



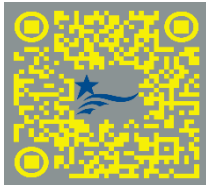
PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Thursday, April 18, 2024 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 OPTIONS

Planning and Zoning meetings can also be attended online or by phone.

<https://bit.ly/meridianzoommeeting>

or dial: 1-253-215-8782, Webinar ID: 810 9527 6712

ROLL-CALL ATTENDANCE

Brian Garrett Maria Lorcher Enrique Rivera
 Patrick Grace Matthew Sandoval Jared Smith
 Andrew Seal, Chairperson

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. [Approve Minutes of the April 4, 2024 Meeting of the Planning and Zoning Commission Meeting](#)

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

2. [Public Hearing for Ultra Clean Carwash \(H-2023-0073\) by KM Engineering, LLP., located at 715 E. Fairview Ave.](#)

[Application Materials: https://bit.ly/H-2023-0073](https://bit.ly/H-2023-0073)

[A. Request: Conditional Use Permit for a vehicle washing facility on 3.13 acres of land in the C-C zoning district per requirement of the rezone ordinance \(#02-940\).](#)

3. [Public Hearing for Pebblebrook Subdivision \(H-2024-0005\) by Rodney Evans + Partners, LLC., located at 5725 N. Meridian Rd.](#)

[Application Materials: https://bit.ly/H-2024-0005](https://bit.ly/H-2024-0005)

[A. Request: Annexation of 13.94 acres of land with an R-8 zoning district.](#)

[B. Request: Preliminary Plat consisting of 54 building lots and 6 common lots on 13.94 acres of land.](#)

ADJOURNMENT

To view upcoming Public Hearing Notices, visit <https://apps.meridiancity.org/phnotices>



AGENDA ITEM

ITEM TOPIC: Approve Minutes of the April 4, 2024 Meeting of the Planning and Zoning Commission Meeting

Meeting of the Meridian Planning and Zoning Commission of April 4, 2024, was called to order at 6:00 p.m. by Chairman Andrew Seal.

Members Present: Commissioner Andrew Seal, Commissioner Maria Lorcher, Commissioner Patrick Grace, Commissioner Jared Smith, Commissioner Brian Garrett and Commissioner Matthew Sandoval.

Members Absent: Commissioner Enrique Rivera.

Others Present: Tina Lomeli, Kurt Starman, Bill Parsons, Sonya Allen and Dean Willis.

ROLL-CALL ATTENDANCE

<input checked="" type="checkbox"/> Brian Garrett	<input checked="" type="checkbox"/> Maria Lorcher
<input checked="" type="checkbox"/> Matthew Sandoval	<input checked="" type="checkbox"/> Patrick Grace
<input type="checkbox"/> Enrique Rivera	<input checked="" type="checkbox"/> Jared Smith
<input checked="" type="checkbox"/> Andrew Seal - Chairman	

Seal: Good evening. Welcome to the Planning and Zoning Commission meeting for April 4th, 2024. At this time I would like to call the meeting to order. Commissioners who are present for this evening's meeting are at City Hall. We also have staff from the city attorney and clerk's offices, as well as 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 the 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 that we cannot take questions until the public testimony portion. If you have a process question during the meeting please e-mail cityclerk@meridiacity.org. They will reply as quickly as possible. And with that we will begin with roll call. Madam Clerk.

ADOPTION OF AGENDA

Seal: All right. First item on the agenda is the adoption of the agenda. File No. H-2023-0043 for Blayden Subdivision will be opened for the sole purpose of continuing to a regularly scheduled meeting. It will be open for that purpose only. So, if there is anybody here tonight to testify for that application we will not be taking testimony on it. With that can I get a motion to adopt the agenda?

Lorcher: So moved.

Smith: Second.

Seal: It's been moved and seconded to adopt the agenda. All in favor, please, say aye. None opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

CONSENT AGENDA [Action Item]

1. Approve Minutes of the March 21, 2024 Meeting of the Planning and Zoning Commission Meeting

Seal: Next item on the agenda is the Consent Agenda. We have one item on the Consent Agenda, which is to approve the minutes of the March 21, 2024, meeting of the Planning and Zoning Commission. Can I get a motion to accept the Consent -- Consent Agenda as presented?

Garrett: So moved.

Grace: Second.

Seal: It's been moved and seconded -- seconded to adopt the Consent Agenda. All in favor please say aye. None opposed? Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

Seal: Okay. At this time I would like to briefly 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 item adheres to the Comprehensive Plan and Unified Development Code. After staff has made their presentation the applicant will come forward to present their case and respond to staff comments. They will have 15 minutes to do so. After the applicant is finished we will open the floor to public testimony. Each person will be called on only once during the public testimony. The Clerk will call the names individually of those who have signed up in advance to testify. We will need you to state your name and address for the record and 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. You will be able to run the presentation. If you have established that you are speaking on behalf of a larger group, like an HOA where others from that group will yield time to you to speak on their behalf, you will have up to ten minutes. After all those -- all those who have signed up in advance have spoken we will invite any others who may wish to testify. When you are finished if the Commission does not have questions for you you will return to your seat in Chambers or be muted on Zoom and no longer have the ability to speak. Please remember we generally do not call people back up. After all testimony has been heard the applicant will be given another ten minutes to get back and respond. When the applicant has finished responding to questions or concerns, we will close the public hearing and the Commissioners will have the opportunity to discuss and hopefully be able to make final decisions or recommendations to City Council as needed.

ACTION ITEMS

2. Public Hearing continued from February 15, 2024 for Blayden Subdivision (H-2023-0043) by Bailey Engineering, located at the South side of W. Chinden Blvd. and west side of N. Black Cat Rd.

- A. Request: Annexation of 27.36 acres of land with R-15 (4.32 acres), R-40 (16.71 acres) and C-G (6.33 acres) zoning districts.
- B. Request: Conditional Use Permit for a multi-family development consisting of 312 dwelling units on 14.92 acres of land in the R-40 zoning district.
- C. Request: Preliminary Plat consisting of 26 building lots and 11 common lots on 24.98 acres of land in the R-15, R-40 and C-G zoning districts.

Seal: So, at this time I would like to continue the public hearing for Item No. H-2023-0043, Blayden Subdivision, for continuance to the date of May 16th, 2024.

Smith: So moved.

Seal: Do I have a second?

Grace: Second.

Seal: It's been moved and seconded to continue File No. H-2023-0043 for Blayden Subdivision to the date of May 16th, 2024. All in favor, please, say aye. Opposed nay? The hearing is continued.

MOTION CARRIED: SIX AYES. ONE ABSENT.

3. Public Hearing for Burnside Ridge Estates (H-2023-0055) by Kimley Horn, generally located on the south side of W. Victory Rd and the west side of S. Linder Rd., in the NE 1/4 of Section 26, T.3N., R.1W

- A. Request: Annexation of 123.28 acres of land with R-2 (11.91 acres), R-4 (89.55 acres) and R-8 (21.82 acres) zoning districts.
- B. Request: Preliminary Plat consisting of 263 building lots, 33 common lots and one (1) other lot, which is a holding area for future re-subdivision, on 121.31 acres of land in the R-2, R-4 and R-8 zoning districts.

Seal: Now I would like to open the public hearing for Item No. H-2023-0055, for Burnside Ridge Estates and we will begin with the staff report.

Allen: Thank you, Mr. Chair, Members of the Commission. The first application before you tonight is a request for annexation and zoning and a preliminary plat. This site consists of 121.31 acres of land. It's zoned RUT in Ada county and is generally located southwest of the West Victory Road and South Linder Road intersection. The Comprehensive Plan future land use map designation is low density residential on the eastern 41 acre portion and medium density residential on the western 80 acre proportion of the site. The applicant is requesting annexation of 123.2 acres of land with R-2 zoning, which consists of 11.9 acres, R-4 zoning, which consists of 89.55 acres and R-8 zoning which consists of 21.82 acres as shown on the zoning exhibit before you for the development 263 building lots. One of the five existing homes is proposed to remain on a lot in the subdivision at the northeast corner of the site and that is on this lot right here. The other existing homes will be removed prior to development of the phase in which they are located. The low density R-2 zoning and medium low density R-4 zoning is proposed around the perimeter of the development as a transition to rural residential properties in the county and the medium density R-8 zoning is proposed internal to the development. An overall gross density at 2.62 units per acre is proposed for the subdivision. Low density residential future land use map designation allows residential development of three or fewer units per acre, while the medium density residential designation allows three to eight dwelling units per acre. As is the gross density of the low density designated areas 2.81 units per acre, which is consistent with the desired density. The density of the medium density designated areas is 2.27 units per acre with the conceptual lots in the holding area, which is slightly below the desired density. The Comprehensive Plan allows for adjacent abutting future land use map designations when appropriate and approved as part of the public hearing with the land development application to be used with the some caveats. The applicant proposes to use the abutting low density designation to the west and the low density designation on the eastern portion of this site toward a portion of the medium density designated area on this property as shown on the exhibit there on the left. With the proposed application of the low density designation the gross density of the low density designated area, including a holding area, is 2.4 units per acre and the gross density of the remaining medium density designated area is 2.64 units per acre, which rounds up to three units per acre and is consistent with the desired density for both designations. Staff is supportive of the applicant's proposal for decreased density in the areas proposed as it allows for larger half acre abutting the west boundary, the subdivision adjacent to large rural agricultural lots in Stetson Estates Subdivision for a good transition in density as desired in the Comprehensive Plan. The proposed preliminary plat consists of 263 building lots, 33 common lots and one other lot, which is a holding area for future resubdivision and that holding area is located at the southwest corner of the site here. Two collector streets are proposed in accord with the master street map. One is a north-south street from Victory and that is this one right here if you see my cursor and the other is the east-west collector street along the southern boundary of the site. These are proposed in accord with the master street map. Average lot sizes are as follows: Half acre lots in the R-2 zone, quarter acre lots in the R-4 zone and .17 acre

lots in the R-8 zone. The subdivision is proposed to develop in four phases as shown on the phasing plan on the right. The first phase located on the northeast portion of the site includes the northern portion of the north-south collector street and access on Victory Road and a local street access Linder Road. This phase is proposed to integrate all of the street buffer improvements including sidewalks along Victory and Linder Roads. The second phase is located on the northwest portion of the site and includes the southern portion of the collector street. The third phase is located along the southeast portion of the site and includes the east-west collector street access from Linder Road. The fourth phase is the Kelly property is located along the east side of the development between phases one and three and fronts on Linder Road and that is this area right here. Staff is recommending the phasing plan is revised to include the holding area lot in phase three and, again, that's this area right here. Currently the phasing plan excluded -- excluded this area and is not included with any of the phases proposed. Again the holding area located at the southwest corner of the site is not currently serviceable by city sewer and won't be for quite some time and so a temporary lift station on Ten Mile and a 15 inch trunk line for the lift station is constructed. At staff's request a concept plan was submitted for that area as shown, showing how the future development will integrate with this development. A total of 40 building lots are shown in that area, with the extension of local and collector streets. Again, none of these improvements will be made with the subdivision. That will simply be included as one large lot for future resubdivision in the future. The existing Jackson home that is proposed to remain is required to connect to city sewer and water service, take access internally from within the subdivision and change their address and, again, is this house here at the northeast corner. This lot here fronting on Linder. The property owner at 3801 South Linder Road Colleen Kelly -- again that's this area right here requests Council approval to remain on well and septic until her property redevelops with phase four and utilities will not be accessible until at a minimum phase three. Retention of her existing access from Linder Road is also requested until such time as the property redevelops. She is amendable to installation of the Linder Road street buffer and frontage improvements, except for the area where her driveway is located, including sidewalk being installed on her property in the interim. There are five existing driveways from Linder Road and four on Victory Road that will be closed with development of the proposed subdivision. A new north-south collector street South Farm Road Avenue, is proposed from Victory Road, which will extend to the southern boundary of the site with the development of the holding area. The right of way for this street should extend to the east property line on the northern portion of the site as required by ACHD for future access to the collector street for the Coleman property and that is this area right here. A new east-west collector street, East Holstein Drive, is proposed from Linder Road along the southern boundary of the site, which will extend to the west property boundary with development of the holding area. Another local street access, Pivot Drive, is proposed from Linder Road to north of the collector street. Internal local public streets are proposed for access within the development. The development is required to comply with the subdivision design and improvement standards in the UDC. There are four block spaces that exceed the maximum block face standard. The plat should be revised to comply or request for Council waivers to the standard to be submitted prior to the Council hearing for Council's consideration. A 25 foot wide street buffer is required

