. Site Plan



REVISED BY		DATE	REVISIONS	NO.

PRELIMINARY

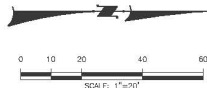
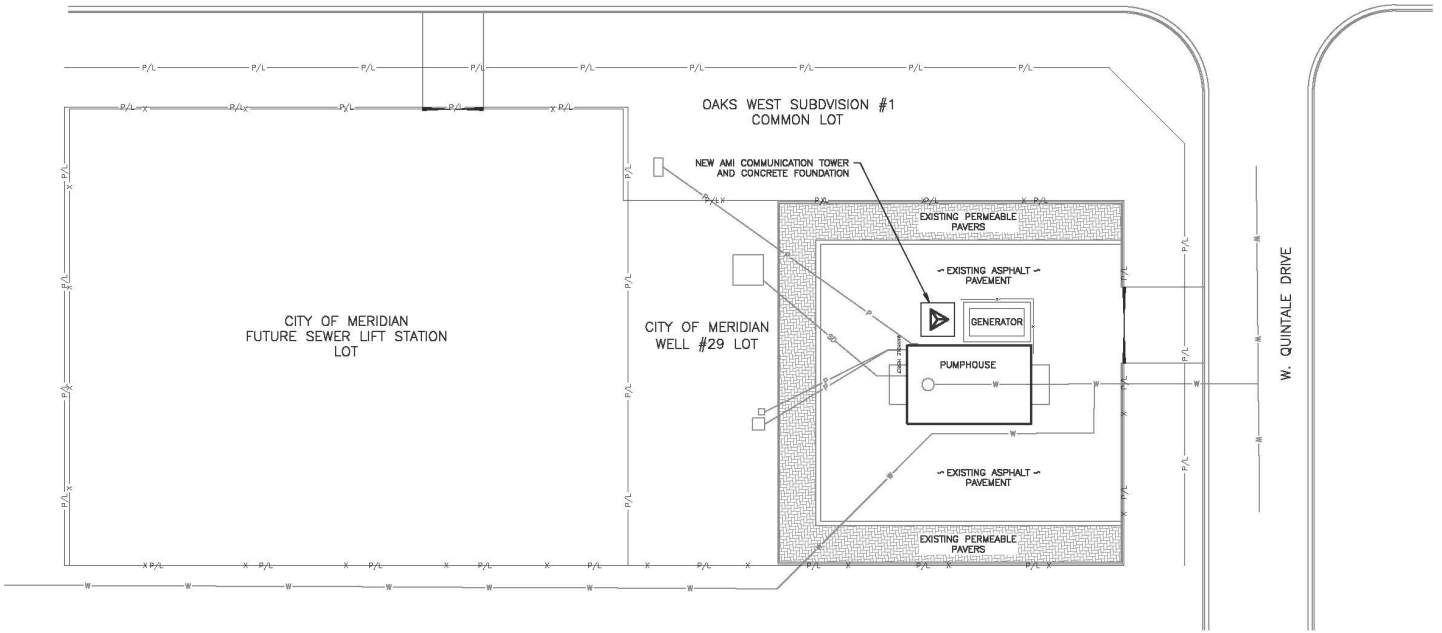
CIVIL SURVEY CONSULTANTS, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2811 S. MERIDIAN ROAD
MERCER, MISSISSIPPI 39067

CITY OF MERIDIAN
WELL #28 AMI COMMUNICATION TOWER
SITE PLAN

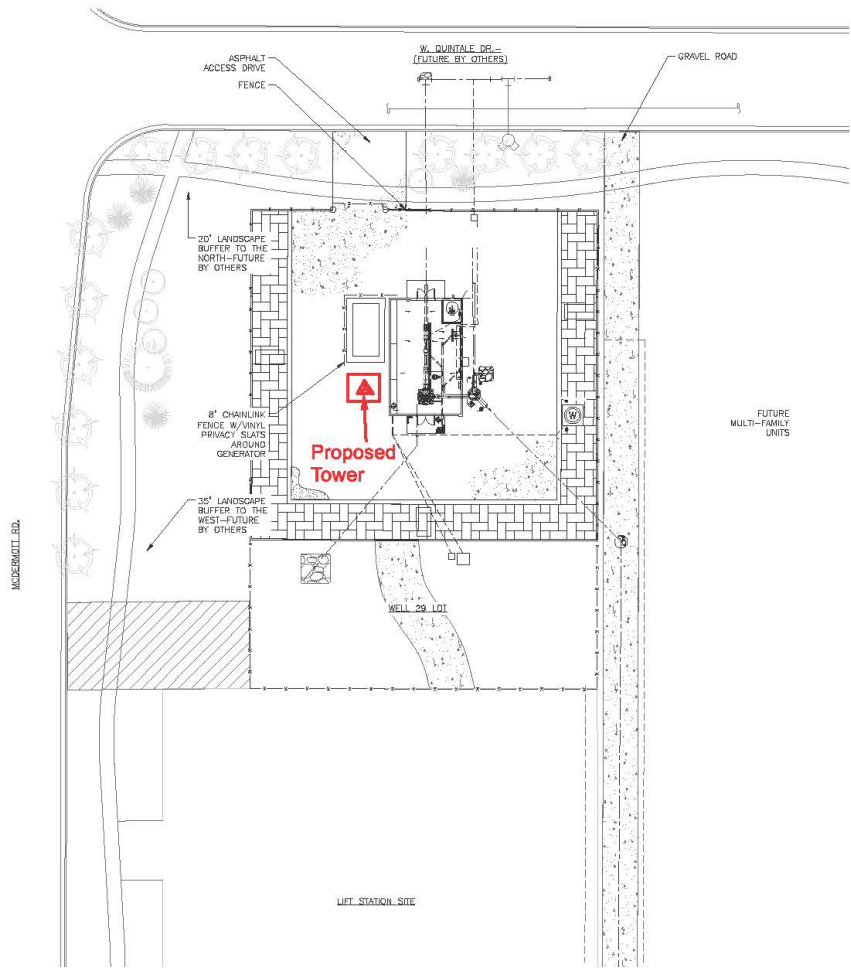
DATE: JANUARY 2021
DRAWING: WTL-WELL 28
JOB NO: F1223

SHEET 2 OF 2

N. MCDERMOTT ROAD



B. Landscape Plan



FUTURE IMPROVEMENTS PLAN

The red mark-ups were made by the City of Meridian, not the engineer of record.



SPF WATER
ENGINEERING
300 East Mallard Drive, Suite 350
Bozeman, Idaho 83706
Tel: (208) 383-4140 Fax: (208) 383-4156

CITY OF MERIDIAN
WELL 29 - WELL HOUSE DESIGN
FUTURE IMPROVEMENTS PLAN



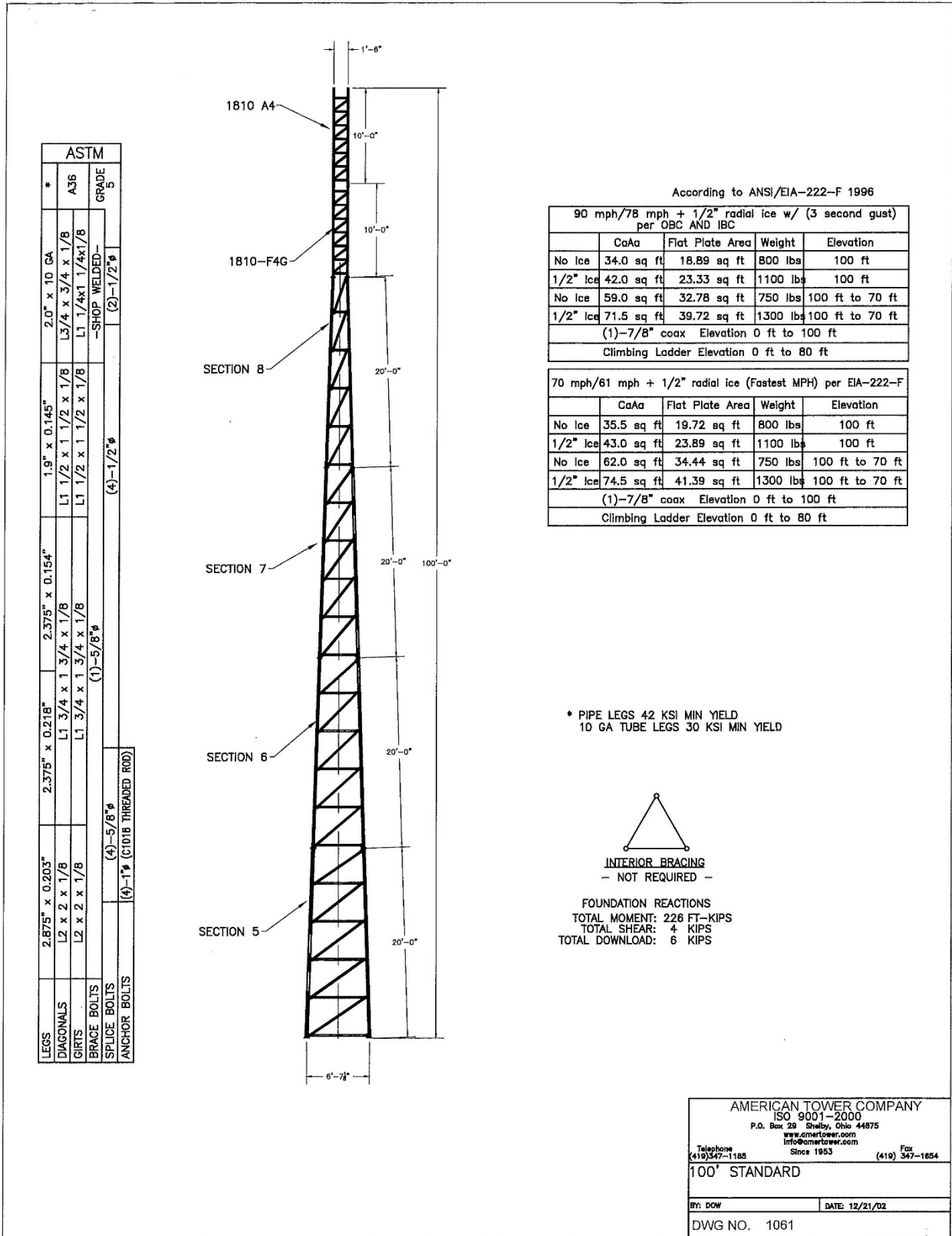
REV	DESCRIPTION	DATE
A	ISSUED FOR BID REVIEW	12/13/16
B	ISSUED FOR BID REVIEW	1/21/17
C	ISSUED FOR BIDDING	3/8/17

VERIFY SCALE
0 1/2 1
BAY MEASURES ONE-INCH ON ORIGINAL DRAWING. IF NOT ONE-INCH, SCALE ACCORDINGLY.

PROJECT: 790.04-30
DESIGNED: JT/DI
DRAWN: DB
CHECKED: DB

C-6

C. Elevation



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

Conditional Use Permit Conditions:

1. Future development shall be consistent with previous approvals of the subject site including but not limited to: AZ-08-004 (Oakcreek); H-2017-0010 (Rezone); H-2017-0170 (Oaks West Sub.); A-2016-0323 (CZC, DES, & ALT for Well #29 site).
2. The site plan included in VII.A is approved as submitted.
3. The landscape plan included in Section VII.B is approved as submitted. However, should additional landscaping be required, it will be verified at the time of Certificate of Zoning Compliance (CZC) submittal and the City may have to work with the Oaks HOA to add more landscaping.
4. The Applicant shall comply with the specific use standards listed in UDC 11-4-3-43: Wireless Communication Facility except for those specifically allowed through the CUP process (i.e. tower location and waiver of colocation requirement).
5. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.
6. The Applicant shall allow shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use as required by UDC 11-4-3-43D.1, unless otherwise waived through the Conditional Use Permit process. Commission waived this requirement through the CUP process so an allowance of shared use of the tower is not required.
7. The conditional use permit shall be valid for a maximum period of two (2) years unless otherwise approved by the city. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground.
8. A Certificate of Zoning Compliance application is required to be submitted prior to submittal of a building permit application for review and approval of the proposed site design and structure to ensure consistency with Unified Development Code standards, and provisions in this report.

B. PUBLIC WORKS

Site Specific Conditions of Approval

1. No changes in public sewer infrastructure shown in record. Any changes must be approved by public works.
2. Record is for a communication tower. No conflicts or impact to the public water infrastructure.

C. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=272860&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. Conditional Use Permit (UDC 11-5B-6):

Required Findings: The commission shall base its determination on the conditional use permit request upon the following:

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

Staff finds the subject property will be large enough to accommodate the proposed use and the dimensional & development regulations of the R-8 zoning district and those listed in the specific use standards for 11-4-3-43 (see Analysis Section V for more information).

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

Staff finds that the proposed use will be consistent and harmonious with the UDC and the Comprehensive Plan if the Applicant develops the site consistent with code requirements.

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

Staff finds that if the applicant complies with the conditions outlined in this report, the proposed use should be compatible with other uses in the general neighborhood and with the existing and intended character of the area. Further, the existing landscape buffers and nearby structures offer adequate concealment of the base of the tower.

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

Staff finds that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area.

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

The subject site will continue to be serviced and maintained by essential public facilities so Staff finds the proposed will be served adequately by public facilities and services.

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

Staff finds there will not be excessive additional requirements at public cost and that the proposed use will not be detrimental to the community's economic welfare due to the Applicant's desire to construct a more affordable lattice design structure.

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

Staff finds the proposed use should not be detrimental to any persons, property or the general welfare of the area.

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

Staff finds that the proposed use will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance.



AGENDA ITEM

ITEM TOPIC: Public Hearing for EICU Ten Mile Branch (CUP H-2022-0068) by Steven Peterson, CLH Architects and Engineers, located at 3087 W. Milano Dr.
Application Materials: <https://bit.ly/H-2022-0068>

A. Request: Conditional Use Permit for a new drive-through establishment (financial institution) within 300 feet of a residential use on approximately 1.23 acres of land in the C-G zoning district.



STAFF REPORT

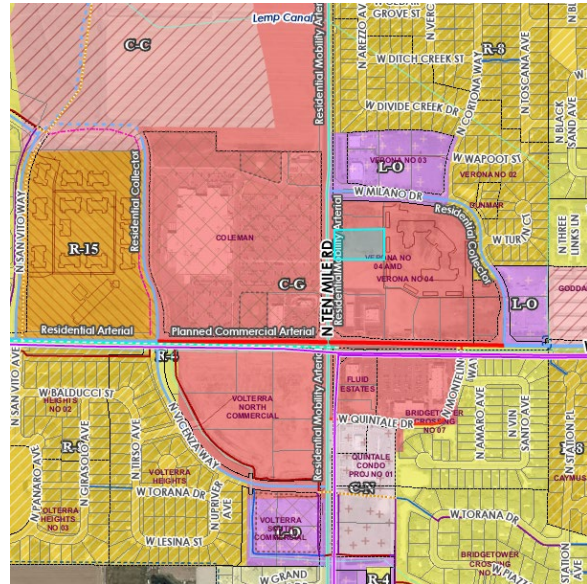
COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE: 10/20/2022

TO: Planning & Zoning Commission
 FROM: Joseph Dodson, Associate Planner
 208-884-5533

SUBJECT: H-2021-0019
 East Idaho Credit Union (EICU) Ten Mile Branch – CUP

LOCATION: Located at 3087 W. Milano Drive, near the northeast corner of Ten Mile and McMillan Roads, in the SW 1/4 of the SW 1/4 of Section 26, Township 4N, Range 1W.



I. PROJECT DESCRIPTION

Conditional Use Permit (CUP) for a new drive-through for a financial institution located within 300 feet of a residential use on approximately 1.23 acres of land in the C-G zoning district, by Steven Peterson, CLH Architects & Engineers.

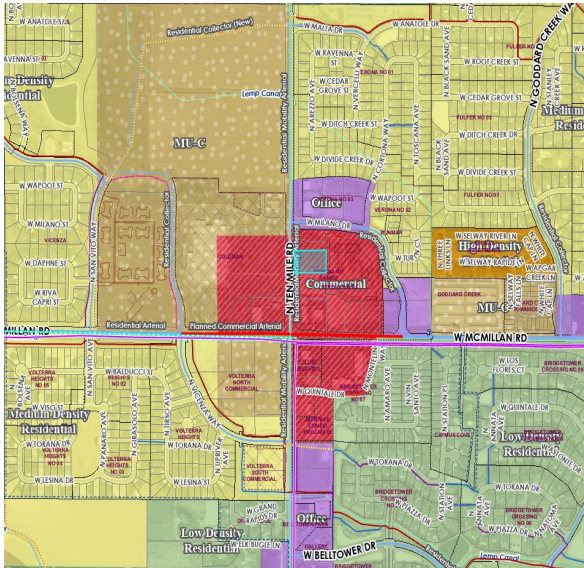
II. SUMMARY OF REPORT

A. Project Summary

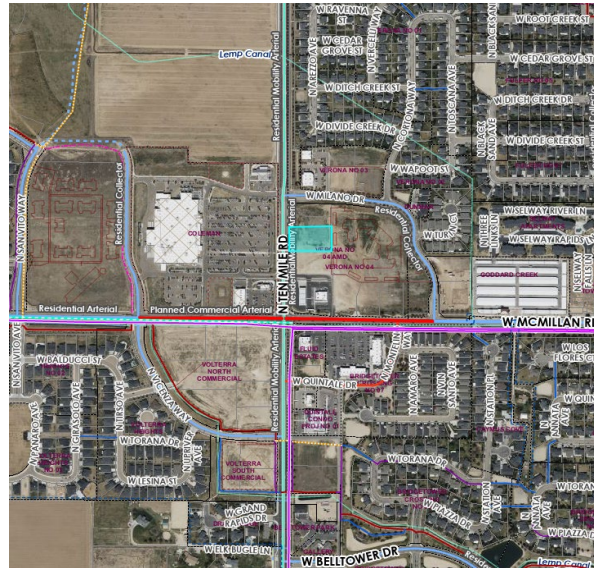
Description	Details	Page
Acreage	1.23 acres	
Future Land Use Designation	Commercial	
Existing Land Use	Vacant/undeveloped	
Proposed Land Use(s)	Financial Institution with drive-through services	
Current Zoning	General Retail and Service Commercial District (C-G)	
Physical Features (waterways, hazards, flood plain, hillside)	None	
Neighborhood meeting date	June 23, 2022	
History (previous approvals)	H-2019-0126 (Ten Mile & McMillan MDA); PBA-2021-0007; H-2022-0011 (Ten Mile & McMillan MDA).	

A. Project Area Maps

Future Land Use Map



Aerial Map



III. APPLICANT INFORMATION

A. Applicant:

Steven Peterson, CLH Architects & Engineers – 2484 Washington Blvd., Ste. 510, Ogden UT 84401

B. Owner:

East Idaho Credit Union – 865 S. Woodruff Avenue, Idaho Falls, ID 83401

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date
Newspaper Notification	10/5/2022
Radius notification mailed to properties within 500 feet	9/29/2022
Site Posting Date	9/23/2022
Next Door posting	9/30/2022

V. STAFF ANALYSIS

Comprehensive Plan:

COMMERCIAL LAND USES

This designation will provide a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Sample zoning include: C-N, C-C, and C-G.

The subject site is one of multiple commercial zoned and designated properties that frame the intersection of Ten Mile and McMillan Roads. Therefore, there are a myriad of commercial uses existing and under construction with more to come as this area continues to develop. The proposed use of a financial institution with a drive-through fits within the professional services use designated within the Commercial designation in the Comprehensive Plan, as noted above. The proposed use, in conjunction with the already approved or constructed uses, satisfy the general Commercial future land use designation for this area. Staff finds the proposed project is generally consistent with the Comprehensive Plan.

SITE DESIGN AND CODE ANALYSIS

The proposed drive-through is for a financial institution that is within 300-feet of a residential use to the east (McMillan Independent Senior Living Facility) currently under construction (H-2020-0004), which requires Conditional Use Permit approval (CUP) per UDC Table 11-2B-2. *There are also a number of vehicular dominated uses to the south (a vehicle washing facility and a fuel sales facility) but they did not require CUP approval as they are specific uses that are principally permitted in the C-G zoning district. Nonetheless, the nature of the nearby uses are vehicle dominated similar to that of a drive-through which should be taken into account with the analysis of this project.*

Specific Use Standards: The proposed drive-through establishment is subject to the specific use standards listed in UDC [11-4-3-11](#), Drive-Through Establishment. A site plan is required to be submitted that demonstrates safe pedestrian and vehicular access and circulation on the subject site and between adjacent properties. At a minimum, the plan is required to demonstrate compliance with the following standards: *Staff's analysis is in italics.*

- 1) Stacking lanes have sufficient capacity to prevent obstruction of driveways, drive aisles and the public right-of-way by patrons;

The proposed drive-through has a one-way drive aisle that circles the proposed building and leads to four (4) covered drive-through lanes for drive-up services for the bank. Therefore, the stacking lane is approximately 185 feet in length from the start of the aisle to the drive-up facilities. Due to the site design and length of available stacking Staff believes the stacking lane has sufficient capacity to serve the use without obstructing driveways and drive aisles by patrons. The Applicant should ensure there is adequate signage to direct patrons through the one-way stacking lane.

- 2) The stacking lane shall be a separate lane from the circulation lanes needed for access and parking, except stacking lanes may provide access to designed employee parking.

Per the submitted site plan, the stacking lane is separate from any circulation lanes on the subject site. Staff does not foresee the stacking lanes impeding the circulation lanes, especially due to the proposed design and length of the stacking lane.

- 3) The stacking lane shall not be located within ten (10) feet of any residential district or existing residence;

The stacking lane is not located within 10' of any residential district or residence.

4) Any stacking lane greater than one hundred (100) feet in length shall provide for an escape lane; and

The stacking lane is approximately 185 feet in length so an escape lane is required and proposed. According to the submitted plans, a minimum 12-foot wide escape lane is proposed outside of the drive-through lane sphere of influence. Staff finds the submitted plans depict compliance with this standard.

5) The site should be designed so that the drive-through is visible from a public street for surveillance purposes.

Both the stacking lane and the drive-up windows/kiosks are visible from Ten Mile Road to the west because the lane and services are on the west and south side of the building, respectively.

Based on the above analysis, Staff deems the proposed drive-through to be in compliance with the specific use standards as required.

The proposed use of a financial institution is subject to the specific use standards listed in UDC 11-4-3-17. The proposed site plan appears to show compliance with all of the standards and will be further verified with the future Certificate of Zoning Compliance (CZC) application. At the time of CZC review, Meridian Police Department will also assist in verification of compliance to the specific use standards and with UDC 11-3A-16 for self-service uses, specifically in regards to visibility of the drive-up ATM or any walk-up ATM. Staff has analyzed the submitted site and landscape plans against UDC 11-3A-16 and finds the proposed site design to be compliant.

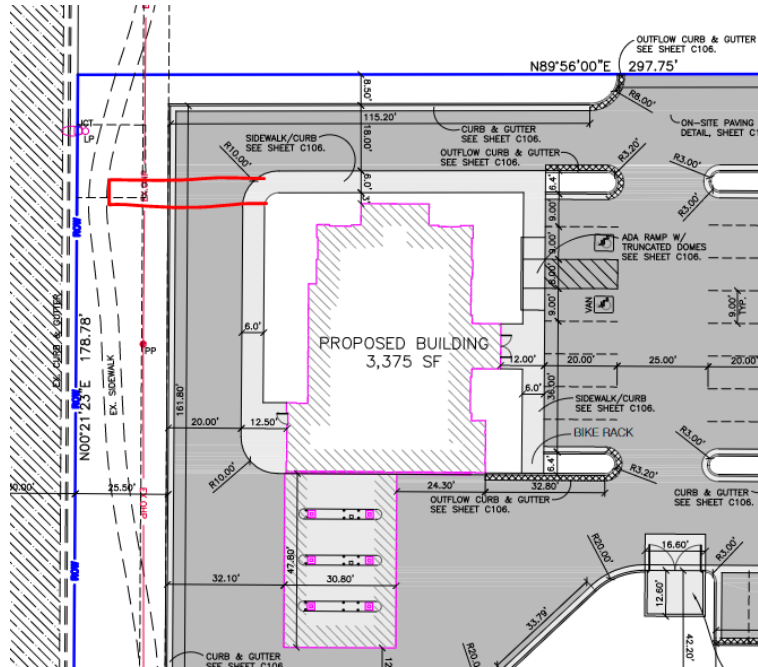
Access: Two driveway accesses are proposed to the site via the shared north/south driveway along the east boundary of the site; this access is a shared access for all of the properties within this commercial subdivision that front on the abutting arterial streets (the senior living facility does not access this shared drive aisle). The shared access drive connects to both Ten Mile Road south of the subject site and also to Milano Drive north of the site.

Parking: A minimum of one (1) parking space is required to be provided for every 500 square feet of gross floor area for nonresidential uses. The proposed building is shown as 3,375 square feet requiring a minimum of 7 parking spaces—the submitted site plan shows 38 proposed parking spaces exceeding UDC minimums.

The recorded Declaration of Easements, Covenants, Conditions and Restrictions for this development establish cross-parking and cross-access easements for lots within the development (Inst. 2021-129579). This lot is proposed to share some drive aisles and parking areas with the lot directly to the north that is currently undeveloped. Due to the existing agreement and easements, staff finds the parking is sufficient for the proposed use.

A minimum of one (1) bicycle parking space is required to be provided for every 25 vehicle spaces or portion thereof per UDC [11-3C-6G](#); bicycle parking facilities are required to comply with the location and design standards listed in UDC [11-3C-5C](#). A bike rack is labeled on the site plan and its design will be verified with the future CZC application.

Pedestrian Walkways: No pedestrian walkway is depicted on the site plan from the arterial/perimeter sidewalk along N. Ten Mile Rd. to the main building entrance as required by UDC 11-3A-19B.4a. Therefore, the Applicant should revise the site plan to depict this required sidewalk. Specifically, Staff recommends this sidewalk connection be made near the northwest corner of the site to add the sidewalk connection to the proposed sidewalk on the north side of the building. See snip below:



Consistent with UDC 11-3A-19B.4b, the pedestrian facility should be distinguished from the vehicular driving surface through the use of pavers, colored or scored concrete, or bricks where this pedestrian connection traverses the drive-through lane.

Landscaping: Parking lot landscaping is required to be provided in accord with the standards listed in UDC 11-3B-8C. Landscaping is depicted on the landscape plan in Section VII.B in planter islands within the parking area as required.

In addition, a minimum 5-foot wide landscape buffer is required to be provided along the perimeter of the parking or other vehicular use areas as set forth in UDC 11-3B-8C.1. The submitted landscape plan shows the required perimeter buffers along the north, east, and south boundaries. However, it is unclear what the reddish/brown hatched design is depicting on the submitted landscape plan for the planting areas. **With the CZC submittal, the landscape plan will be reviewed to ensure compliance with the landscape material standards outlined in UDC 11-3B-5.**

Street buffer landscaping, including a sidewalk, along N. Ten Mile Rd. was installed with development of the overall subdivision. The submitted landscape plans show this buffer remaining as it currently exists. Therefore, the submitted plans show compliance with this requirement.

Mechanical Equipment: All mechanical equipment and outdoor service equipment should be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets as set forth in UDC [11-3A-12](#). If mechanical equipment is proposed to be roof-mount, all equipment should be screened and out of view as noted above.

Building Elevations: The Applicant submitted conceptual building elevations for the proposed financial institution. The building elevations depict three (3) main materials of cement lap siding, brick veneer, and stone/rock veneer. In addition, the site plan depicts appropriate wall modulation along each side of the building. The Applicant did not submit color renderings but based on the conceptual elevations, Staff anticipates the building will comply with all Architectural Standards Manual (ASM) standards.

Certificate of Zoning Compliance and Design Review: A Certificate of Zoning Compliance (CZC) and Administrative Design Review (DES) applications are required to be submitted for the proposed building prior to submittal of a building permit application to ensure consistency with the conditions in Section VIII and UDC standards.

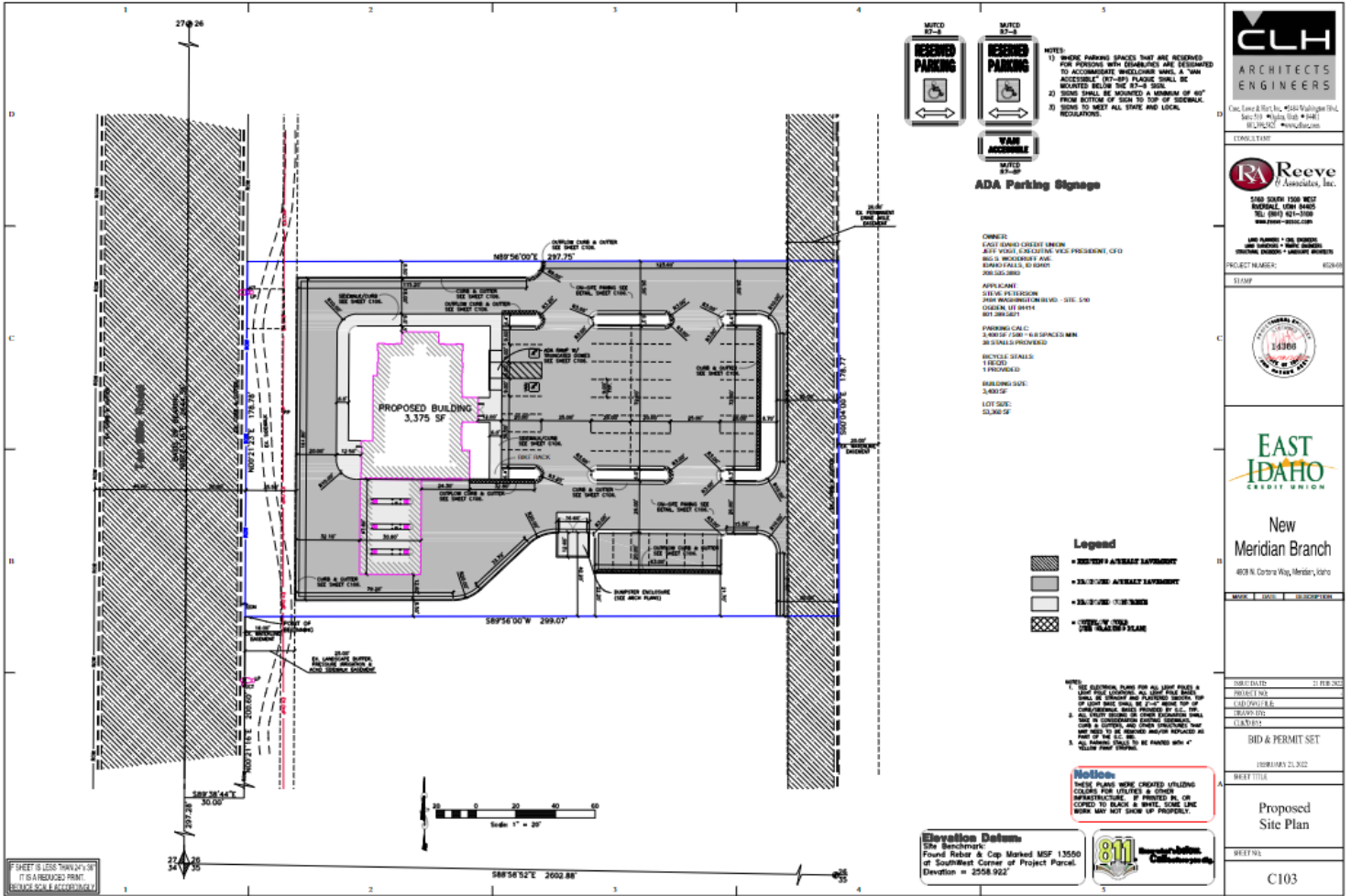
VI. DECISION

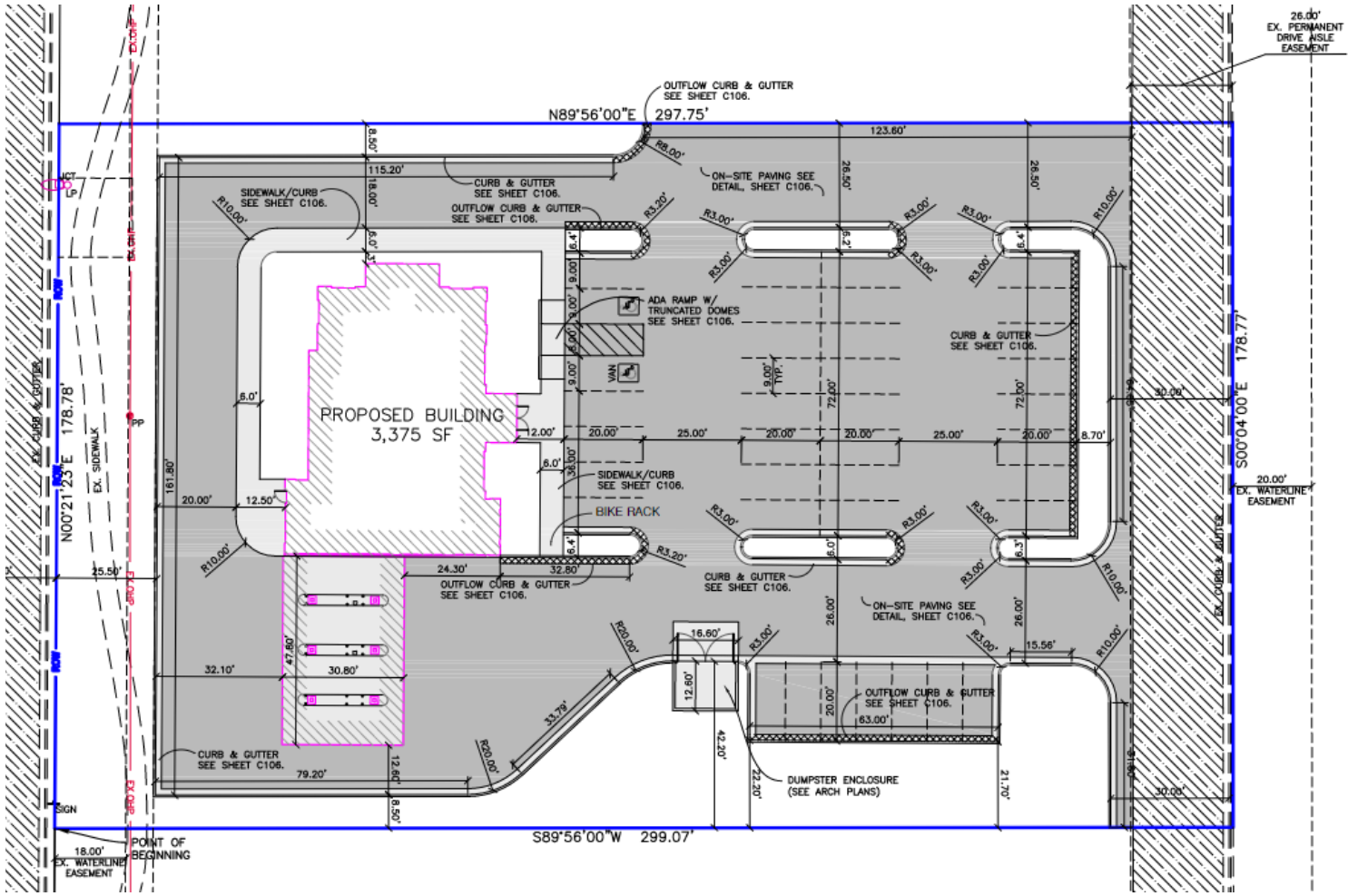
A. Staff:

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

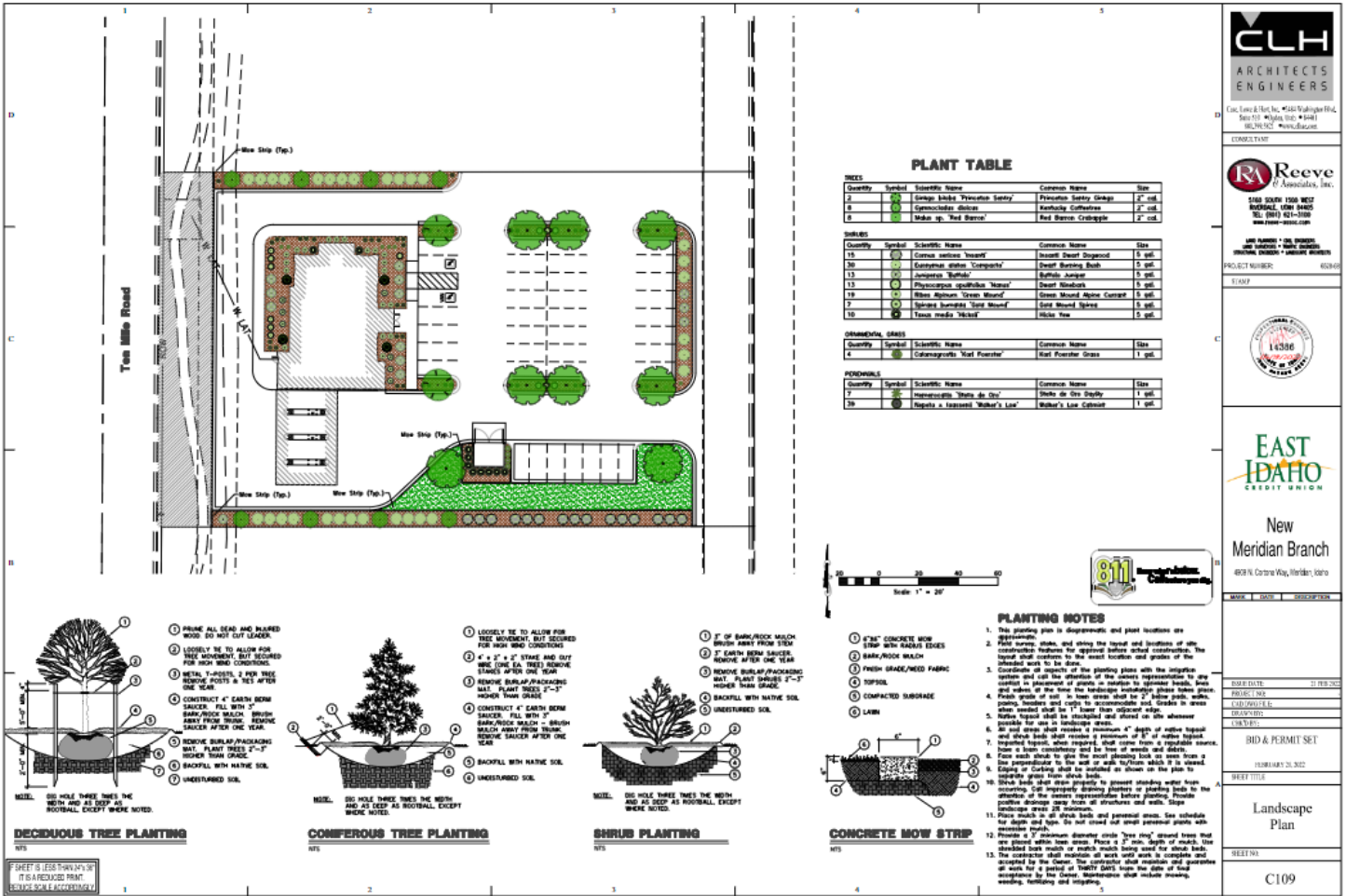
VII. EXHIBITS

A. Site Plan (signed: 4/18/2022)





B. Landscape Plan (signed: 4/18/2022)



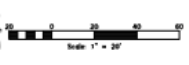
PLANT TABLE

Quantity	Symbol	Scientific Name	Common Name	Size
2	(Symbol)	Georgi Linka 'Prostrata' Sativa	Prostrata Sativa Grass	2" cut
8	(Symbol)	Cynanchus latifolius	Kentucky Coffee-tree	2" cut
8	(Symbol)	Muhlenbergia 'Red Baron'	Red Baron Crispgrass	2" cut

Quantity	Symbol	Scientific Name	Common Name	Size
15	(Symbol)	Cornus sericea 'Variegata'	Variegated Dogwood	5 gal.
30	(Symbol)	Comarostaphylis 'Compacta'	Doyle's Burning Bush	5 gal.
13	(Symbol)	Juniperus 'Horizontalis'	Horizontal Juniper	5 gal.
13	(Symbol)	Physocarpus opulifolius 'Variegatus'	Doyle's Diabolo	5 gal.
19	(Symbol)	Abies balsamea 'Green Mountain'	Green Mountain Alpine Spruce	5 gal.
7	(Symbol)	Spirea japonica 'Long Mound'	Long Mound Spirea	5 gal.
10	(Symbol)	Taxus media 'Nana'	Nana Pine	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
4	(Symbol)	Calamagrostis 'Karl Foerster'	Red Foerster Grass	1 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
7	(Symbol)	Comarostaphylis 'Diana, In. Dr.'	Diana in the Woods	1 gal.
70	(Symbol)	Agrostis s. japonica 'Walter's Leaf'	Walter's Leaf Grass	1 gal.