along Victory and Linder Roads, both arterial streets and a 20 foot wide buffer is required along internal collector street, landscaped in accord with UDC standards. Staff is recommending as a provision of a development agreement that ten foot wide detached sidewalks are provided along all collector and arterial streets within and abutting the site for public safety. The pathways master plan depicts a ten foot wide pathway along the internal collector streets and along the north side of the Calkins Lateral. Based on the area of each zone, excluding the holding area, a minimum of 12.59 acres of qualified open space is required to be provided with the development. The open space exhibit submitted by the applicant is 11.53 acres, which is 1.06 acres below the required amount. Some of the areas included are considered remnant areas and don't qualify, while other areas, such as the parkways aren't counted, but could qualify if they meet the required standards. The Calkins Lateral easement also doesn't qualify if the lateral is piped as proposed and isn't landscaped, but could qualify as linear open space if it's left open within the water -- with the waterway as an amenity and ten foot wide buffer is provided for active access along the waterway. Staff is recommending that the open space exhibit is revised prior to the Council hearing to comply with the minimum standards. An abundance of site amenities are proposed exceeding UDC standards by more than double. Based on the development area, excluding the holding area, a minimum of 25 amenity points are required to be provided, some from each category. A total of 42 points are proposed, which consist of a clubhouse, commercial outdoor kitchen, outdoor fire range, public art, two picnic areas and a fitness court from the quality of life category. A swimming pool and spa, tot lot and two sports courts, pickle ball, from the recreation activity area category, 1.25, approximately, miles of multi-use pathway from the pedestrian and bicycle circulation category and a bicycle repair station from the multi-modal category. A holding area will be required to comply with the minimum UDC standards for common area -- common open space and site amenities with resubdivision. Staff recommends as a development agreement permission that the use of common open space and site amenities is shared throughout the development area between the holding area and the development proposed with this application. The Williams Northwest Gas Pipeline crosses the northeast corner of the site on the Jackson property within a 75 foot wide easement. The Calkins Lateral crosses the southwest portion of the site within a 60 foot wide federal easement 30 feet each side of the centerline and that is this green area right here, which is a little misrepresented, because the border -- Boise Project Board of Control will not allow any landscaping at all within their easement, so that will not be green space. The Boise Project Board has agreed to a lesser width of 40 feet on the easement if the lateral is piped as proposed, but will not, as I stated, allow any improvements or landscaping within their easement, other than gravel. The Givens Lateral is piped and runs off site along the west boundary of the site. A seven foot wide easement exists on this property, which is supposed to run along the rear of abutting building lots. The board will not allow the easement to be located on building lots, therefore, the plat will need to be revised to include this area in a common lot to be maintained by the homeowners association. Conceptual building elevations were submitted as shown for the proposed one and two story single family residential detached dwellings and two different barn style concept elevations were submitted for the clubhouse as shown. The architectural style of the homes will be a mix of

contemporary forms and modern farmhouse styles. Building materials range from stone to stucco and board and batten siding with natural colors. Home sizes are planned to be 2,200 square feet or larger, similar to home in surrounding development. Become homes on lots that face collector streets, Farmyard Avenue and Holstein Drive, an arterial street, Victory and Linder Roads, will be highly visible, staff is recommending the rear and/or sides to two story homes on these lots incorporate articulation through changes in two or more of the following: Modulation. For example, projections, recesses, setbacks and pop outs, bays, banding, porches, balconies, material types or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the public street. There has been no written testimony submitted on this application. Staff is recommending approval with the requirement of a development agreement per the conditions in the staff report. The applicant is here tonight to present. Thank you.

Seal: Thank you very much, Sonya. Would the applicant like to come forward. Good evening.

Clark: And hi, neighbor. I think -- I think this is the first time I have been here for Brian to be on the commission stage. Welcome. So, my name is -- as some of you know is Hethe Clark. 251 East Front Street in Boise, representing the applicant. I think this application is actually in pretty good shape and so I'm going to kind of fly through some elements of it and highlight a few other elements of it, but we are largely in agreement with staff. As you heard there is a few items that need to be tweaked and one of those is that Calkins Lateral open space strategy, because that will answer the -- the overall open space question, so -- but I will show you what I mean by that as we go through the presentation. So, again, annexation, development agreement and pre-plat are what before -- before you. Some of you might recall this. It's got a bit of a history to it. This -- this was originally applied for back in 2021. Came before this Planning and Zoning Commission, got a unanimous recommendation of approval, then, we went to the City Council and ran into a situation where Council made some policy decisions as to whether they wanted to grow into that area or not, as -- if you are aware there was a reconsideration submitted and, you know, we think that Council maybe didn't take into account all of the facts with regard to what utilities and things were available at the time. But since then -- it's been a couple of years -- development has continued in that area and we think that this is appropriate to be back and forth in front of everyone. So, the project is on 121 acres. I just wanted to kind of remind everybody where we are located. It's got great access to freeway interchanges. It's right in the -- in the line of development as you are working from east to west coming from the city. Adjacent developments. There is significant development all around it. We are against the city limits. We are within the area of city impact. As you can see Kuna is kind of sneaking up on us there on the south. There are large county parcels on our west and north and, again, city development on the east. Kind of wanted to emphasize this as well. So, it's an area that is ready for development. The square mile immediately to the east has been entitled and is under construction. The Windrow project that some of you might remember came before you just a couple of months ago, is that R-8 property that's down on the south here, if I can make the mouse work. So, that has completed the

entire block face of Linder there in terms of entitlement and so this is certainly ready to move on to development further west. There were a number of opportunities and constraints. Sonya mentioned some of it. You have got the fuel pipeline on the northeast. You have the Calkins Lateral and the Givens Laterals. We identified a path forward with regard to Ms. Kelly's home and we will talk about that here in a little bit. And we are providing density that bridges between the more dense development on the east that's coming from the city and less dense development on the west that's already occurred in the county. So, this is just to kind of emphasize the locations of that pipeline and the lateral. So, this is where things are a little interesting and you saw that with the map that Sonya showed you guys about -- and with the land use designations and how they needed to be interpreted. So, as you can see here the property has a low density residential side of it and a medium density residential side of it, but what made that a little bit challenging is that the medium density side is on the outside, right, the area where you would think you would be going low. So, we had the low where we probably could have used some high and the high where we could probably have used some low and so we worked with staff, worked within the Comprehensive Plan to be able to use the -- slide those designations up to 50 percent in the medium density area and that way stay within the comp plan densities. But, again, we are -- we are within those comp plan densities and we are relatively low in order to be able to transition to the county lots on our west. Zoning as proposed is very consistent with what you see in the areas nearby with the R-4 or the R-8s and, then, it's been shown -- we have the R-2 on our west to help transition to the -- to the neighboring lots. So, again, this is an overview. As Sonya mentioned, gross density of 2.6 dwelling units per acre and 11.8 percent open space. This is a close up on the zoning, but I want -- I did want to emphasize that holding area. So, that holding area includes 21.05 acres. The -- that is an area that we had originally actually planned to leave out of the application and the reason for that is because it can't currently be served; right? So, we didn't want to have a suggestion that there is a portion of the property that can't be served so, therefore, it's not ready for annexation. Discussed that. You know, have a good relationship with staff. Discussed it with Bill. Staff's strong preference was that we actually bring it in now, even though it's not ready to be -- not eligible for sewer service and the reason for that is that staff did not want that area to somehow potentially become an enclave in the county if it didn't ultimately develop. So, we went ahead and did that, but just want to emphasize that holding area is not going to develop until the services are available. We included it because staff asked us to. I -- I don't know if this is a record, but it's pretty high to be able to close nine existing driveways and replace them with just the three is -- pretty is pretty great for area traffic safety. Obviously, every time there is a driveway there is a potential for conflict. We are making the expected improvements on Linder and Victory, so you will have the green space and the 25 foot landscape buffers. The turn lanes will be provided and, then, internal to the project we will have the -- the type of traffic calming that you would expect. So, open space. So, our regional pathways are being provided in the locations that the path -- parks and pathways folks have requested. So, that's on Linder. It's up on Victory. It's along our internal collectors and it's along the Calkins Lateral. With regard to open space, as I mentioned, we are going to continue to work with staff to get more of the project qualified. And just to kind of add a little bit more of a gloss to that, so Boise Project has actually become more restrictive on what

you can do in their -- in their easements than they even were before and they have taken the position that you really can only do gravel within their easement at this point. You used to be able to do some turf and some shrubs. It's gravel lonely. So, we are looking at two alternatives. One would be leave the lateral open. That means the 60 foot space. And, then, you have got the 20 foot buffer and, then, whatever additional you need in order to make it work. So, you could be looking at 90 feet at that point, which to us is a pretty big constraint on the project. We also discussed with Boise Project -- and I think this is the way we are going to go, is it if you pipe it they will reduce the easement to 40 feet and, then, you can put your pathway just outside that 40 feet, so we have ten feet for the pathway and, then, five feet for landscape and what we would like to do is work with staff to come up with a solution on that that would allow us to qualify a chunk of that as qualified open space. That would, according to my very non-engineer and non-surveyor calculations should make up for the deficit, because it's about a half to two-thirds of a mile that that Calkins Lateral covers and if we can qualify the pathway and the landscape areas we should get pretty darn close. But that's -- I think you have got a condition language right now that works to allow us to -- to get that sorted out with staff. Okay. So, the amenities. This is a standout element of the project. So, I have done -- you couldn't tell by my hairline, but I have been doing this for about 20 years and I have done a few large planned communities around the Treasure Valley. Planned communities are a different animal than a regular subdivision. Some of you might be familiar with them. But with -- with planned communities one of the things you have to do is this placemaking exercise and to show that there is areas internal to the project where people want to gather and they want to do things and so, you know, Harris Ranch is a project that I worked on Dry Creek and I have got another one going in Elmore county where we have these talent centers that we have designed, but you don't see that on regular subdivisions; right? That is one of the things that I think is really cool about this project is that there really is that level of placemaking here with the tribute to the farm heritage of the property and the attempts to reuse the farm implements and the architecture and the construction and so you have got these gardens and you have got fields and open spaces to bring everyone together at the center of the project and as Sonya mentioned, they more than double the number of amenity points that are required with this one, which is pretty remarkable. This is -- just kind of built on that, this -- the idea is to retain that legacy of the family farm, so a lot of these pieces would be reused within the project. The picnic shelter concepts are also, you know, a tribute to that agricultural heritage. The clubhouse concepts that you have already seen, you know, kind of that barn look to them and, you know, an entry monument concept that actually contributes to the placemaking as well, that provides not just a generic, you know, typical subdivision monument sign, but something that ties the project together and gives you a sense of place as you are driving into the project. With the home designs you have seen, you know, we anticipate contemporary and modern farmhouse. Let's talk a little bit about utilities and this was to my point earlier about the prior application. I think it's important to just remember that the project has been planned and it has -- there is -- there are utilities at the project. The utilities were brought there as part of the -- the sewer concept planning that was done in connection with the large 1,500 acre annexation that the city did a few years ago and that sewer is there. Public Works -- you can see their -- their review there down on the left saying

that sewer is available at the site. You can see the manhole locations on the bottom right. Domestic water is the same. It's there. You can see the -- the -- the hydrant locations on both Victory and Linder on the bottom right as well. So, let me wrap this up. So, as we were looking at the project, again, there were a number of competing goals that we needed to emphasize. You know, one is we have got the county lots on the west side. We have got the city lots on the east side. We have got medium density residential designations on our west where we would like lower and we have got low density residential on our east where we would like higher and we have figured out a way to be the bridge from the more dense city development to the less dense county development. There are no traffic issues that have been identified by ACHD. We agree with their report and, again, we think we have worked within the Comprehensive Plan to bridge the gap between these various densities. So, in terms of our homework, you know, we see is we need to go work with staff to qualify an additional acre of open space and, then, we need to work with staff on the block face questions that they raised and the amenity designed around your irrigation facilities. Again, the Calkins -- Calkins Lateral pathway. But we are in agreement with the -- all of the remaining conditions, with just one tweak that I will mention, but these are some of the things that have been addressed, including the addition of the VRT bus stop. We are adding a multi-modal amenity, which, you know, in the larger concept in this project with the number of amenities we have provided, you know, a bike repair stand or something like that is not that big of a deal, but something that certainly helps and so we would ask for your recommendation of approval, but the one tweak I would ask for -- and this is more of an imposition -- not imposition -- limitation on us I would say, but I really want to emphasize this point that the -- the holding area can't develop until those utilities are in place and so I didn't want to have any confusion with the prior condition where it said that it would be included in the third phase of development. I didn't want anyone to read that and think that it's going to be developed with the third phase and so my suggestion was to just say that it will be part of the recorded development agreement, platted as a mega lot when the adjoining areas of the project are subdivided and that it would only be developed when municipal services are available on the site and I can leave this up for commission's use. So, with that I have talked a bit, so I'm happy to answer any questions that the Commission might have.

Seal: Thank you very much. Taking notes. For certain. I will -- I have a question to start off with here and that is the -- the timing between when -- when you think you will be to that fourth phase -- or third phase, fourth phase of the subdivision and when basically city services are going to be available to that area. Would -- what's the timing on that or what's the gap in timing that you project?

Clark: Yeah. Commissioner Seal, it's anticipated overall about a five year build out. So, call it three and a half to four years, something in that range sounds about right. And then -- so, that -- I think you may be focusing on the house that's down there and whether it's going to have access to services or anything like that in the meantime. So, we have the condition that allows it to stay on -- on well and septic, but that house is anticipated that it would likely go away. So, that's more of a temporary condition, which is being accounted for with the condition of approval.

Seal: Yeah. And that's -- that was my next question. But you -- you kind of answered it and I -- I'm kind of thinking on that one -- I understand why staff wants that -- that holding area included in -- in a phase, just so it doesn't get left out. But the house, in my mind, kind of fits that same stage, where I would kind of like to see that come in third -- in the third phase instead. I understand, you know, why you would want to keep that as long as you can, but at some point -- let's -- you know, let's tear the band aid off and get it done. So, I think that it would be more appropriate in the sooner stage than a later stage, but others can chime in on that if they want to.

Clark: And, Mr. Chair, I would just say that the timing for that -- you notice that it's a pretty small phase. The idea with that is to give that homeowner as much time as possible, you know, so she's not sucked into her prior larger phase and leaving all that prematurely. I don't know if that's the right word --

Seal: Right.

Clark: -- but that's the idea is to try to accommodate that homeowner.

Seal: Okay. Understood. But it's -- if the property is sold as part of this -- I mean you kind of got to go along with what -- we have to do what's right for the city, not for the individual. That's -- that's my only point in that. I do have question -- I'm going to take up a lot of time here. The windmill -- is it a working windmill? Does it provide power?

Clark: Mr. Chair, we are not sure if it's a working windmill or if it will provide power, but as long as it's structural -- so, I don't anticipate -- let me put it this way. I don't think that there are plans in place to have it connect to anything and actually powering it, it was more of a cosmetic thing, but that's certainly something we could look into.

Seal: Okay. And, then, on the -- basically the ditch that runs through there -- is the reasoning behind piping it just purely space? I mean is that -- that's kind of what I'm understanding, is it's just a -- it's just a space issue.

Clark: That's a major constraint. Yeah. Because if -- if you pipe it the easement goes to 40 feet. If you leave it open at 60, but, then, anything you need to do for the city goes on top of that 60, so you have, essentially, lost a row of homes at that point if you do that.

Seal: Yeah. Okay. My memory of this is that it's -- there is a significant pitch to the property, too, especially as you get higher on it, but is -- is there room in there to kind of push that space into the holding area to accommodate that space? And the reason -- you know, it's kind of known that I ride bikes and I like to ride bikes in Meridian, so the questions that I'm asking here -- because this sets the precedent for what's going to be done. So, whoever connects on either end of that is also going to do the same thing more than likely. So, I just -- I'm a fan of, you know, having that space open and having a pathway that goes along it. One of my favorite places to ride in Meridian is in between Ten -- Ten Mile and Linder between McMillan and Ustick. There is a -- there is a

pathway there that wouldn't be like this if you did it that way, you left it open. They allowed landscape to happen in there, so I understand that that's one of the drawbacks of it is how do you beautify it if you can't put grass and shrubs on there, so -- but, anyway, just -- I'm a little bit concerned about that. I would like to hear a little bit more about it, you know, maybe some ideas around what might be able to happen in there to accommodate it to be more of a -- you know, more of something that's really an integral piece to it, instead of something we have to work around.

Clark: Yeah. Mr. Chair, so there is -- I guess I have a couple of thoughts on that. So, the -- the width of the pathway itself is going to be the ten foot pathway regardless of whether it's a tiled lateral or an open lateral. Really what we are talking about is the area that you have to keep open subject to the easement. So, it may feel more open, but it's the difference between 20 from centerline or 30 from centerline and so, you know, in our view -- and, again, we are -- we are open to recommendations from the Commission, because, as I said, this is something that we need to have additional conversations with Phil about, but with a 20 foot from centerline open space -- open area, 40 feet total, then a ten foot pathway, then five feet of landscaping, I don't think it's going to feel constrained at all for cyclists and like if you went down to -- on the -- in the Windrow project they had a portion that stayed open and, then, they had a portion that was titled and that one it was more -- based on the geography and how to could work there. So, definitely there are practical considerations to -- to our preference currently to pipe the ditch, but I don't think it's going to feel like a closed chute. You know, it's going to feel fairly -- it's going to feel pretty wide open still. It's a shame that we can't work with Boise Project to allow for more landscaping, because the other issue that it does for us is because we can't do any of the landscaping we have a much harder time getting it qualified as open space, which means we have to provide that somewhere else.

Seal: Right.

Clark: So, that basically takes that open space, makes it something that we can't benefit from on the entitlement side and, then, we have to push density out elsewhere and we are already very low on -- on the density side right now. So, the losing lots pushes us outside of compliance with the comp plan. That was a bit rambly, but those are my thoughts.

Seal: I appreciate the feedback and I understand that we are right there. Got some limitations. So, we don't want to take anything away from that for certain, so -- commissioners, anyone?

Smith: Mr. Chair?

Seal: Commissioner Smith, go ahead.

Smith: Yes. Just briefly. And I appreciate the -- the dueling kind of priorities that you have. You have just mentioned loss of density on the open space side of things. One

thing just curious is whether it's been considered of actually -- and you have some areas that are lower than target density. Maybe slightly increasing density there to free -- you know, by shrinking lot sizes some to kind of claw back that open space. Has there been kind of some discussion of that possibly to maybe -- two birds one stone a little bit?

Clark: Commissioner Smith, so there is, like you said, competing motivations here. You know, we -- we feel like we are making a commitment to -- to the neighbors to try to keep those lots as big as possible. So, half acre lots within the city on city services is a pretty rare thing and you have to push the density up in the rest of the project to be able to be economical for the city to serve it, because half acre lots are not economical for the city. So, you know, I have looked at it from that perspective. We have also looked at it from the perspective of -- if I look at that open space map and I know what I still need to make up and I look at that Calkins Lateral is none of it being qualified right now, I see all of the delta being made up there as soon as we can figure out a solution with staff on that and so that's where our focus has been has been trying to figure out how to get that Calkins area qualified, because I think that helps us more than shrinking up lots against the neighbors.

Smith: All right. Thank you.

Clark: Yeah.

Seal: Commissioners, anything else?

Sandoval: Mr. Chair?

Seal: Go ahead, Commissioner Sandoval.

Sandoval: So, June 2022, you were denied by City Council.

Clark: Uh-huh.

Sandoval: So, other than the holding area -- and you had a seven -- around a seven and a half percent decrease, what burden is less impact on the city, I guess, where -- where is that? If we are going to go forward, I mean --

Clark: So, again, the decision to annex is a City Council decision and it's a policy-based decision and back when that decision was made there was two items that were cited. And, again, this came through P&Z with a full recommendation for approval and had a staff recommendation for approval. Council suggested during the hearing that utilities were not available and that this was not part of the priority growth map, which if you have been around long enough you saw it circulated through the halls of the city, but it was never adopted. It -- the version that was referred to during the hearing was not -- did not reflect the current reality at the time. So, for example, it didn't have the new fire station, didn't show the new sewer shed, didn't show new development in the area. We requested reconsideration and we weren't able to get it back in front of them. So, in this

case what we have done is we waited it out, we -- you know, two years have gone by, there has been an additional development immediately adjacent to us that has been approved that has -- you know, just like our application has shown no negative impact on the city, both in terms of traffic or the ability to serve with utilities. So, I -- Commissioner Sandoval, I guess I would say that I was confused by the Council's decision before, but we are pretty confident that with an additional two years and with the development immediately to the east and, then, showing, again, that the capacity is there -- and, you know, something I can't emphasize enough is that the city has actually invested in utilities to serve this area specifically. So, the city -- when we -- we did the big 1,500 acre annexation a few years ago, the city invested in running sewer and water lines out to this area and so to say we are not going to use that investment to me is a difficult thing to understand as well. So, I can't put myself -- I don't think I can actually say that I agree with the decision before, but I do think the circumstances have changed a bit and I think that if you look at the evidence that the factors for annexation are all satisfied given the services are there it is contiguous and the -- and there are no negative impacts.

Sandoval: Thank you. Is this an inappropriate time to ask the staff questions to --

Seal: No. Feel free. Go right ahead.

Sandoval: Okay. So, my main concern here is you're -- you're asking that they put this holding area in phase three, which says they cannot develop phase four, basically, until they are waiting on city services, correct, to be delivered? Is that not accurate?

Allen: Commissioner Sandoval, that's not it at all. That -- that holding area is being platted as one large mega lot, which will be resubdivided in the future and that means that a new preliminary plat will be submitted in the future to resubdivide it in a final plat down the road when services are available. Staff is asking for that lot to be included in phase three, because the current phasing plan does not include it in any of the phases and what will happen if it's not included in a phasing plan is it will be left out of the overall subdivision. It will not be included as one large mega lot and it will create a remnant parcel, then, that's not part of the subdivision. So, that is why staff is asking for it to be included in phase three. There are no services to it. There are no lots platted in it. None of the construction drawings show services to it. They don't show roads through it. Anything. Staff is not in favor of the modification of a condition that's requested by the applicant for that reason. Does that answer your questions or do you need further clarification?

Sandoval: It does to an extent and I didn't look at the phasing map, because the line were -- a little dashed -- a little hard to read. So, why not in phase four? Is that section of the property getting developed before?

Allen: Phase four is not adjacent to the boundary if that --

Sandoval: Okay.

Allen: -- is why.

Sandoval: Okay. Thank you.

Allen: It needs to be contiguous.

Starman: Mr. Chairman, could I -- could I just ask to clarify -- I was going to ask this question when the time is appropriate and this might be a good time to ask, if you don't -- I want to clarify the --

Seal: Absolutely.

Starman: -- the request from the applicant -- from Mr. Clark, because I think -- I may not be tracking the language, but as I look at the phasing plan right now, phase two and phase three only are adjacent to the holding area. So, it seems like your language gets to the exact same spot as what the staff condition requires, just sort of words it differently, but what am I missing there, because I don't understand the distinction.

Clark: Mr. Chair, Attorney Starman, so the reason I laughed -- and I meant no insult. I hope you -- I hope you didn't take any. The reason I laughed is because my concern with the condition was that someone would ask that question, so -- because I read the condition as implying that there would -- that it was somehow tied in to the development of phase three; right? I don't want there to be any confusion over the fact that we don't think the holding area can develop right now and that we are including it only at staff's request and so that's why my -- the suggested change that I have put forward really -- it arrives at the same point when it comes to platting it as a mega lot, if that's what was intended, but I do want to emphasize it can't develop. We -- we have to wait until the utilities are available, so --

Starman: Mr. Chairman, just to clarify. Thank you, Mr. Clark. That's helpful. So, just to kind of reframe, I think that the language is similar and I understand Mr. Clark's point in finding great clarity relative to the holding area -- is what I thought -- as I understand the condition, both what staff is trying to accomplish and the applicant is -- with the way Mr. Clark proposed language when it says when the phases surrounding the holding area have been -- have been subdivided, the mega lot needs to be -- needs to be platted at that point as well and -- so, I think that really because the mega lot is only surrounded by phase two and phase three, that it would have to be platted at the time phase three is platted. Would you agree with that, Mr. Clark?

Clark: Yeah. I don't disagree with that.

Starman: So, I think you kind of get to the same spot, but I will leave it at that. I just wanted to clarify. So, I wasn't seeing the distinction other than I understand Mr. Clark's point relative to clarity on the holding area.

Seal: Yeah. And I will kind of go back to the -- I mean now that I understand phase four a little bit better, I mean I think if you just got rid of phase four and did phase three and did that all in the last one, then, this would probably be moot for the most part, so --

Clark: So, in other words, can -- that phase four would be consolidated into phase three?

Seal: Correct.

Clark: And, again, that would just move up that homeowners --

Seal: Correct.

Clark: Okay.

Seal: Again, that's -- I mean there is a whole lot of things going on that impact a whole lot of people and we are trying to protect one homeowner -- protect is probably not the right word, but, basically, give them an extended period of time to enjoy what they have on their property, which I completely understand, but at the same time you are going to sell it and you are going to do it, it's just part of the plan. So, let's not drag this on for everybody else would be my -- you know, that would be the point I would make in that. So, that's just creating a lot more -- a little bit more work for the folks to have to do in order to accommodate that when to me let's just make it part of phase three, plat the holding area and we are done.

Clark: Yeah. Mr. Chair, I -- you, know the -- the -- the burden of that, you know, really falls on the applicant. It's not really a city services, city issue from my perspective. It's -- it -- yeah, it would save the applicant some money to do it all at once, you know, but the applicant is trying to work with this neighbor to give them as much time as possible. So, that -- that's the reason it's being done that way.

Seal: Okay.

Lorcher: Mr. Chairman?

Seal: Commissioner Lorcher, go ahead.

Lorcher: Phase three and phase four, aren't we talking three to five years anyway though?

Clark: Between those phases?

Lorcher: I mean -- right. So, you want to give the homeowner in phase four as much time that they can enjoy their home, but phase one is going to be a construction site and since I currently live in the impact area of Highway 16 I completely understand having very large trucks making a lot of noise and dust on a consistent basis, so -- but I

mean phase -- by the time you get to phase three you're looking at three -- like three years; right?

Clark: Something like that.

Lorcher: So, would phase four be any further out than three to five years anyway?

Clark: I -- it would probably -- it would -- advise that home -- homeowner probably six months to a year. Typically -- you know, the typical track is -- I mean you're probably not going to do a final phase of each -- a final plat of each phase all at once; right? Typically you are not going to go that big, because of surety and bonding requirements and, you know, financing and all that sort of thing. So, if you could run through final plats on these -- call it every six months, you know, then, it -- with a goal of an overall build out in five years, that buys that homeowner probably a year.

Lorcher: Did the applicant give the homeowner a specific time?

Clark: It -- there is not a specific time, no.

Lorcher: So, they didn't say, okay, ten years from now --

Clark: You're out.

Lorcher: -- you have to go.

Clark: Yeah. No.

Lorcher: But it's open ended.

Clark: Uh-huh.

Lorcher: Got you. Thank you.

Clark: Yeah.

Seal: Yeah. And I mean my only concern in this is just that that -- it drags on and on and on and on and on. You know what I mean? That's kind of -- you know, it creates -- you know, it creates the opportunity for that for certain. So, I think that's -- in my mind I would like to avoid that. That's -- that's my opinion on it. So, I do want to say, Commissioner Grace, you did want to speak earlier, so I just want to make sure we are not skipping over you.

Grace: Thank you, Mr. Chairman. I just wanted to get clarity on -- I appreciated Commissioner Sandoval's question, because it was sort of going to be one of my questions about the -- sort of what has changed since the last time a project was proposed and brought to City Council and you described some things and just to clarify,

you're saying that sort of the growth in that area that you have described has happened since that time that the proposal came forward in 2021, '22?

Clark: Yeah. So, it's in '21 and '22 and Bill might be the best person to answer some of this, but -- if I can find a good map for you. Okay. So, since '21 and '22 you have seen additional development in that square mile between Linder and Meridian, including the project that is immediately across the street, which is the R-8 project below. In that '21 to '22 period the City Council has also extended the plat approvals for Brundage Estates, which is immediately across the street and the development and the construction during -- in that square mile has continued apace since then. So, in my view, yeah, there has been two more years, there has been -- several applications have been approved -- their applications have been extended. The utilities, again, are all there and they all -- and they were there at the time and there seems to have been some confusion when that decision was made as to whether they were available.