DECIDUOUS TREE PLANTING

- PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- METAL T-SPOOLS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 1" BARK/WOOD MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- BACKFILL WITH NATIVE SOIL.
- UNDESTORED SOIL.

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS FOOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

- LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 4" x 2" x 2" STAKE AND CUT ONE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR.
- REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 1" BARK/WOOD MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- BACKFILL WITH NATIVE SOIL.
- UNDESTORED SOIL.

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS FOOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

- 2" OF BARK/WOOD MULCH BRUSH AWAY FROM TRUNK.
- REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- BACKFILL WITH NATIVE SOIL.
- UNDESTORED SOIL.

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS FOOTBALL, EXCEPT WHERE NOTED.

CONCRETE MOW STRIP

- 2" x 2" CONCRETE MOW STRIP WITH RADIUS EDGES.
- BARK/WOOD MULCH.
- FRESH GRADE/NEED FABRIC.
- TOPSOIL.
- COMPACTED SUBGRADE.
- LAWN.

PLANTING NOTES

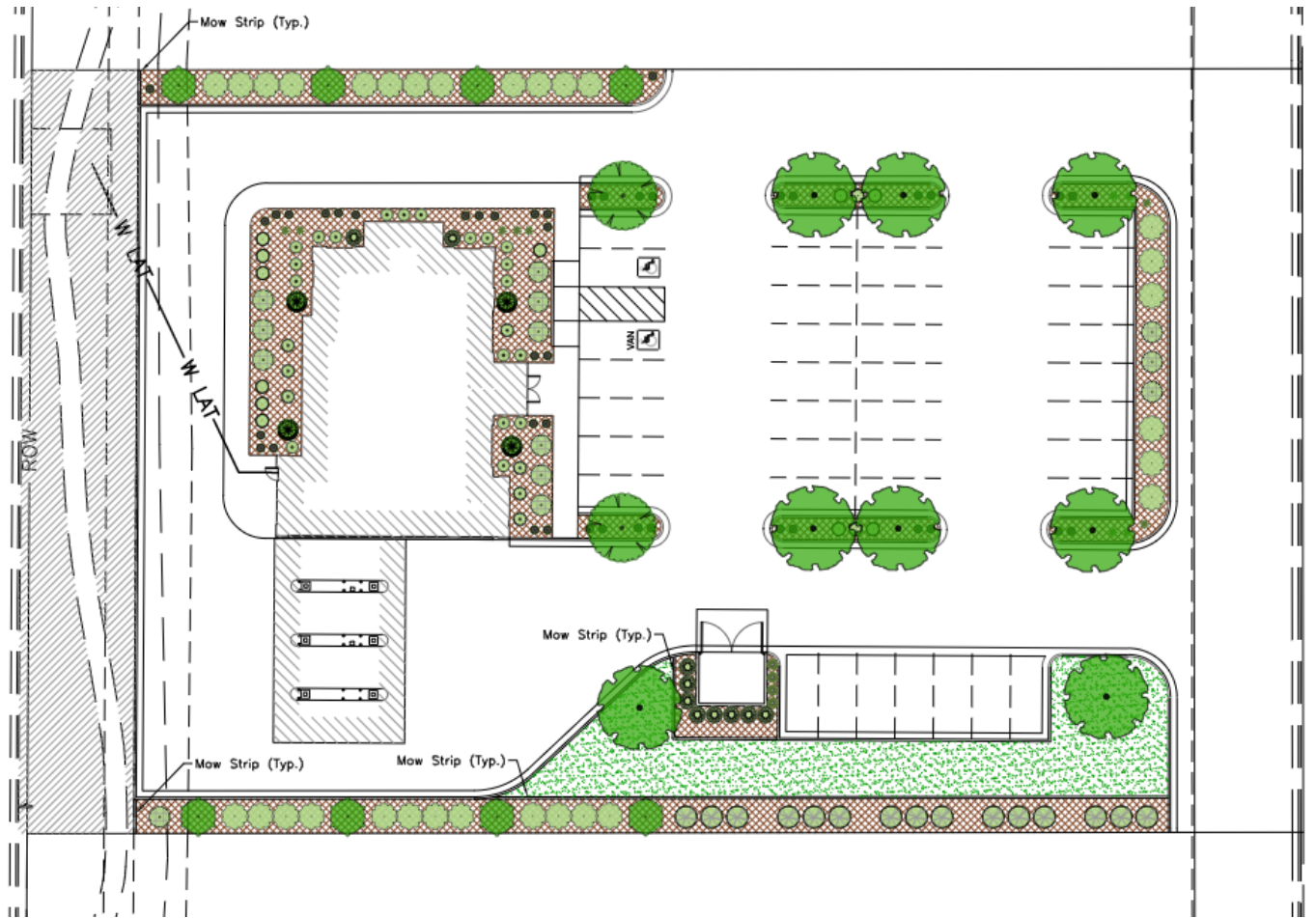
- This planting plan is supplementary and plant locations are approximate.
- Plant material shall be approved before ordered construction. The brand shall conform to the exact location and grades of the landscape plan to be done.
- Coordinate all aspects of the planting plan with the irrigation system and call the attention of the owner representative to any conflict in placement of plants in relation to irrigation lines, lines and valves. At the time the landscape construction phase takes place, finish grade of soil in lawn areas shall be 2" below final adjacent grade.
- Native grasses shall be established and mowed on site whenever possible for site in landscape area.
- All soil areas shall receive a minimum 4" depth of native topsoil and shall be backfilled with a minimum of 2" of native topsoil.
- Required topsoil, when required, shall come from a reputable source. It shall be loose, consistent and be free of weeds and debris.
- Face each shrub to show the most pleasing look on view from the perspective to the wall or walk to/from which it is viewed.
- Spacing of Curbs shall be installed as shown on the plan to effectively drain from shrub beds.
- Shrub beds shall show drainage to prevent standing water from occurring. Call integrally draining gutters or planting beds to the attention of the owner representative before planting. Provide gutters through every lawn area at structures and walk slope landscape areas 20 minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not mixed mulch perennial plants with tree shrub beds.
- Provide a minimum diameter "tree ring" around trees that are planted within lawn areas. Place a 2" min. depth of mulch. Use shredded bark mulch or mulch which would be used for shrub beds.
- The contractor shall maintain all work until it is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of TWENTY (20) DAYS from the date of final acceptance by the Owner. Maintenance shall include weeding, watering and mowing.

CLH ARCHITECTS ENGINEERS
 1400 SOUTH 1200 WEST
 SUITE 100, SALT LAKE CITY, UT 84119
 TEL: (801) 461-1500
 WWW.CLH-ARCH.COM

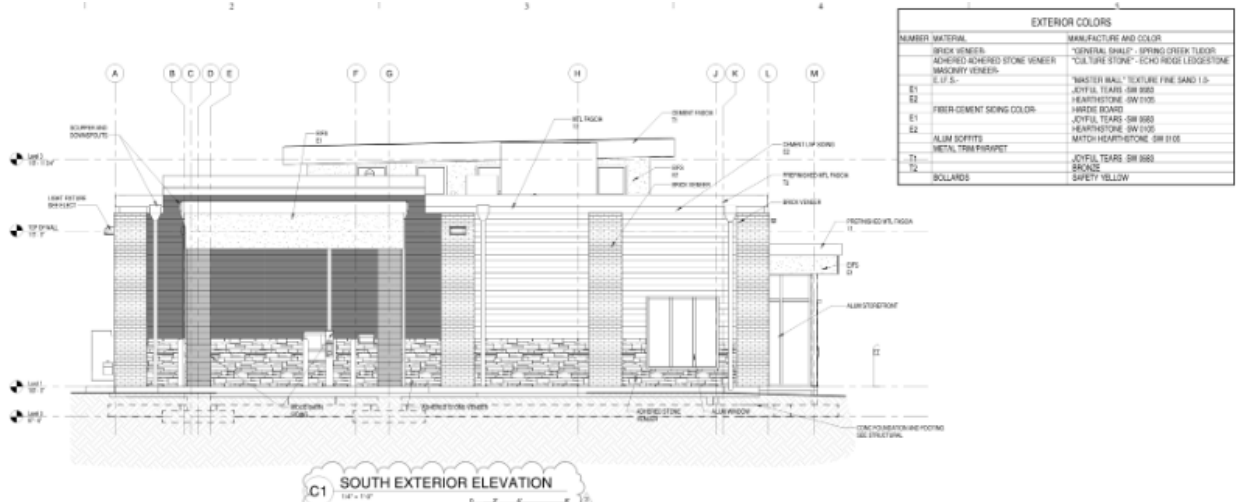
Reeve & Associates, Inc.
 1400 SOUTH 1200 WEST
 SUITE 100, SALT LAKE CITY, UT 84119
 TEL: (801) 461-1500
 WWW.REEVE-ARCH.COM

PROJECT NUMBER: 4028-09
 STAMP: [Professional Engineer Seal]
 EAST IDAHO CREDIT UNION
 New Meridian Branch
 4028 N. Corona Way, Meridian, Idaho
 DATE: 04/18/2022
 BID & PERMIT SET
 SHEET TITLE: Landscape Plan
 SHEET NO: C109

Ten Mile Road

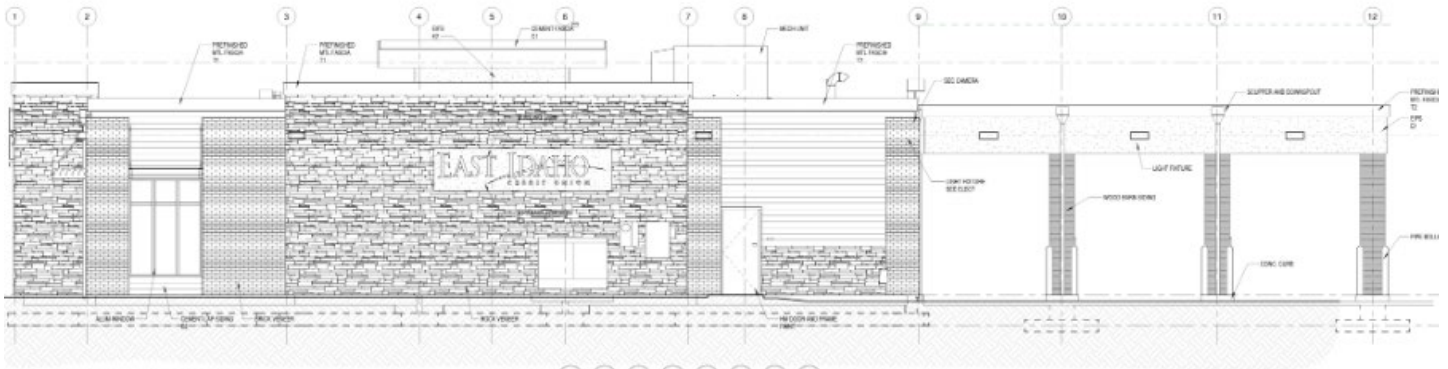


C. Conceptual Building Elevations

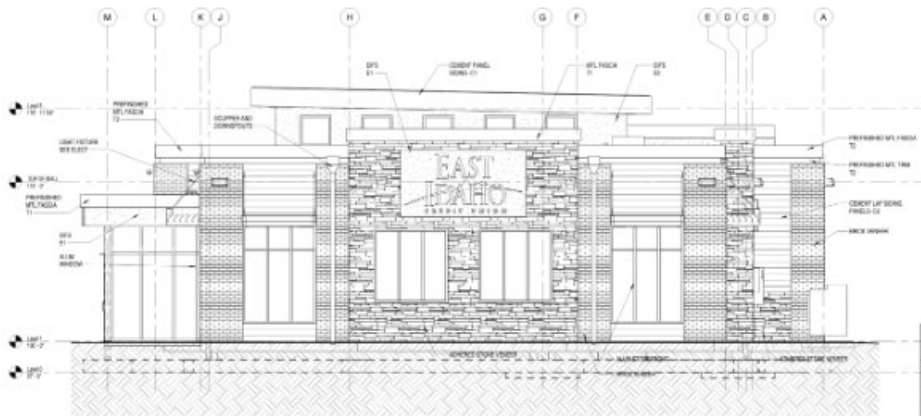


EXTERIOR COLORS		
NUMBER	MATERIAL	MANUFACTURE AND COLOR
	BRICK VENEER	YORKVILLE BRICK - SPRING GREEN TUBER
	ADHERED ADHERED STONE VENEER	"CULTURE STONE" - ECHO RIDGE LEDGESTONE
	MASONRY VENEER	
E1	FLUO S-	WASTEL WALL - TEXTURE FINE SAND 1.5-
E2		JOYFUL TEARS - SW 903
E1		HEARTSTONE - SW 1108
E2		HEARTSTONE - SW 1108
E1	FIBER CEMENT SIDING COLOR	JOYFUL TEARS - SW 903
E2		HEARTSTONE - SW 1108
T1	ALUM SOFFITS	MATCH HEARTSTONE - SW 1108
T2	METAL TRIM FINISH	JOYFUL TEARS - SW 903
	BOLLARDS	BRACKS
		SAFETY YELLOW





C1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



A1 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

EXTERIOR COLORS		
NUMBER	MATERIAL	MANUFACTURE AND COLOR
	BRICK VENEER	GENERAL SHALE - SPRING CREEK TLEOR
	ARCHED/FLYERED STONE VENEER	CULTURE STONE - BUCH ROUSE LEDGECOTTONE
	MASONRY VENEER	
E1	S.P.F. S.	"WATER WALL" TEXTURE FINE SAND 1.0
E2		JOTHIL TEARS - SM 9883
	FRESH CEMENT SIDING COLOR	HEARTSTONE - SM 1008
		WINDSE BOARD
E1		JOTHIL TEARS - SM 9883
E2		HEARTSTONE - SM 1008
	ALUM SOFFITS	MATCH HEARTSTONE - SM 1008
T1	W/TA, TRIM/PAPER	JOTHIL TEARS - SM 9883
T2		BRONZE
	BOLLARDS	SAFETY YELLOW

220 12/26/2019 (2)

VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

1. Future development of this site shall comply with all previous approvals: AZ-03-005; PP-07-022; FP-08-010; A-2019-0290 (PBA, ROS #12081); PBA-2021-0007 (ROS #12991); H-2019-0126 (MDA); H-2022-0011 (MDA).
2. The site plan submitted with the future Certificate of Zoning Compliance application shall be revised as follows:
 - a. Depict the required pedestrian connection from the arterial sidewalk to the main building entrance near the northwest corner of the property as depicted in Section V above, per UDC 11-3A-19B.4a— the pedestrian facility should be distinguished from the vehicular driving surface through the use of pavers, colored or scored concrete, or bricks where this pedestrian connection traverses the drive-through lane.
 - b. Include exhibits and locations of signage for the one-way drive through lane along the north and west boundaries.
3. The landscape plan submitted with the future Certificate of Zoning Compliance application shall be revised as follows:
 - a. Depict the required pedestrian connection as noted above in Section VIII.A.2a.
 - b. Ensure compliance with UDC 11-3B-5 for all landscaped areas and comply with the parking lot landscaping standards in accord with UDC 11-3B-8C.
 - c. Existing landscaping shall be protected during construction in accord with UDC 11-3B-10C.3.
4. Comply with the standards listed in UDC [11-4-3-11](#) – Drive-Through Establishment is required.
5. Comply with the standards listed in UDC [11-4-3-17](#) – Financial Institution.
6. Comply with the standards listed in UDC [11-3A-16](#) for self-services uses (i.e. automatic teller machines).
7. Certificate of Zoning Compliance and Administrative Design Review applications shall be submitted and approved for the proposed use prior to submittal of a building permit application.
8. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC [11-5B-6](#). A time extension may be requested as set forth in UDC 11-5B-6F.

B. PUBLIC WORKS

1. Flow is committed
2. No existing sewer service to parcel.
3. If bringing main to parcel, sewer services cannot be connected by cleanout. Cleanout should be replaced with manhole.
4. Manholes must have a 14' wide access road.

5. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement.
6. Ensure no sewer services pass through infiltration trenches.
7. There is no existing water meter at the west side of the site. The existing 8" stub to the site ends in a blow-off. Call out removal of the blow-off and tie in water meter to the 8" stub.
8. The existing water meter and water easement do not line up. If the existing water line on the property does not have an easement a 20' easement must be provided.

C. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=274619&dbid=0&repo=MeridianCity>

IX. FINDINGS

Conditional Use Findings (UDC 11-5B-6): The commission shall base its determination on the conditional use permit request upon the following:

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

Staff finds the site is large enough to accommodate the proposed development and meet all dimensional and development regulations of the C-G zoning district.

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

Staff finds the proposed financial institution with drive-through lanes will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section VIII of this report.

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

Staff finds the design, construction, operation and maintenance of the proposed use will be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area.

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

Staff finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section VIII of this report.

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

Staff finds the proposed use will be served by essential public facilities and services as required.

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

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

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

Staff finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.

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

Staff finds the proposed use will not result in the destruction, loss or damage of any such features.



AGENDA ITEM

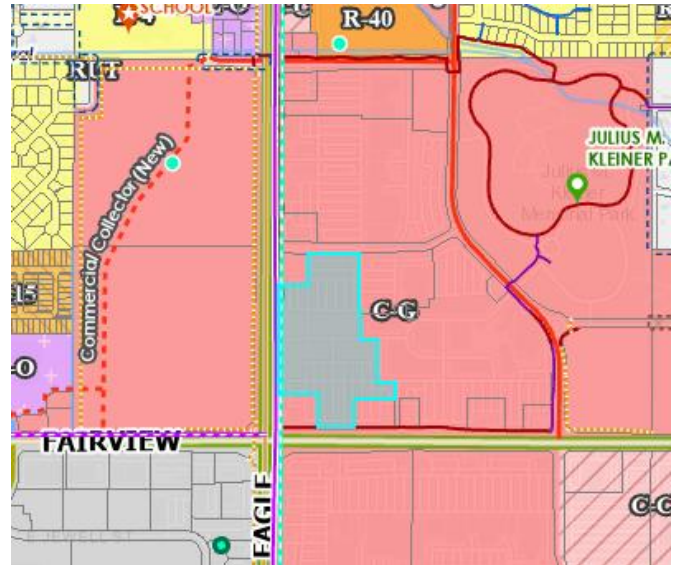
ITEM TOPIC: Public Hearing for Bridge at The Village at Meridian (H-2022-0069) by Meridian CenterCal, LLC, located at 3210 E. Longwing Ln.
Application Materials: <https://bit.ly/H-2022-0069>

A. Request: Conditional Use Permit to exceed the maximum building height listed in UDC 11-2B-3A.3 of 65 feet for the C-G zoning district to allow an average elevation of 78 feet (85 feet to the highest point of the structures).

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: October 20, 2022
 TO: Planning & Zoning Commission
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 SUBJECT: H-2022-0069
 Bridge at The Village at Meridian
 LOCATION: 3210 E. Longwing Ln., in the SW 1/4 of
 Section 4, T.3N., R.1E. (Parcel
 #R1343720701)



I. PROJECT DESCRIPTION

Conditional Use Permit to exceed the maximum building height listed in UDC 11-2B-3A.3 of 65 feet for the C-G zoning district to allow an average elevation of 78 feet (85 feet to the highest point of the structures).

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	14.24 acres	
Future Land Use Designation	Mixed Use – Regional (MU-R)	
Existing Land Use	Vacant/undeveloped land	
Proposed Land Use(s)	Vertically integrated residential project	
Current Zoning	General Retail and Service Commercial District (C-G)	
Physical Features (waterways, hazards, flood plain, hillside)	NA	
Neighborhood meeting date	5/26/22	
History (previous approvals)	AZ-07-012, MDA-11-002 (1 st amendment to DA Inst. # 111052692); MDA-11-012 (2 nd amendment to DA # 112025435)	

III. APPLICANT/OWNER INFORMATION

A. Applicant:

Lance Blackwood, Meridian CenterCal, LLC – 1600 E. Franklin Ave., El Segundo, CA 84009

B. Owner:

Meridian CenterCal, LLC – 1600 E. Franklin Ave., El Segundo, CA 84009

C. Representative:

Tamara Thompson, The Land Group, Inc. – 462 E. Shore Dr., Ste. 100, Eagle, ID 83616

IV. NOTICING

	Planning & Zoning Commission Posting Date
Notification published in newspaper	10/5/2022
Notification mailed to property owners within 300 feet	9/29/2022
Applicant posted public hearing notice on site	10/9/2022
Nextdoor posting	9/30/2022

V. COMPREHENSIVE PLAN ANALYSIS

This property is designated Mixed Use – Regional (MU-R) on the Future Land Use Map (FLUM) contained in the Comprehensive Plan.

The purpose of the MU-R designation is to provide a mix of employment, retail, and residential dwellings and public uses near major arterial intersections. The intent is to integrate a variety of uses together, including residential, and to avoid predominantly single use developments such as a regional retail center with only restaurants and other commercial uses. Developments should be anchored by uses that have a regional draw with the appropriate supporting uses. The developments are encouraged to be designed consistent with the conceptual MU-R plan depicted in Figure 3D (pg. 3-17).

This site is part of a much larger mixed-use designated area that contains a wide variety and mix of uses as desired in MU-R designated areas. The Applicant plans to develop this site as a vertically integrated residential project, which is a desired use in the MU-R designation. The proposed use is listed as a principal permitted use in the C-G zoning district in UDC [Table 11-2B-2](#), subject to the specific use standards listed in UDC [11-4-3-41](#).

VI. UNIFIED DEVELOPMENT CODE ANALYSIS

A Conditional Use Permit is requested to exceed the maximum building height listed in UDC [11-2B-3A.3](#) of 65 feet for the C-G zoning district to allow an average elevation of 78 feet (85 feet to the highest point of the structures). See application [narrative](#) for more information.

The project includes two (2) buildings with a connector bridge spanning over E. Longwing Lane for a vertically integrated residential project. The project will include 549 apartment units over ground floor retail and restaurant uses. The south building will include a 733-stall parking garage. Compliance with the standards listed in UDC [11-4-3-41](#) – Vertically Integrated Residential Project, in

effect at the time of application submittal, is required. *Note: A UDC amendment is currently in process to amend the specific use standards for vertically integrated residential projects (see [ZOA-2022-001](#) for more information).*

The Fire Dept. has submitted comments on this application, included in Section IX.C below. A summary of their report is as follows:

“This project can be serviced by the Meridian Fire Dept., but with the concentration and distribution of existing resources, we are unable to maintain an acceptable response time. A FARS system will be required for the structures per Appendix L of the 2018 IFC and City Code. Both structures shall be required to have radio testing done. The Fire Dept. recommends AED’s throughout the buildings as access to the upper floors and pool area will be delayed.”

VII. DECISION

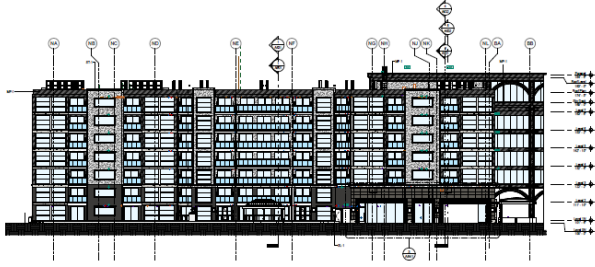
A. Staff:

Staff recommends approval of the conditional use permit with the conditions noted in Section IX below.

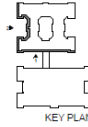
B. Building Elevations



OVERALL ELEVATION - NORTH BUILDING - SOUTH



OVERALL ELEVATION - NORTH BUILDING - WEST



ELEVATION / SECTION GENERAL NOTES

1. GENERAL NOTES: ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODE AND ALL APPLICABLE REGULATIONS. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE ENGINEER. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODE AND ALL APPLICABLE REGULATIONS.

EXTERIOR MATERIAL LEGEND

SYMBOL	DESCRIPTION	QUANTITY	UNIT
M-1	10' Base Coat + Primer	20,000	SQ
F-1	2x4 Clear Edge Formline	20,000	LIN
F-2	2x6 Clear Edge Formline	20,000	LIN
F-3	2x8 Clear Edge Formline	20,000	LIN
F-4	2x10 Clear Edge Formline	20,000	LIN
M-2	Panel concrete and/or masonry, seal and texture to match The Bridge	15,000	SQ
M-3	Steel panel	10,000	SQ
D-1	Concrete Masonry Unit	10,000	SQ
M-4	Interior Brick-Block Street Panels	20,000	SQ

GLASS TYPE LEGEND

SYMBOL	DESCRIPTION	U-FACTOR	SHGC	VT
G-1	Insulating Glass Unit (IGU)	0.28	0.52	0.86
G-2	Insulating Glass Unit (IGU)	0.28	0.52	0.86
G-3	Insulating Glass Unit (IGU)	0.28	0.52	0.86
G-4	Insulating Glass Unit (IGU)	0.28	0.52	0.86
G-5	Insulating Glass Unit (IGU)	0.28	0.52	0.86

CARRIERPHON - CULTURA
CENTRAL
BRIDGE
A611/16-115

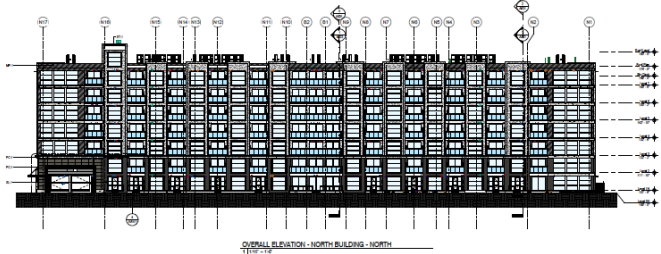
SALT DEVELOPMENT

THE BRIDGE
The Bridge at Main Street
Main Street, Portland, ME

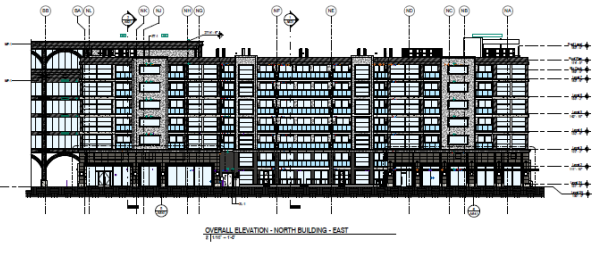
PRELIMINARY NOT FOR CONSTRUCTION

NORTH BLDG - SOUTH & WEST ELEVATIONS

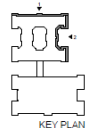
A611



OVERALL ELEVATION - NORTH BUILDING - NORTH



OVERALL ELEVATION - NORTH BUILDING - EAST



ELEVATION / SECTION GENERAL NOTES

1. GENERAL NOTES: ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODE AND ALL APPLICABLE REGULATIONS. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE ENGINEER. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODE AND ALL APPLICABLE REGULATIONS.

EXTERIOR MATERIAL LEGEND

SYMBOL	DESCRIPTION	QUANTITY	UNIT
M-1	10' Base Coat + Primer	20,000	SQ
F-1	2x4 Clear Edge Formline	20,000	LIN
F-2	2x6 Clear Edge Formline	20,000	LIN
F-3	2x8 Clear Edge Formline	20,000	LIN
F-4	2x10 Clear Edge Formline	20,000	LIN
M-2	Panel concrete and/or masonry, seal and texture to match The Bridge	15,000	SQ
M-3	Steel panel	10,000	SQ
D-1	Concrete Masonry Unit	10,000	SQ
M-4	Interior Brick-Block Street Panels	20,000	SQ

GLASS TYPE LEGEND

SYMBOL	DESCRIPTION	U-FACTOR	SHGC	VT
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G-2	Insulating Glass Unit (IGU)	0.28	0.52	0.86
G-3	Insulating Glass Unit (IGU)	0.28	0.52	0.86
G-4	Insulating Glass Unit (IGU)	0.28	0.52	0.86
G-5	Insulating Glass Unit (IGU)	0.28	0.52	0.86

CARRIERPHON - CULTURA
CENTRAL
BRIDGE
A611/16-115

SALT DEVELOPMENT

THE BRIDGE
The Bridge at Main Street
Main Street, Portland, ME

PRELIMINARY NOT FOR CONSTRUCTION

NORTH BLDG - NORTH & EAST ELEVATIONS

A612



ELEVATION / SECTION GENERAL NOTES

carrierojohnson + culotta
ARCHITECTS

SALT DEVELOPMENT

CENTRAL BRIDGE APARTMENTS

THE BRIDGE
The Village at Franklin
Franklin, IL 60130

PRELIMINARY NOT FOR CONSTRUCTION

EXTERIOR MATERIAL LEGEND

SYMBOL	DESCRIPTION	UNIFORM CODE	SECTION	UNIT
[Symbol]	201 1/2" Base Coat - 1.5 coats		04-20	
[Symbol]	201 1/2" Exterior Edge Formative		04-01-01	
[Symbol]	201 1/2" Dry Water Edge Strips - Seal gaskets		04-01-01-01	
[Symbol]	201 1/2" Sealformal concrete		03-00	
[Symbol]	201 1/2" Precast concrete window sills, sills and ledges to match The Village		03-00	
[Symbol]	201 1/2" Metal Jamb		04-01-03	
[Symbol]	201 1/2" Concrete Masonry Unit		04-20	
[Symbol]	201 1/2" Insulated Window Sash Panels		07-10	

GLASS TYPE LEGEND

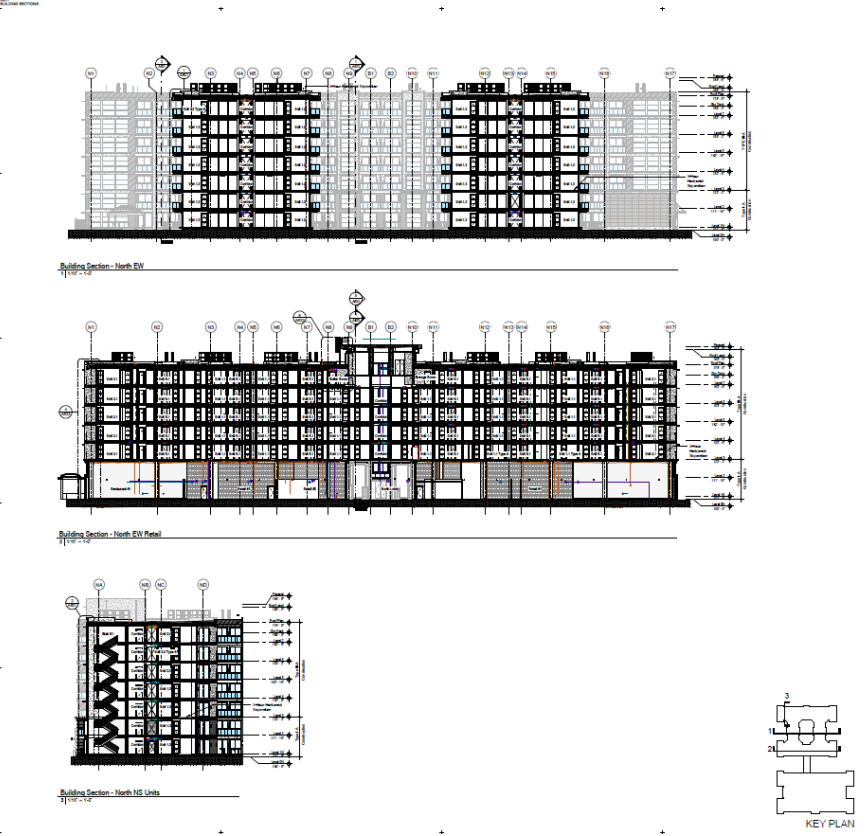
SYMBOL	DESCRIPTION	UNIFORM CODE	SECTION	UNIT
[Symbol]	RESIDENTIAL LOW-E WINDOW	0.30	0.22	0.06
[Symbol]	RESIDENTIAL CENTERPANE WINDOW	0.15	0.18	0.03
[Symbol]	STREETFRONT SHOWER			
[Symbol]	GLASS TYPE DESCRIPTION			
[Symbol]	METAL JAMB PANEL, Frosted glass window frame			

INCLUDE THIRDPARTY QUALITY GUARANTEE FOLLOWING SECTION 0405
 1. QUALITY GUARANTEE
 2. QUALITY GUARANTEE FOR STRENGTH AND LOADS FROM WIND
 3. QUALITY GUARANTEE FOR WEAR SURFACE WITH BOTTOM EDGE JOINT FROM
 4. UP AND DOWN STROKE CONTACT FROM WIND

KEY PLAN

SOUTH BLDG - NORTH & EAST ELEVATIONS

A615



ELEVATION / SECTION GENERAL NOTES

carrierojohnson + culotta
ARCHITECTS

SALT DEVELOPMENT

CENTRAL BRIDGE APARTMENTS

THE BRIDGE
The Village at Franklin
Franklin, IL 60130

PRELIMINARY NOT FOR CONSTRUCTION

EXTERIOR MATERIAL LEGEND

SYMBOL	DESCRIPTION	UNIFORM CODE	SECTION	UNIT
[Symbol]	201 1/2" Base Coat - 1.5 coats		04-20	
[Symbol]	201 1/2" Exterior Edge Formative		04-01-01	
[Symbol]	201 1/2" Dry Water Edge Strips - Seal gaskets		04-01-01-01	
[Symbol]	201 1/2" Sealformal concrete		03-00	
[Symbol]	201 1/2" Precast concrete window sills, sills and ledges to match The Village		03-00	
[Symbol]	201 1/2" Metal Jamb		04-01-03	
[Symbol]	201 1/2" Concrete Masonry Unit		04-20	
[Symbol]	201 1/2" Insulated Window Sash Panels		07-10	

GLASS TYPE LEGEND

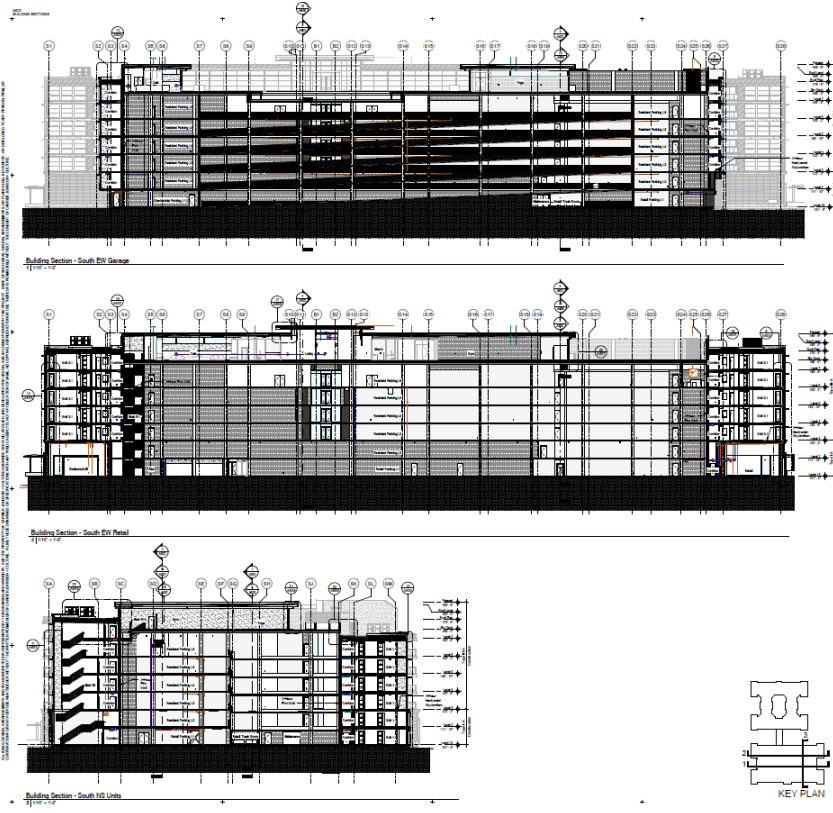
SYMBOL	DESCRIPTION	UNIFORM CODE	SECTION	UNIT
[Symbol]	RESIDENTIAL LOW-E WINDOW	0.30	0.22	0.06
[Symbol]	RESIDENTIAL CENTERPANE WINDOW	0.15	0.18	0.03
[Symbol]	STREETFRONT SHOWER			
[Symbol]	GLASS TYPE DESCRIPTION			
[Symbol]	METAL JAMB PANEL, Frosted glass window frame			

INCLUDE THIRDPARTY QUALITY GUARANTEE FOLLOWING SECTION 0405
 1. QUALITY GUARANTEE
 2. QUALITY GUARANTEE FOR STRENGTH AND LOADS FROM WIND
 3. QUALITY GUARANTEE FOR WEAR SURFACE WITH BOTTOM EDGE JOINT FROM
 4. UP AND DOWN STROKE CONTACT FROM WIND

KEY PLAN

BUILDING SECTIONS

A621



ELEVATION / SECTION GENERAL NOTES

carrierojohnson + cultura

SALT DEVELOPMENT

CENTRAL BRIDGE
ARJUNE NIS

THE BRIDGE
The Village at Madison
Madison, TN 37003

PRELIMINARY NOT FOR CONSTRUCTION

EXTERIOR MATERIAL LEGEND

SYMBOL	DESCRIPTION	QTY	UNIT
ST1	10' Blue Lath - Resound	80.00	sq. ft.
T.C	Decorative Concrete	80.00	sq. ft.
SL-1	On Wall Edge Stone Cast in place	0.00	sq. ft.
CMU	Structural concrete	0.00	sq. ft.
PC1	Phase concrete on exterior, steel and fabric to match The Village	0.00	sq. ft.
MS-1	MSI Panel	0.00	sq. ft.
CM1	Concrete Masonry Unit	0.00	sq. ft.
MS1	Modular Metal Slat Panels	0.00	sq. ft.

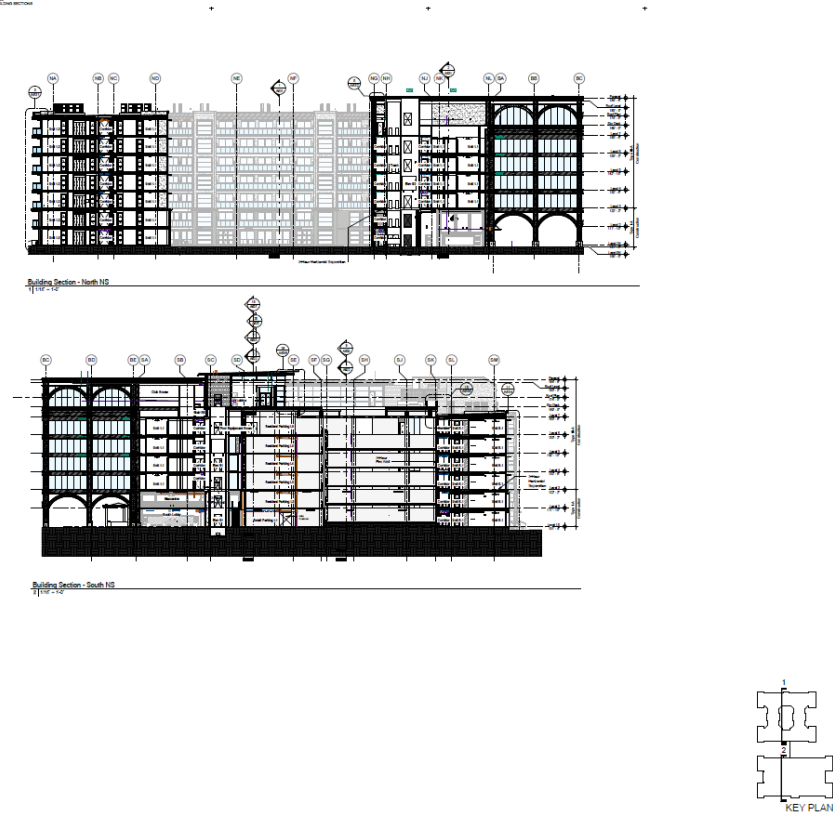
GLASS TYPE LEGEND

SYMBOL	DESCRIPTION	LINER	SPAC	LT	IDENTIFY
⊖	RESIDENTIAL, VISION WINDOW	0.39	0.39	0.39	RESIDENTIAL
⊕	ADULT CHILDREN'S WINDOWS	0.5	0.39	0.39	ADULT CHILDREN'S
⊙	STREETFRONT WINDOWS	0.39	0.39	0.39	STREETFRONT
⊚	GLASS TYPE DESCRIPTION	0.39	0.39	0.39	GLASS TYPE
⊛	MS1A, MS1B, MS1C, Panel to match window	0.39	0.39	0.39	MS1A, MS1B, MS1C

PLEASE REVISIONS SHOWN IN FOLLOWING SECTION SHOWN IN DASHED LINES
 1. CHANGE TO 0.39 IN ALL UNITS AND LOWER TO 0.39 IN ALL UNITS
 2. CHANGE TO 0.39 IN ALL UNITS AND LOWER TO 0.39 IN ALL UNITS
 3. CHANGE TO 0.39 IN ALL UNITS AND LOWER TO 0.39 IN ALL UNITS

KEY PLAN

A622



ELEVATION / SECTION GENERAL NOTES

carrierojohnson + cultura

SALT DEVELOPMENT

CENTRAL BRIDGE
ARJUNE NIS

THE BRIDGE
The Village at Madison
Madison, TN 37003

PRELIMINARY NOT FOR CONSTRUCTION

EXTERIOR MATERIAL LEGEND

SYMBOL	DESCRIPTION	QTY	UNIT
ST1	10' Blue Lath - Resound	80.00	sq. ft.
T.C	Decorative Concrete	80.00	sq. ft.
SL-1	On Wall Edge Stone Cast in place	0.00	sq. ft.
CMU	Structural concrete	0.00	sq. ft.
PC1	Phase concrete on exterior, steel and fabric to match The Village	0.00	sq. ft.
MS-1	MSI Panel	0.00	sq. ft.
CM1	Concrete Masonry Unit	0.00	sq. ft.
MS1	Modular Metal Slat Panels	0.00	sq. ft.

GLASS TYPE LEGEND

SYMBOL	DESCRIPTION	LINER	SPAC	LT	IDENTIFY
⊖	RESIDENTIAL, VISION WINDOW	0.39	0.39	0.39	RESIDENTIAL
⊕	ADULT CHILDREN'S WINDOWS	0.5	0.39	0.39	ADULT CHILDREN'S
⊙	STREETFRONT WINDOWS	0.39	0.39	0.39	STREETFRONT
⊚	GLASS TYPE DESCRIPTION	0.39	0.39	0.39	GLASS TYPE
⊛	MS1A, MS1B, MS1C, Panel to match window	0.39	0.39	0.39	MS1A, MS1B, MS1C

PLEASE REVISIONS SHOWN IN FOLLOWING SECTION SHOWN IN DASHED LINES
 1. CHANGE TO 0.39 IN ALL UNITS AND LOWER TO 0.39 IN ALL UNITS
 2. CHANGE TO 0.39 IN ALL UNITS AND LOWER TO 0.39 IN ALL UNITS
 3. CHANGE TO 0.39 IN ALL UNITS AND LOWER TO 0.39 IN ALL UNITS

KEY PLAN

A623

IX. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

1. Future development of this site shall comply with the previous conditions of approval and terms of the existing Development Agreement and the conditions contained herein [AZ-07-012; MDA-11-002 (1st amendment to DA Inst. #[111052692](#)); MDA-11-012 (2nd amendment to DA #[112025435](#)).
2. No occupancy uses shall be permitted above the 74'5" level (i.e. rooftop gardens, etc.) per requirement of the Fire Department.
3. The proposed structures shall not exceed an average elevation of 78 feet (85 feet measured to the highest point of the structures).
4. Compliance with the standards listed in UDC [11-4-3-41](#) – Vertically Integrated Residential Project, in effect at the time of application submittal, is required.
5. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved for the proposed use prior to submittal of a building permit application. The design of the site and structures shall comply with the standards listed in UDC [11-3A-19](#); the design standards listed in the [Architectural Standards Manual](#) and with the Development Agreement.
6. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC [11-5B-6](#). A time extension may be requested as set forth in UDC 11-5B-6F.

B. PUBLIC WORKS

Site Specific Conditions of Approval

1. There is existing water and sewer mains running through the southern building. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are to be built within the utility easement. Sewer/Water must be rerouted or the plans redesigned to meet City easement requirements Any deviation from City standards will will require a waiver of easement requirements by City Engineer.
2. Ensure no sewer services pass through infiltration trenches.
3. Sewer capacity is available for the 549 units

General Conditions of Approval

4. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
5. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.

6. 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. 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.
7. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
8. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
9. 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.
10. 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.
11. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
12. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
13. 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.
14. 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.
15. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
16. Developer shall coordinate mailbox locations with the Meridian Post Office.
17. 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.
18. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.

19. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
20. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
21. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. MERIDIAN FIRE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=272938&dbid=0&repo=MeridianCity>

D. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=276587&dbid=0&repo=MeridianCity>

E. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=277127&dbid=0&repo=MeridianCity>

F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=275048&dbid=0&repo=MeridianCity>

X. FINDINGS

Conditional Use (UDC 11-5B-6)

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

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

Staff finds the site is large enough to accommodate the proposed use if the increase in building height request is approved.

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

Staff finds the proposed vertically integrated residential project with an increased maximum building height will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section IX of this report.

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

Staff finds although the building heights will be taller than others in this area, the design, construction, operation and maintenance of the proposed use will be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area.

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

Staff finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section IX of this report.

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

Staff finds the proposed use will be served by essential public facilities and services as required.

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

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

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

Staff finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.

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

Staff finds the proposed use will not result in the destruction, loss or damage of any such features.

9. Additional findings for the alteration or extension of a nonconforming use:

- a. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

This finding is not applicable.

- b. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

This finding is not applicable.



AGENDA ITEM

ITEM TOPIC: Public Hearing for Kingstown Subdivision (H-2022-0045) by Kimley Horn, located at 2620 E. Jasmine St.

Application Materials: <https://bit.ly/H-2022-0045>

A. Request: Annexation of 8.20 acres of land with an R-8 zoning district. B. Request: Preliminary Plat consisting of 28 building lots and 6 common lots on 8.20 acres of land in the R-8 zoning district.

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



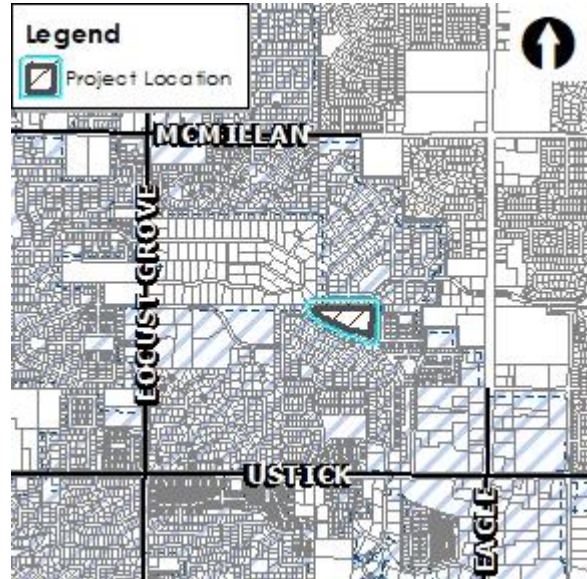
HEARING DATE: October 20, 2022
(Continued from: August 18, and Sept. 1 and 15, 2022)

TO: Planning & Zoning Commission

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Kingstown
H-2022-0045

LOCATION: 2610 E. Jasmine St., generally located in the south 1/2 of Section 32, T.4N., R.1E. (Parcel #R4582530400)



At the recommendation of Staff, a revised conceptual plat was submitted that depicts a reconfiguration of lots within the plat resulting in a reduction in building lots from 28 to 26 and an increase in common lots from 6 to 7 for a gross density of 3.17 units/acre (see Section VIII.B). If the Commission recommends approval of the revised concept plan, an updated plat, landscape plan and open space exhibit should be submitted at least 10 days prior to the Council meeting and the staff report will be updated accordingly.

I. PROJECT DESCRIPTION

Annexation of 8.20 acres of land with an R-8 zoning district; and preliminary plat consisting of 28 building lots and 6 common lots on 8.20 acres of land in the R-8 zoning district for Kingstown Subdivision.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	8.20 acres	
Future Land Use Designation	Medium Density Residential (MDR)	
Existing Land Use	Single-family residential (SFR)/ag	
Proposed Land Use(s)	SFR	
Current Zoning	Rural Urban Transition (RUT) in Ada County	
Proposed Zoning	R-8 (Medium Density Residential)	
Lots (# and type; bldg/common)	<u>28 building/6 common</u>	
Phasing plan (# of phases)	2	
Number of Residential Units (type of units)	28 single-family detached units	
Density (gross & net)	3.42 units/acre (gross)	
Open Space (acres, total [%] / buffer / qualified)	1.23 acres (or 15%)	

Amenities	Picnic area in a 5,000+ square foot area; and dog waste station	
Physical Features (waterways, hazards, flood plain, hillside)	None	
Neighborhood meeting date	4/7/22	
History (previous approvals)	None	

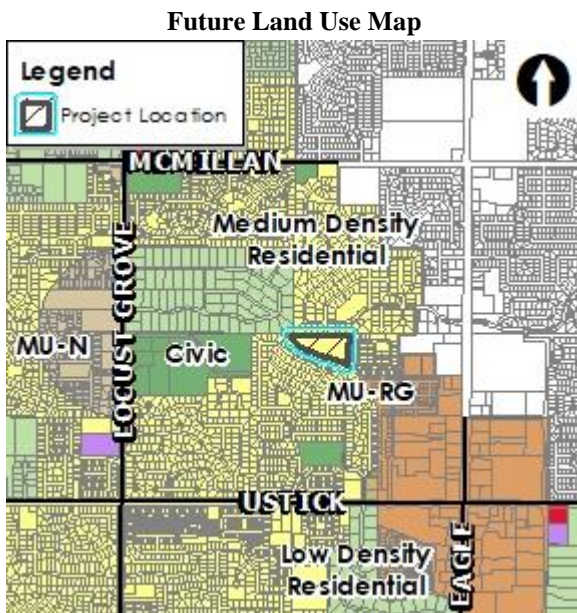
B. Community Metrics

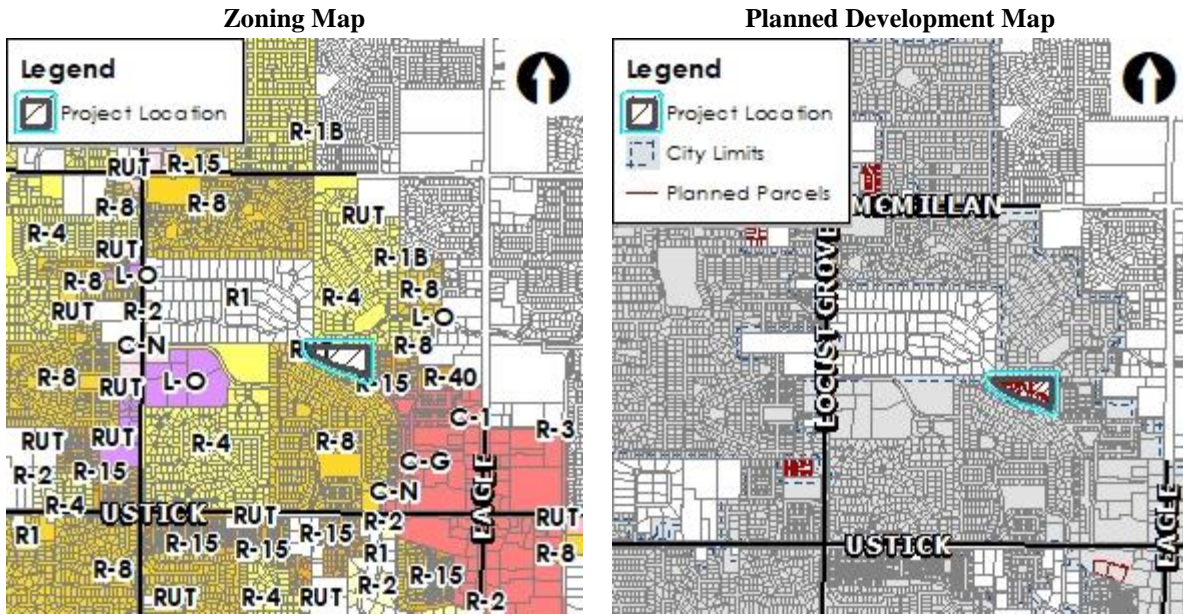
Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> Staff report (yes/no) 	Yes	
<ul style="list-style-type: none"> Requires ACHD Commission Action (yes/no) 	No	
<ul style="list-style-type: none"> Existing Conditions 	There are (3) existing stub streets to this property (i.e. N. Conley Ave., N. Rogue River Ave., and E. Jasmine St.)	
<ul style="list-style-type: none"> CIP/IFYWP 	<ul style="list-style-type: none"> Locust Grove Road is scheduled in the IFYWP to be widened to 3-lanes from Ustick Road to McMillan Road. The design year is scheduled in 2025 and the construction date has not been determined. Wainwright Drive is scheduled in the IFYWP for the installation of wayfinding and bikeway signage in 2024. The intersection of Ustick Road and Locust Grove Road is listed in the CIP to be widened to 7-lanes on the north leg, 6-lanes on the south, 6-lanes east, and 6-lanes on the west leg, and replace/modify the signal between 2026 and 2030. 	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed via the extension of existing stub streets from adjacent neighborhoods.	
Proposed Road Improvements	None	

Fire Service	See Section IX.C
Police Service	No comments received.

West Ada School District	No comments received.
Distance (elem, ms, hs)	
Capacity of Schools	
# of Students Enrolled	
Wastewater	
• Distance to Sewer Services	Directly adjacent
• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/Concerns	See Public Works' Site-Specific Conditions in Section IX
Water	
• Distance to Services	Directly adjacent
• Pressure Zone	3
• Estimated Project Water ERU's	See application
• Water Quality Concerns	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	See Public Works' Site-Specific Conditions in Section IX

C. Project Maps





III. APPLICANT INFORMATION

A. Applicant:

Nicolette Womack, Kimley-Horn – 950 W. Bannock St., Ste. 1100, Boise, ID 83702

B. Owner:

Robert Hilton, High Lakes, LLC – PO Box 1436, McCall, ID 83638

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	8/17/2022	
Radius notification mailed to property owners within 300 feet	8/11/2022	
Public hearing notice sign posted on site	8/8/2022	
Nextdoor posting	8/11/2022	

V. COMPREHENSIVE PLAN ANALYSIS

LAND USE: This property is designated as Medium Density Residential (MDR) on the Future Land Use Map (FLUM) contained in the [Comprehensive Plan](#). This designation allows for dwelling units at gross densities of 3 to 8 dwelling units per acre.

The subject property is an enclave surrounded by single-family residential properties on land also designated MDR on the FLUM. The Applicant proposes a 28-lot subdivision for single-family residential detached

homes at a gross density of 3.42 units per acre, which is within the desired density range of the MDR designation.

TRANSPORTATION: The Master Street Map (MSM) does not depict any collector streets across this property.

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “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 single-family detached dwellings with a mix of lot sizes will contribute to the variety of housing options in this area and within the City as desired. Single-family detached homes exist to the north, west and south and are also in the development process to the east; multi-family apartments exist in close proximity to this site to the southeast.

- “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 and can be extended by the developer with development in accord with UDC 11-3A-21.

- “Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.” (2.01.01G)

This area consists primarily of single-family detached homes with some multi-family apartments to the southeast; only single-family detached homes are proposed within this development. The proposed development offers a variety of lot sizes from 4,000 to 11,730 square feet (s.f.) with the existing home on a 22,912 s.f. lot.

- “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.” (3.07.01A)

Although the gross density for the overall development at 3.42 units/acre is within and at the low end of the desired density range in the MDR designation, the lot sizes proposed in the first phase along the north boundary are not compatible in size and provide a poor transition to existing lots. The proposed lots in Phase I are mostly 4,000 square feet (or 0.09 acre), while the abutting existing lots in Zebulon Heights and Champion Park subdivisions are 0.25+ acre in size. The transition from proposed to existing homes along the north boundary range from a 2:1 to a 5:1 transition. A better transition in lot sizes should be provided. No buffering or screening is proposed.

The lot sizes proposed along the eastern boundary in Phase II are much larger/wider and range from a 1:1 to 1:4 transition. A better transition in lot sizes should be provided in this area as well. No buffering or screening is proposed.

The transition/lot configuration to the south and west is adequate as the lots are turned perpendicular to the existing lots.

- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)

The proposed and existing adjacent uses are all single-family residential, which should be generally compatible with each other; however, the lot sizes proposed along the north and east boundaries are not compatible with abutting residential lot sizes and may present conflicts due to not enough transition in lot sizes.

- “Support infill development that does not negatively impact the abutting, existing development. Infill projects in downtown should develop at higher densities, irrespective of existing development.” (2.02.02C)

The proposed infill development will likely negatively impact abutting homeowners to the north and future homeowners in this development along the eastern boundary in Phase II as there is not a compatible transition in lot sizes in these areas. Staff recommends the Commission and Council consider testimony from these homeowner’s in determining if the proposed development will negatively impact the abutting existing development (see letters of [public testimony](#) from neighbors).

- “Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.” (3.03.03A)

The proposed development will connect to City water and sewer systems with development of the subdivision; services are required to be provided to and though this development in accord with current City plans.

- “Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity.” (2.02.01D)

A 10-foot wide multi-use pathway connection is required between N. Conley Ave. and N. Rogue River Ave. in accord with the Pathways Master Plan. This pathway will provide a link between Champion Park and Zebulon Heights subdivisions.

- “Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.” (3.03.03G)

Urban sewer and water infrastructure and curb, gutter and sidewalks are required to be provided with development of the subdivision.

- “Eliminate existing private treatment and septic systems on properties annexed into the City and instead connect users to the City wastewater system; discourage the prolonged use of private treatment septic systems for enclave properties.”

If annexed, the existing home will be required to abandon the existing septic system and connect to the City wastewater system.

- “Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.” (2.02.02)

Development of the subject infill parcel will maximize public services.

VI. STAFF ANALYSIS

A. ANNEXATION (AZ)

The Applicant proposes to annex 8.20 acres of land with an R-8 zoning district. A legal description and exhibit map for the annexation area is included in Section VIII.A. This property is within the City’s Area of City Impact boundary.

A preliminary plat and conceptual building elevations were submitted showing how the property is proposed to be subdivided and developed with 28 single-family residential detached dwelling units at a gross density of 3.42 units per acre (see Sections VIII.B, E).

Single-family detached dwellings are listed as a principal permitted use in the R-8 zoning district per UDC Table 11-2A-2. Future development is subject to the dimensional standards listed in UDC Table [11-2A-6](#) for the R-8 zoning district.

This partially developed property is an enclave surrounded by existing and future single-family residential detached homes to the north (Zebulon Heights), south and west (Champion Park) and those in the development process to the east (Delano). As noted above in Section V, development of infill properties is supported provided it doesn't negatively impact the abutting, existing development.

Because of the lack of adequate transition in lot sizes to the north, the proposed development will likely negatively impact abutting property owners. Additionally, the lack of transition in lot sizes along the east boundary will likely negatively impact the future owner of Lot 4, Block 3. Therefore, changes to the development plan are necessary to provide a better transition in lot sizes in these areas. [Letters of testimony](#) have been submitted by some of the adjacent existing residents requesting a better transition in lot sizes and density is provided.

One option would be to "down-zone" to R-4, which would require minimum lot sizes of 8,000 s.f. instead of 4,000 s.f., and a minimum street frontage of 60 feet instead of 40 feet, which would be result in larger, wider lots for greater compatibility with existing abutting lots. However, with the amount of right-of-way being provided with the extension of three (3) existing stub streets, the retention of the existing home, and the provision of the required common open space, this would bring the gross density of the development below the minimum desired in the MDR designation.

Another option would be to stay with the R-8 zoning and reconfigure the lots along the north boundary in Phase I so that wider lots are provided in that area resulting in larger, fewer lots for a better transition; and add lots in Phase II resulting in smaller, narrower lots for a better transition to existing abutting properties – Staff prefers this option as the density should still be consistent with the MDR designation and the zoning would be consistent with that to the south, west and east. Staff recommends the Applicant make these changes to the plat & submit revised plans at least 15 days prior to the City Council hearing. A draft should be submitted to Staff prior to the Commission hearing demonstrating how these changes would affect the overall density and transition to adjacent properties.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. **If this property is annexed, Staff recommends a DA is required with the provisions discussed herein and included in Section IX.A.**

B. PRELIMINARY PLAT (PP):

The proposed preliminary plat consists of 28 building lots and 6 common lots on 8.20 acres of land in the proposed R-8 zoning district. Proposed lots range in size from 4,000 to 57,541 square feet (s.f.) (or 0.09 to 1.32 acres). The proposed gross density of the subdivision is 3.42 units per acre. The subdivision is proposed to develop in two (2) phases as shown in Section VIII.B.

Existing Structures/Site Improvements: There is an existing home and several outbuildings on the property that are proposed to remain until development of Phase 2. With development of Phase 2, all of the existing structures will be removed except for the existing home, which will remain on Lot 3, Block 3. **Prior to the City Engineer's signature on the second phase final plat, all existing structures that do not conform to the setbacks of the district are required to be removed.**

Dimensional Standards (UDC 11-2): The proposed plat and subsequent development is required to comply with the dimensional standards listed in UDC [Table 11-2A-6](#) for the R-8 zoning district. The proposed plat appears to comply with the dimensional standards of the district.

Access: Access is proposed from the extension of existing local stub streets (i.e. N. Conley Ave., N. Rogue River Ave. and E. Jasmine St.) from the south, north and east.

Landscaping (UDC 11-3B): No street buffers are required per UDC [Table 11-2A-6](#) for internal local streets. Common open space landscaping is proposed as shown on the landscape plan in Section VIII.C.

There is a total of 176 existing trees on the site totaling 2,232.5 caliper inches (see existing tree inventory and plan in Section VIII.D). A total of 1,520 caliper inches are proposed to remain with 712.5 caliper inches proposed to be removed. **A total of 391 caliper inches are required for mitigation as set forth in UDC [11-3B-10C.5](#); a total of 170 is provided, which is 221 less than required. Staff recommends one (1) 2-inch caliper tree is provided in the front and back yards of each building lot toward the mitigation requirement, which would leave 109 caliper inches remaining that could be provided in common lots, or Alternative Compliance could be requested to this standard for the remaining mitigation trees (see UDC 11-5B-5 for more information).**

Landscaping is required along all pathways per the standards listed in UDC [11-3B-12C](#); the landscape plan should be revised accordingly.

Common Open Space & Site Amenities (UDC [11-3G-3](#)): A minimum of 15% (or 1.23 acres based on 8.20 acres) qualified open space is required to be provided in this development per the standards listed in UDC [11-3G-3](#).

An open space exhibit was submitted that depicts 1.23 acres (15%) common open space for the development (see Section VIII.E). Three (3) of the six (6) common open space lots (i.e. Lot 6, Block 2 and Lots 1 & 5, Block 3) are open grassy areas of at least 5,000 square feet (s.f.) in area and qualify toward the minimum standards. **Lot 1, Block 1 does not qualify; however, if the sidewalk is detached in this lot and an 8-foot wide landscaped parkway is provided, it would qualify per UDC 11-3G-3B.4.**

Although Lot 15, Block 1 and Lot 11, Block 2 meet most of the *quality* standards for open space areas listed in UDC 11-3G-3A, these areas do not demonstrate integration into the development as a priority and appear to be “leftover” areas that aren’t developable as building lots and don’t meet the *qualified* open space standards listed in UDC [11-3G-3B](#). Lot 15, Block 1 could qualify toward the open space requirement if an additional 70 s.f. is added to the lot in accord with UDC 11-3G-3B.1a. Lot 11, Block 2 could qualify if 715 s.f. is added to the common lot in accord with UDC 11-3G-3B.1a; or, a community garden could be added to the existing lot in accord with UDC 11-3G-3B.1; or, a minimum 20’ x 20’ plaza could be added to the existing lot, including hardscape, seating, lighting in accord with UDC 11-3G-3B.1. The plans should be revised as recommended by Staff to meet the minimum qualified open space standards.

Based on the area of the plat, a minimum of one (1) point of site amenity is required per the standards listed in UDC [11-3G-4B](#). The Applicant proposes amenities consisting of a dog waste station on Lot 15, Block 1 and a picnic area with a shelter and table and bench seating on Lot 6, Block 2, totaling 2.5 points, exceeding the minimum standard.

Pathways: The Pathways Master Plan depicts a multi-use pathway across this site connecting from the pathway along N. Conley Ave. at the south boundary to the pathway along Rogue River at the north boundary. **In accord with the Plan, a 10-foot wide multi-use pathway should be provided within a 14-foot wide public pedestrian easement; only a 5-foot wide sidewalk is proposed. Staff recommends the plat is revised to include a minimum 20-foot wide common lot to the south of Lot 1, Block 2 to provide a pathway connection from the existing pathway on the east side of Conley Ave. to the south to the common area on Lot 6, Block 2. This will be safer than running the pathway along the front of the building lots along Conley and Eagle View. Staff further recommends the multi-use pathway be extended through the common area on Lot 1, Block 3 and Lot 2, Block 3 and connect to the existing pathway to the north. The landscape plan should be revised to include this pathway and an easement should be submitted and recorded prior to the**

City Engineer's signature on the final plat. *Note: The Applicant submitted a revised conceptual plat that includes the 20-foot wide common lot for a pathway as recommended by Staff.*

Sidewalks (11-3A-17): Five-foot wide attached sidewalks are proposed within the development in accord with UDC standards.

Waterways: The Nourse Lateral runs off-site along the northern boundary of the site. Staff did not receive a response from Settler's Irrigation District on whether or not an easement exists on this property for the lateral. If it does, it should be depicted on the plat and no encroachments allowed within the easement area.

Utilities (UDC 11-3A-21): Connection to City water and sewer services is required in accord with UDC 11-3A-21. The existing home proposed to remain on Lot 3, Block 3 is required to connect to City water and sewer service within 60 days of it becoming available as set forth in MCC [9-1-4](#) and [9-4-8](#).

Street lighting is required to be installed in accord with the City's adopted standards, specifications and ordinances.

Pressurized Irrigation System (UDC 11-3A-15): Underground pressurized irrigation water is required to be provided to each lot within the subdivision as set forth in UDC 11-3A-15.

Storm Drainage (UDC 11-3A-18): An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18.

Building Elevations: Five (5) conceptual building elevations were submitted that demonstrate what future homes in this development will look like (see Section VIII.F). A mix of single-story, single-story with a bonus room and 2-story homes are proposed. ~~All of the floor plans for the proposed elevations depict a width of 40 feet for the homes which will not fit on at least 19 of the proposed lots and meet the required side yard building setbacks of 5 feet on each side—a minimum lot width of 50 feet would be needed in order to accommodate the proposed homes. With 30-foot wide homes, the elevations will be very garage dominated; the narrow lots will also not accommodate very much on-street parking, which is always a concern. Some of these issues should be alleviated with the lot configuration changes recommended by Staff. Prior to the Commission hearing, Staff recommends conceptual elevations are submitted for homes that will fit on all of the proposed lots.~~

VII. DECISION

A. Staff:

Staff recommends approval of the proposed annexation with the requirement of a Development Agreement, and preliminary plat per the provisions in Section IX in accord with the Findings in Section X.

VIII. EXHIBITS

A. Annexation Legal Description and Exhibit Map

A Description for
R-8 Zone
March 4, 2022

All of Lot 4, Block 1, Jasmin Acres Subdivision as filed in Book 59 of Plats at Pages 5829 and 5830, records of Ada County, Idaho, located in the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 4 North, Range 1 East of the Boise Meridian, Ada County, Idaho more particularly described as follows:

BEGINNING at the Center 1/4 corner of said Section 32 from which the 1/4 corner common to Sections 32 and 33, T.4N., R.1E., B.M., bears North 89°39'12" East, 2,657.16 feet;

thence on the east-west centerline of said Section 32 coincident with the south boundary line of Zebulon Heights Subdivision No. 2 as filed in Book 99 of Plats at Pages 12772 through 12774, records of Ada County, Idaho, North 89°39'12" East, 903.13 feet to the westerly boundary line of Delano Subdivision No. 1 as filed in Book 121 of Plats at Pages 19124 through 19128, records of Ada County, Idaho;

thence on said westerly boundary line the following two (2) courses and distances:

South 01°10'06" West, 511.26 feet;

South 16°07'46" West, 50.91 feet to the northerly boundary line of Champion Park Subdivision No. 3 as filed in Book 93 of Plats at Pages 11149 through 11153, records of Ada County, Idaho;

thence on said northerly boundary line the following five (5) courses and distances:

North 63°03'48" West, 177.52 feet;

North 70°46'48" West, 121.52 feet;

North 78°20'48" West, 160.92 feet;

North 66°08'48" West, 283.74 feet;



North 65°26'48" West, 72.27 feet to the Northeast corner of Lot 18, Block 17 of Champion Park Subdivision No. 2 as filed in Book 89 of Plats at Pages 10374 through 10377, records of Ada County, Idaho;

thence on the northerly boundary line of said Champion Park Subdivision No. 2 the following four (4) courses and distances

North 65°26'48" West, 38.74 feet;

North 53°12'48" West, 164.82 feet;

North 29°45'48" West, 43.31 feet;

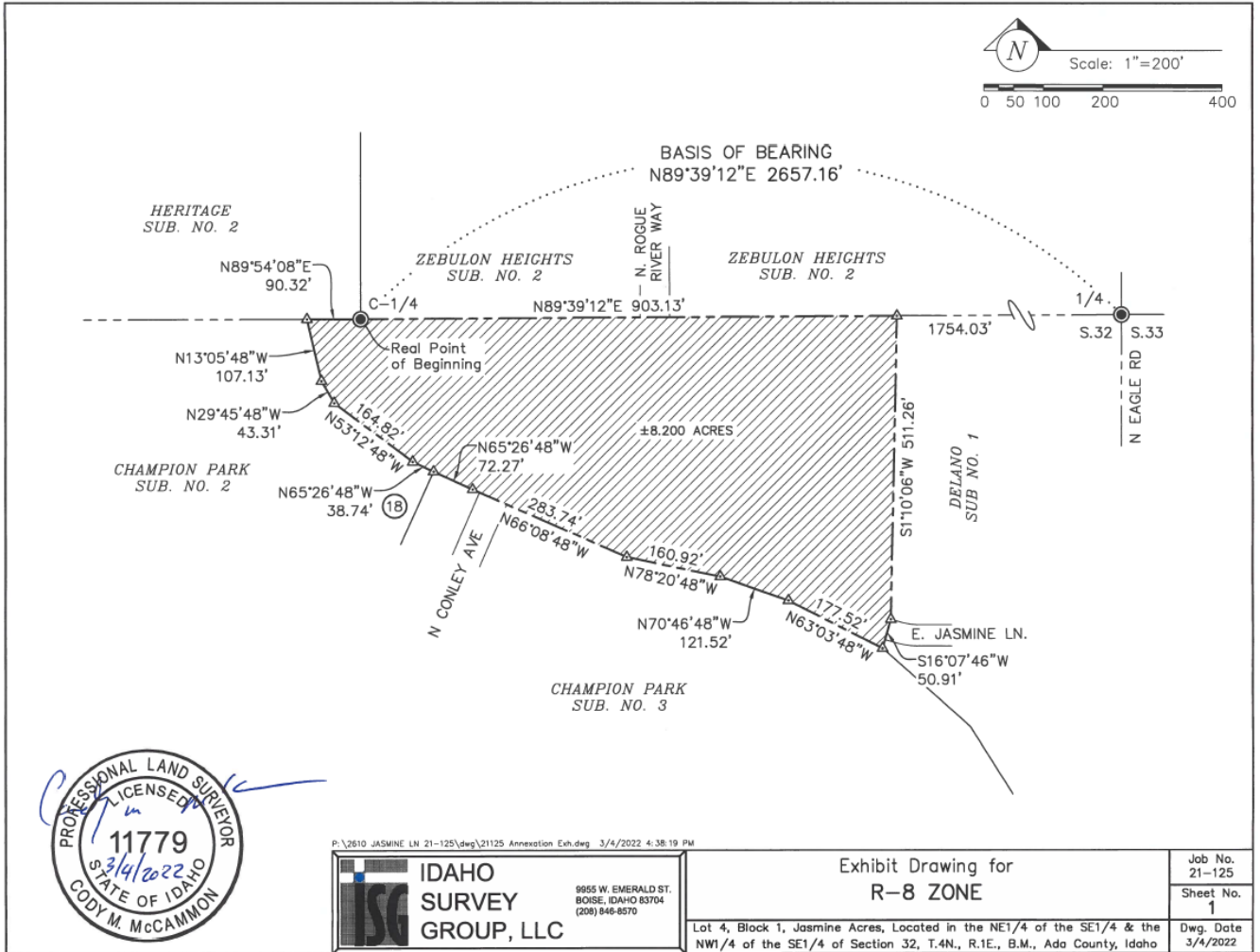
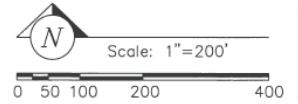
North 13°05'48" West, 107.13 feet to the east-west centerline of said Section 32 coincident with the south boundary line of Heritage Subdivision No. 2 as filed in Book 23 of Plats at Pages 1452 and 1453, records of Ada County, Idaho;

thence on said south boundary line, North 89°54'08" East, 90.32 feet to the to the **REAL POINT OF BEGINNING**.