Grace: Thank you. And that's what I was looking for just to make -- to just confirm that was -- it wasn't already there when they were considering it at the time. These are new developments.

Clark: That's right.

Grace: Mr. Chairman, just a follow up if I could. The -- one of the things that we have talked about a lot is the transition to these -- sort of the other larger county areas and I noticed in the staff report there was a comment maybe that -- that this body, this Commission, should consider whether the surrounding neighbors and the public believe that that was an adequate transition and I just wondered if you had gotten any feedback from those -- you know, those neighbors about whether they thought that was, indeed, a solid transition?

Clark: Yeah. Commissioner Grace, you know, I wasn't at the -- at the neighborhood meeting. There are not -- there is not any written public testimony. I'm sure you will hear from some folks tonight as to -- as to what they think. In my experience, you know, everybody wants more -- you know, more open space and -- and fewer lots around them, so I expect that there would be some conversations about that, but to have, you know, these half acre lots on -- within the city and on city services, you know, responsibly it's hard to go much bigger than that and that's the way that we have kind of looked at it and, again, our densities are on -- very much on the low end for what the Comprehensive Plan calls for this area.

Grace: And about those densities, I just want to make sure I understand, what -- what you are saying is that in order to achieve a -- an average gross density that complies with the comp plan, you're saying you use parts of the low density --

Clark: Yes.

Grace: -- with the medium density. Was that what -- what was the --

Clark: Yeah. Let me show you. So, the Comprehensive Plan anticipates some flexibility when it comes to the way that it's to be interpreted and, essentially, what it says is that -- and I'm sorry, this is slow getting through here. Essentially what it says is that you are allowed to use adjacent com plan designations, so long as you don't go across an arterial or a collector and so long as you don't use up more than 50 percent of that designation's open space within the project -- the project; right? So, if you look here, here is -- sorry. The mouse is not being very friendly. And of course it's jumping that -- you can see the north-south collector there that's got blue on the right -- or teal on the right and purple on the left. So, we are able to pull the low density designation to the west up to that arterial -- or to that collector, but we also have low density on the other side that we can pull the other direction. So, essentially, what it does is as long as we keep 50 percent of the medium density residential area, then, we are still in compliance with the comp plan and ultimately it's -- it's -- you know, if a neighbor is concerned and wants to see density reduced what we have done is we have applied more low density residential to the project than what the Comprehensive Plan currently on its face would show.

Grace: Okay. Thank you. I appreciate that, because I was a little confused when I read it and then --

Clark: Yeah.

Grace: -- so I appreciate the clarity.

Clark: It -- it took us a minute to wrap our heads around it, too, so --

Grace: Thank you, Mr. Clark.

Smith: Mr. Chair?

Seal: Commissioner Smith, go ahead.

Smith: So, now that you have gone all the way over here I will -- I have a question back on the phasing.

Clark: Oh. Sure.

Seal: Have him go to the very last slide in the --

Smith: On the opposite end of the -- for the staff or -- I don't know -- for Kurt -- is there anything in code or any kind of requirement for how long a phase can last in terms of -- I'm thinking it seems like to my mind we can include maybe some language to assure that that holding area would be platted, but with the understanding that it wouldn't be developed. Is there anything that -- also with the phase four aspect, is there anything that prevents them from, you know, completing a portion of phase three and giving that

homeowner as much time as possible within the phase or is there something that requires them to finish within say a two year time period or something?

Allen: Yes. Chairman, Commissioner Smith, there are -- there is a two limit -- a two year limit time that they have to obtain city engineer signature on the final plat. They can request an extension on that, but just to clarify, there -- there are no improvements, so -- and/or proposed or required in the holding area. So, there is -- there is nothing there for us to require them to develop.

Smith: So -- so, that two years, just to clarify -- it's been a long day -- that's on per phase --

Allen: It is. Yes.

Smith: Yes. Cool. Okay. Thank you.

Seal: Commissioners, anything else? All right. Thank you very much.

Parsons: Mr. Chair, before we turn it over to public testimony, I would also want to let the -- the Commission know that their phasing plan is off a little bit. I believe when I read the staff report they were going to do all of the street frontages with phase one. So, that -- that one graphic doesn't represent it going along with Linder Road, so I just wanted to point that out that there is a significant infrastructure investment there with phase one as well along the street frontages.

Seal: Okay. Thank you. Appreciate that input. All right. Thank you.

Clark: Thanks.

Seal: Madam Clerk, do we have anybody signed up to testify?

Lomeli: Mr. Chair, no one has signed up.

Seal: There -- there is just a bunch of people in here. Does anybody want to come up and testify? Come right up. Always love the public to come in and tell us what they think. Just need your name and address for the record, ma'am.

Connelly: Paula Connelly. And 3878 South Rustler Lane. Meridian. I have more clarification questions regarding the holding area. So, am I understanding that they have to come back in and have that area reapproved after it -- when they replat it?

Seal: Sonya, you want to put that into code ease.

Allen: Yes. Mr. Chairman, Members of the Commission. Yes, that -- that area is being platted as one large mega lot right now. That's it. But no development can occur on

that until services are available in the future and they come back in with a new subdivision plat for that area.

Connelly: Okay. So, it will actually be considered a second -- like a second subdivision that --

Allen: Yes. Yes.

Connelly: So, at that point what happens to density? Do they -- because it's a new subdivision do they have to start back over and it's medium density and they have no low density to switch it with and -- because the original back in 2001, that area extended the half acre lots. What are the chances that all changes, because this is approved and, then, they have to go back and replat that and, then, they are now required to do everything a subdivision does, such as another ten percent of open space and everything else and densities aren't met, so, then, those lots get lower and they are up against five and ten acre -- and that's the transition that they were trying to be respectful of.

Allen: Yeah. So, that's why staff asked them to submit this conceptual development plan that's before you here. We wanted to ensure that there wasn't a higher density developed on that site. The density that they are showing is consistent with the density that they are approved for this application and consistent with the --

Connelly: So, if this is approved and, then, that essentially --

Allen: They are tied to develop the property in general conformance with this conceptual development plan.

Connelly: Okay.

Allen: If anything, their lots could be possibly reduced if they have to add space for common open space, but it shouldn't be increased.

Connelly: Okay.

Seal: And we have seen this before and I'm glad the staff did this, because we have had applications come through where either as a conceptual plan wasn't submitted, you know, to something that would be an enclave or they are trying to, you know, have a real huge variance to what that would look like. So, this right here kind of helps to protect that. This is basically no way makes it to where this is what they are going to do and this is how they are going to do it, but it does keep the -- you know, basically the -- the essence of what they are asking them to do with, you know, the larger lots abutting the county land and things like that. So, it's --

Connelly: But the one thing that can change is they could be required to add in ten percent, which is going to take away from those lots then.

Seal: I don't know that that would happen, but -- you know. And that's -- I -- you know, trust me, as a citizen if I owned one of the lots next to this I would feel much better about them having to submit the -- the concept plan and, then, understanding the spirit of what the application is and what staff is requiring although. So, I can tell you that as a citizen, so -- I will take my chair hat off and just let you know that I have seen stuff like that happen before. This helps protect against that. It's nothing that binds them to have to do it exactly like this, but there is an understanding that goes along with this. It's kind of like intent language for -- when you read a legal document. So, I don't read legalese very well, but the intent documentation that goes along with it makes me go ah-ha.

Allen: Mr. Chair, if I could add to that as well. Their request for the low density residential future land use map designation to apply to this portion of the site also encompasses this area. So, they are required to develop with a density under three units per acre.

Seal: Thanks.

Connelly: Thank you.

Seal: Okay. All right. Thank you. Appreciate it. Anybody else? Ma'am, come on up. Good evening. I will need your name and address for the record, please.

Dille: I'm Darcie Dille and my address is 5205 North Sun Shimmer Way in Meridian, Idaho.

Seal: Okay. Can you hear that okay? Okay. Yep. Just wanted to make -- got to make sure we can hear you.

Dille: Sorry. So, I -- I'm from Meridian. I was born and raised here on Star Road. I attended Zion Elementary School when it was Zion Elementary School and attended Meridian Middle School and it -- before it burned down and, then, it was rebuilt. Graduated from Meridian High School. I'm a real estate professional at Keller Williams Real Estate, Boise, and I have been in this industry nearly eight years. I have known Dave my whole life. I grew up on Star Road. His backyard backed against mine and I asked him if I could sit next to him while he was working on developing this -- this project. Dave Young. So, I sat next to him in Kimley-Horn and I just observed and listened. At some point Dave asked if I would meet with the real -- or with the neighbors of this project and so for about six months we, members -- myself and members of my team and members of Dave's team met with all the neighbors that would meet with us and there were -- there were a lot of them, which was awesome. We met them in their homes. We sat at their kitchen tables. We walked their properties. They had conversations about the project. We showed them proposed site maps. We answered questions, discussed their lifestyles and ask them what was most important to them. We asked them what they wanted this community to look like. We asked about builder teams, who they wanted to see in there, what they wanted the homes to look like, what was important to them about how the community was shaped and what it offered and

we haven't heard from the neighbors in this area. Just one. But they are incredibly educated about the area in which they live. They know a lot of builder teams. I was pretty impressed with all of the -- all of the information that they knew about the valley, how it's growing and the process of development and in my time with this project Dave's done a really good job of keeping the neighbors in mind, while also adhering to the density requirements that the city has been asking -- asking them for. And the community itself is beautiful. So, I just wanted to share my thoughts on -- on Dave's commitment to the neighbors and listening to them and what they ultimately want this community to look like. I think he has been very respectful to what the neighbors are looking for and has tried to provide that.

Seal: Okay. Thank you very much. Appreciate that. Anybody else like to come up? Is there anybody online? I don't remember seeing anybody on there, but --

Lomeli: Mr. Chair, there are two attendees online, so do you want them to raise their hand if they would like to speak?

Seal: That's the attendees? If either one of you want to speak, please hit the raise hand button. Give you a second for that. One more time for anybody in here. Say going, going, gone. So, would the applicant like to come back up.

Clark: Mr. Chair, Hethe Clark. 251 East Front Street. And, you know, in terms of the conversation just now, I would agree with Sonya's comments about the application of the low density residential on the holding area. But, again, we can't develop that until the utilities are available. So, other than that I don't have any -- anymore to -- to add, unless there is questions from the Commission.

Seal: Commissioners, any final questions? Commissioner Smith, go ahead.

Smith: Mr. Chair. Yeah. So, just one thing before we close -- just to make sure I'm on the right page with -- with kind of what the discussion was had. Are there any -- and I know there is a preference for phase four to be separate and distinct to give that homeowner as much time. If we were to recommend the consolidation of phase four and phase three, are there any strong -- is there any strong opposition that you have or is that fine? Just would like to err on the side of giving --

Clark: We would like to give that homeowner more time. So, you know, there are hills to die on, but we would like to give that homeowner more time if it's possible, so -- but we -- you know, obviously, we would very much appreciate a positive recommendation and we always like to hear from the Planning and Zoning Commission what your thoughts are, you know, to be included in that recommendation and, then, we can take that to the Council and continue the conversation.

Seal: Anyone else? All right. Thanks very much. Appreciate it.

Clark: Thanks.

Seal: And with that I will take a motion.

Garrett: So moved.

Smith: Second.

Seal: Moved and seconded to close the public hearing for File No. H-2023-0055. All in favor, please, say aye. No nays, so we will close the public hearing.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Seal: Who would like to go first? Any at all?

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go right ahead.

Lorcher: It took me a minute to remember this, because 2021 was a little while back, but it all looks good and now that there are other subdivisions in the area, it fits even more, especially with the low density. I guess my only comment is -- and I know that there will be continued conversations over the Calkins Lateral. Your concept of field and meadows and gardens and barnyards and to tile in the -- the open space -- excuse me -- the -- the lateral seems to kind of go against that grain and I -- I understand that the space will be wide enough to go through, but -- and you will put landscaping in and what that means, but as a citizen of Meridian, as a commissioner, the more we are tiling in the -- the more we are taking the history of the farm that came with it in the first place and with you trying to honor the farm wise out there, to tile it in, I hope you can come up with a good solution to possibly keep -- if not all of it, some of it open. I know irrigation has a very definite way of how they want to do things and so they are difficult to work with and I respect that and I understand that, because water has been a big deal for a very long time, but I would say the only thing that I would like to see is as a -- as a Commissioner and as a citizen to see that -- that those laterals continue to stay open. Other than that the phasing and the holding area -- it all makes sense to me.

Seal: Okay.

Garrett: Yeah. I would like to comment.

Seal: Commissioner Garrett.

Garrett: I'm on the other side of that tiling. I come from another community where we had ditches and it was much better to have them piped than it was to leave them open from an efficiency standpoint and from an evaporation standpoint. So, the farmers actually appreciated the piping from a standpoint of having the irrigation canals running.

Seal: Okay. Anybody else? Commissioner Grace, go ahead.

Grace: Yeah. Mr. Chairman. Just a couple comments. I -- I appreciate the willingness to reach out to the neighbors and I appreciate the testimony of Darcie in her efforts. So, thank you for that. And I appreciate your willingness to work with the city on the open space area. I'm confident you will get that -- that sort of sorted out. I like the amenities. I like the number of amenities. It looks like it's double. I appreciate the sort of agricultural tribute and the transition from the -- the more city to the -- to the -- to the larger more expansive rural existing community and I am satisfied that -- with the responses about the situation -- the current situation in that region and the growth that's occurred and, hopefully, the circumstances have changed since the last time an applicant -- an application for this property came forward. With that said, I guess I -- the only thing I did not favor that the applicant has proposed is the -- is modifying the language. I think after this discussion I have learned a little bit about the importance of having that in phase three or even maybe -- the chairman proposed alternative of combining the last two phases. So, I don't -- I can't say that I'm in favor of that piece. I understand that might mean a little less time for that one existing homeowner, but, you know, everything we do here is a little bit of a trade-off. So, overall, I appreciate the work that's been put in and I like the -- I like the proposal. Those are my -- my thoughts on it.