Containing 8.200 acres, more or less.

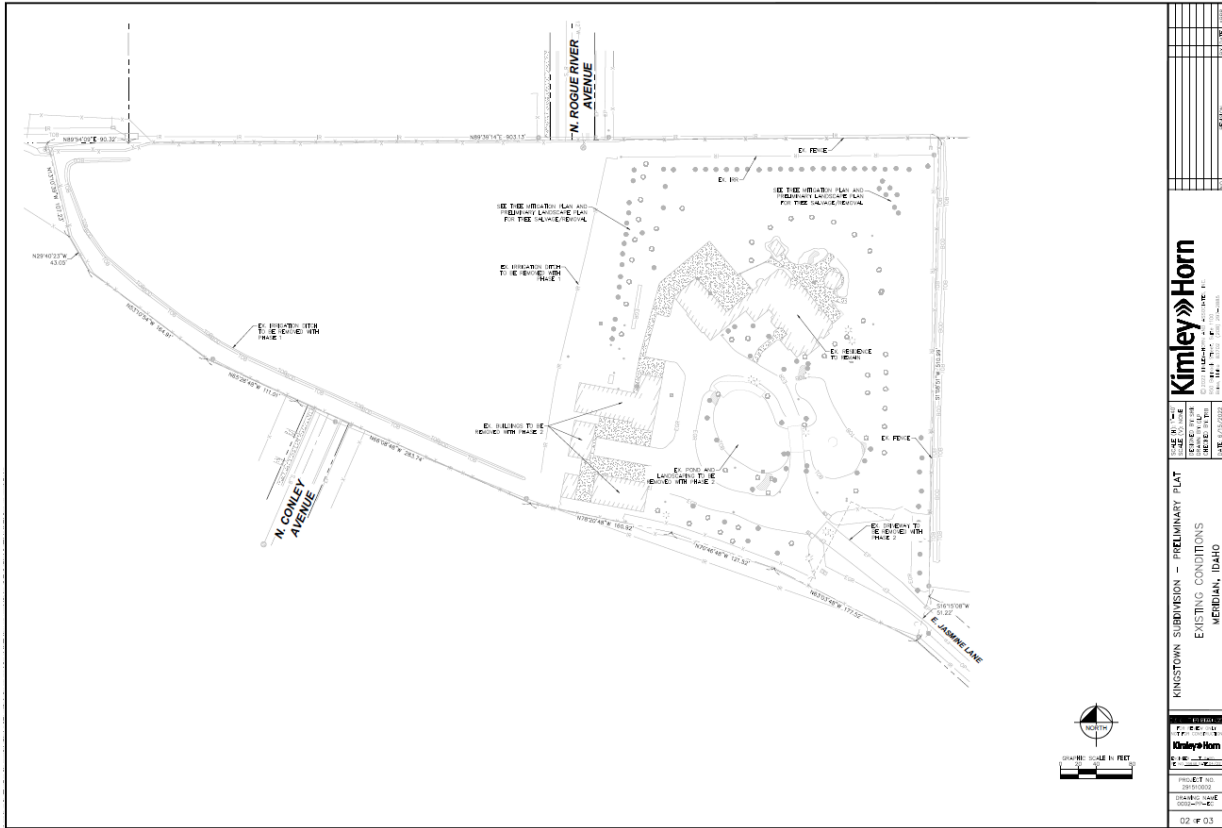
End of Description.





P:\2610 JASMINE LN 21-125\deg\21125 Annexation Exh.dwg 3/4/2022 4:38:19 PM

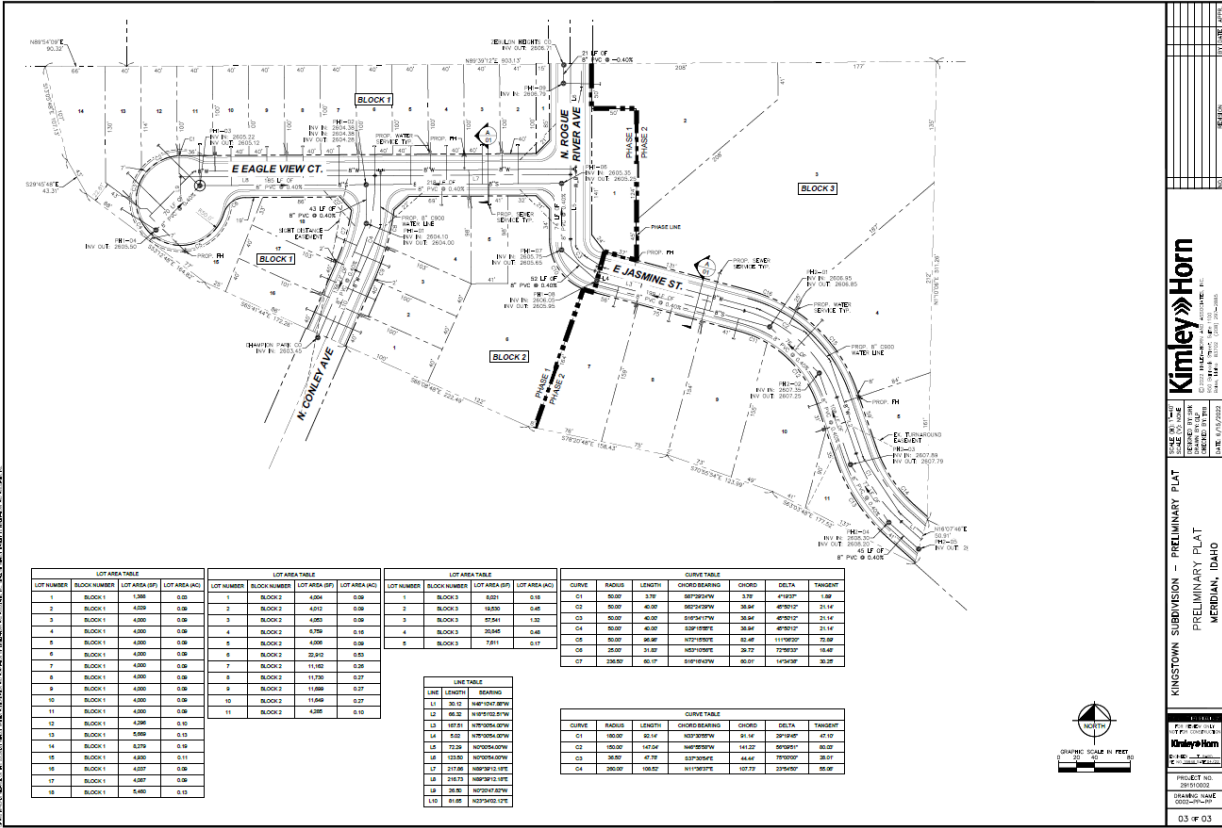
 IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit Drawing for R-8 ZONE	Job No. 21-125
	Lot 4, Block 1, Jasmine Acres, Located in the NE1/4 of the SE1/4 & the NW1/4 of the SE1/4 of Section 32, T.4N., R.1E., B.M., Ada County, Idaho	Sheet No. 1



KINSTOWN SUBDIVISION - PRELIMINARY PLAT
 EXISTING CONDITIONS
 MERIDIAN, IDAHO

Kimley Horn
 CONSULTING ENGINEERS AND ARCHITECTS, INC.
 1100 S. 10th St., Suite 100, Boise, ID 83725
 PHONE: (208) 333-7000
 FAX: (208) 333-7001
 www.kimleyhorn.com

PROJECT NO. 2015001003
 DRAWING NAME: 020015-01
 DATE: 10/23/2015
 SHEET NO. 02 OF 03



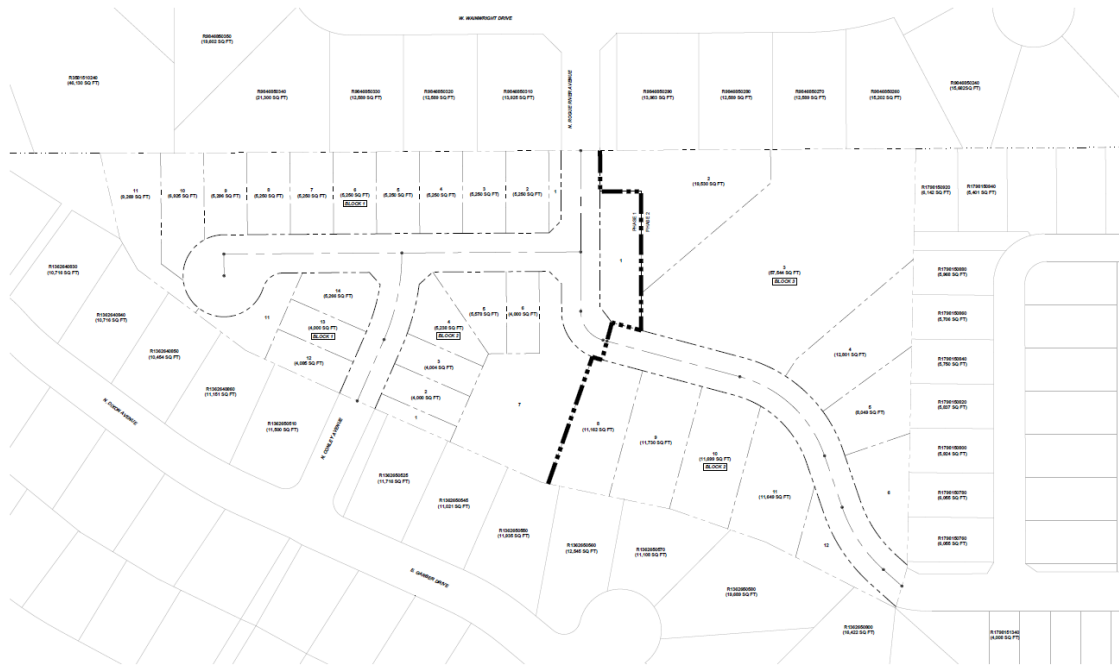
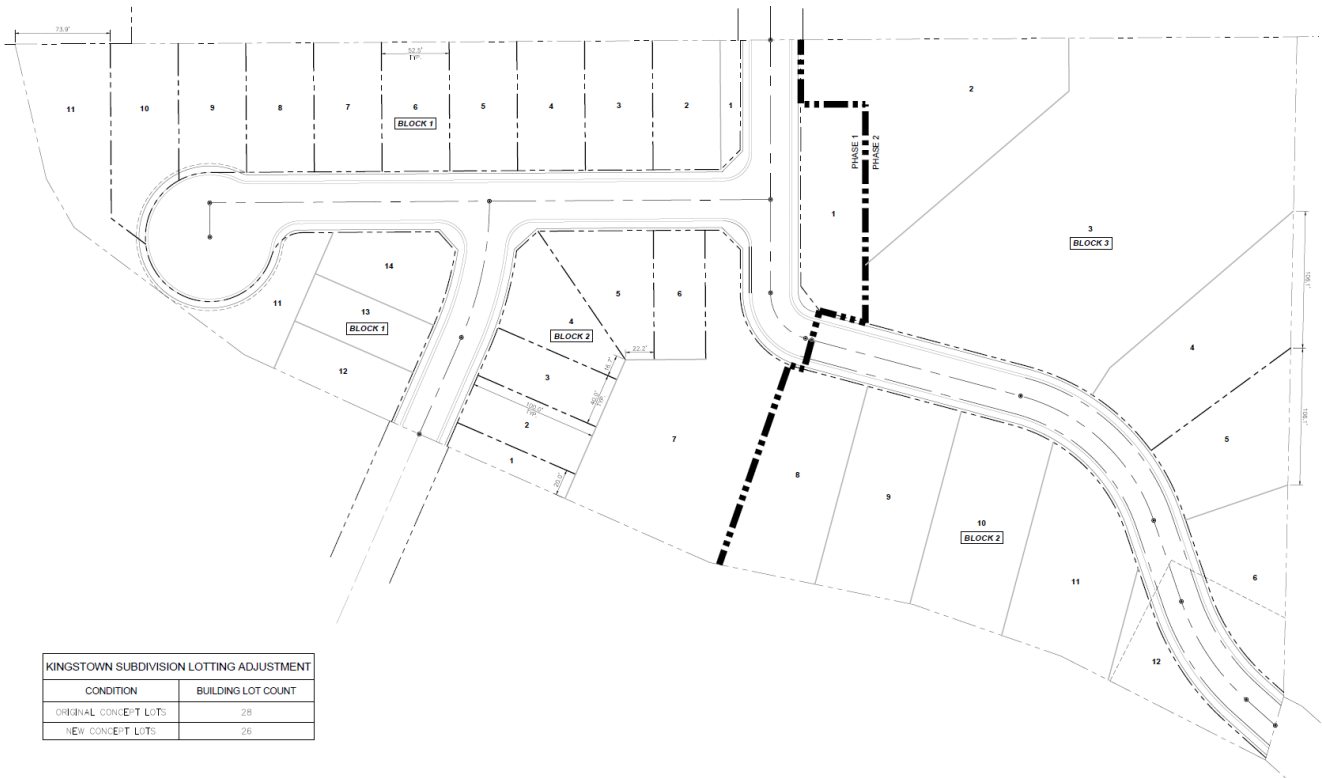
KINSTOWN SUBDIVISION - PRELIMINARY PLAT
 PRELIMINARY PLAT
 MERIDIAN, IDAHO

Kimley Horn
 CONSULTING ENGINEERS AND ARCHITECTS, INC.
 1100 S. 10th St., Suite 100, Boise, ID 83725
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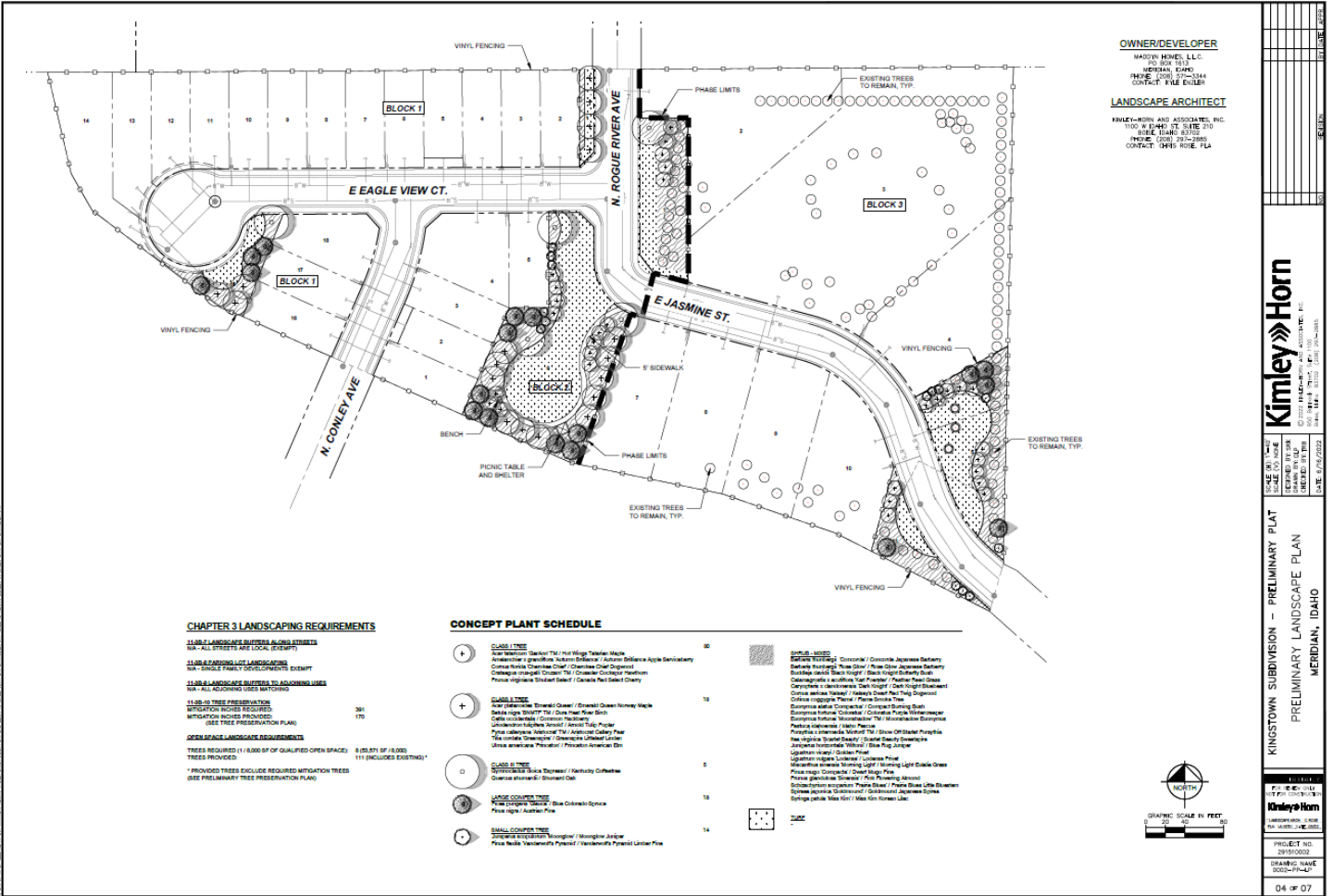
PROJECT NO. 2015001003
 DRAWING NAME: 020015-01
 DATE: 10/23/2015
 SHEET NO. 03 OF 03

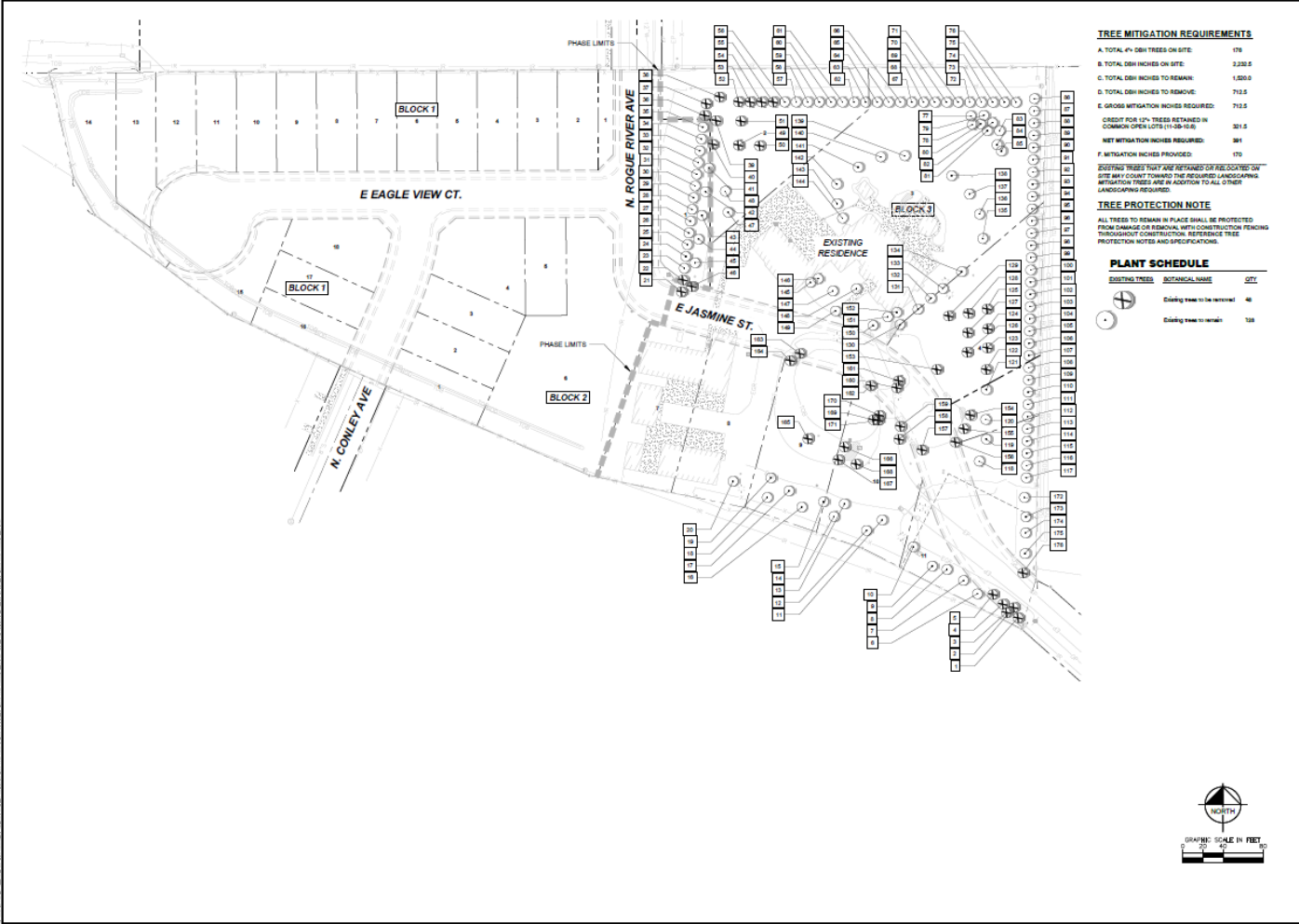
LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			CURVE TABLE									
LOT NUMBER	BLOCK NUMBER	LOT AREA (SQ FT)	LOT AREA (AC)	LOT NUMBER	BLOCK NUMBER	LOT AREA (SQ FT)	LOT AREA (AC)	LOT NUMBER	BLOCK NUMBER	LOT AREA (SQ FT)	LOT AREA (AC)	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
1	BLOCK 1	1,366	0.03	1	BLOCK 2	4,504	0.08	1	BLOCK 3	8,221	0.18	C1	80.00	3.79	S87°59'59"W	3.79	87°59'59"	1.89
2	BLOCK 1	4,500	0.08	2	BLOCK 2	4,503	0.08	2	BLOCK 3	7,650	0.14	C2	80.00	42.00	N0°0'0"W	14.24	87°59'59"	31.14
3	BLOCK 1	4,500	0.08	3	BLOCK 2	4,503	0.08	3	BLOCK 3	27,341	1.23	C3	50.00	40.00	S87°59'59"W	38.34	87°59'59"	21.14
4	BLOCK 1	4,500	0.08	4	BLOCK 2	6,759	0.12	4	BLOCK 3	28,848	0.66	C4	80.00	40.00	S0°0'0"W	38.34	87°59'59"	31.14
5	BLOCK 1	4,500	0.08	5	BLOCK 2	4,503	0.08	5	BLOCK 3	36,848	0.84	C5	80.00	36.00	N0°0'0"W	12.48	117°00'0"	15.88
6	BLOCK 1	4,500	0.08	6	BLOCK 2	22,815	0.42	6	BLOCK 3	7,811	0.17	C6	35.00	31.82	N0°0'0"W	28.72	77°00'0"	18.48
7	BLOCK 1	4,500	0.08	7	BLOCK 2	11,162	0.20	7	BLOCK 3	80.00	0.00	C7	35.00	80.00	S17°0'0"W	80.00	174°0'0"	30.28
8	BLOCK 1	4,500	0.08	8	BLOCK 2	15,776	0.27											
9	BLOCK 1	4,500	0.08	9	BLOCK 2	11,946	0.22											
10	BLOCK 1	4,500	0.08	10	BLOCK 2	11,946	0.22											
11	BLOCK 1	4,500	0.08	11	BLOCK 2	4,398	0.08											
12	BLOCK 1	4,398	0.08															
13	BLOCK 1	6,294	0.12															
14	BLOCK 1	6,294	0.12															
15	BLOCK 1	4,398	0.08															
16	BLOCK 1	4,397	0.08															
17	BLOCK 1	4,397	0.08															
18	BLOCK 1	5,460	0.10															

Updated Conceptual Plat & Neighboring Parcels Exhibit:



C. Landscape Plan (dated: 6/16/2022) – NOT APPROVED (NEEDS TO BE REVISED)





TREE MITIGATION REQUIREMENTS

A. TOTAL 4" DBH TREES ON SITE:	178
B. TOTAL DBH INCHES ON SITE:	2,230.0
C. TOTAL DBH INCHES TO REMAIN:	1,530.0
D. TOTAL DBH INCHES TO REMOVE:	712.5
E. GROSS MITIGATION INCHES REQUIRED:	712.5
CREDIT FOR 4" TREES REMAINED IN COMMON OPEN SPACES:	301.5
NET MITIGATION INCHES REQUIRED:	391
F. MITIGATION INCHES PROVIDED:	170

EXISTING TREES THAT ARE RETAINED OR RELOCATED ON SITE MAY COUNT TOWARD THE REQUIRED LANDSCAPING MITIGATION TREES AND IN ADDITION TO ALL OTHER LANDSCAPING REQUIRED.

TREE PROTECTION NOTE

ALL TREES TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE OR REMOVAL WITH CONSTRUCTION FENCING THROUGHOUT CONSTRUCTION. REFER TO TREE PROTECTION NOTES AND SPECIFICATIONS.

PLANT SCHEDULE

EXISTING TREES	BOTANICAL NAME	QTY
Existing trees to be retained		46
Existing trees to be removed		128

SCALE: 1/4" = 1'-0"

DRAWN BY: J.P. [unreadable]

CHECKED BY: [unreadable]

DATE: 06/20/2024

PROJECT NO.: 20110000

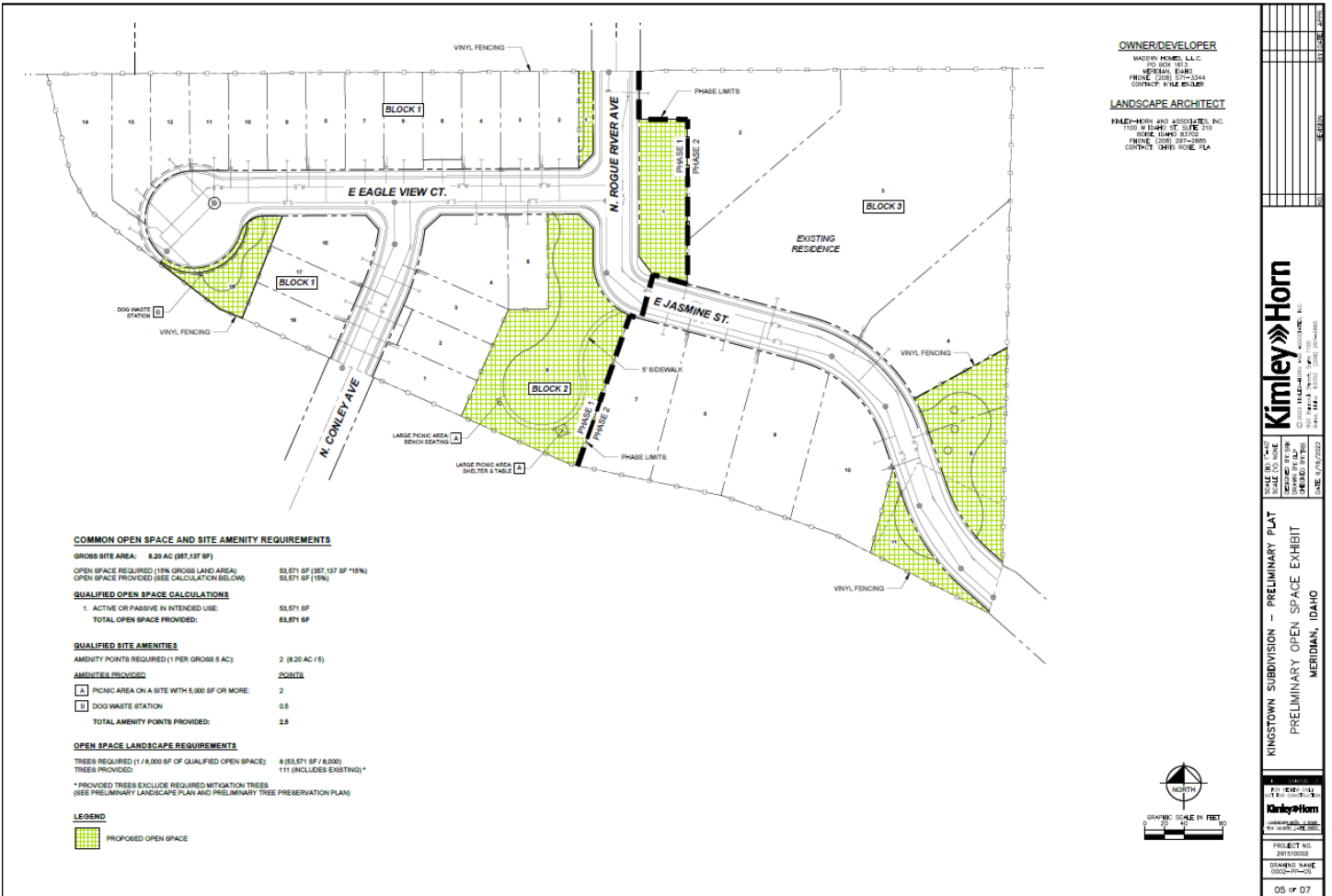
DRAWING NAME: 002-11-TREES

06 of 07

Kimley»Horn

KINGSTOWN SUBDIVISION - PRELIMINARY PLAT
EXISTING TREE PLAN
MERIDIAN, IDAHO

E. Open Space Exhibit (dated: 6/16/22) – NOT APPROVED (NEEDS TO BE REVISED)



COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

GROSS SITE AREA: 8.20 AC (357,137 SF)
 OPEN SPACE REQUIRED (15% GROSS LAND AREA): 53,571 SF (357,137 SF / 15%)
 OPEN SPACE PROVIDED (SEE CALCULATION BELOW): 53,571 SF (15%)

QUALIFIED OPEN SPACE CALCULATION

1. ACTIVE OR PASSIVE IN INTENDED USE: 53,571 SF
 TOTAL OPEN SPACE PROVIDED: 53,571 SF

QUALIFIED SITE AMENITIES

AMENITY POINTS REQUIRED (1 PER GROSS S AC): 2 (8.20 AC / 4)

AMENITIES PROVIDED: 2 POINTS

☐ PICNIC AREA ON A SITE WITH 5,000 SF OR MORE: 2

☐ DOG WASTE STATION: 0.5

TOTAL AMENITY POINTS PROVIDED: 2.5

OPEN SPACE LANDSCAPE REQUIREMENTS

TREES REQUIRED (1 / 8,000 SF OF QUALIFIED OPEN SPACE): 8 (53,571 SF / 8,000)

TREES PROVIDED: 111 (INCLUDES EXISTING)*

* PROVIDED TREES EXCLUDE REQUIRED MITIGATION TREES (SEE PRELIMINARY LANDSCAPE PLAN AND PRELIMINARY TREE PRESERVATION PLAN)

LEGEND

▨ PROPOSED OPEN SPACE

OWNER/DEVELOPER

MAISON HOMES, LLC
 100 W. EAGLE ST. SUITE 100
 MERIDIAN, IDAHO 83645
 PHONE: (208) 871-2344
 CONTACT: NATE @ MAISON

LANDSCAPE ARCHITECT

PHILMORRIS AND ASSOCIATES, INC.
 1100 W. EAGLE ST. SUITE 100
 MERIDIAN, IDAHO 83645
 PHONE: (208) 287-2880
 CONTACT: CHRIS @ PHILMORRIS

SCALE: 1/4" = 1'-0"
 SHEET NO. 05
 DRAWING TITLE: PRELIMINARY OPEN SPACE EXHIBIT
 DATE: 6/16/2022

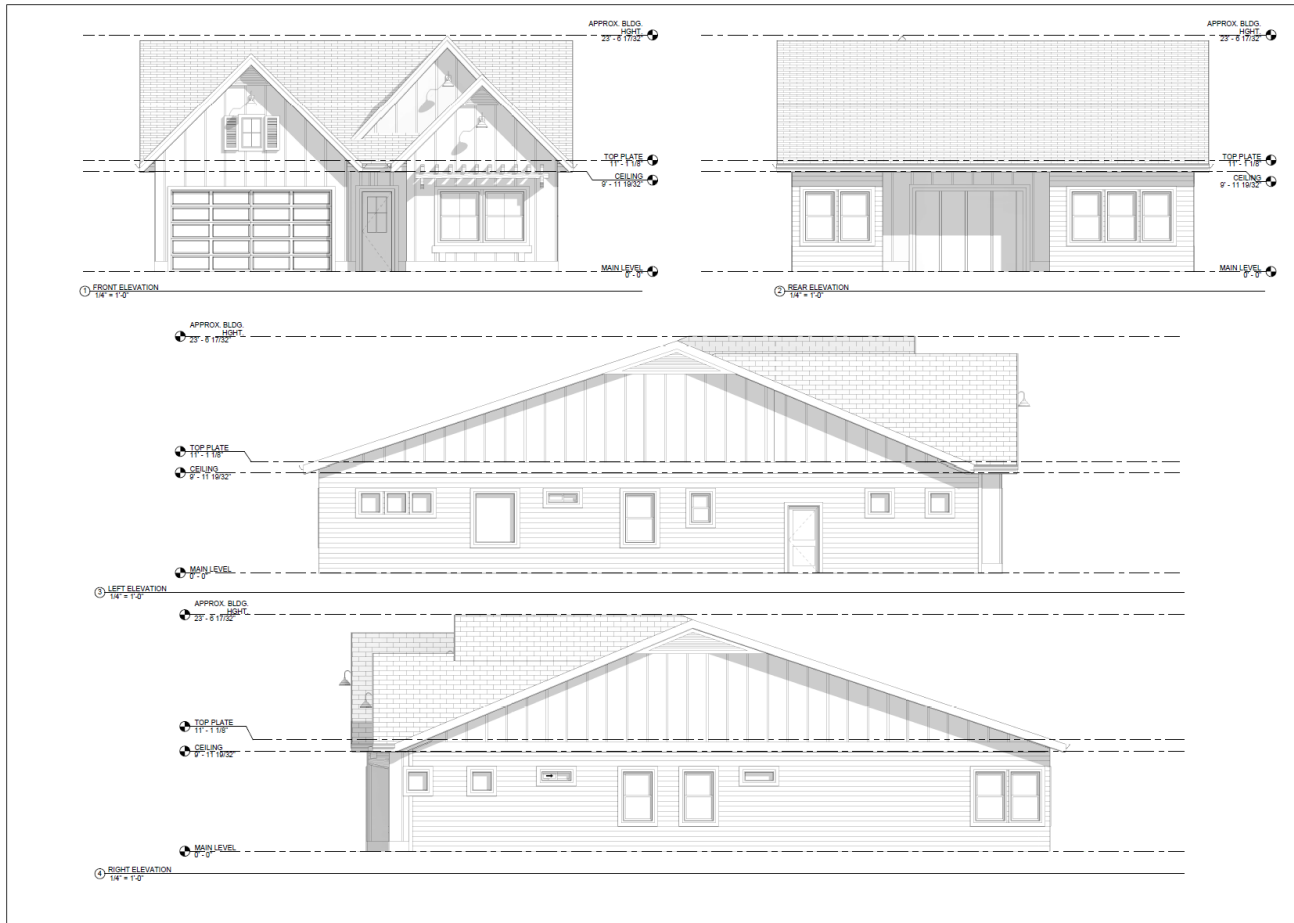
Kimley-Horn
 CONSULTING ENGINEERS
 100 N. 11th St., Suite 200
 Meridian, ID 83645