Seal: Yeah. I will weigh in here. Lots of things about this that I like. I like the transition and density. I like the fact that it doesn't go from -- you know, directly from one to the other to the other, like, you know, it just -- like we had to do it that way. This just seems like it has a little bit more thought. Geography probably plays into that a lot. It seems like a lot of this is dictated by geography. I kind of like areas like that. You get out of the flat garage farms that are out there. The work on the -- the low density area against the large -- you know, the large county lots that are there and if that's -- you know, again, all of that is really great. I like the entrance off of Linder, how that looks, how it flows. That really creates something that can be expanded on when the property to the -- to the west develops. So, it kind of makes a little bit more grandiose kind of opening and flow to go through there. So, as far as the holding area, completely understand. I'm glad there is a concept plan that goes along with that, just kind of a further, you know, future reference, just this is kind of what we hope to make it look like. That helps kind of protect everybody involved and gives an idea of what that -- that may look like in the future when it does develop. So, I'm kind of with Commissioner Grace, I think that the wording that staff has is -- is appropriate, especially if we do consider, you know -- you know, a recommendation of having them combine phases three and four. So, you know, again, we have to consider the entire community, you know, and not just necessarily one person. I understand the one person is probably what helped make this all available, but at the same time it just seems like there is a lot of emphasis on that where combining those two is going to kind of make this a little bit easier proposition as we move forward -- or as it does move forward. I -- in the same position on the -- on the Calkins Lateral, I would like to see that done more naturally. There is an opportunity to do so. I understand it comes at a cost, you know, and -- you know, I don't want to impede anybody's ability to make some -- you know, make some money off of this, but at the same time it does -- that -- that sets the precedence for what everybody is going to do on the other side of it, so it would be nice to take the opportunity to do that. I

would highly recommend that you go look at the pathway that is between Ten Mile and Meridian. It's beautiful. It is a piece of the community over there and it is used by everyone. So, it just -- it just kind of elevates the property around it. It gives people a sense of community. You know, people are pretty protective of that area and the ducks over there. So, even riding a bike, you stop for ducks. People will let you know if you don't know for certain. So, it would be nice to see that -- in my mind it would be nice to see that left as part of the community. So, understanding that that may not be the way it rolls out. I think that's all I have on it. So, I -- you know, overall I think it's -- I think it's going to be a good addition to the city. So, I think it's well done. And I -- I love the amenities and the concepts on that. So, that's pretty amazing to me. So, I love the fact that you are going to take some existing material and really incorporate that into it. We had an application not too long ago that they were trying to figure out what to do with some historical buildings that were there and just trying to figure out how to even do anything with that delayed the application for a long time. So, the fact that you guys are doing that as -- on the front of this application is -- I think a great thing for the community.

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go ahead.

Lorcher: Just putting it out there. The Eggers dual silos are available to be moved to your --

Seal: There you go.

Lorcher: -- to stay in the City of Meridian, so -- we would -- we would love to see that not in an industrial park, but you already have silos there, you could put a beautiful -- and Corey -- whoever -- the developer is going to take it down for you, all you have to do is move it.

Seal: Bill has -- Bill has their number. Commissioner Smith, go right ahead.

Smith: Yeah. I'm just going to kind of echo pretty much everything that's been said. On the Calkins Lateral side I'm -- I'm pretty much as close to a fence sitter as you can get. I see the value on other side of things and I'm confident that you will work that out with staff and the language seems like it's fine and will enable that to happen. I think the one thing that -- the one thing that I think is kind of not fully buttoned up that -- but it seems like everyone's trending in the right direction, same -- or not right direction, but same direction is on that phase three, phase four. I agree with Mr. Chair, I would probably like to see them combined, but I don't know that it needs to be combined, depending on kind of where the rest of the Commission is at. But broadly I'm supportive of this, so I think that's just kind of the last thing that I would like to see -- don't know if we have some on. It seems like Commissioner Grace and you might be in favor of consolidating those, but don't know if anyone else has some takes.

Seal: Just -- and the nice thing about being on the Commission for that is we can set that as a recommendation if that's the way that the motion goes and City Council can say, no, we are not going to do it that way. So, that's the good thing about it. I -- you know, generally speaking I just -- this is our way of just putting it on the record, but that might make -- might make the build out and the transition easier in the long run for the city as a whole, so -- but that's -- I don't get to make motions, so -- that's up to somebody else. Mr. Sandoval, go ahead.

Sandoval: Now that I understand the phasing it make sense and the fact that you reached out and you have so much involvement in the community, I can really appreciate that. The one thing I really was concerned about, you know, was the additional burden to the city services, which I'm sure you are as well. So, I really poured through all the material. I think you did a good job with the holding area, separating that. The only other thing I really saw was the response time from Fire was ten minutes, which is still within their 12 minute recommendation for aerial. Other than that I don't really see anything that's in conflict, so -- I do -- I do like the phasing plan the way it is, though, with the four.

Seal: Okay. Good. Everybody has spoken, so happy to take more conversation or a motion.

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go ahead.

Lorcher: After considering all staff, applicant, and public testimony, I move to recommend approval to City Council of File No. H-2023-0055 as presented in the staff report for the hearing date of April 4th, 2024, with one modification, with the understanding that the holding area will not be developed until services are available.

Seal: I think that's already in the staff report. Are we okay with that? Okay. Do I have a second?

Smith: Second.

Seal: Just -- I guess I should probably read my notes here. It's been moved and seconded to approve File -- File No. H-2023-0055 with the aforementioned modification. All in favor, please, say aye. Opposed nay? Motion passes. Thank you very much.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Seal: And with that I will take one more motion.

Smith: Mr. Chair, I move to adjourn.

Grace: Second.

Seal: It's been moved and seconded to adjourn. All in favor, please, say aye. We are adjourned. Thank you very much.

MOTION CARRIED: SIX AYES. ONE ABSENT.

MEETING ADJOURNED AT 7:24 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS.)

APPROVED

ANDREW SEAL - CHAIRMAN

_____|_____|_____
DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK



AGENDA ITEM

ITEM TOPIC: Public Hearing for Ultra Clean Carwash (H-2023-0073) by KM Engineering, LLP., located at 715 E. Fairview Ave.

Application Materials: <https://bit.ly/H-2023-0073>

A. Request: Conditional Use Permit for a vehicle washing facility on 3.13 acres of land in the C-C zoning district per requirement of the rezone ordinance (#02-940).



STAFF REPORT

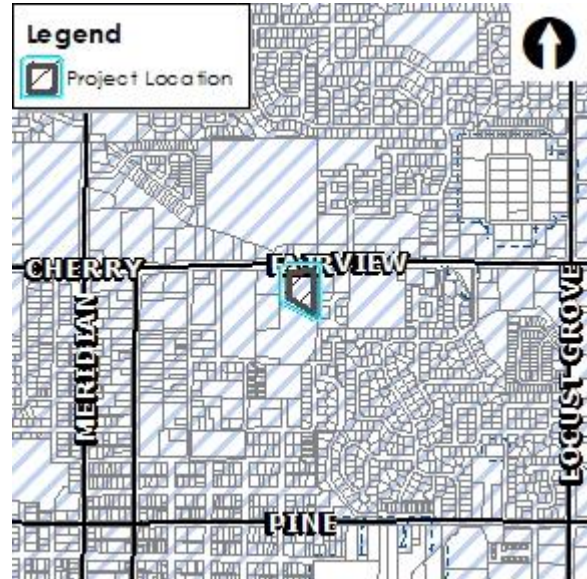
COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE: 4/18/2024

TO: Planning & Zoning Commission
 FROM: Sonya Allen, Associate Planner
 208-884-5533

SUBJECT: Ultra Clean Carwash – CUP
[H-2023-0073](#)

LOCATION: 715 E. Fairview Ave., in the NW 1/4 of Section 7, T.3N., R.1E.



I. PROJECT DESCRIPTION

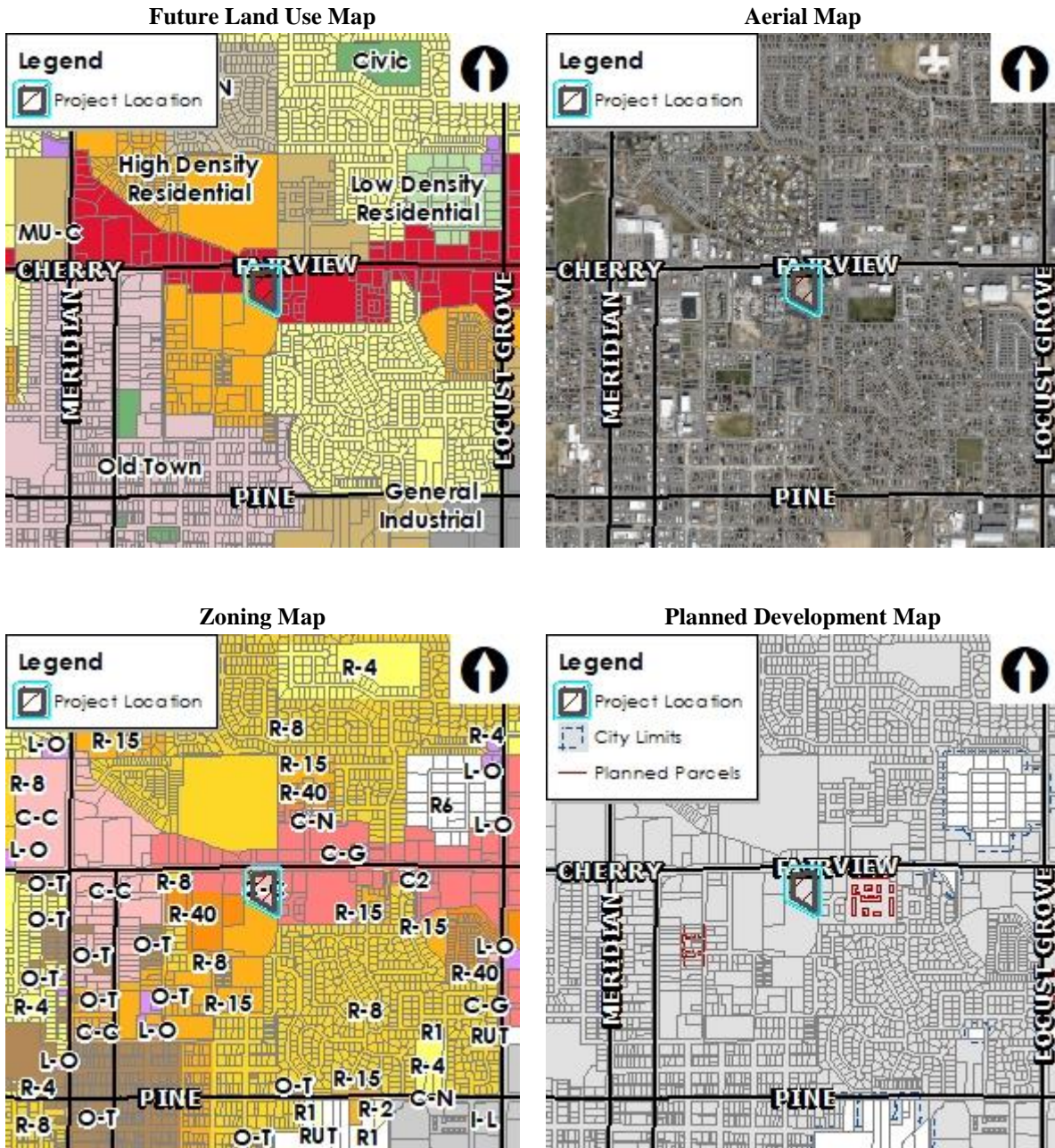
A Conditional Use Permit (CUP) is requested for a vehicle washing facility on 3.13 acres of land in the C-C zoning district per requirement of the rezone ordinance (#02-940).

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	3.13-acres	
Future Land Use Designation	Commercial	
Existing Land Use	Vacant/undeveloped land	
Proposed Land Use(s)	Vehicle washing facility	
Current Zoning	Community Business District (C-C)	
Physical Features (waterways, hazards, flood plain, hillside)	The Fivemile Creek runs along the western and southern boundaries of the site.	
Neighborhood meeting date; # of attendees:	12/18/23	
History (previous approvals)	RZ-01-007 Sol C. Yuan; Ord. # 02-940	

A. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Connor Lindstrom, KM Engineering, LLP – 5725 N. Discovery Way, Boise, ID 83713

B. Owner:

Jasper & Arlene Yuan – 12851 S. Sorrel Ln., Scottsdale, AZ 85259

C. Representative:
 Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date
Newspaper Notification	4/2/2024
Radius notification mailed to properties within 300 feet	3/29/2024
Site Posting Date	3/27/2024
Next Door posting	3/29/2024

V. COMPREHENSIVE PLAN ([HTTPS://WWW.MERIDIANCITY.ORG/COMPPLAN](https://www.meridiancity.org/compplan)):

LAND USE:

This property is designated Commercial on the Future Land Use Map (FLUM).

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. Multi-family residential may be allowed in some cases, but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities. Sample zoning include: C-N, C-C, and C-G.

PROPOSED USE: The Applicant proposes to develop a vehicle washing facility on the site, which will serve area residents and visitors. The use is allowed as a conditional use in the C-C district per UDC Table 11-2B-2.

COMPREHENSIVE PLAN POLICIES (<https://www.meridiancity.org/compplan>):

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*):

- “Require all new and reconstructed parking lots to provide landscaping in internal islands and along streets.” (2.01.04B)

All parking lot landscaping is required to comply with the standards listed in UDC 11-3B-8C.

- “Permit new development only where urban services can be reasonably provided at the time of final approval and development is contiguous to the City.” (3.01.01F)

City water and sewer service is available to be extended to this property with development.

- “Plan for a variety of commercial and retail opportunities within the Area of City Impact.” (3.05.01J)

The proposed vehicle washing facility will contribute to the variety of uses and services in

this area.

- “Integrate the Meridian Pathways Master Plan into the site development review process to ensure planned paths are built out as adjacent land develops.” (3.07.02H)

A multi-use pathway was previously constructed on this property along the Fivemile Creek in accord with the Pathways Master Plan.

- “Improve and protect creeks and other natural waterways throughout commercial, industrial, and residential areas.” (4.05.01D)

The Fivemile Creek, which runs along the western and southern boundaries of the site, should be protected during development of the site.

- “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)

In accord with this guideline, Staff has recommended conditions of approval, as noted below in Section VI, to buffer the proposed use from the residential uses to the southwest in Creekside Arbour to reduce noise and visual impacts from the proposed use.

- “Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code.” (5.01.01F)

Operation of the proposed use should comply with City ordinances pertaining to noise and lighting.

VI. STAFF ANALYSIS

The Applicant proposes a Conditional Use Permit (CUP) for a vehicle washing facility on 3.13 acres of land in the C-C zoning district per requirement of the rezone ordinance (#02-940). *Note: The UDC (Table 11-2B-2) lists vehicle washing facilities as a principal permitted use in the C-C district.*

Picture of subject property from Google maps:



The rezone ordinance approved with the annexation in 2002, requires compliance with several conditions, some of which have already been satisfied or have changed since that time. A list of these conditions is included below along with Staff’s comments in *italic* text.

- 1) Applicant shall work with the Public Works Department on dedication of an easement paralleling the Five Mile Creek for a future sanitary sewer relief main.

An easement was previously granted as required (see Public Works comments in Section IX.B of this report for additional requirements).

- 2) Dedicate 60-feet of right-of-way from the centerline of Fairview Avenue abutting the parcel by means of recordation of a final subdivision plat or execution of a warranty deed prior to issuance of a building permit (or other required permits), whichever occurs first.

ACHD is requiring an additional 62' of right-of-way to be dedicated from centerline of Fairview Ave. abutting the site as proposed.

- 3) Construct a 5-foot wide concrete sidewalk on Fairview Avenue abutting the parcel. Coordinate the location and elevation of the sidewalk with District staff.

A 10' wide attached sidewalk exists along Fairview Ave.

- 4) Construct a 24 to 30-foot wide driveway at the west property line to align with Barbara Street on the north side of Fairview Avenue.

ACHD is requiring a 30' wide right-in/right-out only driveway onto Fairview Ave. located 152' east of Barbara Dr. (see the ACHD report in Section IX.C of this report for more information).

- 5) Required by District policy, restrictions on the width, number and locations of driveways, shall be placed on future development of this parcel.

Only one (1) access via Fairview Ave., as detailed above, is allowed.

- 6) Upon review of a specific development application, ACHD may have additional requirements not addressed in their report.

See ACHD report in Section IX.C of this report.

- 7) Comply with all Standard Requirements of the February 21, 2001 ACHD Commissioner's letter, which they acted on MRZ-01-001, and which conditions and requirements also apply to this application (RZ-01-007).

See ACHD report in Section IX.C of this report for updated requirements applicable to development of this site.

- 8) That all uses on this property shall require a conditional use permit.

This condition is satisfied with the subject CUP application.

- 9) That a significant portion of the property is within the flood plain, which Five Mile Creek runs along; that Five Mile Creek is designated as a multiple use pathway and in the future open discussion on how to accommodate a pathway through the area shall be required, which shall be included as part of the conditional use permit process in the future.

A 10' wide multi-use pathway has been constructed on the site along the Fivemile Creek as required.

Specific Use Standards: There are specific use standards in the UDC that apply to the proposed use, as follows:

11-4-3-39 Vehicle Washing Facility :

- A. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum, the plan shall demonstrate compliance with the following standards: *Staff's analysis in italic text.*

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right-of-way by patrons. *The site plan demonstrates compliance with this requirement.*

2. The stacking lane shall be a separate lane from the circulation lanes needed for access and parking. *The site plan demonstrates compliance with this requirement.*
 3. The stacking lane shall not be located within ten (10) feet of any residential district or existing residence. *The stacking lanes are not within 10' of any residential district or residence.*
 4. A letter from the transportation authority indicating the site plan is in compliance with the highway district standards and policies shall be required. *The ACHD report is included in Section IX.C of this report.*
- B. Within the industrial districts, a vehicle washing facility shall be allowed only as an accessory use to a gasoline or diesel fuel sales facility for use by non-passenger vehicles. The vehicle washing facility shall be limited in capacity to a single vehicle. The intent is to discourage facilities that cater to passenger vehicles. *Not applicable (this site is in a commercial district).*
- C. Any use that is not fully enclosed shall be located a minimum of one hundred (100) feet from any abutting residential district, and shall be limited in operating hours from 6:00 a.m. to 10:00 p.m. *The proposed carwash will be fully enclosed except for the entry and exit doors, which typically remain open during operating hours. The proposed hours of operation are from 7:00 am to 9:00 pm, seven days a week.*
- D. If the use is unattended, the standards set forth in section [11-3A-16](#) of this title shall also apply. *The proposed use will not be unattended.*

Dimensional Standards: Future development should be consistent with the dimensional standards listed in UDC Table [11-2B-3](#) for the C-C zoning district.

Access: One (1) right-in/right-out driveway access is proposed at the northern boundary of the site via E. Fairview Ave., an existing arterial street. The driveway location depicted on the site plan complies with ACHD's requirements.

The UDC ([11-3A-3A.2](#)) limits access points to arterial streets in an effort to improve safety and requires a cross-access ingress/egress easement to be granted to adjoining properties where access to a local street isn't available. In this case, access is only available via an arterial street (i.e. Fairview Ave.). The ACHD report also recommends the City require cross-access to the parcel to the east (#S11071280807) to help reduce conflicts on Fairview Ave. **For these reasons, Staff recommends a cross-access ingress/egress easement and driveway is provided to the adjacent property to the east (Parcel #S11071280807) for future access and interconnectivity; the plans should be revised to include this driveway and an access easement should be submitted with the Certificate of Zoning Compliance application.**

Parking: Off-street parking is required in accord with the standards listed in UDC [11-3C-6B.1](#), which requires one (1) space for every 500 square feet of gross floor area. Based on 5,600 s.f., a minimum of 11 spaces are required; a total of 24 spaces are proposed, exceeding the minimum standards by 13 spaces. Due to the nature of the proposed use, the proposed parking will mostly provide parking for use of the vacuums but will also provide parking for employees.

A bicycle rack capable of holding at least one (1) bicycle is required 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 depicted on the site plan that will hold two (2) bicycles in accord with this standard. **A detail should be included on the site plan submitted with the Certificate of Zoning Compliance application that complies with the aforementioned design standards.**

Landscaping: A 25' wide street buffer is required along E. Fairview Ave., landscaped per the standards listed in UDC [11-3B-7C](#). A 40'+ buffer is proposed. The landscape plan depicts a 15' wide overhead power line easement along the frontage of this site along Fairview Ave., which prohibits Class II trees within 25' of the easement; therefore, the requirement for 25% of qualifying street

buffer trees to be Class II does not apply. **Lawn or other grasses aren't allowed to comprise more than 65% of the vegetated coverage of the buffer; the remainder of the area should be mulched and treated as planting area for shrubs or other vegetative groundcover in accord with UDC 11-3B-7C.3e; the landscape plan should be revised to comply.**

Parking lot landscaping is required to be provided in accord with the standards listed in UDC [11-3B-8C](#). **Staff recommends additional trees are provided within the buffer along the west boundary of the site (1 tree per 35'); and shrubs are included in the buffer along the east boundary to meet the perimeter buffer requirements.**

The UDC ([Table 11-2B-3](#)) requires a 25' wide buffer to be provided to residential uses, landscaped per the standards in UDC [11-3B-9C](#). Residential uses exist to the southwest of this site in Creekside Arbour. A 50' wide irrigation district easement exists along this boundary for the Fivemile Creek. The easement may count toward a portion of the required buffer as it provides a spatial separation between the uses; however, **an additional buffer should be provided outside of this easement along the entire southern boundary of the site at a width necessary to accommodate a berm and/or wall/fence with dense landscaping that includes a mix of materials (i.e. evergreen and deciduous trees, shrubs, lawn, or other vegetative groundcover) allowing trees to touch within 5-years of planting.** Staff feels this is necessary due to the orientation of the carwash with the entry facing the residential neighborhood, which will likely funnel noise from the carwash directly to the residences.

Landscaping is required along all pathways per the standards listed in UDC [11-3B-12C](#). A minimum 5' wide landscape strip is typically required on each side of all pathways; however, when the pathway was constructed on this vacant/undeveloped site by the City, landscaping wasn't installed as there wasn't an irrigation system on the site to provide water for landscaping. A wrought-iron fence exists along the pathway (3' east of the pathway) – none of the area between the fence and the creek is landscaped and Staff isn't recommending provision of any landscaping within that area with this application as there isn't adequate area between the pathway and the top of bank and the fence for such. On the east side of the fence adjacent to the pathway, a 35+ foot wide perimeter landscape buffer is proposed with landscaping that complies with UDC standards for pathways.

Mitigation is required for existing trees removed from the site as set forth in UDC [11-3B-10C.5](#). The black locust trees on the site were deemed to be dying and not salvageable by the City Arborist; therefore, no mitigation is required for removal of these trees (see [letter](#) in Section IX.D).

Sidewalks: An attached 10-foot wide sidewalk exists along the northern perimeter boundary of the site along E. Fairview Ave. The UDC ([11-3A-17C](#)) requires a minimum 5-foot wide detached sidewalk to be provided along arterial streets such as Fairview Ave.; however, because the sidewalk is in good condition and is wider than required, Staff is not recommending it's reconstructed as a detached sidewalk.

A 5-foot wide concrete pedestrian walkway is proposed from the perimeter sidewalk to the building in accord with the standards listed in UDC [11-3A-19.B.4](#).

Pathway: A 10' wide multi-use pathway exists along the Fivemile Creek on this site in accord with the Pathways Master Plan. A 20' wide recreational pathway easement (Inst. #2016-109496) for the pathway is depicted on the landscape plan.

Fencing: A wrought iron fence exists along the east side of the multi-use pathway along the Fivemile Creek. No new fencing is depicted on the landscape plan. Any fencing constructed on the site should comply with the standards for such in UDC [11-3A-6C](#) and [11-3A-7](#).

Waterways: The Fivemile Creek runs along the western and southern boundaries of this site within a 90' wide irrigation easement (45' each side from centerline) – 50' of which lies on this property as

depicted on the landscape plan.

A portion of this site where the Fivemile Creek is located along the west and south boundaries of the site is in the floodway. The majority of this site is located within the floodplain (flood zones AE and X). **A floodplain development permit will be required to be submitted to the Public Works Dept. for approval prior to development of the property.**

Hours of Operation: As noted above, the proposed hours of operation are 7:00 am to 9:00 pm. **Because the entry to the carwash directly faces the existing residences to the south, which could be negatively impacted by the noise from the carwash, Staff recommends a condition of approval that prohibits the proposed use from operating before 7:00 am and after 10:00 pm.**

Mechanical Equipment: All mechanical equipment on the back of the building or on the rooftop and all outdoor service and 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](#).

Noise: The proposed use is required to comply with the City's noise ordinance (MCC [6-3-6](#) – Noises Creating Public Disturbance). The Applicant states each vacuum will be powered by a larger turbine that will have an exhaust silencer/muffler to mitigate any noise concerns. A sound intensity exhibit for the turbines was submitted, included in Section VIII.D of this report, that shows the sound decibel (DB) readings at different intervals up to 30' away (which measures 38 DB at 30') with a comparison of typical vehicular traffic at 60-75 DB on most City streets.

Trash Enclosure: The trash enclosure is located along the southern boundary of the parking area. **A receptacle for recycling should be provided within the trash enclosure; a detail should be submitted with the Certificate of Zoning Compliance application that demonstrates compliance.**

Building Elevations: Conceptual building elevations were submitted as shown in Section VIII.C for the proposed vehicle washing facility that depict modulation and articulation on all facades with belly bands, awnings, metal cladding designed to look like cedar, glazing and other architectural features. A mix of materials are proposed consisting of burnished CMU, natural stone, cedar rendition metal cladding and other natural materials with metal roofing and canopies. The color scheme will include various browns, tans, and other warm earth tones. **The final design is required to be consistent with the design standards listed in the [Architectural Standards Manual](#).**

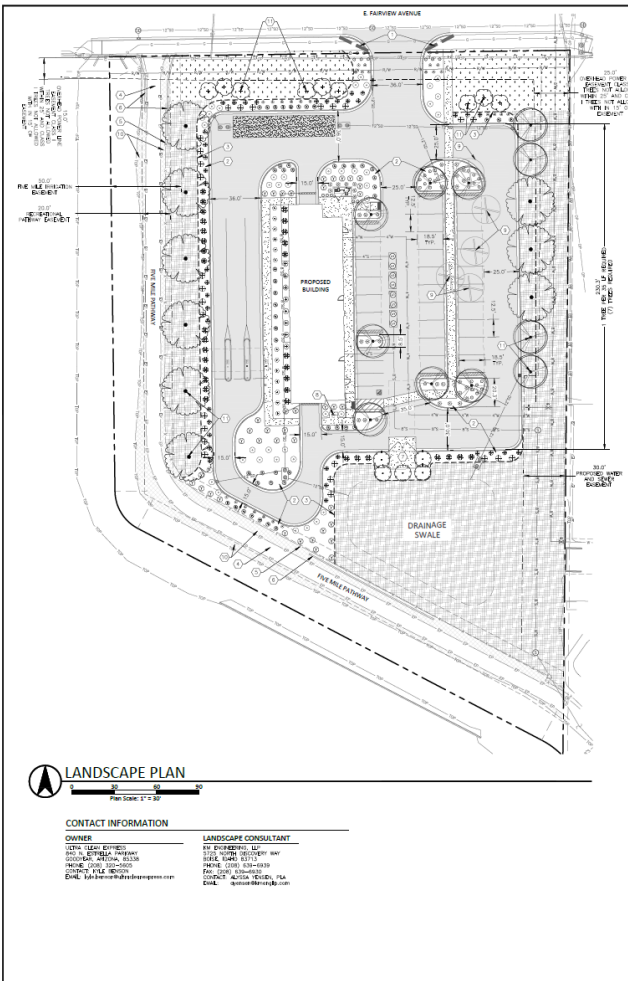
Certificate of Zoning Compliance & Design Review: A Certificate of Zoning Compliance and Design Review application is required to be submitted for the proposed use prior to submittal of a building permit application to ensure consistency with the conditions in Section IX, UDC standards and design standards.