KINGSTOWN SUBDIVISION – PRELIMINARY PLAN
 PRELIMINARY OPEN SPACE EXHIBIT
 MERIDIAN, IDAHO

Kimley-Horn
 CONSULTING ENGINEERS
 100 N. 11th St., Suite 200
 Meridian, ID 83645

PROJECT NO: 2023-0022
 DRAWING NAME: 0002-PS-05
 05 of 07

F. Conceptual Building Elevations



J.C.E.S. DESIGN VISUALIZATION

4070 D (Jasmine)

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE: 4/2/2022
DRAWN BY: Cady Salva
CHECKED BY: Dustin Hopfield

E1.2
FRONT ELEVATION

J.C.E.S. DESIGN VISUALIZATION

**Lot 2 Block 2 -
4991 N. Brock
Ave. Meridian,
ID 83646**

PLAN CONFORMS TO
OR EXCEEDS

PRESCRIPTIVE
CODE OR ALL READING

SPECIAL
ENGINEERING

ENGINEERING PERFORMED
AND INDICATED ON DWG

IF SPECIAL ENGINEERING IS
REQUIRED, VERIFY ALL ENGINEERING IS
DISCLOSED
ON PLANS PRIOR TO
CONSTRUCTION

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

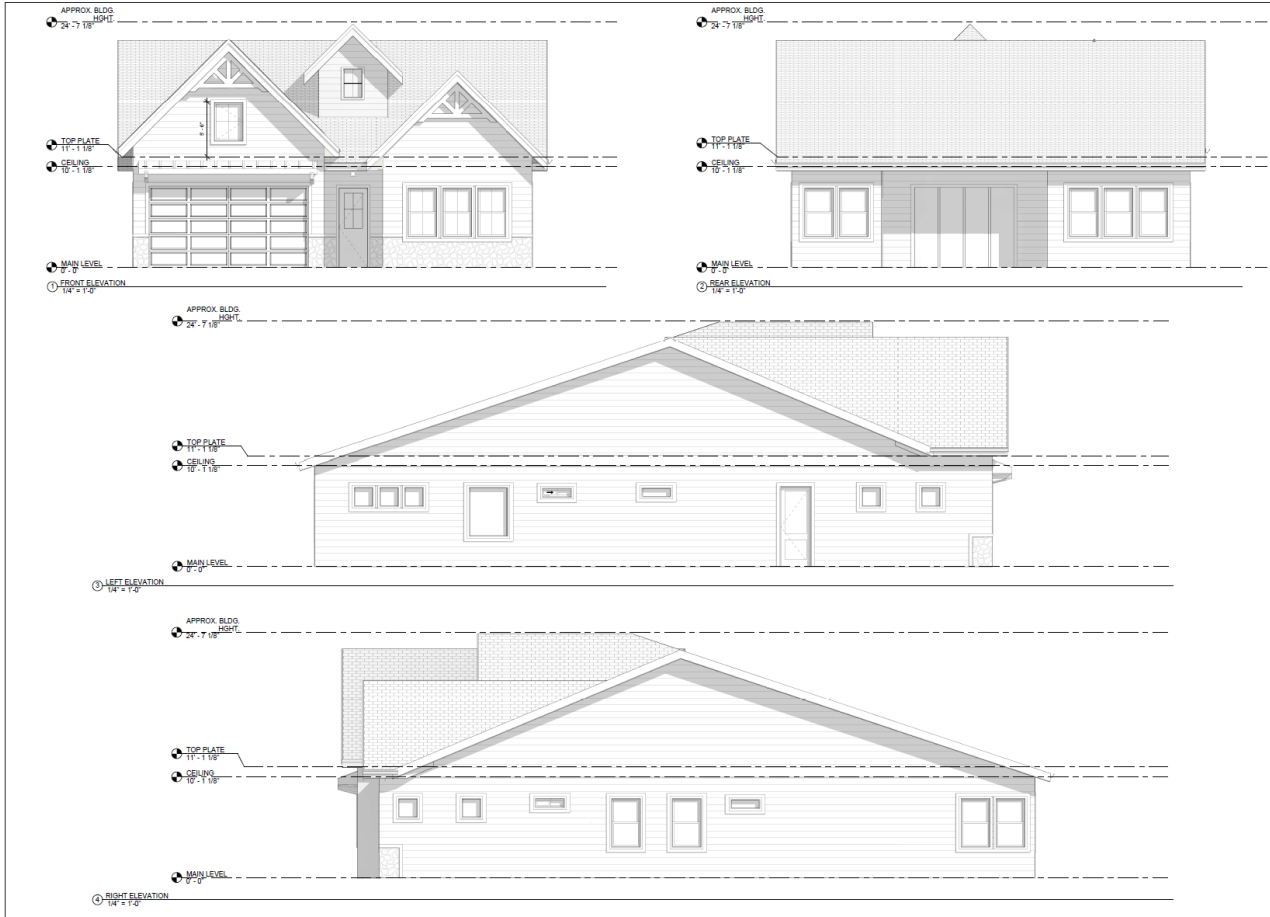
CONTRACTOR TO REVIEW
DRAWINGS PRIOR TO
AND CONSTRUCTION. ANY
ERRORS AND OMISSIONS
SHALL BE BROUGHT TO THE
ATTENTION OF THE
DRAWING DESIGNER FOR
CORRECTION

FINAL DRAWINGS

CURRENT REVISION

Date: 05/05/2022
Drawn by: Cady Salva
Checked by: Dustin Hopfield

A2
ELEVATIONS



J.C.E.S.
DESIGNS +
VISUALIZATION

McCarthy

LOT 6 BLOCK 3
5088 N. Brock
Ave, Meridian,
ID 83646

PLAN CONFORMS TO
OR EXCEEDS:

PRESCRIPTIVE
CODE, IRC 2012
WALL BRACING

SPECIAL
ENGINEERING

ENGINEERING PROVIDED
AND NOTATED IN SPEC.

IF SPECIAL ENGINEERING IS
REQUIRED,
VERIFY ALL ENGINEERING IS
ON BLUE PRINT TO
CONTRACTOR

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

CONTRACTOR TO REMOVE
DIMENSIONS FROM TO
BEING
AND CONSTRUCTION ANY
REVISIONS AND DIMENSIONS
SHALL BE SUBJECT TO THE
ATTENTION OF THE
DRAFTING ENGINEER FOR
CORRECTION

FINAL DRAWINGS

CURRENT REVISION:

Date: 6/20/2022

Drawn by: Savannah Gurney

Checked by: Dustin Hatfield

A2

ELEVATIONS





JCES
S U B I N C O R P O R A T E D

McAdams Homes
Home by JCES

3-2 BROODY SQUARE

PLANS CONFORM TO:
OR REQUIRED:

PRESCRIPTIVE CODE (ALL SECTIONS)

SPECIAL ENGINEERING

ENGINEERING PERFORMED AND INDICATED ON DRAWING

IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL ENGINEERING IS PERFORMED TO THE SATISFACTION OF THE ARCHITECT.

PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW DRAWINGS FOR TO BE REVIEWED AND CORRECTED BEFORE ANY BIDDING AND CONTRACTING SHALL BE ORDERED BY THE ARCHITECT OR THE ARCHITECT'S REPRESENTATIVE FOR CONSTRUCTION.

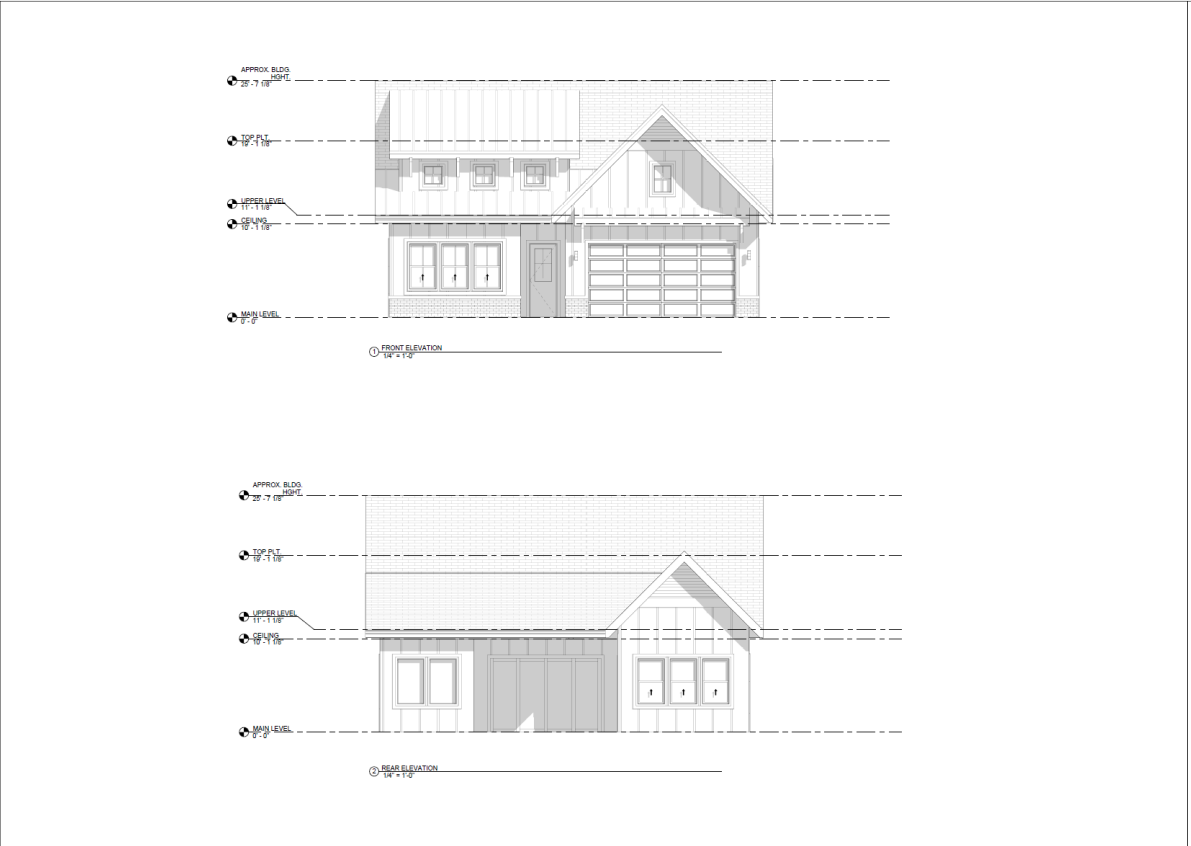
FINAL DRAWINGS

CURRENT REVISION:

Date: 04/06/2022
Drawn by: CALO SALVA
Checked by: DUSTIN MADFIELD

E1.2

FRONT ELEVATION



McAdams Homes
Home by JCES

Lot 2 Block 2 -
498 N. Brock Ave.
Meridian, ID 83646

PLANS CONFORM TO:
OR REQUIRED:

PRESCRIPTIVE CODE (ALL SECTIONS)

SPECIAL ENGINEERING

ENGINEERING PERFORMED AND INDICATED ON DRAWING

IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL ENGINEERING IS PERFORMED TO THE SATISFACTION OF THE ARCHITECT.

PRELIMINARY DRAWINGS (NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW DRAWINGS FOR TO BE REVIEWED AND CORRECTED BEFORE ANY BIDDING AND CONTRACTING SHALL BE ORDERED BY THE ARCHITECT OR THE ARCHITECT'S REPRESENTATIVE FOR CONSTRUCTION.

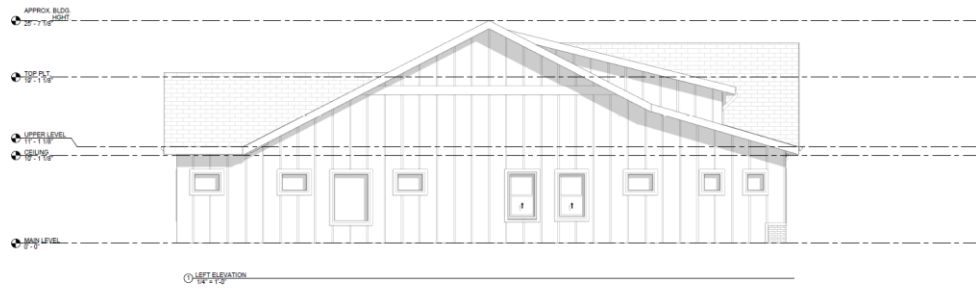
FINAL DRAWINGS

CURRENT REVISION:

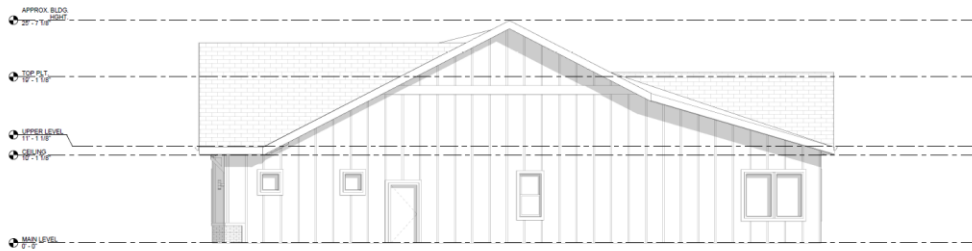
Date: 04/14/2022
Drawn by: CALOY SALVA
Checked by: DUSTIN MADFIELD

A2

ELEVATIONS



① LEFT ELEVATION
14'-4 1/2\"/>

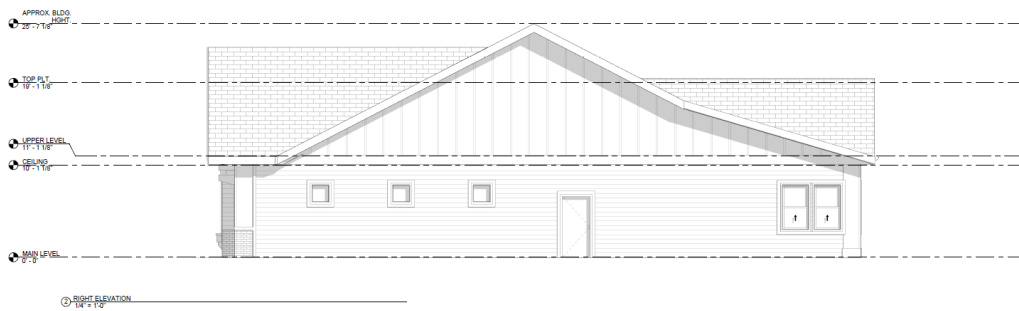
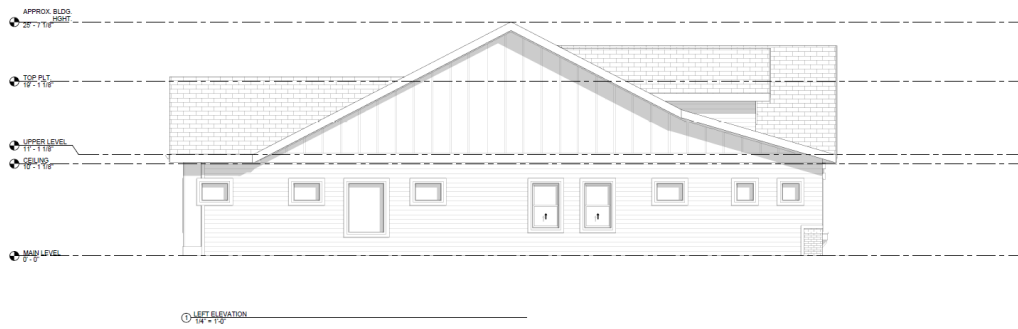
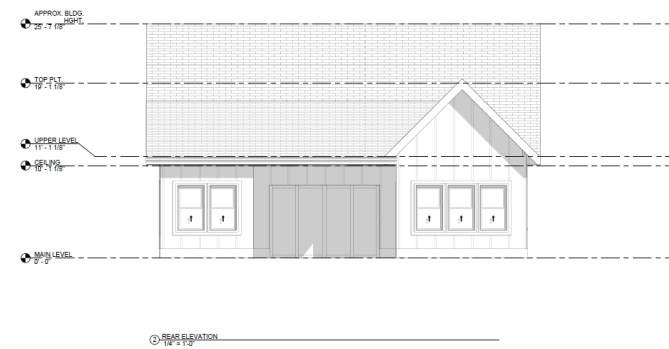


② RIGHT ELEVATION
14'-4 1/2\"/>



Lot 3 Block 2 -
4983 N. Brook Ave.
Meridian, ID 83646

<input type="checkbox"/> PRESCRIPTIVE CODE, 2018, IBC, IRC, IRC-103, IBC-103, IRC-103
<input type="checkbox"/> SPECIAL ENGINEERING
<input type="checkbox"/> PERFORMANCE REQUIREMENTS AND DETAILING BY OTHER
IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL REQUIREMENTS ON-OR-OFF PRIOR TO CONSTRUCTION
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION
CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO BUILDING. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR CORRECTION.
FINAL DRAWINGS
CURRENT REVISION: Date: 04/14/2022 Drawn by: CALY SALVA Checked by: DUSIN HACHFIELD
A3 ELEVATIONS



Lot 5 Block 3 -
5104 N. Brock Ave.
Meridian, ID 83646

PLAN CONFORMS TO
OR EXCEEDS

PRESCRIPTIVE
CODE (IRC, IBC,
WALL, BEAMS)

SPECIAL
ENGINEERING

ENGINEERING PERFORMED
AND INDICATED ON DWG

IF SPECIAL ENGINEERING IS
REQUIRED, VERIFY ALL ENGINEERING IS
AS SHOWN ON PLANS PRIOR TO
CONSTRUCTION.

PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW
DRAWINGS PRIOR TO
BEING
AND NOTIFY ARCHITECT AND
ENGINEER IMMEDIATELY
SHALL BE SUBJECT TO THE
ARCHITECT'S AND ENGINEER'S
CORRECTIONS.

FINAL DRAWINGS

CURRENT REVISION:
Date: 05/24/2022
Drawn by: CALOY SALVA
Checked by: DUSTIN HADFIELD

A2
ELEVATIONS



Lot 5 Block 3 -
5104 N. Brock Ave.
Meridian, ID 83646

PLAN CONFORMS TO
OR EXCEEDS

PRESCRIPTIVE
CODE (IRC, IBC,
WALL, BEAMS)

SPECIAL
ENGINEERING

ENGINEERING PERFORMED
AND INDICATED ON DWG

IF SPECIAL ENGINEERING IS
REQUIRED, VERIFY ALL ENGINEERING IS
AS SHOWN ON PLANS PRIOR TO
CONSTRUCTION.

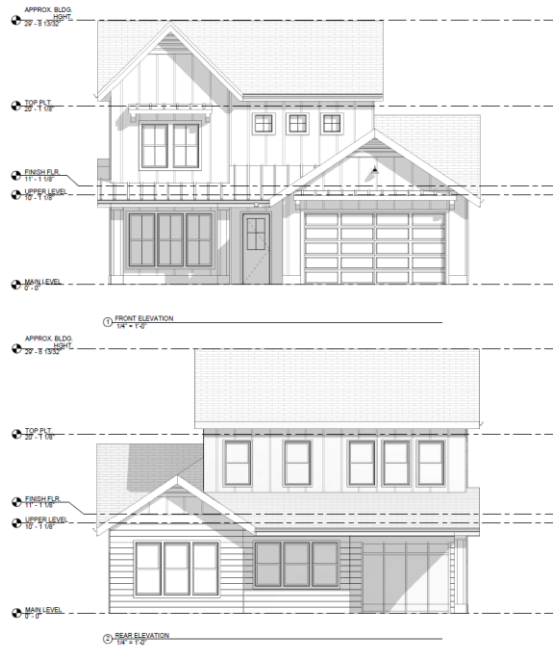
PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW
DRAWINGS PRIOR TO
BEING
AND NOTIFY ARCHITECT AND
ENGINEER IMMEDIATELY
SHALL BE SUBJECT TO THE
ARCHITECT'S AND ENGINEER'S
CORRECTIONS.

FINAL DRAWINGS

CURRENT REVISION:
Date: 05/24/2022
Drawn by: CALOY SALVA
Checked by: DUSTIN HADFIELD

A3
ELEVATIONS



JCES
DESIGN +
VISUALIZATION

JCES
DESIGN +
VISUALIZATION

Lot 5 Block 4
4986 N. Troody Ave.
Meridian, ID 83646

FOR CONTRACTORS TO USE ONLY

PRESCRIPTIVE CODE (IRC 2018)

SPECIAL ENGINEERING

ENGINEERING REQUIREMENTS AND INDICATION (PER)

IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL ENGINEERING IS ON-PLAN PER TO CONTRACTOR.

PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW DRAWINGS PER TO IRC 2018, AND CONFIRM WITH ANY SPECIAL REQUIREMENTS SHALL BE LEFT TO THE CONTRACTOR FOR CONSTRUCTION.

FINAL DRAWINGS

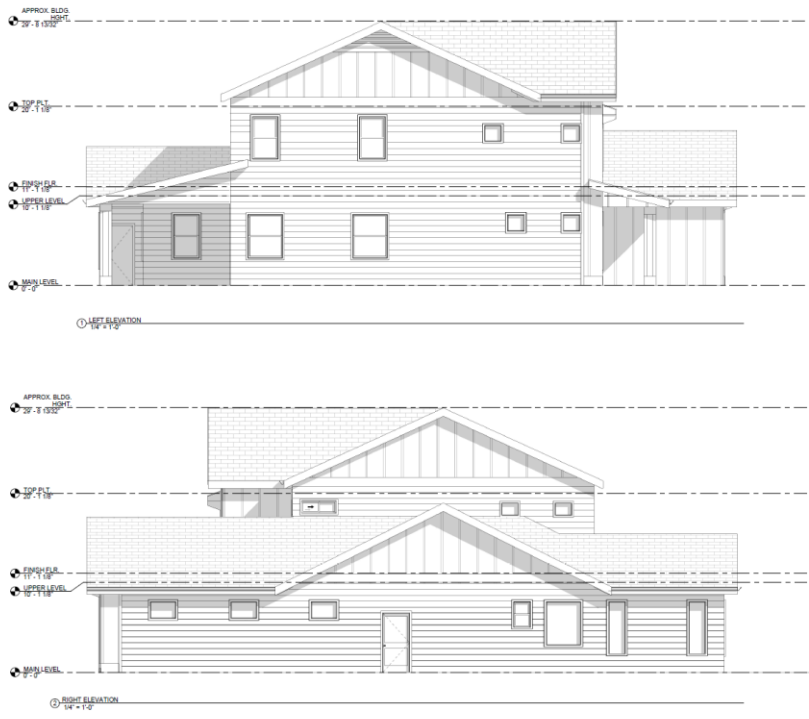
CURRENT REVISION: 4/14/2022

Drawn by: *Caleb Dean*

Checked by: *Dustin Headfield*

A2

ELEVATIONS



JCES
DESIGN +
VISUALIZATION

JCES
DESIGN +
VISUALIZATION

Lot 5 Block 4
4986 N. Troody Ave.
Meridian, ID 83646

FOR CONTRACTORS TO USE ONLY

PRESCRIPTIVE CODE (IRC 2018)

SPECIAL ENGINEERING

ENGINEERING REQUIREMENTS AND INDICATION (PER)

IF SPECIAL ENGINEERING IS REQUIRED, VERIFY ALL ENGINEERING IS ON-PLAN PER TO CONTRACTOR.

PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION)

CONTRACTOR TO REVIEW DRAWINGS PER TO IRC 2018, AND CONFIRM WITH ANY SPECIAL REQUIREMENTS SHALL BE LEFT TO THE CONTRACTOR FOR CONSTRUCTION.

FINAL DRAWINGS

CURRENT REVISION: 4/14/2022

Drawn by: *Caleb Dean*

Checked by: *Dustin Headfield*

A3

ELEVATIONS

IX. CITY/AGENCY COMMENTS & CONDITIONS

Per the discussion in Section VI, Staff recommends the Applicant reconfigure the lots along the north boundary in Phase I so that wider and fewer lots are provided in that area; and the lots in Phase II are reconfigured and lots are added so that lots are smaller and narrower for a better transition to existing abutting properties. ~~Conceptual building elevations should also be submitted for the 40-foot wide lots that fit on the lots. The plat, conceptual elevations and other associated plans shall be revised accordingly & submitted at least 15 days prior to the City Council hearing. Conceptual elevations and a draft of the revised plat should be submitted to Staff prior to the Commission hearing demonstrating how these changes would affect the overall density and transition to adjacent properties.~~ A revised draft plat has been submitted that depicts three (3) fewer building lots along the northern boundary and two (2) additional lots along the eastern boundary. The proposed conceptual building elevations should fit on most of the reconfigured lots.

A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

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 *IF* City Council determines annexation is in the best interest of the City:
 - a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, common open space/site amenity exhibit and conceptual building elevations ~~included in Section VIII approved by City Council~~ and the provisions contained herein.
 - b. The existing home on Lot 3, Block 3 shall be required to connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC [9-1-4](#) and [9-4-8](#).
2. The final plat shall include the following revisions:
 - a. Depict an easement for the Nourse Lateral, which runs off-site along the northern boundary of this property, *if* it encroaches on this property.
 - b. Depict a minimum 20-foot wide common lot along the south side of Lot 1, Block 2 for a multi-use pathway connection from Conley Ave. through the common areas on Lot 6, Block 2 and Lot 1, Block 3 to the pathway along the east side of Rogue River Ave. *See Park's Department comments & diagram in Section IX.E.*
 - d. Increase the size of Lot 15, Block 1 by 70 square feet to meet the qualified open space standard of 5,000 square feet in UDC 11-3G-3B.1a.
3. The landscape plan submitted with the final plat shall include the following revisions:
 - a. Depict a 10-foot wide multi-use pathway from the existing pathway along N. Conley Ave. at the south boundary to the existing pathway along N. Rogue River Way at the north boundary as required by the Park's Dept. with landscaping along the pathway in accord with the standards listed in UDC 11-3B-12C. *See Park's Department comments & diagram in Section IX.E.*
 - b. Provide one (1) 2-inch tree in the front and back yards of all building lots and an additional 109 caliper inches of trees on the site in common areas in accord with the mitigation standards listed

in UDC [11-3B-10C.5](#); or, apply for Alternative Compliance to this standard (see UDC 11-5B-5 for more information).

- c. Depict a detached sidewalk with an 8-foot wide parkway and landscaping per the standards listed in UDC 11-3B-7C on Lot 1, Block 1 in order for the lot to count toward the minimum qualified open space requirement.
 - d. Depict a minimum 20-foot wide common lot along the south side of Lot 1, Block 2 containing a 10-foot wide multi-use pathway connection from Conley Ave. through the common areas on Lot 6, Block 2 and Lot 1, Block 3 to the pathway along the east side of Rogue River Ave. Depict 5-foot wide landscape strips on each side of the pathway planted in accord with the standards listed in UDC [11-3B-12C](#).
 - e. Increase the size of Lot 15, Block 1 by 70 square feet to meet the qualified open space standard of 5,000 square feet in UDC 11-3G-3B.1a.
 - f. Lot 11, Block 2 does not meet the qualified open space standards listed in UDC 11-3G-3B – the plans should be revised to comply through one of the following options: 1) add 715 s.f. to the common lot in accord with UDC 11-3G-3B.1a; or, 2) include a community garden in the common lot; or, 3) include minimum 20' x 20' plaza in the common lot, including hardscape, seating, and lighting in accord with UDC 11-3G-3B.1. *If the lot is enlarged, the plat shall also be amended accordingly.*
4. Prior to the City Engineer's signature on the final plat for Phase 2, all existing structures that do not conform to the setbacks of the R-8 zoning district shall be removed.
 5. Prior to the City Engineer's signature on the final plat for Phase 1, a 14-foot wide public pedestrian easement shall be submitted to the Planning Division and recorded for the multi-use pathway as required by the Park's Department.
 6. Submit a detail of the proposed shelter on Lot 6, Block 2 with the final plat application.

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 Sewer must connect to the north through Rogue River Ave and not from the south. This is a different sewer shed.
- 1.2 Sewer does not need to be provided to and through to parcel to the east. Provide sewer mains to eastern boundary only as needed for development.
- 1.3 Ensure no sewer services cross infiltration trenches
- 1.4 Dead-End runs of sewer need a slope of 0.60%
- 1.5 Must include callouts to remove water blow-offs.
- 1.6 Water main connecting north and south properties must to be 12".
- 1.7 Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within water/sewer easements.

2. General Conditions of Approval

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover

from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.

- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
- 2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
- 2.6 All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
- 2.7 Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
- 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
- 2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
- 2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
- 2.11 All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.

- 2.12 Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
- 2.13 It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
- 2.17 The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
- 2.18 The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
- 2.19 At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
- 2.20 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
- 2.21 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
- 2.22 The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. FIRE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=267776&dbid=0&repo=MeridianCity&cr=1>

D. POLICE DEPARTMENT

No comments at this time.

E. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=267942&dbid=0&repo=MeridianCity> &
<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=272212&dbid=0&repo=MeridianCity>

F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=269309&dbid=0&repo=MeridianCity>

G. ADA COUNTY DEVELOPMENT SERVICES (ACDS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=269136&dbid=0&repo=MeridianCity>

H. WEST ADA SCHOOL DISTRICT (WASD)

No comments were received from WASD.

I. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=269137&dbid=0&repo=MeridianCity&cr=1>

X. FINDINGS

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

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

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

Staff finds the Applicant's request to annex the subject property with R-8 zoning and develop single-family detached dwellings on the site at a gross density of ~~3.42~~ 3.17 units per acre is consistent with the density desired in the MDR designation for this property. However, the layout of the preliminary plat proposed with the annexation does not provide an adequate transition in lot sizes to abutting properties to the north in Phase I or in Phase II as discussed above in Sections V and VI.

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

Staff finds the proposed map amendment to R-8 and development generally complies with the purpose statement of the residential districts in that it will contribute to the range of housing opportunities available in the City consistent with the Comprehensive Plan.

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

Staff finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed residential uses should be compatible with adjacent single-family residential homes/uses in the area.

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

Staff finds City services are available to be provided to this development. Comments were not received from WASD on this application so Staff is unable to determine impacts to the school district.

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

Staff finds the proposed annexation is in the best interest of the city if revisions are made to the development plan as recommended.

B. Preliminary Plat (UDC 11-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings: (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code; (Ord. 08-1372, 7-8-2008, eff. 7-8-2008)

Staff finds the proposed plat is generally in conformance with the UDC and the Comprehensive Plan if the Applicant revises the development plan to provide a better transition in lot sizes to abutting properties.

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

Staff finds public services can be made available to the subject property and will be adequate to accommodate the proposed development.

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

Staff finds there are no roadways, bridges or intersections in the general vicinity that are in the IFYWP or the CIP.

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

Staff finds there is public financial capability of supporting services for the proposed development.

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

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

6. The development preserves significant natural, scenic or historic features. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

Staff is unaware of any significant natural, scenic or historic features that need to be preserved with this development.



AGENDA ITEM

ITEM TOPIC: Public Hearing for Klein Huis at Victory and Meridian (H-2022-0051) by Alpha Development Group, generally located at the southwest corner of S. Meridian Rd. and W. Victory Rd.

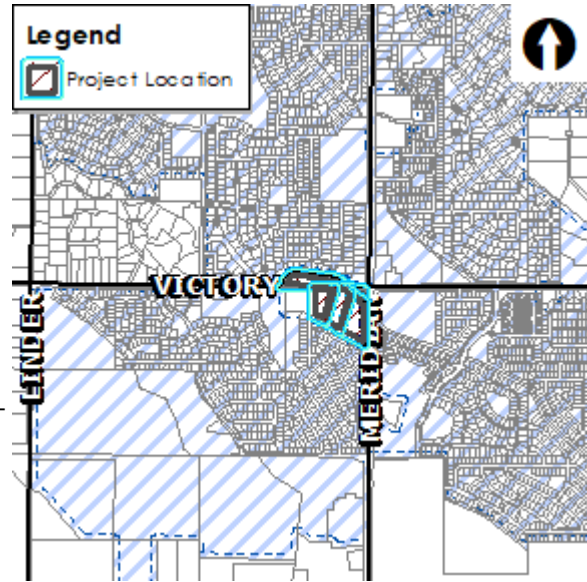
Application Materials: <https://bit.ly/H-2022-0051>

A. Request: Annexation of 18.60 acres of land with an R-15 zoning district. B. Request: Conditional Use Permit for a multi-family development consisting of 134 dwelling units on 16.8 acres of land in the R-15 zoning district.

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: October 20, 2022
 TO: Planning & Zoning Commission
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 SUBJECT: H-2022-0051; A-2022-0165
 Klein Huis at Victory and Meridian –
 AZ, CUP, PS
 LOCATION: Southwest corner of S. Meridian Rd./SH-
 69 and W. Victory Rd., in the NE ¼ of
 Section 25, Township 3N., Range 1W.
 Parcel #S1224449150, # S1225110140,
 #S1225110120, # S1225110102,
 #S1225110062



I. PROJECT DESCRIPTION

Annexation (AZ) of 18.60 acres of land with an R-15 zoning district; and Conditional Use Permit (CUP) for a multi-family development consisting of 134 dwelling units on 16.8 acres of land in the R-15 zoning district. Approval of private streets (PS) within the development is also requested.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	16.8 acres	
Future Land Use Designation	Medium Density Residential (MDR)	
Existing Land Use	Vacant/undeveloped land	
Proposed Land Use(s)	Multi-family residential (MFR)	
Current Zoning	RUT in Ada County	
Proposed Zoning	R-15 (Medium High-Density Residential)	
Lots (# and type; bldg/common)	NA (property is not proposed to be subdivided)	
Phasing plan (# of phases)	One (1)	
Number of Residential Units (type of units)	134 multi-family units (single-family detached & single-family attached style)	
Density (gross & net)	7.98 gross	
Open Space (acres, total [%] / buffer / qualified)	See analysis in Section VI.B	

Amenities	10' multi-use pathway along Meridian Rd./SH-69 & W. Victory Rd.; clubhouse with a fitness facility; swimming pool, dog park with waste station, outdoor game plaza, shaded hammock lounge area, fire pits, children's play structure, EV charging stations.
Neighborhood meeting date	May 4, 2022
History (previous approvals)	ROS #6419 (2004) & #7355 (2006)

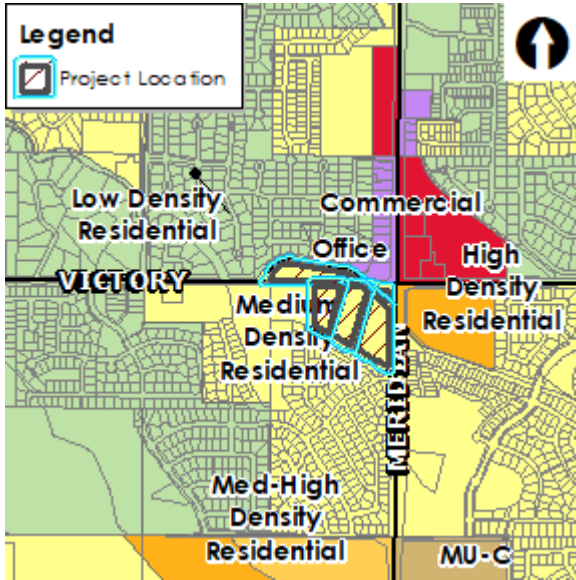
B. Community Metrics

Description	Details	Page
Ada County Highway District		
Staff report (yes/no)	Yes	
Requires ACHD Commission Action (yes/no)	No	
Traffic Impact Study (yes/no)	Yes	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	One (1) full access is proposed via W. Victory Rd.; one (1) right-in/right-out only access is proposed via S. Meridian Rd./SH-69	
Traffic Level of Service	W. Victory Rd. – Better than “E” (acceptable)	
Stub Street/Interconnectivity/Cross Access	No stub streets are proposed for interconnectivity. Private streets are proposed for internal access.	
Existing Road Network	Public (W. Victory Rd. and S. Meridian Rd./SH-69) S. Meridian Rd./SH-69 is improved with 4 travel lanes and a center turn lane, with no curb, gutter or sidewalk; W. Victory Rd. is improved with 2 travel lanes (3 at the intersection) with no curb, gutter or sidewalk.	
Existing Arterial Sidewalks / Buffers	There are no existing sidewalks along Victory or Meridian Rd./SH-69.	
Proposed Road Improvements	<ul style="list-style-type: none"> Victory Road is scheduled in the IFYWP to be widened to 3-lanes from Linder Road Meridian Road with the design year in 2026 and the construction date has not been determined. The intersection of Victory Road and Stoddard Road is scheduled in the IFYWP for installation of a Pedestrian Hybrid Beacon (PHB) with the design year in 2022 and construction date has not been determined. The intersection of Amity Road/SH-69 is listed in the CIP to be widened to 6-lanes on north leg, 6-lanes on the south, 7-lanes on the east, and 7-lanes on the west leg and signalized between 2031 and 2035. 	
Fire Service		
Distance to Fire Station	1.8 miles from Fire Station #6	
Fire Response Time	Within 5-minute goal	
Resource Reliability	83% (meets goal)	
Risk Identification	2 (current resources would not be adequate to supply service due to open waterway)	
Accessibility	Meets all required access, road widths & turnarounds	
Special/resource needs	An aerial device is required – can meet this need (3.6 miles away)	
Water Supply	Requires 1,000 gpm for one hour	
Other Resources		
Police Service		
Distance to Police Station	2.8 miles	
Police Response Time	4:12 minutes	

Description	Details	Page
Calls for Service	66 within a mile of the proposed development (between 7/1/20 and 6/30/22)	
% of calls for service split by priority		
Accessibility		
Specialty/resource needs	Can service this development if approved.	
Crimes		
Crashes	9 within a mile of the proposed development (between 7/1/20 and 6/30/22)	
Other Reports		
West Ada School District	<i>No comments were received – see Community Development school impact table in Section IX.L.</i>	
Distance (elem, ms, hs)		
Capacity of Schools		
# of Students Enrolled		
# of Students Predicted from this development		
Wastewater		
Distance to Sewer Services		
Sewer Shed		
Estimated Project Sewer ERU's		
WRRF Declining Balance	14.98	
Project Consistent with WW Master Plan/Facility Plan		
Water		
Distance to Water Services		
Pressure Zone		
Estimated Project Water ERU's		
Water Quality		
Project Consistent with Water Master Plan		
Impacts/Concerns		

C. Project Maps

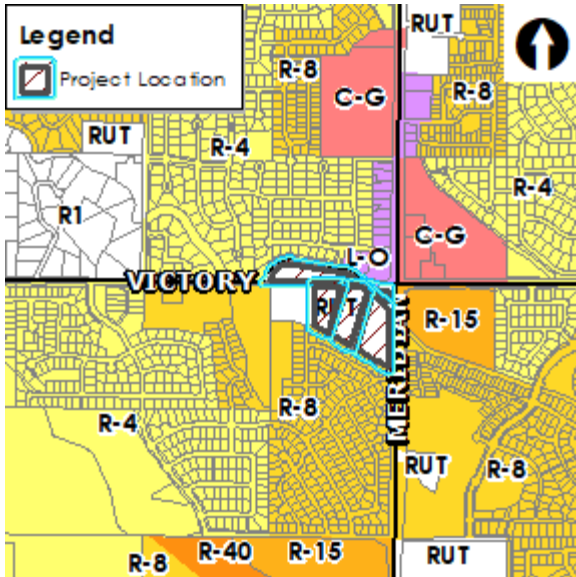
Future Land Use Map



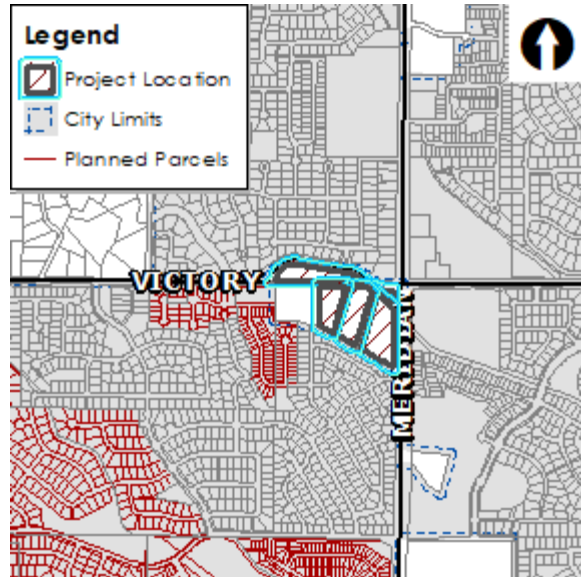
Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Brad Watson, Alpha Development Group – 166 E. 14000 S., Ste. 110, Draper, UT 84020

B. Owner:

SW Victory, LLC – 2194 Snake River Parkway, Ste. 300, Idaho Falls, ID 83402

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	10/5/2022	
Radius notification mailed to property owners within 300 feet	9/29/2022	
Public hearing notice sign posted on site	10/5/2022	
Nextdoor posting	9/30/2022	

V. COMPREHENSIVE PLAN ANALYSIS

LAND USE: This property is designated Medium Density Residential (MDR) on the Future Land Use Map (FLUM) in the [Comprehensive Plan](#). The MDR designation allows for dwelling units at gross densities of 3 to 8 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 Applicant proposes to develop the 16.8-acre site to the maximum possible with a total of 134 multi-family units at a gross density of 7.98 units per acre consistent with the density desired in MDR designated areas.

Typically, MDR designated areas are developed with single-family, not multi-family, residential uses although the Comprehensive Plan doesn’t specify the *type* of residential uses allowed, just the density. The style of dwellings proposed are single-family detached and single-family attached/duplex – because more than three (3) dwelling units are proposed on one property, it’s classified as multi-family per UDC 11-1A-2, Figure 2.

Transportation: The Master Street Map (MSM) does not depict any collector streets across this property.

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “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 single-family detached and attached/duplex style multi-family units will contribute to the variety of rental options available in the City.

- “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 and can be extended by the developer with development in accord with UDC 11-3A-21.

- “Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.” (2.01.01G)

The proposed development is surrounded by single-family detached residential units to the north, west and south; multi-family apartments exist across Meridian Rd./SH-69 to the east. The proposed development plan would contribute to the diversity of housing types and rental options in this area.

- “Require new development to establish street connections to existing local roads and collectors as well as to underdeveloped adjacent properties.” (6.01.02C)

A local or collector street connection is not available to this property. The proposed development plan does not depict a street connection to the adjacent underdeveloped property to the west as recommended by Staff during the pre-application meeting. A public street should be provided from Victory Rd. to the abutting property to the west (Parcel #S1225110160) for future extension and interconnectivity.

- “Evaluate the feasibility of annexing existing county enclaves and discourage the creation of additional enclaves.” (3.03.03I)

Annexation of the subject property will reduce the area of existing County enclaves in this area but will leave one property as an enclave surrounded by City annexed land. That property owner is not interested in annexing or redeveloping their property at this time.

- “Provide pathways, crosswalks, traffic signals and other improvements that encourage safe, physical activity for pedestrians and bicyclists.” (5.01.01B)

A 10-foot wide segment of the City’s multi-use pathway system is proposed within the street buffer along S. Meridian Rd./SH-69 in accord with the Pathways Master Plan and within the street buffer along Victory Rd. Traffic signals exist at the Victory and Meridian Rd./SH-69 intersection with pedestrian crosswalks.

- “Plan for transportation connectivity and the provision of adequate urban utilities and services for county enclaves.” (3.03.04)

No connectivity is proposed to adjacent properties with this development, nor are urban utilities stubbed to the county enclave at the southwest corner of this site as required.

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

No connectivity, vehicular or pedestrian, is proposed to the County enclave (Parcel #S1225110160) at the southwest corner of this site.

- “Protect and enhance existing waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources.” (4.05.01)

Several of the letters of testimony submitted by area residents note that there are many species of birds and other wildlife that live in this area; the proposed development plan does not propose any means of preserving any of this area other than leaving the Ridenbaugh Canal open.

- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)

While the proposed and existing uses are both residential in nature, the multi-family site design is much denser than that of adjacent single-family development. Many letters of testimony have been submitted from adjacent residents who don't feel the proposed use and site design is compatible with existing uses (see [public testimony](#)).

- “Support infill development that does not negatively impact the abutting, existing development. Infill projects in downtown should develop at higher densities, irrespective of existing development.” (2.02.02C)

The proposed project is infill development. Many letters of testimony have been submitted from neighbors in the area who feel the proposed development would negatively impact them and their properties (see [public testimony](#)).

- “Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.” (3.03.03A)

*The proposed development will connect to City water and sewer systems; however, services are not proposed to be provided to and though this development as required. **Services should be stubbed to the out-parcel at the southwest corner of this site for future extension and connection.***

- “Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).” (3.07.01C)

A minimum 35-foot wide landscaped street buffer is required along S. Meridian Rd./SH-69 with noise mitigation in accord with the standards listed in UDC 11-3H-4D. A buffer is proposed as required but the vinyl fence on top of the berm does not comply with the UDC stanards for sound attenuation.

- “Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.” (2.01.01)

A mix of 1-, 2- and 3-bedroom residential rental units are proposed, which will contribute to the variety of housing options for various income levels, household sizes and lifestyle preferences in the City.

- “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities and other best site design practices.” (3.07.01A)

No buffering or screening is proposed to adjacent single-family residential uses to the south or west – right-of-way exists along the north and east boundaries of the site. Written testimony submitted from adjacent residential neighbors note that the proposed density and site design doesn't adequately transition to existing development.

- “Ensure that new development within existing residential neighborhoods is cohesive and complementary in design and construction.” (2.02.02F)

The proposed multi-family development is not cohesive or complementary in design or construction with abutting single-family homes and properties.

- “Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.” (6.01.02B)

The three (3) existing access points via S. Meridian Rd./SH-69 will be reduced to one (1) with the proposed development. No local street connectivity exists to this property or is proposed to adjacent properites. A public street should be provided to the out-parcel at the southwest corner of this site for local street connectivity between developments.

- “Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.” (2.02.02)

Development of the subject infill parcels will maximize public services.

Although the proposed development complies with density range desired in the MDR FLUM designation and the goals of the Comprehensive Plan that pertain to the provision of a variety of housing types in the City, there are many other goals and policies that are *not* supported by the proposed development as noted above. Therefore, Staff finds the proposed development is generally not consistent with the Comprehensive Plan.

VI. UNIFIED DEVELOPMENT CODE ANALYSIS

History: A previous development application was submitted in 2020 for this site that was withdrawn by the Applicant due to a recommendation of denial from the Commission (Victory Apartments CPAM, AZ H-2020-0065). The application proposed an amendment to the FLUM in the Comprehensive Plan from MDR to MHDR (medium high-density residential) and annexation with R-15 zoning. A multi-family development was proposed consisting of 170 2-story 2-plex & 4-plex style structures at a gross density of 10 units/acre.

The Commission was not in support of the proposed amendment to the FLUM and annexation for the following reasons: 1) an updated FLUM had recently been adopted and they didn't feel a change was warranted so soon after; 2) concern pertaining to safety of the proposed access via Victory Rd. related to the curve in Victory Rd.; and 3) opinion that although higher density is typically desired along arterial streets & transportation corridors such as this, higher density isn't appropriate for this property and isn't compatible with surrounding single-family residential uses.

The differences between the previous and proposed application are as follows: An amendment to the FLUM isn't proposed and the density is slightly lower by 2 units per acre (or 36 fewer units) with the subject application; the units are now 1-story instead of 2-stories in height and are 1- and 2-plexes instead of 2- and 4-plexes; the previous common open spaces areas were more centralized and directly accessible than the proposed open space; and a public street was previously proposed from Victory to the out-parcel at the southwest corner of the site for future extension and interconnectivity, which isn't with this application – only private streets are proposed with no connectivity to adjacent developments.

A. ANNEXATION & ZONING (AZ)

The Applicant proposes to annex 18.6 acres of land into the City with an R-15 (medium high-density residential) zoning district for the construction of a multi-family development consisting of 134 residential dwelling units.

This property is within the Area of City Impact boundary and is contiguous to City annexed land, thus is eligible for annexation. A legal description and exhibit map of the annexation boundary is included in Section VIII.A.

Typically, the R-4 (medium low-density residential) and R-8 (medium density residential) zoning districts are the most appropriate for the MDR FLUM designation with the R-15 district being most appropriate for the MHDR (Medium High Density Residential) FLUM designation. The UDC ([Table 11-2A-2](#)) lists multi-family developments as a prohibited use in the R-4 and R-8 zoning districts and as a conditional use in the R-15 zoning district, subject to the specific use standards listed in UDC [11-4-3-27](#).

For this reason, the Applicant requests R-15 zoning for the proposed development. A conditional use permit is proposed concurrent with the annexation request.

This property along with the 4-acre rural residential out-parcel (Brewer/Schmidt) at the southwest corner of the site, are enclaves surrounded by City annexed land. Annexation of this property will leave one parcel (Brewer/Schmidt) in the County. The Applicant states they have visited with that property owner about including their land in the annexation and proposed development but they prefer to remain as-is in the County. Remnant parcels such as this in the County create an inefficient provision of City services and confusion on City/County boundaries for emergency responders.

Future development is subject to the dimensional standards listed in UDC [Table 11-2A-7](#) for the R-15 zoning district.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. *If* the Commission and City Council approves the annexation request, Staff recommends a DA is required to ensure future development is consistent with the Comprehensive Plan.

B. CONDITIONAL USE PERMIT (CUP)

A CUP is proposed for a multi-family development consisting of 134 dwelling units on 16.8 acres of land in the R-15 zoning district.

All of the units will be for rent, owned and operated by a single entity. A mix of 1- (20), 2- (60) and 3- (54) bedroom units are proposed. The 1-bedroom units are approximately 650 square feet (s.f.), the 2-bedroom units are 950 s.f. and the 3-bedroom units are 1,290 s.f.; 12 of the 3-bedroom units will have an attached garage. All units will be a single-story in height. The project is proposed to be constructed in one phase.

This property currently consists of five (5) parcels of land that will need to be combined through a property boundary adjustment application prior to development if the proposed development is approved.

Dimensional Standards: Development is required to comply with the minimum dimensional standards for the R-15 zoning district listed in UDC [Table 11-2A-7](#) and those in UDC [11-4-3-27B.1](#).

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

The proposed use is subject to the following standards: *(Staff's analysis/comments in italic text)*

11-4-3-27: MULTI-FAMILY DEVELOPMENT:

“B. Site Design:

1. Buildings shall provide a minimum setback of ten feet (10') unless a greater setback is otherwise required by this title and/or [title 10](#) of this Code. Building setbacks shall take into account windows, entrances, porches and patios, and how they impact adjacent properties. ***The R-15 zoning district requires a greater rear building setback of 12 feet.***
2. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. ***The site plan depicts screened trash enclosures not visible from a public street; all proposed transformer/utility vaults and other service areas shall comply with this requirement.***
3. A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. This requirement can be satisfied through porches, patios, decks, and/or enclosed yards. Landscaping, entryway and other access ways shall not count toward this requirement. In

circumstances where strict adherence to such standard would create inconsistency with the purpose statements of this section, the Director may consider an alternative design proposal through the alternative compliance provisions as set forth in section [11-5B-5](#) of this title. *The landscape plan (sheet L151) depicts enclosed/fenced yards for each unit that exceed the minimum private open space standards.*

4. For the purposes of this section, vehicular circulation areas, parking areas, and private usable open space shall not be considered common open space. ***Some of the fenced private open space areas at the rear of the units along the southern and eastern boundaries were mistakenly included in the common open space calculations for the site (see Exhibit D in Section VIII); these areas should be excluded from the common open space calculations.***
5. No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area. *The Applicant shall comply with this requirement.*
6. The parking shall meet the requirements set forth in [chapter 3](#), "Regulations Applying to All Districts", of this title. *The proposed vehicle parking meets and exceeds UDC standards; the proposed bicycle parking does not meet the minimum standards, per the analysis below.*

Based on (20) 1-bedroom units; (60) 2-bedroom units; and (54) 3-bedroom units, a minimum of 271 off-street parking spaces are required, including guest parking, with 134 of those in a covered carport or garage. Accessible parking is required in accord with ADA standards. A total of 284 spaces are proposed, with 135 of those being covered, which exceeds the minimum standards by 13 spaces. **Additional parking is required for the clubhouse at one space per every 500 s.f. of gross floor area; the clubhouse is anticipated to be 2,500 to 3,000 s.f.**

Based on 284 proposed vehicle parking spaces, a minimum of 11 bicycle parking spaces are required to be provided in accord with the standards listed in UDC [11-3C-5C](#). **One bicycle rack is proposed at the clubhouse capable of holding 5 bicycles, which does not meet the minimum standard – additional bicycle parking is required and should be dispersed throughout the development.** *Additional bicycle parking spaces may be required depending on the square footage of the clubhouse; one space is required for every 25 proposed vehicle parking spaces or portion thereof per UDC 11-3C-6G that complies with the standards listed in UDC [11-3C-5C](#).*

7. Developments with twenty (20) units or more shall provide the following:
 - a. A property management office.
 - b. A maintenance storage area.
 - c. A central mailbox location, including provisions for parcel mail, that provide safe pedestrian and/or vehicular access.
 - d. A directory and map of the development at an entrance or convenient location for those entering the development. (Ord. 18-1773, 4-24-2018)

These items should be depicted on the site plan submitted with the Certificate of Zoning Compliance application.

- C. Common Open Space Design Requirements (UDC [11-4-3-27C](#)): The total baseline land area of all qualified common open space shall equal or exceed ten (10) percent of the gross land area for multi-family developments of five (5) acres or more. *Based on 16.8 acres of land, a minimum of 1.68 acres of common open space is required.*

Common open space areas are also required to comply with the standards listed in UDC 11-4-3-27C.2, which state that open space areas must be integrated into the development as a priority and not for the use of land after all other elements of the development have been designed. These areas

should have direct pedestrian access, be highly visible, comply with CPTED standards and support a range of leisure and play activities and uses – irregular shaped, disconnected or isolated open spaces do not meet the standard. Open space areas should be accessible and well connected throughout the development (i.e. centrally located, accessible by pathway and visually accessible along collector streets or as a terminal view from a street). Open space areas should promote the health and well-being of its residents and support active and passive uses for recreation, social gathering and relaxation to serve the development.

In addition to the baseline open space requirement, a minimum area of outdoor common open space shall be provided as follows:

- a. One hundred fifty (150) square feet for each unit containing five hundred (500) or less square feet of living area. *None of the units are below 500 square feet (s.f.).*
- b. Two hundred fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area. *80 of the units are between 500 and 1,200 s.f.; therefore, a total of 20,000 s.f. (or 0.46 of an acre) of common open space is required for these units.*
- c. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area. *54 of the units are over 1,200 s.f.; therefore, a total of 18,900 s.f. (or 0.43 of an acre) of common open space is required for these units.*

Per this standard, a total of 38,900 s.f. (or 0.89 of an acre) of common open space is required. Combined with the 1.68 acres noted above for the baseline requirement, a minimum of 2.57 acres of common open space that meets the standards listed in UDC 11-4-3-27C is required to be provided in the proposed development. A total of 178,792 square feet (or 4.10 acres) of common open space, including a 6,304 s.f. common grassy area, is proposed as shown on the exhibit in Section VIII.D. However, some of the areas included don't meet the minimum standard, as noted below.

2. Common open space shall be not less than four hundred (400) square feet in area, and shall have a minimum length and width dimension of twenty feet (20'). ***The common open space areas proposed along the southern and western perimeter boundaries of the site are less than 20' in width and do not meet this requirement. Some of these areas also include private open space areas.***
3. In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units. *This project is proposed to develop in one phase.*
4. Unless otherwise approved through the conditional use process, common open space areas shall not be adjacent to collector or arterial streets unless separated from the street by a berm or constructed barrier at least four feet (4') in height, with breaks in the berm or barrier to allow for pedestrian access. (Ord. 09-1394, 3-3-2009, eff. retroactive to 2-4-2009) ***The area along the eastern boundary adjacent to S. Meridian Rd./SH-69, an arterial street/state highway, is separated by a berm/fence but does not have breaks to allow pedestrian access except at the access driveway via Meridian Rd. The area along the northern boundary adjacent to W. Victory Rd., an arterial street, does not have a berm/barrier as required but does have a multi-use pathway and is 20'+ wide and separated from the street by the Ridenbaugh Canal, which Staff deems should be allowed to count if a fence is constructed along the canal for public safety. The large common area on the northeast side of the Ridenbaugh Canal is located at a very busy intersection – Victory & Meridian Rd./SH-69 – and is isolated from the development, is not directly accessible (it's only accessible by the multi-use pathway along***

Meridian Rd.), is not protected from the adjacent roadways and creates a safety hazard for children playing in the area; therefore, it should not be counted.

Staff is unable to determine if the minimum standards are met based on the submitted common open space exhibit, which includes many areas that don't qualify; revisions are needed to the plan in order to determine compliance with the minimum standards.

- D. Site Development Amenities: All multi-family developments shall provide for quality of life, open space, and recreation amenities to meet the particular needs of the residents as noted in UDC 11-4-3-27D. The number of amenities shall depend on the size of the multi-family development based on the number of units.

For multi-family developments with 75 units or more, four (4) amenities shall be provided with at least one (1) from each category. For developments with more than 100 units such as this, the decision-making body shall require additional amenities commensurate to the size of the proposed development.

The following amenities are proposed from each of the following categories: 1) Quality of Life – clubhouse with a leasing office and fitness facility and a dog park with a waste station; 2) Open Space – outdoor game plaza, hammock lounge area with a shade structure; 3) Recreation: swimming pool, a 10-foot wide multi-use pathway along the north and east boundaries of the site, two (2) fire pits and a children's play structure; and 4) Multi-Modal: charging stations for electric vehicles. *Staff is of the opinion the proposed amenities are commensurate with the size of development proposed.*

- E. Landscaping Requirements: Development shall meet the minimum landscaping requirements in accord with chapter 3, "Regulations Applying to All Districts", of this title. Additionally, all street facing elevations shall have landscaping along their foundation that complies with the standards listed in UDC 11-4-3-27E.2. ***The landscape plan submitted with the Certificate of Zoning Compliance application should depict landscaping along the street facing elevations in accord with the standards listed in UDC [11-4-3-27E.2](#). Landscaping is required to be provided along all pathways per the standards listed in UDC [11-3B-12C](#). Street buffer landscaping along W. Victory Rd., an arterial street, and S. Meridian Rd./SH-69, an arterial street and an entryway corridor, is required per the standards listed in UDC [11-3B-7C](#).***
- F. Maintenance and Ownership Responsibilities: All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features.” ***The Applicant shall comply with this requirement; a copy of such shall be submitted to the Planning Division prior to issuance of the first Certificate of Occupancy within the development.***

Access: One (1) full-access driveway is proposed via E. Victory Rd. in alignment with S. Alfani Way on the north side of Victory, which is approved as a temporary access by ACHD and may be restricted to right-in/right-out only in the future; and one (1) right-in/right-out access driveway is proposed via S. Meridian Rd./SH-69, as depicted on the site plan.

The UDC ([11-3H-4B](#)) does not allow existing accesses via SH-69 to remain if the nature of the use changes and/or the intensity of the use increases, which is the case with this application. In this instance, access to a street other than the state highway should be developed or acquired. The City Council may consider and approve modifications to these standards upon specific recommendation of ITD or if strict adherence is not feasible, as determined by City Council. ITD issued a [letter](#) stating the proposed access is acceptable with the conditions noted in the letter. Approval from City Council is still needed in order for this access to be approved.

A connectivity exhibit was submitted by the Applicant, included in Section IX.G, that depicts the extension of existing stub streets from the west (W. Contender Dr.) and south (S. Peoria Way) through the Brewer-Schmidt out-parcel at the southwest corner of this site – no connectivity is proposed with this site, which is not consistent with the goals in the Comprehensive Plan pertaining to connectivity between neighborhoods.

[ACHD](#) is requiring additional right-of-way to be dedicated on Victory totaling 39' from centerline and improvements consisting of 17' of pavement from centerline with a 3' wide gravel shoulder where needed abutting the site and a west-bound center left turn lane on Victory.

[ITD](#) is requiring the proposed access via S. Meridian Rd./SH-69 to be relocated approximately 120' to the south and additional right-of-way to be dedicated for construction of a right-turn lane for the proposed access.

Staff is concerned about the safety of both accesses proposed for the development. The curve that exists in Victory Road to the east and west of the proposed driveway creates visibility issues, which are compounded when traffic is stacked up/congested. The center turn lane required in Victory should improve safety for westbound vehicles turning into the site but will hinder traffic coming out of Strada Bellissima subdivision on S. Alfani Way turning left on Victory. The high speed of traffic traveling on S. Meridian Rd./SH-69 will be dangerous for vehicles entering and exiting the site. The southbound right-turn deceleration lane into the development should help to increase safety but the right-out onto the highway will be dangerous with vehicles merging at a slow rate of speed into southbound high-speed traffic.

The access via Victory will require a new bridge to be constructed over the Ridenbaugh. ACHD is requiring a 5-foot wide sidewalk be provided as part of the road/bridge improvements for a pedestrian crossing over the canal. Private streets are proposed for internal access within the development.

A private street application ([A-2022-0165](#)) was submitted with this application for the internal private streets. Private streets are required to comply with the design and construction standards listed in UDC [11-3F-4](#). Staff has reviewed these standards and it appears the Applicant can comply with all standards except for the following:

- Private streets are required to connect to a local or collector street – connection to an arterial street is not allowed (11-3F-4A.2). *The private street is proposed to connect to two (2) arterial streets, E. Victory Rd. and S. Meridian Rd., which is also a state highway (SH-69). Connection to a local or collector street is not possible.*
- The overall street network within the surrounding area shall allow for properties to connect at regular intervals in order to promote connected neighborhoods and traffic flow within the mile section (11-3F-4A.7). *Although there is neighborhood connectivity within the mile section, there is no existing or proposed connectivity between the subject property and adjacent development to the south (Meridian Heights) or to the parcel to the west (Brewer-Schmidt).*

Upon recommendation of the City Engineer and Fire Marshall, the Director may approve, or recommend approval of alternative design or construction standards through the alternative compliance process when the Applicant can demonstrate that the proposed overall design meets or exceeds the intent of the required standards of this article and shall not be detrimental to the public health, safety and welfare, per UDC 11-3F-4B.3.

As is, the private streets do not meet all of the required standards and cannot be approved; a request for alternative compliance may be submitted for consideration by the Director if this project is approved.

During the pre-application meetings for this project, Staff recommended the Applicant provide a public street from Victory Rd. to the west stubbing to the out-parcel at the southwest corner of the site (Parcel #S1225110160) for future extension and interconnectivity with adjacent neighborhoods as desired in the Comprehensive Plan. Private streets could then be provided off the local street for internal access, which would comply with the private street standard that requires connection to a local or collector street. Staff still feels this is appropriate and if the project is approved, recommends a public stub street is provided as a condition of approval consistent with the neighborhood connectivity goals in the Comprehensive Plan. Right-of-way should be dedicated for the public street through the subdivision process.

Pathways: The Pathways Master Plan depicts a segment of the City's regional pathway on this site along S. Meridian Rd./SH-69. The site plan depicts a detached 10-foot wide multi-use pathway within the street buffers along S. Meridian Rd./SH-69 and W. Victory Rd. in lieu of a sidewalk.

There is an existing pathway to the west in Jocelyn Park subdivision on the south side of the Ridenbaugh Canal. **If this application is approved, Staff recommends the Applicant work with the Jocelyn Park HOA to provide an off-site connection to the existing pathway if adequate area exists within the right-of-way for the connection. No pedestrian pathways are stubbed to this property from the subdivision to the south; a pathway connection should be provided to the property to the west for future interconnectivity upon redevelopment of that property.**

A pedestrian bridge is not proposed over the Ridenbaugh Canal for access to the open space at the northeast corner of the site. Staff is of the opinion a more direction connection should be provided to this area, in accord with common open space standards, via a pedestrian bridge in order for the area to be more integrated with this development. As-is, the only access to this area is from the perimeter multi-use pathway along S. Meridian Rd./SH-69. If approved, the Applicant should work with the Irrigation District to provide a pedestrian bridge over the canal.

Landscaping: Street buffer landscaping is required per the updated standards listed in UDC [11-3B-7C](#).

Landscaping is required on either side of all pathways in accord with the standards listed in UDC [11-3B-12C](#).

Landscaping is required within all stormwater swales in accord with the standards listed in UDC [11-3B-11C](#).

Waterways: The Ridenbaugh Canal runs along the northern boundary of the site within a 100-foot wide easement (50' from centerline each side). All canals are required to be piped unless used as a water amenity or linear open space as defined in UDC 11-1A-1 per UDC 11-3A-6.

Due to its large capacity, it's not feasible for the waterway to be piped. Therefore, the Applicant requests a waiver from City Council to leave the waterway open. Council may approve such a waiver if it finds that the public purpose requiring such will not be served and public safety can be preserved. To preserve public safety, Staff recommends a 6-foot tall wrought iron fence is provided on the south side of the canal at a minimum.

Noise Abatement: Because residential uses are proposed within the development, which abuts a state highway, noise abatement is required to be provided within the street buffer along S. Meridian Rd./SH-69 in accord with the standards listed in UDC [11-3H-4D](#).

A 4-foot tall berm with a 6-foot tall vinyl fence on top of the berm is proposed as depicted on Sheet L150, which does not meet the construction standards for noise abatement. **The top of the wall is required to be a minimum of 10-feet higher than the elevation at the centerline of the state highway. The wall material is required to be impervious concrete or stucco or other appropriate sound attenuating material (vinyl does not qualify) and should comply with the standards listed in UDC 11-3H-4D.3.**

School Capacity: No comments were received from West Ada School District (WASD) on this application to determine how the proposed development would impact enrollment numbers and capacity at area schools. The Community Development Dept. has provided a [memo](#) to the Commission & City Council with some analysis on this matter, included in Section IX.L. As of 9/2021, enrollment at the elementary, middle and high school for this area was below capacity. However, these numbers are subject to change with development approvals since that time in this area as well as changes to school boundaries that occur every year. Many of the letters of testimony received state that area schools are overcrowded and over-capacity, requiring children to be bussed to schools much farther away.

Building Elevations ([UDC 11-3A-19](#) | [Architectural Standards Manual](#)): Conceptual building elevations were submitted for the proposed structures as shown in Section VIII.F. The Applicant's narrative states the structures are proposed to be oriented in several different directions to break up the exterior appearance and will consist of a variety of materials and colors consistent with the design standards in the Architectural Standards Manual. Materials depicted consist of horizontal fiber cement siding in different colors with a half-height brick or stone finish. **Final design is required to comply with the design standards in the Architectural Standards Manual.**

Letters of testimony: Many [letters of testimony](#) have been received in opposition to the proposed development from adjacent neighbors. Reasons for opposition include but are not limited to the following:

- Existing infrastructure is struggling to keep up with the growth in the South Meridian area – Victory Road is a traffic jam at commute times, Meridian Rd. is backed up to Victory, the Meridian/Victory intersection is congested, schools are overcrowded and adding the proposed number of rental units in this area will just exacerbate the issue;
- The proposed R-15 zoning isn't consistent with adjacent zoning (i.e. R-4 and R-8); the proposed multi-family use isn't compatible with existing single-family uses; and rental units will bring down adjacent home values;
- The traffic generated from a multi-family development is much higher than single-family due to the higher density;
- Concern pertaining to future residents cutting through adjacent developments (i.e. Strada Bellissima and Bear Creek) to avoid traffic congestion on Stoddard, Victory and Meridian Roads and safety of children (and pets) who play in the area and walk to Victory middle school;
- There is no connectivity with surrounding neighborhoods – this will be a stand-alone community;
- No public transportation in the area to off-set the increase in traffic generated from this development;
- The driveway access on Victory Rd., straight across from the access to Strada Bellissima subdivision, will severely impact the ability of residents of Strada Bellissima to exit their subdivision to turn left on Victory Rd., which is already difficult due to the increased traffic from recently constructed subdivisions in the area;
- Approval of the proposed development will destroy the natural open space and homes to over 40 bird species and other wildlife on this property;
- The desire for this property to remain as natural open space and be a nature preserve or a City Park;
- Children in the area are already being bussed to schools much farther away because area schools are overcrowded and don't have capacity – the proposed development will make the situation worse;
- There are already a lot of rental units in this vicinity, including those along Overland Rd. between Stoddard and Ten Mile Roads;
- Desire for single-family residential units to develop on this property at a similar density as adjacent development, which would be compatible with existing single-family uses;
- Not the right location for a multi-family development with restricted access;

- Effect on area residents' quality of life with increasing traffic/congestion and associated safety issues, overcrowded schools, incompatible land uses, lack of infrastructure and essential community support (i.e. teachers, bus drivers, police, fire, etc.) to keep up with growth; and,
- Concern pertaining to the impact on existing wells in the area with the continued growth.

Staff shares many of the neighbors' concerns who have submitted testimony on this application and is not supportive of the proposed annexation and conditional use permit for the following reasons: Based on public testimony received, the proposed multi-family development is not compatible with the adjacent single-family development and is too high of density for this area; access issues and associated safety concerns with the Meridian/SH-69 & Victory Rd. intersection in such close proximity to this site and the curve in Victory Road to the east and west of the proposed access; many of the common open space areas do not quality toward the minimum standards and Staff is unable to determine compliance with the minimum standards; no connectivity is proposed with adjacent developments as desired in the Comprehensive Plan; City water and sewer service is not proposed "to and through" the development as required; and the proposed private streets don't meet the standards due to direct connectivity with arterial streets and no connectivity with adjacent developments and the surrounding area.

VII. DECISION

A. Staff:

Staff recommends denial of the proposed annexation and conditional use permit per the analysis contained above in Sections V and VI and the Findings below in Section IX.

VIII. EXHIBITS

A. Annexation & Zoning Legal Description and Exhibit Map



ANNEXATION LEGAL DESCRIPTION

Date: April 1, 2022

A parcel of land being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 24 and a portion of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 3 North, Range 1 West, Ada County, Idaho also being a portion of Victory Road and Meridian Road Rights of way, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 25, monumented by a 3" aluminum cap (Corner Record No. 2019015472), from which the East 1/4 of said Section 25, monumented by a 3" aluminum cap (Corner Record No. 9149708), bears South 00°25'40" West, a distance of 2643.00 feet, also being the **POINT OF BEGINNING**;

Thence South 00°25'40" West, coincident with the East line of said Section 25, a distance of 903.70 feet;

Thence leaving said East line, North 89°34'20" West, a distance of 65.00 feet, to the Southeast corner of Parcel "E" of Record of Survey No. 13030 recorded as Inst. No. 2021-128997 in the records of Ada County, said point also being on the northerly boundary of the Plat Showing Meridian Heights No. 2 Subdivision, recorded in Book 41, Page 3353-3354, also in the records of Ada County;

Thence coincident with the southerly boundary of said Record of Survey and the northerly boundary of said Subdivision the following four (4) courses:

Thence North 60°10'51" West, a distance of 516.15 feet;

Thence North 58°42'00" West, a distance of 210.47 feet;

Thence North 65°04'27" West, a distance of 9.90 feet;

Thence North 63°27'13" West, a distance of 202.31 feet;

Thence leaving said northerly boundary of said Subdivision and continuing coincident with the westerly boundary of said Record of Survey North 00°29'01" East, a distance of 452.46 feet, to a point on the North line of said Section 25;

Thence North 89°21'45" West, coincident with said North line, a distance of 434.41 feet, to the Northeast 1/16th corner of said Section 25, monumented by a 1.5" aluminum cap (Corner Record No. 9018193);

Thence North 89°20'48" West, coincident with said North line, a distance of 86.26 feet, to the centerline of Victory Road and the exterior boundary as shown on the Final Plat of Strada Bellissima Subdivision No. 1, recorded in Book 93, Pages 11265-11268 in the records of Ada County;

Thence North 28°46'12" East, coincident with said centerline and exterior boundary, a distance of 183.12 feet, to the northwesterly corner of said Record of Survey No. 13030;

Thence coincident with the centerline of Victory Road and northerly boundary of said Record of Survey for the following eight (8) courses:

Thence North 49°37'19" East, a distance of 55.40 feet, to the beginning of a curve to the right;

Thence along the arc of said curve to the right a distance of 32.37 feet, said curve having a radius of 100.00 feet, a central angle of 18°32'50", and a chord bearing of North 58°53'49" East, a distance of 32.23 feet;

Thence North 68°10'19" East, a distance of 45.34 feet, to the beginning of a curve to the right;

Thence along the arc of said curve to the right, a distance of 137.15 feet, said curve having a radius of 250.00 feet, a central angle of 31°26'00", and a chord bearing of North 83°53'19" East, a distance of 135.44 feet;

Thence South 80°26'22" East, a distance of 514.81 feet, to the beginning of a curve to right;

Thence along the arc of said curve to the right, a distance of 89.55 feet, said curving having a radius of 350.00 feet, a central angle of 14°39'37", and a chord bearing of South 73°06'34" East, a distance of 89.31 feet to a point of compound curvature;

Thence along the arc of said curve to the right, a distance of 88.18 feet, said curving having a radius of 334.96 feet, a central angle of 15°05'03", and a chord bearing of South 57°54'06" East, a distance of 87.93 feet;

Thence South 50°21'37" East, a distance of 41.63 feet, to the beginning of a curve to the left;

Thence continuing coincident with said centerline of Victory Road, along the arc of said curve to the left, a distance of 216.76 feet, said curve having a radius of 319.68 feet, a central angle of 38°49'43", and a chord bearing of South 69°49'20" East, a distance of 212.64 feet, to a point on the North line of said Section 25;

Thence South 89°21'45" East, coincident with said North line, a distance of 172.24 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 810,315 square feet or 18.60 acres, more or less.