VII. DECISION

A. Staff:

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

B. Proposed Landscape Plan (dated: 3/6/24)



GENERAL LANDSCAPE NOTES

1. CONTINGENT TREE PLANTING SHALL BE INSTALLED WITHIN THE PROPOSED PLANTING AREAS AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MERIDIAN. TREE PLANTING SHALL BE INSTALLED WITHIN THE PROPOSED PLANTING AREAS AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MERIDIAN.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE APPLICABLE NURSERY STANDARDS FOR TREE AND SHrub SPECIES.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE INSTALLED SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MERIDIAN.
2. CONTINGENT TREE PLANTING SHALL BE INSTALLED WITHIN THE PROPOSED PLANTING AREAS AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MERIDIAN.

LANDSCAPE NOTES

1. TREE PLANTING SHALL BE INSTALLED WITHIN THE PROPOSED PLANTING AREAS AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MERIDIAN.
2. CONTINGENT TREE PLANTING SHALL BE INSTALLED WITHIN THE PROPOSED PLANTING AREAS AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MERIDIAN.

KEY NOTES (TYPICAL)

1. CLEAR WIDTH THROUGH PLANTING SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
2. CONTINGENT TREE PLANTING SHALL BE INSTALLED WITHIN THE PROPOSED PLANTING AREAS AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MERIDIAN.

STREET TREE CALCULATIONS (1 TREE/35 LF)

STREET NAME	WIDTH (FT)	LENGTH (LF)	TOTAL TREES	REMARKS
E. FAIRVIEW AVE	30	1000	29	
TOTAL STREET TREES			29	

PATHWAY TREE CALCULATIONS (1 TREE/100 LF)

PATHWAY TYPE	LENGTH (LF)	TOTAL TREES	REMARKS
BIKEWAY	1000	10	
TOTAL PATHWAY TREES		10	

TREE SPECIES MIX

TREE SPECIES	TOTAL TREES	PERCENTAGE
DECIDUOUS TREES	10	100%
TOTAL TREES PROVIDED	10	100%

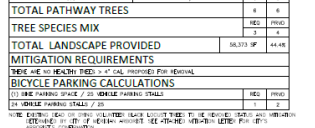
MITIGATION REQUIREMENTS

THERE ARE NO HEALTH TREES IN THE PROJECT AREA.

BICYCLE PARKING CALCULATIONS

BIKEWAY TYPE	LENGTH (LF)	TOTAL BIKES	REMARKS
BIKEWAY	1000	10	
TOTAL BICYCLE PARKING		10	

DECIDUOUS TREE PLANTING AND STAKING DETAIL



SHOVEL CUT EDGE



BIKE RACK DETAIL



PLANT SCHEDULE

SYMBOL	QUANTITY	Botanical/Common Name	SIZE	MATURE SPAN	CLASS
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1

PLANT SCHEDULE

SYMBOL	QUANTITY	Botanical/Common Name	SIZE	MATURE SPAN	CLASS
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1

PLANT SCHEDULE

SYMBOL	QUANTITY	Botanical/Common Name	SIZE	MATURE SPAN	CLASS
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1

PLANT SCHEDULE

SYMBOL	QUANTITY	Botanical/Common Name	SIZE	MATURE SPAN	CLASS
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1

PLANT SCHEDULE

SYMBOL	QUANTITY	Botanical/Common Name	SIZE	MATURE SPAN	CLASS
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1

PLANT SCHEDULE

SYMBOL	QUANTITY	Botanical/Common Name	SIZE	MATURE SPAN	CLASS
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1

PLANT SCHEDULE

SYMBOL	QUANTITY	Botanical/Common Name	SIZE	MATURE SPAN	CLASS
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1

PLANT SCHEDULE

SYMBOL	QUANTITY	Botanical/Common Name	SIZE	MATURE SPAN	CLASS
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1

PLANT SCHEDULE

SYMBOL	QUANTITY	Botanical/Common Name	SIZE	MATURE SPAN	CLASS
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1

PLANT SCHEDULE

SYMBOL	QUANTITY	Botanical/Common Name	SIZE	MATURE SPAN	CLASS
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1
(Symbol)	10	RED BUDGED DOGWOOD	2" CAL. B&B	20'X20'	CLASS 1

ULTRA CLEAN - 715 E. FAIRVIEW AVENUE
MERIDIAN, IDAHO
LANDSCAPE PLAN

km
ENGINEERING
1000 South Broadway
Meridian, Idaho 83428
Phone: 208-261-8800
Fax: 208-261-8801
Email: info@kmeng.com

DESIGN BY: [Signature]
DATE: 03/06/24
PROJECT: [Project Name]
SHEET NO. L1.0

C. Building Elevations (dated: 10/26/23)

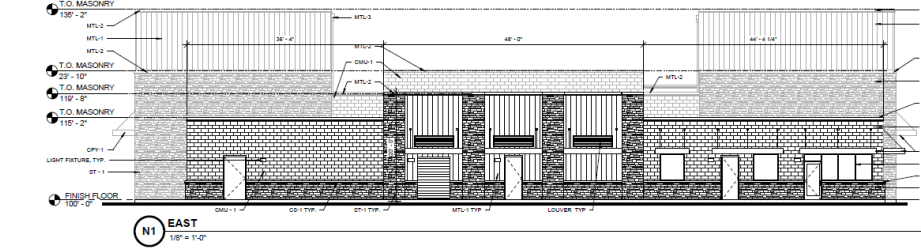
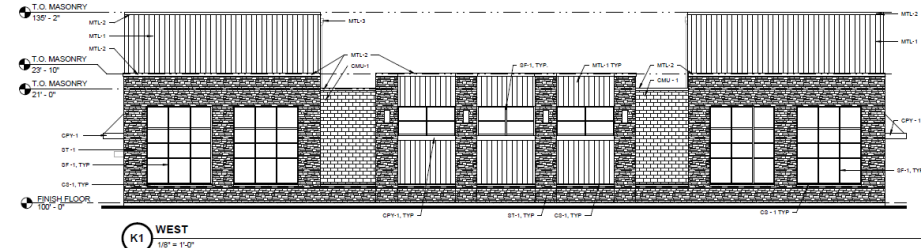
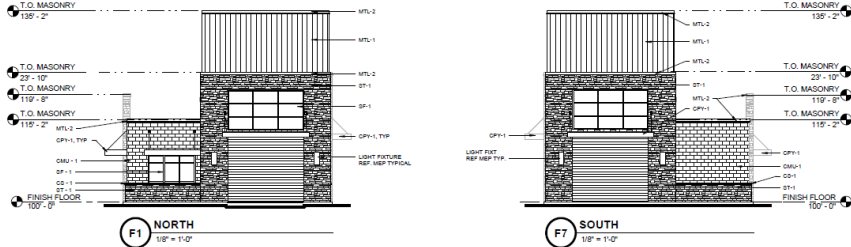
EXTERIOR FINISH SELECTIONS

PAIN EXTERIOR	EP-1	HC 1000/PORT GREY, BENJAMIN MOORE METAL DOORS
METAL COMPONENTS	MTL-1	LUMBERKIT, 1/4" FLUSH PLANK, HAZELNUT BROWN (GLAZING)
	MTL-2	FACE BRK 30 (GRANITE COGNAC)
	MTL-3	PREFINISHED CUTTERS AND DOWNPOUTS TO MATCH MTL-2
MASONRY	CMU-1	BURNISHED CMU, ULTRA COUNTY MATERIALS CORP. 8EA DALT
		CMU MORTAR: SPEC MIX ANTOQUE WHITE
STONE	ST-1	NATURAL LIMESTONE
		STONE MORTAR: SPEC MIX ANTOQUE WHITE
STOREFRONT SYSTEM	SP-1	CLEAR ANODOZED ALUMINUM STOREFRONT SYSTEM
CAST STONE	CS-1	ADVANCED CAST STONE, CUSTOM BUFF
PREFABRICATED CANOPY	CP-1	PREFINISHED CANOPY, HANES SUPREMLIMBEX, CLEAR ANODOZED, FLAT SLOPE DECK, F.J. PASCA

EXTERIOR FINISH SELECTIONS NOTES

- ALL EXTERIOR FINISHES, MATERIALS, AND SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL ARCHITECTURAL JOINT BLOCKS TO BE INTERIALLY COLORED, PRE-SEALED AT THE FACTORY, GLEAS WITH THE SURFACE TO BE INTERIALLY COLORED. CMU THESE DIVISION AND WHERE COMPONENTS, FLASHING, COPINGS WILL ATTACH, TYPICAL.
- ALL STAINING CMU INTERIALLY COLORED TO BE COMPLETELY COVERED.
- PROVIDE LAM AGUMENT ON ALL CMU SURFACES PRIOR TO FINAL PAINT OR COVERING.
- PAINT ALL EXPOSED STEEL STRUCTURE AS CODED.
- ALL EXPOSED METAL FLASHING/TRIM SHALL BE PRE-PANISHED METAL.
- ALL CONNECTIONS, FASTENERS AND TRIMS FOR GALVANIZED ITEMS MUST BE GALVANIZED OR COATED STEEL.

- EXTERIOR CMU FINISH:**
PROVIDE MATCHING SHOOTING FACE CMU AT ALL WALL MOUNTED LIGHT FIXTURES, CANOPIES, PASCIA, FLASHING AND ALL WALL MOUNTED ITEMS REQUIRING A FLAT SURFACE FOR INSTALLATION, TYP.
- EXPOSED EXTERIOR CONCRETE:**
ALL EXPOSED EXTERIOR CONCRETE SHALL BE MADE TO HAVE SMOOTH RUBBED FINISH.
- EXTERIOR MOONLIP WALL:**
CONTRACTOR TO PROVIDE AN EXTERIOR FINISH MOONLIP WALL 2" SIDE BY 6" HIGH MINIMUM. PROVIDE ANCHOR BUSHINGS APPROVAL PRIOR TO ANY EXTERIOR FINISH CONSTRUCTION. MOONLIP WALL TO HAVE ALL EXTERIOR COMPONENTS PRE-INSTALLED INCLUDING SHOUT, SEALANTS, FLASHING, ETC. THIS SHALL BE REMAIN VISIBLE ON SITE UNTIL SUBSTANTIAL COMPLETION OF PROJECT.



PERIMETER CALCULATIONS	
NORTH WALL	748 SF
SOUTH WALL	748 SF
WEST WALL	300 SF
EAST WALL	2180 SF
TOTAL WALLS	4396 SF
NORTH OPENINGS	316 SF
SOUTH OPENINGS	316 SF
WEST OPENINGS	236 SF
EAST OPENINGS	1744 SF
1744 SF DIVIDE 4396 SF	25%

AP DG
A PLUS DESIGN GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION
972-704-4440
APOULIS

THESE DRAWINGS ARE INCOMPLETE AND MAY NOT BE USED FOR PERMITS, APPROVAL, PERMIT OR CONSTRUCTION.