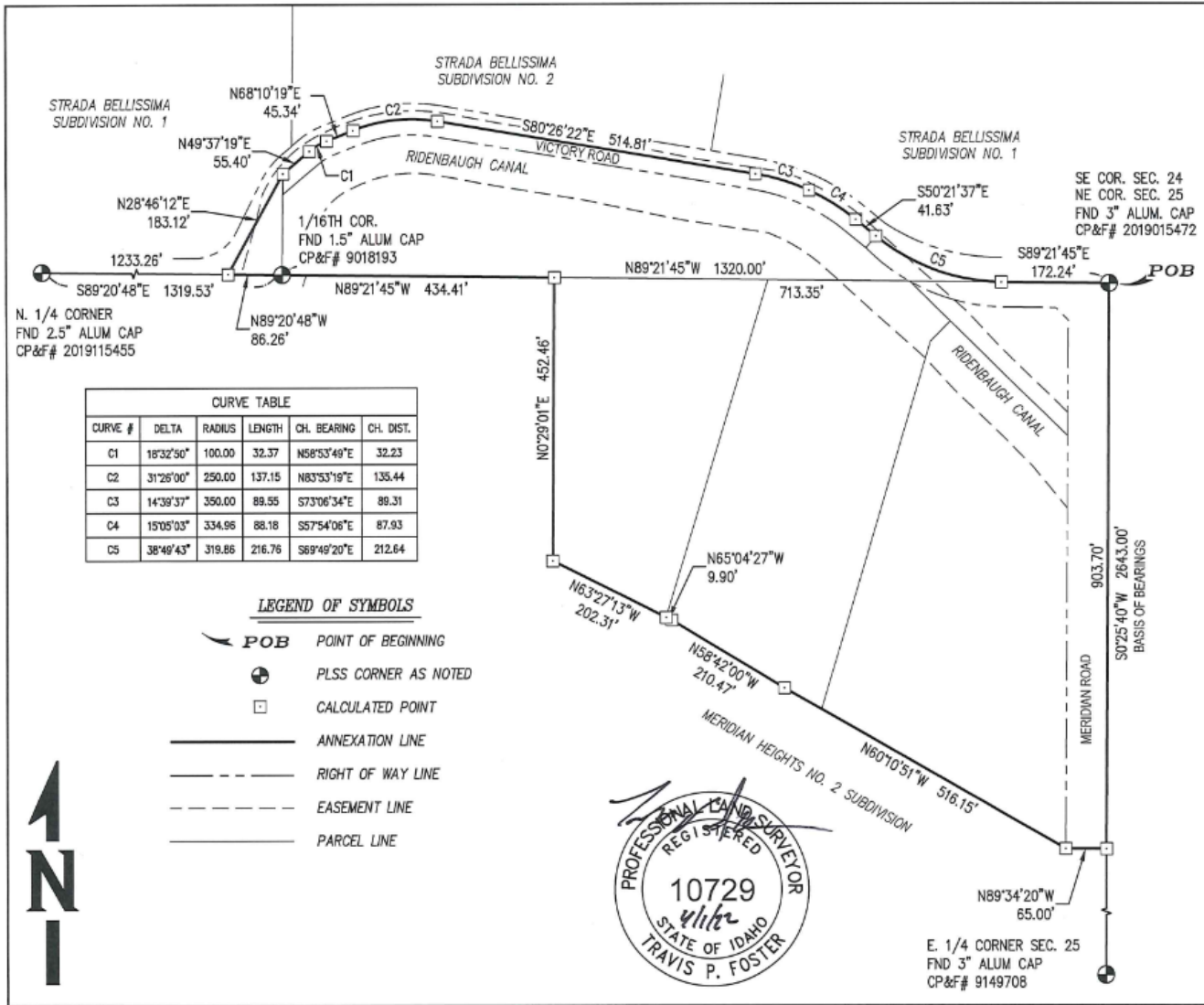
Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for the parcel is South 00°25'40" West between the Northeast corner and the East 1/4 corner of said Section 25.

Travis P. Foster, P.L.S.
End of Description



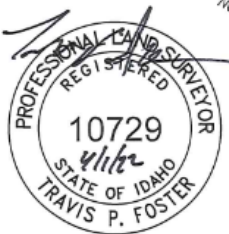
License No. 10729



CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CH. DIST.
C1	18°32'50"	100.00	32.37	N58°53'49"E 32.23
C2	31°26'00"	250.00	137.15	N83°53'19"E 135.44
C3	14°39'37"	350.00	89.55	S73°06'34"E 89.31
C4	15°05'03"	334.96	88.18	S57°54'06"E 87.93
C5	38°49'43"	319.86	216.76	S69°49'20"E 212.64

LEGEND OF SYMBOLS

- POB** POINT OF BEGINNING
- PLSS CORNER AS NOTED**
- CALCULATED POINT**
- ANNEXATION LINE**
- RIGHT OF WAY LINE**
- EASEMENT LINE**
- PARCEL LINE**



NIV 5
930 HUNTER ROAD, Suite 10
200-342-5400 www.niv.com

SHEET INFO	
DRAWN	W/C
CHECKED	TFC
LAST DATE	4/8/2022
PLT DATE	4/8/2022

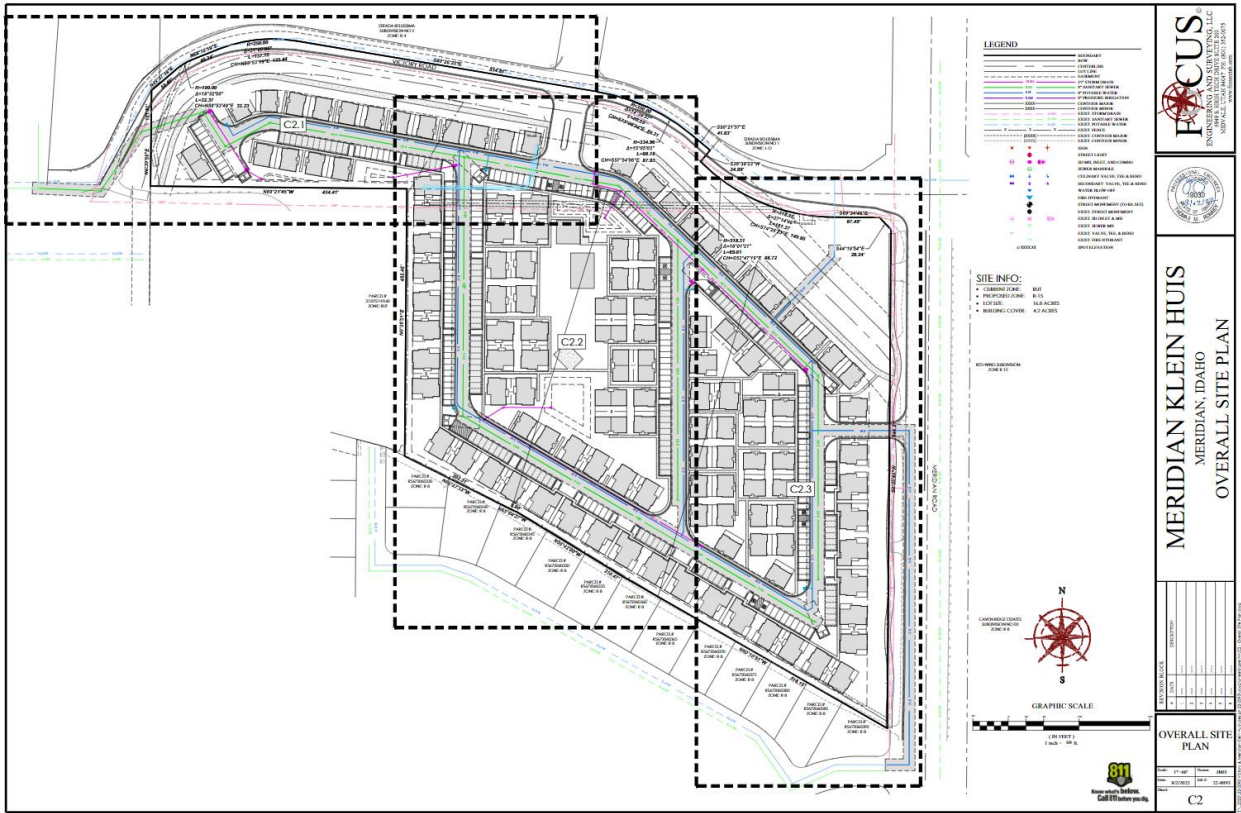
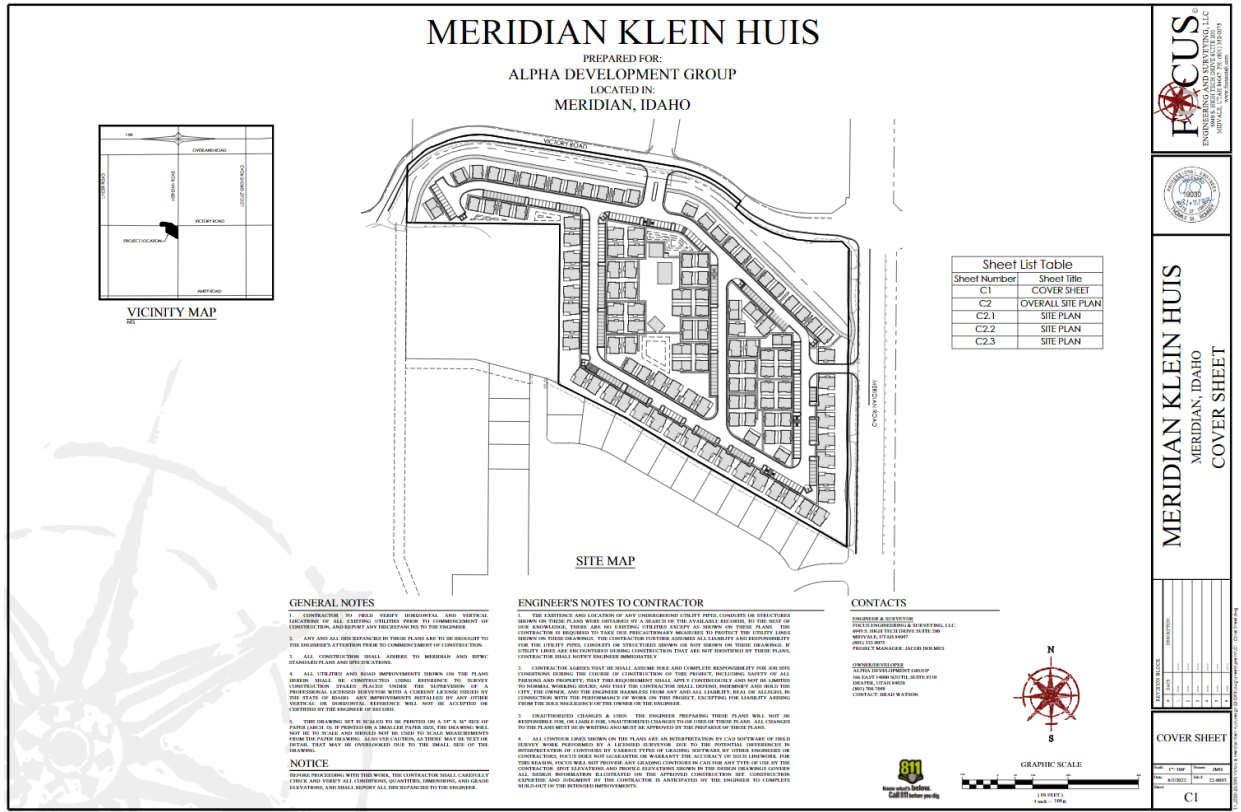
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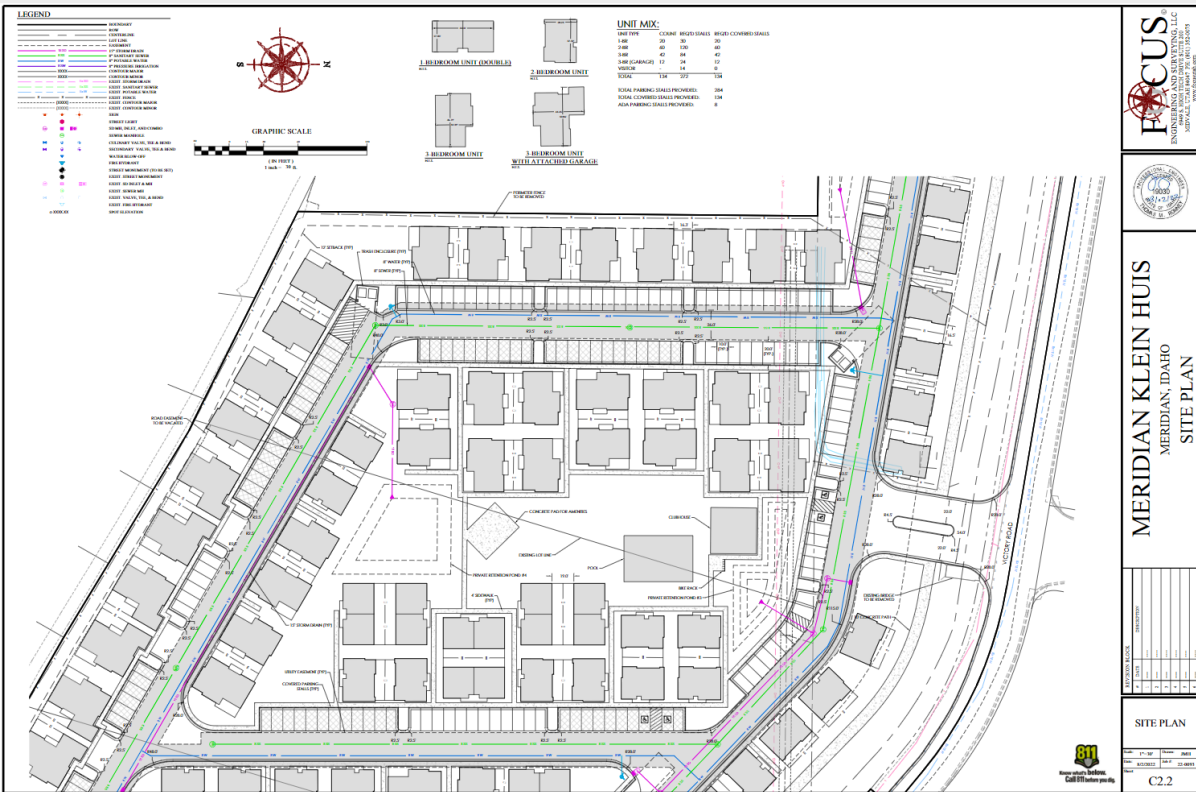
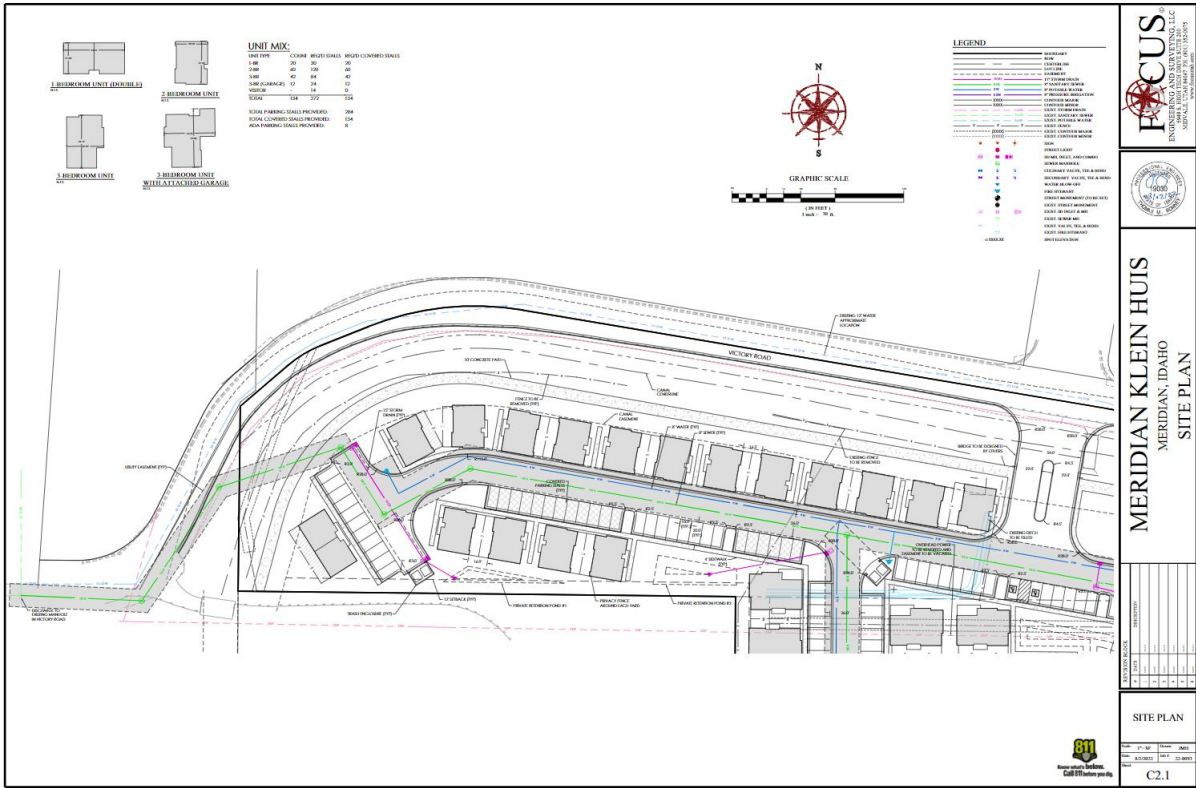
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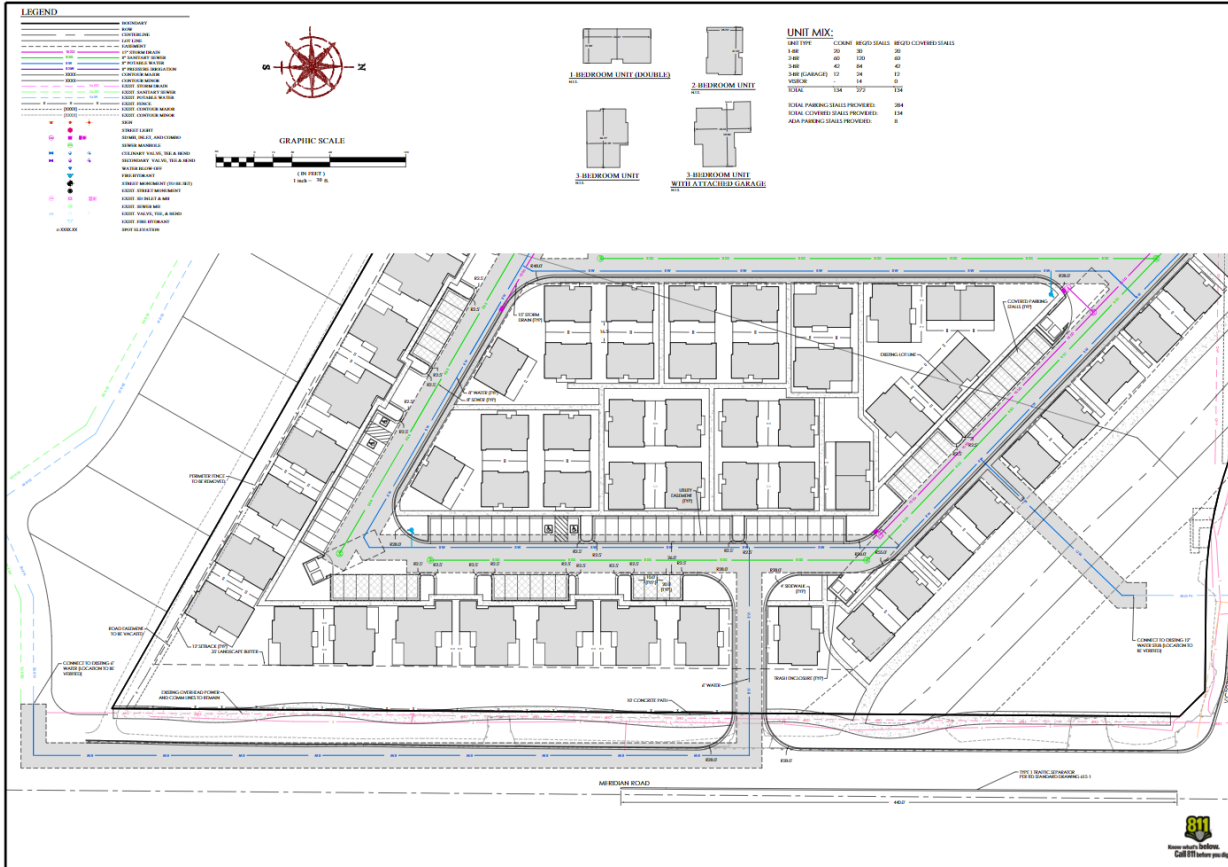
EXHIBIT FOR ANNEXATION - PARCEL NOS:
S1224449150, S1225110062, S1225110102, S1225110120, S1225110140
FOCUS ENGINEERING
VICTORY AND MERIDIAN

SHEET NUMBER
3 of 3

B. Site Plan (dated: 8/2/22)







UNIT MIX:

UNIT TYPE	COUNT	REGD. STALLS	REGD. COVERED STALLS
1 BR	20	20	20
2 BR	40	40	40
3 BR	47	47	47
3 BR GARAGE	24	24	24
TOTAL	131	131	131

TOTAL PARKING STALLS PROVIDED:	264
REGD. COVERED STALLS PROVIDED:	131
ADA PARKING STALLS PROVIDED:	6



MERIDIAN KLEIN HUIS

MERIDIAN, IDAHO
SITE PLAN

NO.	DATE	DESCRIPTION
1	11/11/2025	ISSUED FOR PERMITTING
2		
3		
4		

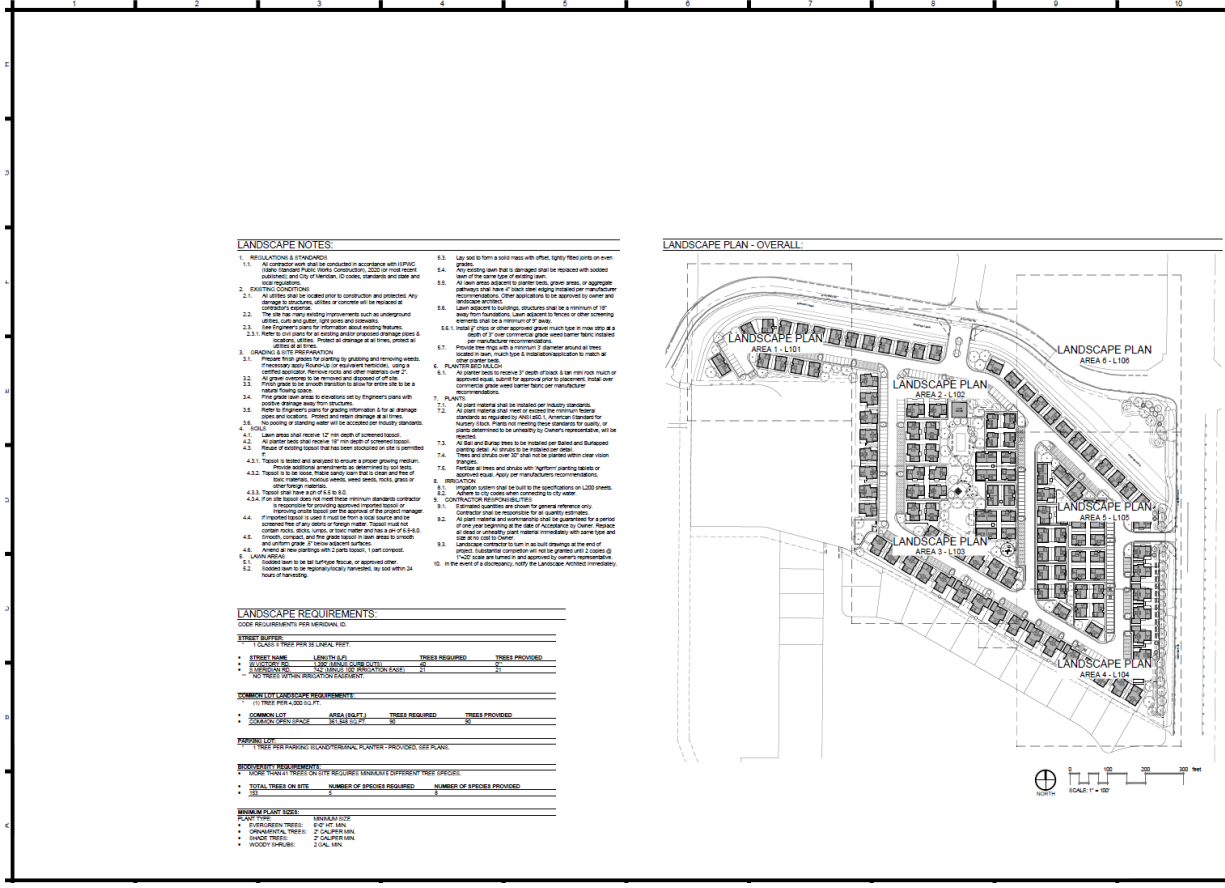
SITE PLAN

SCALE	AS SHOWN
DATE	11/11/2025
DRAWN BY	LS
CHECKED BY	LS
DATE	11/11/2025

811
Before any Digging, Call 811 before you dig.

C2.3

C. Landscape Plan (date: 7/25/22)



LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
 - 1.1. All construction shall be constructed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 1.2. All construction shall be constructed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
2. FINISHING CONDITIONS
 - 2.1. All concrete shall be finished prior to construction and protected. Any damage to finished concrete shall be repaired.
 - 2.2. All concrete shall be finished prior to construction and protected. Any damage to finished concrete shall be repaired.
 - 2.3. All concrete shall be finished prior to construction and protected. Any damage to finished concrete shall be repaired.
3. GRADING & SITE PREPARATION
 - 3.1. Preserve trees grades by planting to grading and removing excess. Preserve trees. Retain or replace existing retaining walls. A retaining wall shall be constructed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 3.2. All grading shall be finished prior to construction and protected. Any damage to finished grading shall be repaired.
 - 3.3. All grading shall be finished prior to construction and protected. Any damage to finished grading shall be repaired.
 - 3.4. All grading shall be finished prior to construction and protected. Any damage to finished grading shall be repaired.
4. LANDSCAPING
 - 4.1. Land area shall receive 12" min depth of screened topsoil.
 - 4.2. All plant material shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 4.3. All plant material shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 4.4. All plant material shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 4.5. All plant material shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 4.6. All plant material shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 4.7. All plant material shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 4.8. All plant material shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 4.9. All plant material shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 4.10. All plant material shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
5. IRRIGATION
 - 5.1. All irrigation systems shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 5.2. All irrigation systems shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 5.3. All irrigation systems shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
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 - 5.5. All irrigation systems shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
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 - 5.7. All irrigation systems shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 5.8. All irrigation systems shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 5.9. All irrigation systems shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.
 - 5.10. All irrigation systems shall be installed in accordance with (CIPIC, International Building Code, City of Meriden, IC codes, ordinances and state and local regulations.

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER MERCIDAL ID

TREE SPECIES	TREES REQUIRED	TREES PROVIDED
1. TREE SPECIES	1	1
2. TREE SPECIES	2	2
3. TREE SPECIES	3	3
4. TREE SPECIES	4	4
5. TREE SPECIES	5	5
6. TREE SPECIES	6	6
7. TREE SPECIES	7	7
8. TREE SPECIES	8	8
9. TREE SPECIES	9	9
10. TREE SPECIES	10	10

MINIMUM PLANTING SIZES

PLANT TYPE	MINIMUM SIZE
1. DECIDUOUS TREES	3" CAL. MIN.
2. CONIFEROUS TREES	2" CAL. MIN.
3. SHRUBS	2" CAL. MIN.
4. PERENNIALS	2" CAL. MIN.

STACK ROCK GROUP LLP
LANDSCAPE ARCHITECTURE & SITE PLANNING

1200 N. 10TH ST.
MERCIDAL, CT 06450
TEL: 860.235.1234
WWW.STACKROCKGROUP.COM

MELISSA CHOWELL, P.L.A.
OFFICE OF THE REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

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6200 STACK ROCK GROUP, INC.

DATE: FEBRUARY 2022

NOT FOR CONSTRUCTION

KLEIN HUIS VICTORY & MERIDIAN
MERCIDAL, CT

NO.	DATE	DESCRIPTION
1	7/25/22	ISSUED FOR PERMIT

DESIGNED BY: [Name]

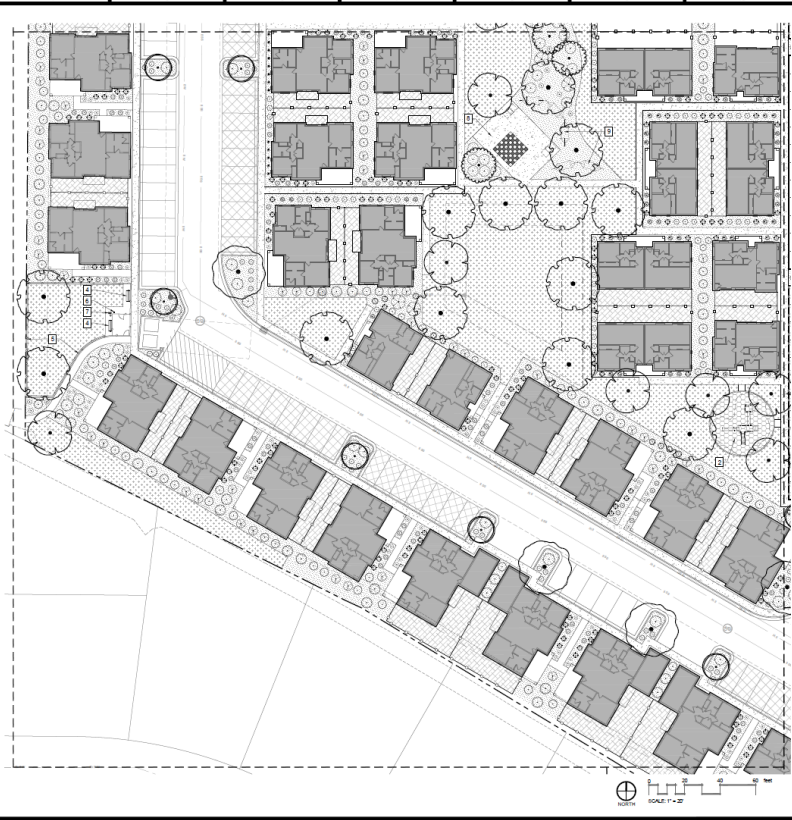
LANDSCAPE NOTES & OVERALL PLAN

SHEET NUMBER: L100

PLANT SCHEDULE		CONF.	QTY	SIZE	COMMENTS
1	Acacia-Blackwood / Common Elm / Common Elm Normal Male	200	7	12"	201.2x201.2x1.6
2	Acacia-Blackwood / Common Elm / Common Elm Normal Male	200	7	20"	201.2x201.2x1.6
3	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	12"	201.2x201.2x1.6
4	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	20"	201.2x201.2x1.6
5	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	24"	201.2x201.2x1.6
6	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	30"	201.2x201.2x1.6
7	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	36"	201.2x201.2x1.6
8	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	42"	201.2x201.2x1.6
9	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	48"	201.2x201.2x1.6
10	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	54"	201.2x201.2x1.6
11	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	60"	201.2x201.2x1.6
12	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	66"	201.2x201.2x1.6
13	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	72"	201.2x201.2x1.6
14	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	78"	201.2x201.2x1.6
15	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	84"	201.2x201.2x1.6
16	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	90"	201.2x201.2x1.6
17	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	96"	201.2x201.2x1.6
18	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	102"	201.2x201.2x1.6
19	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	108"	201.2x201.2x1.6
20	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	114"	201.2x201.2x1.6
21	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	120"	201.2x201.2x1.6
22	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	126"	201.2x201.2x1.6
23	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	132"	201.2x201.2x1.6
24	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	138"	201.2x201.2x1.6
25	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	144"	201.2x201.2x1.6
26	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	150"	201.2x201.2x1.6
27	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	156"	201.2x201.2x1.6
28	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	162"	201.2x201.2x1.6
29	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	168"	201.2x201.2x1.6
30	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	174"	201.2x201.2x1.6

LANDSCAPE MATERIALS LEGEND	
[Pattern]	LANDSCAPE MULLION
[Pattern]	LANDSCAPE MATERIAL - SEE MANUFACTURER'S LITERATURE FOR USE
[Pattern]	IRRIGATION
[Pattern]	4" WROUGHT IRON FENCE

LANDSCAPE KEYNOTES	
1.	2.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
2.	3.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
3.	4.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
4.	5.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
5.	6.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
6.	7.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
7.	8.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
8.	9.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
9.	10.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
10.	11.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
11.	12.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE

2020 MARKET ST. SUITE 200
ANN ARBOR, MI 48106
PH: 734.963.4333
WWW.STACKROCKGROUP.COM

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KLEIN HUIS VICTORY & MERIDIAN

LANDSCAPE PLAN - AREA 3

L103

PLANT SCHEDULE		CONF.	QTY	SIZE	COMMENTS
1	Acacia-Blackwood / Common Elm / Common Elm Normal Male	200	7	12"	201.2x201.2x1.6
2	Acacia-Blackwood / Common Elm / Common Elm Normal Male	200	7	20"	201.2x201.2x1.6
3	Black-Striped / Spring Snow / Spring Snow Chalk	200	7	12"	201.2x201.2x1.6
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[Pattern]	LANDSCAPE MATERIAL - SEE MANUFACTURER'S LITERATURE FOR USE
[Pattern]	IRRIGATION
[Pattern]	4" WROUGHT IRON FENCE

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3.	4.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
4.	5.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
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6.	7.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
7.	8.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
8.	9.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
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10.	11.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR
11.	12.0" 40' RADIUS ROLLER COVER - 1.50' DIA. COVER AND PLANS PER POOL CONTRACTOR



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE

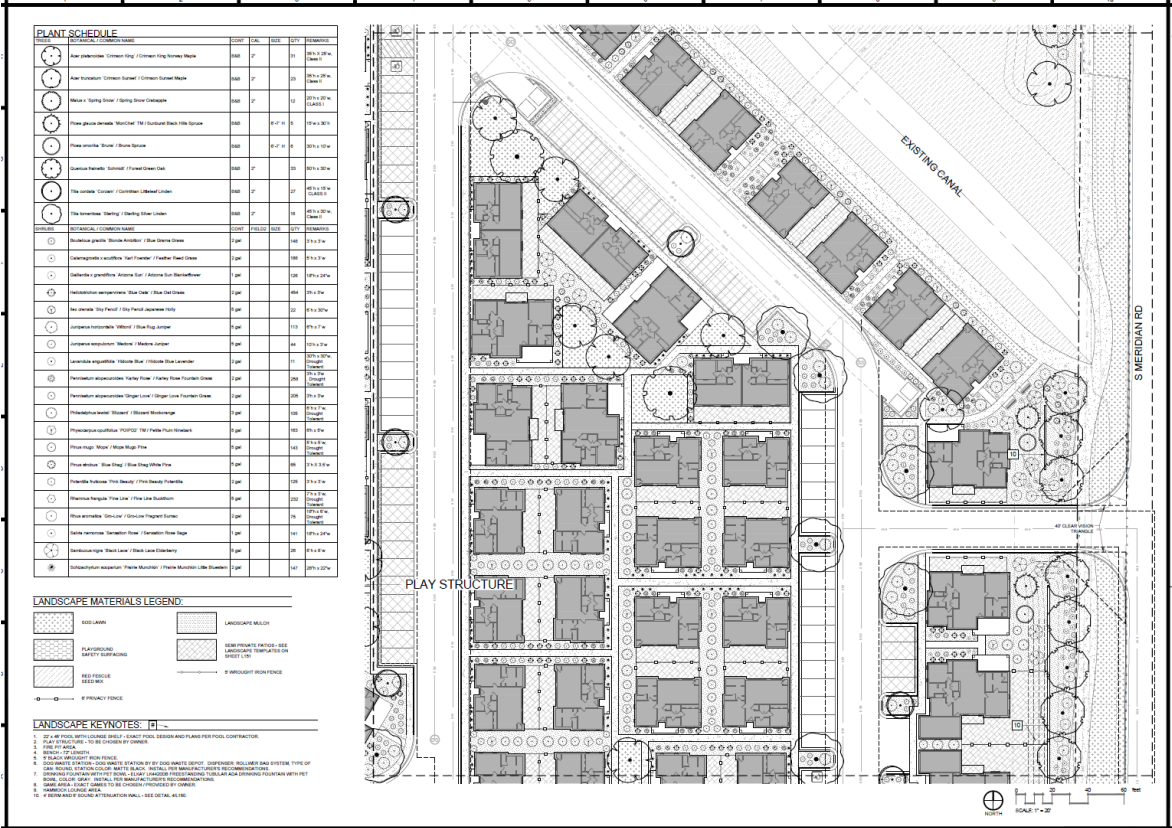
2020 MARKET ST. SUITE 200
ANN ARBOR, MI 48106
PH: 734.963.4333
WWW.STACKROCKGROUP.COM

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KLEIN HUIS VICTORY & MERIDIAN

LANDSCAPE PLAN - AREA 4

L104



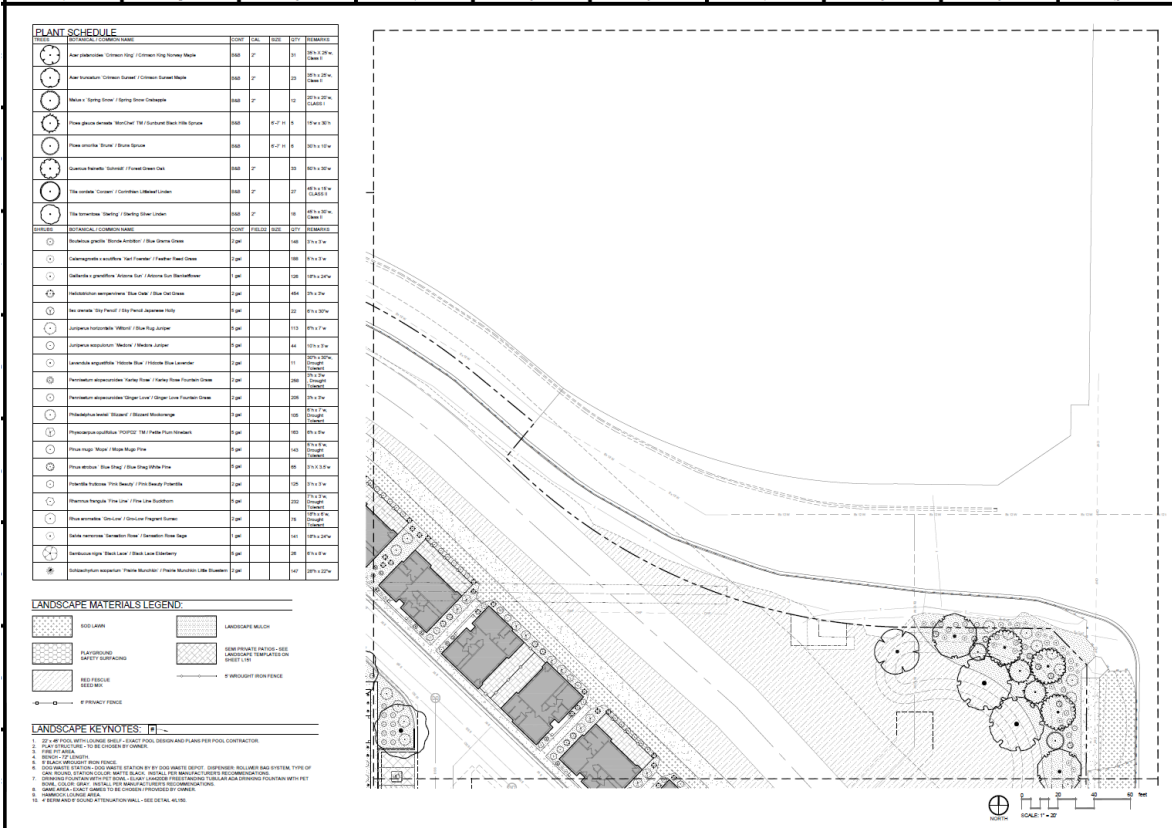
STACK ROCK GROUP LLC
LANDSCAPE ARCHITECTURE & SITE PLANNING

10000 N. 38th St. Suite 100
Scottsdale, AZ 85251

PHONE: 480.340.1000
FAX: 480.340.1001
WWW.STACKROCK.COM

KLEIN HUIS VICTORY & MERIDIAN
LANDSCAPE PLAN - AREA 5

L105



STACK ROCK GROUP LLC
LANDSCAPE ARCHITECTURE & SITE PLANNING

10000 N. 38th St. Suite 100
Scottsdale, AZ 85251

PHONE: 480.340.1000
FAX: 480.340.1001
WWW.STACKROCK.COM

KLEIN HUIS VICTORY & MERIDIAN
LANDSCAPE PLAN - AREA 5

L105

E. Amenity Exhibit



AMENITY TABLE	
AMENITY TYPE	AMENITY PROVIDED
QUALITY OF LIFE AMENITIES	LANDSCAPE
	STREET FURNITURE
	CONCRETE AND METAL SIGNAGE
EXPERIENCE AMENITIES	OUTDOOR GAME PLAZA
	TRAVELER GARAGE AND BICYCLE LANE/STORAGE
	WATER
RECREATION AMENITIES	PIECE ARTS
	CHILDREN'S STRUCTURE
	WALKING TRAIL
MULTIFUNCTIONAL AMENITIES	EV CHARGING STATIONS

STACK ROCK GROUP, INC.
 LANDSCAPE ARCHITECTURE & MASTER PLANNING

2000 14th Street
 4th Floor, Suite 200
 Boulder, CO 80502
 303.440.8888
 StackRockGroup.com

WELLS FARGO BANK, P.A.
 OFFICE, 2000 14th Street, Suite 200
 Boulder, CO 80502

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80002 STACK ROCK GROUP, INC.

*** PRELIMINARY ***

KLEIN HUIS VICTORY & MERIDIAN
 MERIDIAN, ID

PROVISIONS

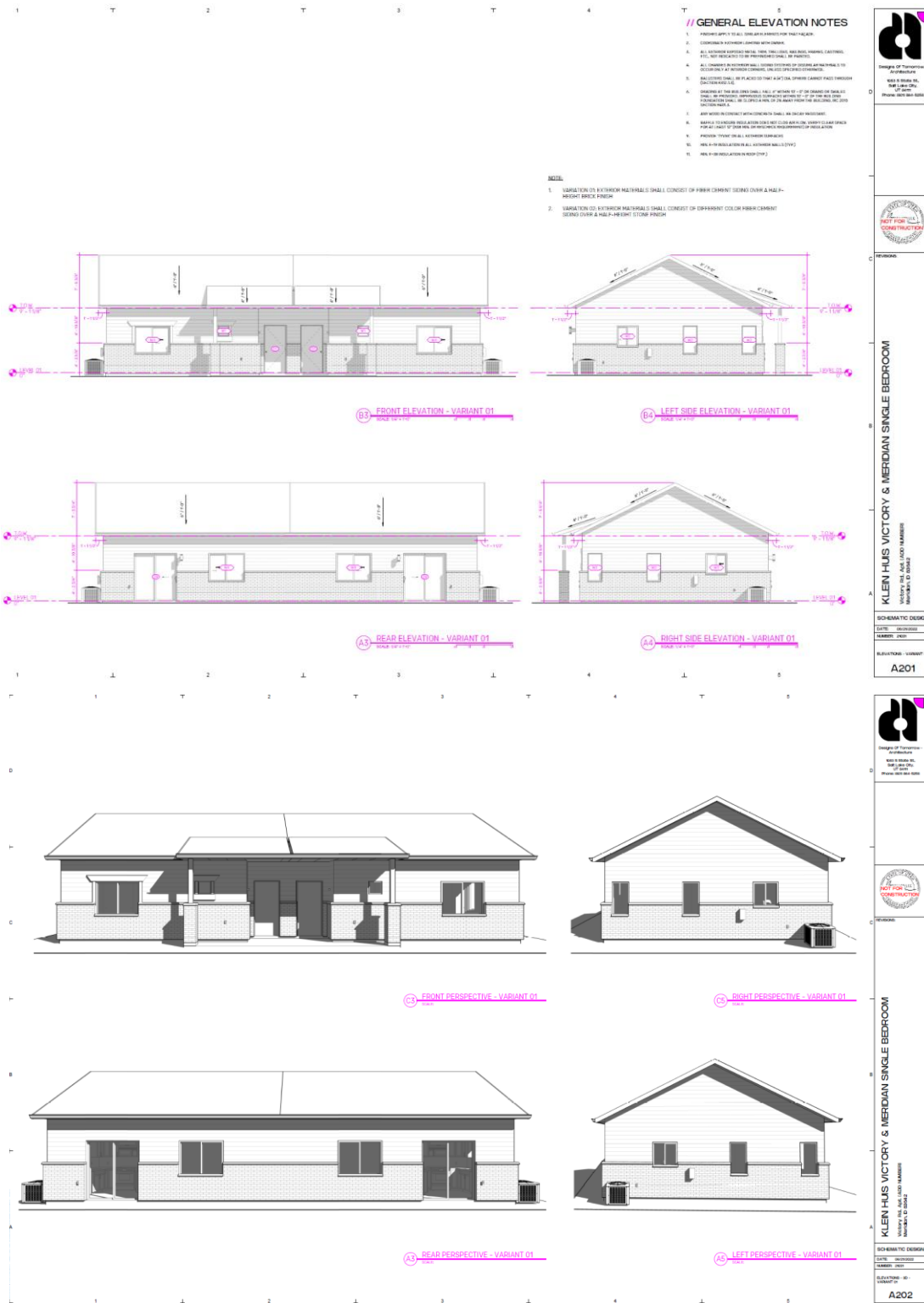
DATE	BY	REVISION

DATE: 10/15/2024
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE: 1" = 40'

LANDSCAPE OVERALL AMENITY PLAN

SHEET NUMBER: **L152**

F. Conceptual Building Elevations



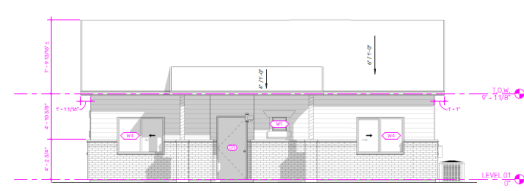
T 2 T 3 T 4 T 5

// GENERAL ELEVATION NOTES

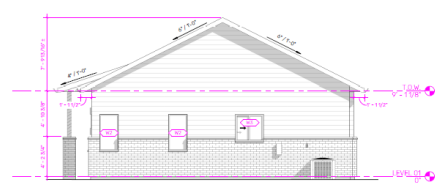
1. FINISHES APPLY TO ALL SIMILAR ELEMENTS FOR THAT FACADE.
2. DIMENSIONAL REQUIREMENTS APPLY TO THE FINISH.
3. ALL KITCHEN APPLIANCES (SINK, STOVE, RANGE, REFRIG., DISHWASHER, ETC.) NOT INDICATED TO BE PRE-INSTALLED SHALL BE FINISHED.
4. ALL FINISHES ON EXTERIOR WALLS SHALL BE FINISHED TO MATCH THE MATERIALS TO OCCUR ONLY AT INTERIOR CORNERS UNLESS SPECIFIED OTHERWISE.
5. INSULATION SHALL BE PLACED BY THE FINISHERS TO THE INSULATION RATED THROUGHOUT THE PROJECT.
6. FINISHES BY THE INSULATION SHALL BE FINISHED BY THE FINISHERS TO THE INSULATION RATED THROUGHOUT THE PROJECT.
7. ALL WORK SHALL BE COMPLETED WITH CONCRETE SHALL BE FINISHED TO MATCH THE MATERIALS TO OCCUR ONLY AT INTERIOR CORNERS UNLESS SPECIFIED OTHERWISE.
8. RAFTER TO INSULATION INSULATION SHALL NOT CLOSE AIR OR VAPOR CLEAR SPACE PER ASHRAE 62.2 TO BE MAINTAINED AS REQUIRED BY THE INSULATION RATED THROUGHOUT THE PROJECT.
9. PROVIDE TRIM ON ALL KITCHEN APPLIANCES.
10. MIN 4" OF INSULATION IN ALL KITCHEN WALLS (TYP.)
11. MIN 4" OF INSULATION IN ROOF (TYP.)

NOTE

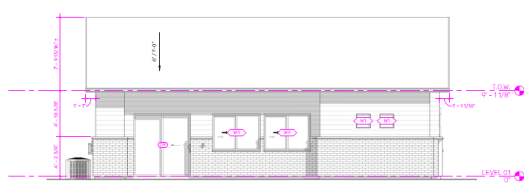
1. VARIATION (D) EXTERIOR MATERIALS SHALL CONSIST OF FIBER CEMENT SIDING OVER A HALF-HEIGHT BRICK FINISH
2. VARIATION (E) EXTERIOR MATERIALS SHALL CONSIST OF DIFFERENT COLOR FIBER CEMENT SIDING OVER A HALF-HEIGHT STONE FINISH



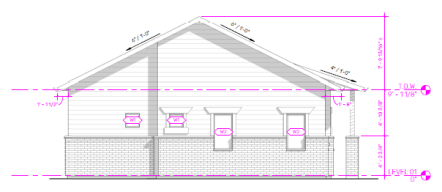
B3 FRONT ELEVATION - VARIANT 01
SCALE: 1/8" = 1'-0"



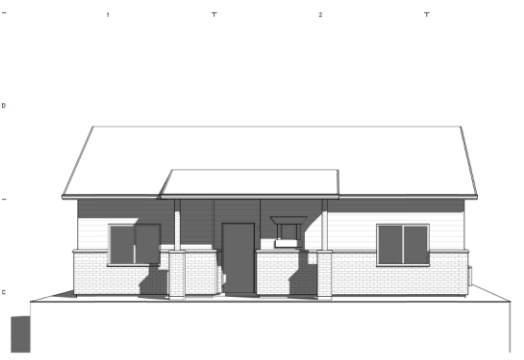
B4 RIGHT SIDE ELEVATION - VARIANT 01
SCALE: 1/8" = 1'-0"



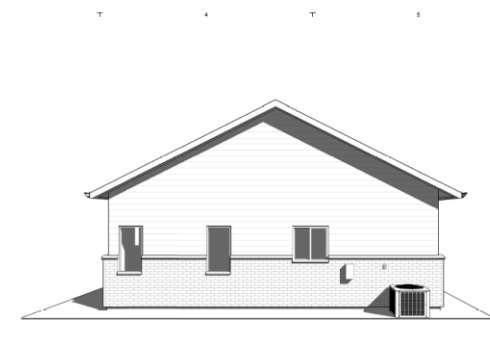
A3 BACK ELEVATION - VARIANT 01
SCALE: 1/8" = 1'-0"



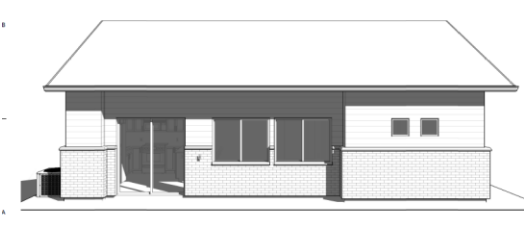
A4 LEFT SIDE ELEVATION - VARIANT 01
SCALE: 1/8" = 1'-0"



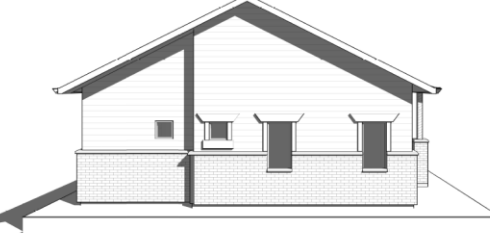
C1 FRONT PERSPECTIVE - VARIANT 01
SCALE: 1/8" = 1'-0"



C3 RIGHT PERSPECTIVE - VARIANT 01
SCALE: 1/8" = 1'-0"



A2 REAR PERSPECTIVE - VARIANT 01
SCALE: 1/8" = 1'-0"



A4 LEFT PERSPECTIVE - VARIANT 01
SCALE: 1/8" = 1'-0"

d
DESIGN BY: TERRY...
ARCHITECTURE
1000 S. BRAD...
SUITE 100...
PHOENIX, AZ 85024

PERMIT FOR CONSTRUCTION

REVISIONS

KLEN HLUS VICTORY & MERIDIAN TWO BEDROOM
VICTORY ROAD AND MERIDIAN...
PHOENIX, AZ 85024

SCHEMATIC DESIGN

DATE: 06/20/2022
DRAWN BY: [Name]
CHECKED BY: [Name]

ELEVATION - VARIANT 01
A201

d
DESIGN BY: TERRY...
ARCHITECTURE
1000 S. BRAD...
SUITE 100...
PHOENIX, AZ 85024

PERMIT FOR CONSTRUCTION

REVISIONS

KLEN HLUS VICTORY & MERIDIAN TWO BEDROOM
VICTORY ROAD AND MERIDIAN...
PHOENIX, AZ 85024

SCHEMATIC DESIGN

DATE: 06/20/2022
DRAWN BY: [Name]
CHECKED BY: [Name]

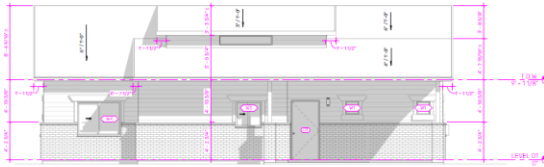
ELEVATION - VARIANT 01
A202

// GENERAL ELEVATION NOTES

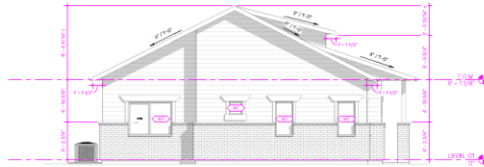
1. FINISHES SHOWN ARE TO BE USED UNLESS OTHERWISE NOTED.
2. COORDINATE EXTERIOR FINISHES WITH OWNER.
3. ALL EXTERIOR EXPOSED METAL, STEEL, BRASS, ALUMINUM, FRAMES, CASTINGS, ETC. ARE FINISH TO BE STAINLESS STEEL OR PALLADIUM.
4. ALL CORNERS IN EXTERIOR WALLS SHALL BE SET OUT AS SHOWN ON MATERIALS TO BE USED IN EXTERIOR CORNERS, OR AS SPECIFIED OTHERWISE.
5. BALCONY RAILS OR PLACED SO THAT 45° DIA. SPHERE CAN PASS THROUGH ANY OPENING.
6. HANDRAILS AT THE WALKING SURFACE SHALL BE 4" ABOVE THE FINISH OF THE WALKING SURFACE. HANDRAILS SUPPORTED SHALL BE WITHIN 6" OF THE WALKING SURFACE. HANDRAILS SHALL BE 3" ABOVE THE FINISH OF THE WALKING SURFACE.
7. ANY WOOD CONTACT WITH CONCRETE SHALL BE PROTECTIVE.
8. RAFTER TO ROOFING INSULATION SHALL BE 12" MIN. R-19 INSULATION FOR AT LEAST 1" FROM THE EXTERIOR SURFACE OF INSULATION.
9. FINISHES SHOWN SHALL BE AS SPECIFIED.
10. MIN. 4" R-19 INSULATION ALL EXTERIOR WALLS (TYP).
11. MIN. 4" R-19 INSULATION ROOF (TYP).

NOTES

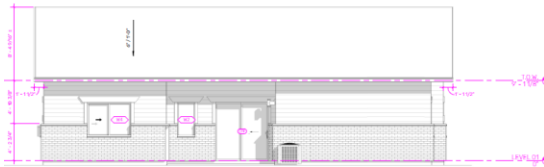
1. VARIATION (01) EXTERIOR MATERIALS SHALL CONSIST OF FIBER CEMENT SIDING OVER A HALF-PIECE STONE FINISH.
2. VARIATION (02) EXTERIOR MATERIALS SHALL CONSIST OF DIFFERENT COLOR FIBER CEMENT SIDING OVER A HALF-PIECE STONE FINISH.



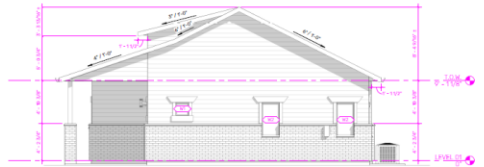
B2 FRONT ELEVATION - VARIANT 01
SCALE: 1/4" = 1'-0"



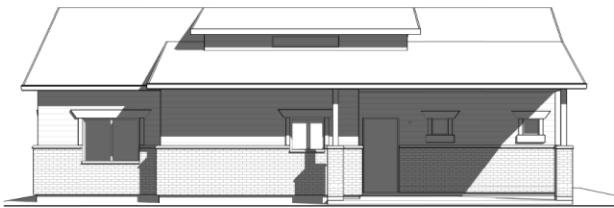
B4 LEFT SIDE ELEVATION - VARIANT 01
SCALE: 1/4" = 1'-0"



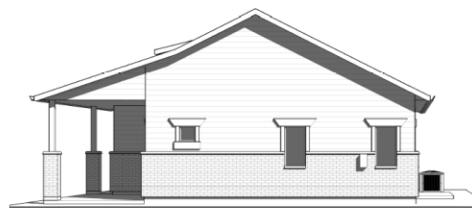
A2 REAR ELEVATION - VARIANT 01
SCALE: 1/4" = 1'-0"



A4 RIGHT SIDE ELEVATION - VARIANT 01
SCALE: 1/4" = 1'-0"



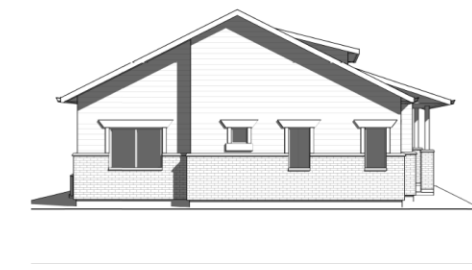
C2 FRONT PERSPECTIVE - VARIANT 01
SCALE: 1/8" = 1'-0"



C4 RIGHT PERSPECTIVE - VARIANT 01
SCALE: 1/8" = 1'-0"



A2 BACK PERSPECTIVE - VARIANT 01
SCALE: 1/8" = 1'-0"



A4 LEFT PERSPECTIVE - VARIANT 01
SCALE: 1/8" = 1'-0"

Design of Tomorrow
Architecture
1001 S. State St.
Suite 100
Portland, OR 97202
Phone: 503.255.4444

NOT FOR CONSTRUCTION

KLEIN HUIS VICTORY & MERIDIAN THREE BEDROOM
Victory Hill AND LAND MARKERS
Meridian 10 0202

SCHEMATIC DESIGN
DATE: 08/20/2020
DRAWN BY: JED
CHECKED BY: JED

ELEVATION: VARIANT 01
A201

Design of Tomorrow
Architecture
1001 S. State St.
Suite 100
Portland, OR 97202
Phone: 503.255.4444

NOT FOR CONSTRUCTION

KLEIN HUIS VICTORY & MERIDIAN THREE BEDROOM
Victory Hill AND LAND MARKERS
Meridian 10 0202

SCHEMATIC DESIGN
DATE: 08/20/2020
DRAWN BY: JED
CHECKED BY: JED

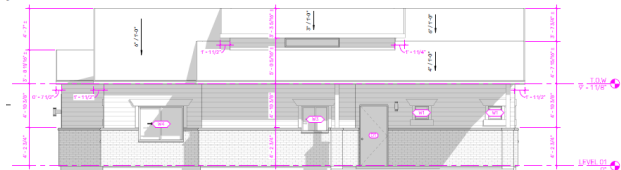
ELEVATION: 01 - VARIANT 01
A202

// GENERAL ELEVATION NOTES

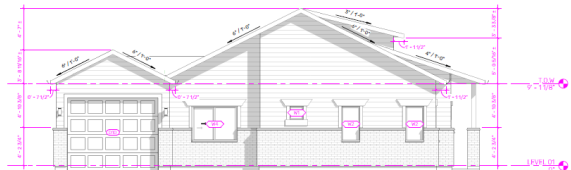
- 1. FINISHES APPLY TO ALL DIMENSIONS UNLESS NOTED OTHERWISE.
- 2. CONSIDER NEIGHBORHOOD CHARACTERISTICS.
- 3. ALL KITCHEN APPLIANCES (SINK, STOVE, DISHWASHER, REFRIG., ETC.) NOT INDICATED TO BE OPERATIONAL UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS IN EXTERIOR WALLS SHALL BE TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 5. WALLS SHALL BE FINISHED TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 6. DIMENSIONS AT THE END OF WALLS SHALL BE TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 7. ANY WOOD IN CONTACT WITH CONCRETE SHALL BE CLEARLY IDENTIFIED.
- 8. ROOFING TO BE INDICATED BY A SHADING PATTERN UNLESS NOTED OTHERWISE.
- 9. PROVIDE TYPIC FOR ALL KITCHEN COUNTERS.
- 10. MIN. R-15 INSULATION IN EXTERIOR WALLS (2"X4").
- 11. MIN. R-30 INSULATION IN ROOF (2"X6").

NOTE:

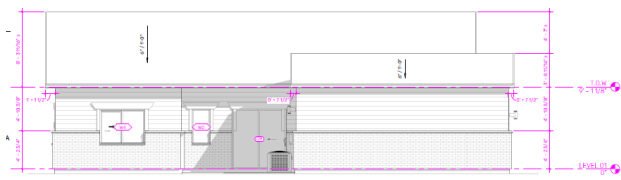
- 1. VARIATION OF EXTERIOR MATERIALS SHALL CONSIST OF HIBER CEMENT SIDING OVER A HALF-HIDDEN STONE FINISH.
- 2. VARIATION OF EXTERIOR MATERIALS SHALL CONSIST OF DIFFERENT COLOR HIBER CEMENT SIDING OVER A HALF-HIDDEN STONE FINISH.



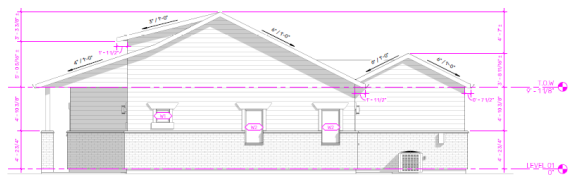
B2 FRONT ELEVATION - VARIANT 01
SCALE 1/8"=1'-0"



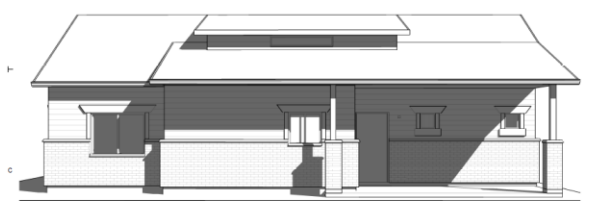
B4 LEFT SIDE ELEVATION - VARIANT 01
SCALE 1/8"=1'-0"



A2 REAR ELEVATION - VARIANT 01
SCALE 1/8"=1'-0"



A4 RIGHT SIDE ELEVATION - VARIANT 01
SCALE 1/8"=1'-0"



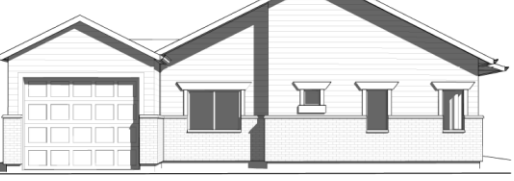
C2 FRONT PERSPECTIVE - VARIANT 01
SCALE 1/8"=1'-0"



C4 RIGHT PERSPECTIVE - VARIANT 01
SCALE 1/8"=1'-0"



A2 BACK PERSPECTIVE - VARIANT 01
SCALE 1/8"=1'-0"



A4 LEFT PERSPECTIVE - VARIANT 01
SCALE 1/8"=1'-0"



Design of Tomorrow
Architecture
1000 S. 10th St.
Wichita, KS 67202
Phone: 316.261.8888



KLEN-HUIS VICTORY & MERIDIAN THREE BEDROOM W/ GARAGE
VICTORY, KS (SEE LICENSE NUMBER)
MERIDIAN, KS (SEE LICENSE NUMBER)
SCHEMATIC DESIGN
DATE: 06/09/2023
PROJECT: A201
ELEVATIONS - VARIANT 01

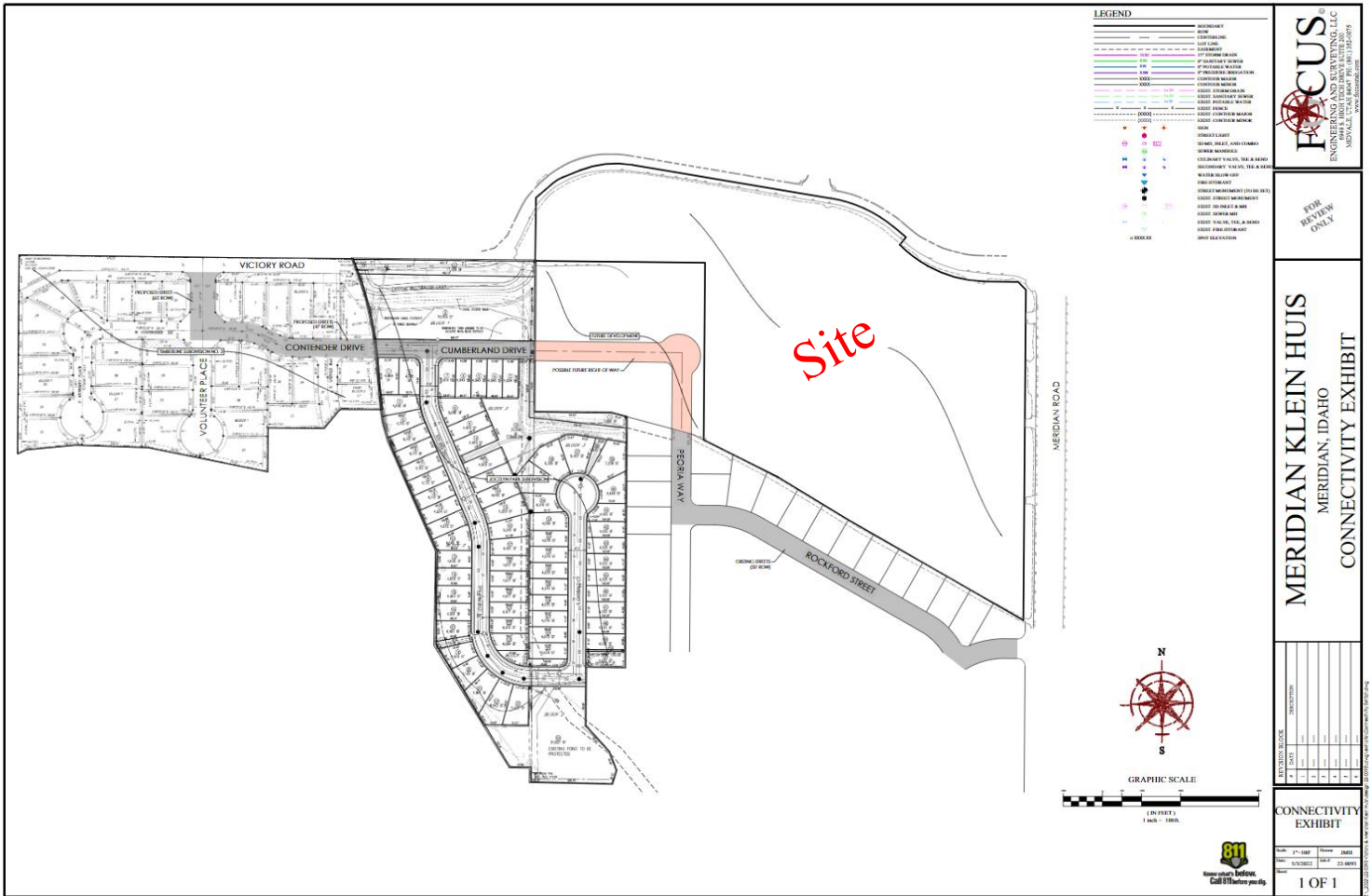


Design of Tomorrow
Architecture
1000 S. 10th St.
Wichita, KS 67202
Phone: 316.261.8888



KLEN-HUIS VICTORY & MERIDIAN THREE BEDROOM W/ GARAGE
VICTORY, KS (SEE LICENSE NUMBER)
MERIDIAN, KS (SEE LICENSE NUMBER)
SCHEMATIC DESIGN
DATE: 06/09/2023
PROJECT: A202
ELEVATIONS - VARIANT 01

G. Connectivity Exhibit



IX. CITY/AGENCY COMMENTS

A. PLANNING DIVISION

No comments or conditions are included due to Staff's recommendation of denial of the project (see Analysis in Sections V and VI for more information).

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 All manholes require access path 14 ft wide that meets City requirements.
- 1.2 Long access paths need to either be looped or have a turn around area for service vehicles (turn around approximately the same as fire truck).
- 1.3 Ensure no sewer services pass through infiltration trenches.
- 1.4 Each phase of the development will need to be modeled to verify minimum fire flow pressure is maintained.
- 1.5 On sheet C2.1 at NW corner of the site the water/sewer easement overlaps a building. No building can be within the utility easement. Trash receptacle will be with in easement and needs to be adjusted.
- 1.6 Provide 20' easements up to fire hydrant and water meters and extend easement 10' beyond (or the max distance available).
- 1.7 If a well is located on the site it must be abandoned per regulatory requirements.
- 1.8 Storm drain piping cannot be within 25' without additional protection and cannot be within 10'.
- 1.9 Water line coming down Meridian rd needs to be 8".

2. General Conditions of Approval

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

- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
- 2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
- 2.6 All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
- 2.7 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Engineering Department at (208)898-5500 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources Contact Robert B. Whitney at (208)334-2190.
- 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
- 2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
- 2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
- 2.11 All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
- 2.12 Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
- 2.13 It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.
- 2.17 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.
- 2.18 The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.

- 2.19 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.
- 2.20 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.
- 2.21 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
- 2.22 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
- 2.23 The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. FIRE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=278372&dbid=0&repo=MeridianCity>

D. POLICE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=272360&dbid=0&repo=MeridianCity>

E. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=278386&dbid=0&repo=MeridianCity>

F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=273746&dbid=0&repo=MeridianCity>

G. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=274675&dbid=0&repo=MeridianCity>

H. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=277148&dbid=0&repo=MeridianCity>

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=274281&dbid=0&repo=MeridianCity>

I. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=274675&dbid=0&repo=MeridianCity>

J. ADA COUNTY DEVELOPMENT SERVICES

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=273319&dbid=0&repo=MeridianCity>

K. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=272257&dbid=0&repo=MeridianCity&cr=1>

L. COMMUNITY DEVELOPMENT SCHOOL IMPACT ANALYSIS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=275928&dbid=0&repo=MeridianCity&cr=1>

X. FINDINGS

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

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

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

Staff finds the Applicant's proposal to annex the subject 18.6-acre property with R-15 zoning and develop 134 multi-family units on the site at a gross density of 7.98 units per acre is consistent with the density range desired in the MDR FLUM designation. However, Staff finds the proposed development plan associated with the map amendment is not consistent with other provisions in the Comprehensive Plan pertaining to connectivity between neighborhoods and compatibility of uses and site design (See section V above for more information.)

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

Staff finds the proposed map amendment to R-15 and development generally complies with the purpose statement of the residential districts in that it will contribute to the range of housing opportunities available in the City consistent with the Comprehensive Plan.

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

Staff finds that although the proposed map amendment and subsequent multi-family development may not be detrimental to the public health, many neighbors who submitted written testimony feel it will be detrimental to the public welfare and safety due to the proposed accesses on Victory Rd. and Meridian Rd./SH-69, and traffic congestion (see written testimony in the project file and the analysis in Section VI of this report).

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

Staff finds City services are available to be provided to this development. Many letters of public testimony were received stating schools in this area are already overcrowded and the approval of a multi-family development at the density proposed will exacerbate the issue.

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

Staff finds the proposed annexation and development plan is not in the best interest of the City for the reasons stated herein and based on public testimony received on this application.

B. Conditional Use Permit (UDC 11-5B-6E)

The Commission shall base its determination on the Conditional Use Permit requests upon the following:

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

Staff finds that the subject property is likely large enough to accommodate the proposed use and dimensional and development regulations of the R-15 district; however, revisions are needed to the plans to comply with UDC standards if the development is approved in order to make this determination (see Analysis, Section V for more information).

2. That the proposed use will be harmonious with the Meridian Comprehensive Plan and in accord with the requirements of this Title.

Staff finds that the proposed use and density is consistent with the MDR FLUM designation but is not consistent with other elements of the Plan pertaining to connectivity between developments, and compatibility of uses and site design, as discussed in Section V above.

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

Based on a plethora of written testimony provided from adjacent neighbors, Staff finds the proposed multi-family development, density and site design will not be compatible with adjacent single-family residential uses in the general neighborhood and will adversely change the character of the area due to increased density, no interconnectivity between developments, increased traffic and possibly overcrowding of area schools.

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

Staff finds the proposed multi-family development will adversely affect other properties in the vicinity based on the public testimony received due to incompatibility of uses and site design; therefore, no conditions of approval are recommended as Staff is not in support of the proposed use and recommends denial of the request.

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

Staff finds that essential public services are available to this property and that the use will be adequately served by these facilities. No comments were received from WASD. The school impact table provided by the Community Development Dept. in Section IX.I shows that all of the impacted schools were under capacity as of 9/2021; however, development since that time will effect those calculations as well as changes to the boundaries. Letters of testimony submitted on this application from area residents state that schools are overcrowded in this area and that boundaries have changed requiring children to attend schools farther away from where they live because area schools are at capacity.

C. Private Street (UDC 11-3F-5)

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

1. The design of the private street meets the requirements of this Article;

The Director finds the proposed design of the private streets does not comply with all of the standards listed in UDC 11-3F-4. Specifically, the proposed private streets connect to two (2) arterial streets, including a state highway, which is prohibited per UDC 11-3F-4A.2; and there is no existing or proposed connectivity with adjacent developments, which results in neighborhoods that are disconnected without pedestrian and/or vehicular access (UDC 11-3F-4A.7). See analysis in Section VI.B for more information.

2. Granting approval of the private street would not cause damage hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and

Staff does not anticipate the proposed private streets would cause damage hazard or other detriment to persons, property or uses in the vicinity if the streets are designed and constructed in accord with the standards listed in UDC 11-3F-4B. However, without connectivity with adjacent uses, it does not meet the required standards and would create a nuisance for residents and neighbors visiting each other to have to go out onto adjacent arterial streets/state highway instead of shorter routes through the neighborhood on local streets.

3. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

The Director finds the use and location of the proposed private streets does not conflict with the regional transportation plan; however, the private streets do not provide connectivity with adjacent neighborhoods which is desired in the Comprehensive Plan.

4. The proposed residential development (if applicable) is a mew or gated development.

This finding is not applicable as it's a multi-family development and is not a mew or gated development.