REVISIONS

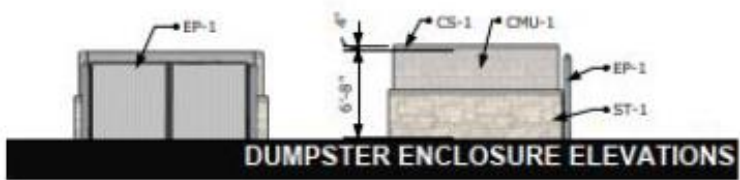
NO	DATE	NOTE

Project No. 23-0605
Date 10-26-23

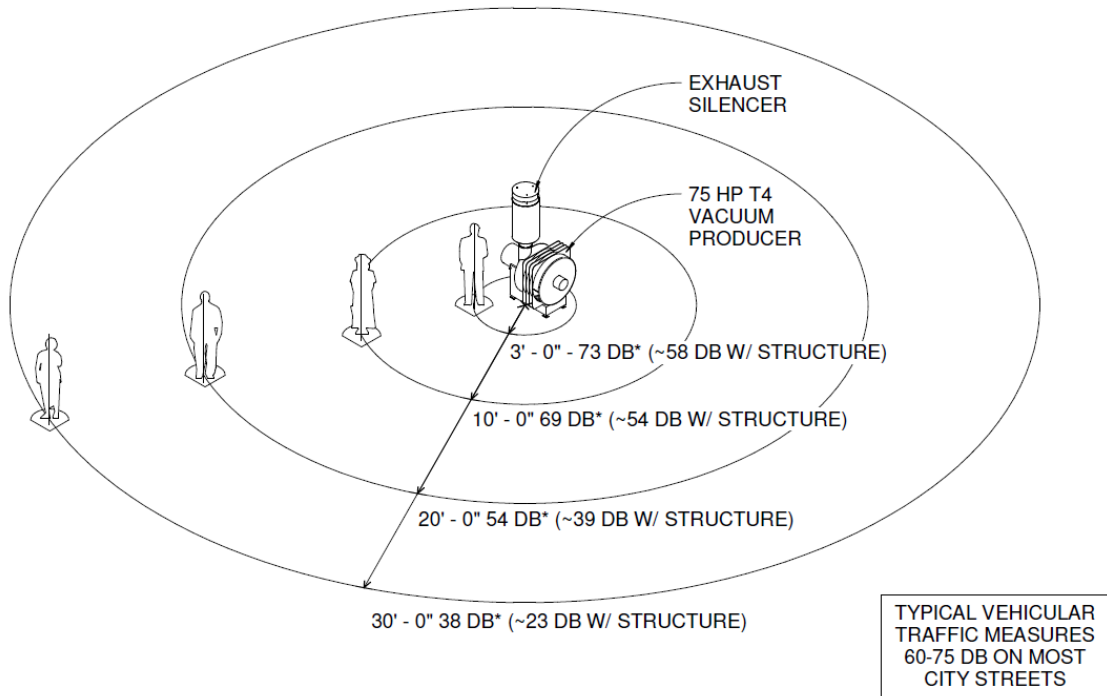
EXTERIOR ELEVATIONS

A3.1

A drawing of a building



D. Turbine Sound Intensity Exhibit



*BASED ON READINGS TAKEN OUTDOORS, UNOBSTRUCTED, ON A CONCRETE SURFACE

TURBINE SOUND INTENSITY - 75 HP

VACUTECH
 VPM60101
 REV.: 0
 BY: AS
 3/21/2018 6:14:47 PM

IX. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

1. The site plan and landscape plan submitted with the Certificate of Zoning Compliance application shall be revised as follows:
 - a. Include a detail for the trash enclosure that includes a recycling receptacle in the enclosure.
 - b. Depict all mechanical equipment on the plans. *All mechanical equipment on the back of the building or on the rooftop and all outdoor service and 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](#).*
 - c. Revise the landscaping within the street buffer along E. Fairview Ave. to comply with the standards listed in UDC [11-3B-7C.3e](#). Lawn or other grasses aren't allowed to comprise more than 65% of the vegetated coverage of the street buffer; the remainder of the area should be mulched and treated as planting area for shrubs or other vegetative groundcover. *Class II trees aren't required to be provided due to the overhead power line easement along Fairview Ave.*
 - d. Depict an additional buffer outside of the irrigation district easement along the entire southern boundary of the site adjacent to residential uses at a width necessary to accommodate a berm and/or wall/fence with dense landscaping that includes a mix of materials (i.e. evergreen and deciduous trees, shrubs, lawn, or other vegetative groundcover) allowing trees to touch within 5-years of planting in accord with the standards listed in UDC [11-3B-9C](#) and [Table 11-2B-3](#).
 - e. Include a detail of the bicycle rack that demonstrates compliance with the standards listed in UDC [11-3C-5C](#).
 - f. Depict a minimum 20' wide driveway within a cross-access ingress/egress easement to the adjacent property to the east (Parcel #S1107120807).
 - g. Depict additional trees within the perimeter buffer along the west boundary of the site (i.e. 1 tree per 35 linear feet); and shrubs within the perimeter buffer along the east boundary of the site in accord with the standards listed in UDC [11-3B-8C](#).
2. Compliance with the standards listed in UDC [11-4-3-39](#) – Vehicle Washing Facility is required.
3. The access via E. Fairview Ave. shall be restricted to right-in/right-out only as required by ACHD. All other access via E. Fairview Ave. is prohibited.
4. The hours of operation of the proposed use shall be limited to the hours between 7:00 am and 10:00 pm in accord with UDC [11-4-3-39C](#).
5. Any fencing constructed on the site shall comply with the standards for such in UDC [11-3A-6C](#) and [11-3A-7](#).
6. A cross-access ingress/egress easement for a minimum 20' wide driveway shall be recorded that grants access from E. Fairview Ave. through the subject property to the adjacent property 715 to the east (Parcel #S11071280807) for future access and interconnectivity. A copy of the recorded easement shall be submitted with the Certificate of Zoning Compliance application.
7. Each vacuum turbine shall have an exhaust silencer/muffler to mitigate noise impacts to

adjacent neighbors as proposed.

8. A floodplain development permit shall be submitted to the Public Works Dept. for approval prior to development of the property.
9. The applicant shall submit revised plans that demonstrate compliance with the above conditions of approval for the Certificate of Zoning Compliance and Design Review application (A-2023-0156) that is currently in process.
10. 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 DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=339813&dbid=0&repo=MeridianCity&cr=1>

C. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=339814&dbid=0&repo=MeridianCity>

D. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=339815&dbid=0&repo=MeridianCity>

E. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340357&dbid=0&repo=MeridianCity>

F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=342123&dbid=0&repo=MeridianCity>

G. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340239&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 development and meet all dimensional and development regulations of the C-C 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 vehicle washing facility 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 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 if the applicant complies with the conditions noted in Section IX of this report.

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 Pebblebrook Subdivision (H-2024-0005) by Rodney Evans + Partners, LLC., located at 5725 N. Meridian Rd.

Application Materials: <https://bit.ly/H-2024-0005>

A. Request: Annexation of 13.94 acres of land with an R-8 zoning district.

B. Request: Preliminary Plat consisting of 54 building lots and 6 common lots on 13.94 acres of land.

HEARING DATE: April 18, 2024

TO: Planning & Zoning Commission

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

SUBJECT: Pebblebrook Subdivision – AZ, PP
[H-2024-0005](#)

LOCATION: 5725 N. Meridian Rd., in the NE 1/4 of Section 25, T.4N., R.1W. (Parcels #S0425142030 & S0425141990)



I. PROJECT DESCRIPTION

Annexation of 13.94-acres of land with an R-8 zoning district; and Preliminary Plat consisting of 54 building lots and 6 common lots on 13.94-acres of land.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details
Acreage	13.94-acres
Future Land Use Designation	Medium Density Residential (MDR) with a Park designation
Existing Land Use	Rural residential/agricultural
Proposed Land Use(s)	Single-family detached dwellings
Current Zoning	Rural Urban Transition (RUT) in Ada County
Proposed Zoning	R-8
Lots (# and type; bldg/common)	54 building/6 common
Phasing plan (# of phases)	1
Number of Residential Units (type of units)	54 single-family detached units
Density (gross & net)	3.87 units/acre (gross)
Open Space (acres, total [%] / buffer / qualified)	98,188 s.f. (or 2.25-acres – 16.16%) (see analysis in Section VI for more information)
Amenities	(2) pickleball courts, (2) pet waste stations
Physical Features (waterways, hazards, flood plain, hillside)	The Knight Lateral and associated easement crosses this site.

Neighborhood meeting date	2/1/24
History (previous approvals)	None

B. Community Metrics

Description	Details
Ada County Highway District	
• Staff report (yes/no)	Yes
• Requires ACHD Commission Action (yes/no)	No
• TIS (yes/no)	No (not required)
• Existing Conditions	There are (2) existing driveways via N. Meridian Rd.
• CIP/IFYWP	Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP): <ul style="list-style-type: none"> Meridian Road is scheduled in the IFYWP to be widened to 3-lanes from McMillan Road to US 20/26 with the design years in 2027-2028 and the construction date has not been determined.

Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed via the extension of existing local stub streets (N. Garbo Ave.) at the north and south boundaries of the site.
Traffic Level of Service	Meridian Rd. – Better than “E” (acceptable)
Stub Street/Interconnectivity/Cross Access	A stub street is proposed to the abutting County parcel at the northeast corner of the site.
Existing Road Network	N. Meridian Rd., an arterial street, exists along the east boundary of the site.
Existing Arterial Sidewalks / Buffers	There are no existing sidewalks or buffers on this site.
Proposed Road Improvements	None

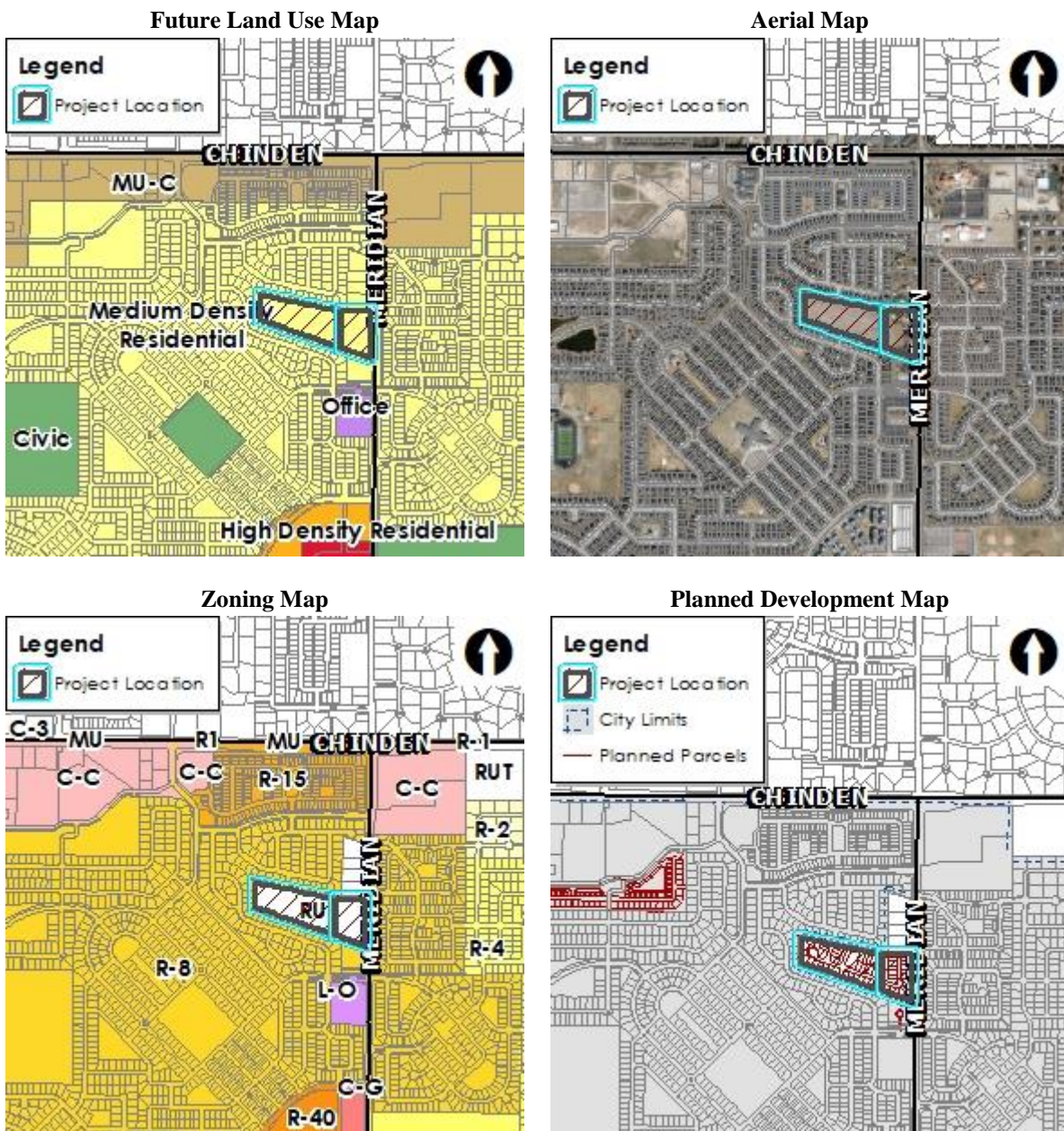
Proposed Road Improvements	Meridian Rd. is required to be improved with 17’ of pavement from centerline with a 3’ gravel shoulder and 10’ wide detached sidewalk.
Fire Service	
• Distance to Fire Station	1.4 miles (Station #5)
• Fire Response Time	Meets standards
• Resource Reliability	81% (meets goal)
• Risk Identification	2 (current resources are adequate)
• Accessibility	Meets access requirements
• Special/resource needs	Requires an aerial device (can meet this requirement)
• Water Supply	1,000 gallons/minute for one hour (less if building is sprinklered)
• Other Resources	
Police Service	<i>No comments received</i>

West Ada School District	<i>No comments received</i>
Distance (elem, ms, hs)	
Capacity of Schools	
# of Students Enrolled	

Wastewater	
• Distance to Sewer Services	Available at site
• Sewer Shed	
• Estimated Project Sewer ERU’s	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes

<ul style="list-style-type: none"> Impacts/Concerns 	<ul style="list-style-type: none"> Flows committed See Public Works Site Specific Conditions in Section IX.B.
Water	
<ul style="list-style-type: none"> Distance to Services 	Available at site
<ul style="list-style-type: none"> Pressure Zone 	2
<ul style="list-style-type: none"> Estimated Project Water ERU's 	See application
<ul style="list-style-type: none"> Water Quality Concerns 	None
<ul style="list-style-type: none"> Project Consistent with Water Master Plan 	Yes
<ul style="list-style-type: none"> Impacts/Concerns 	See Public Works Site Specific Conditions in Section IX.B.

C. Project Maps



III. APPLICANT INFORMATION

A. Applicant:

Benjamin Semple, Rodney Evans + Partners, LLC – 1450 W. Bannock St., Boise, ID 83702

B. Owner:

Eric Scheck, TeAmo Despacio, LLC – 1020 N. Hickory Ave., Ste. 200, Meridian, ID 83642

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	4/2/2024	
Radius notification mailed to property owners within 300 feet	3/29/2024	
Public hearing notice sign posted on site	4/5/2024	
Nextdoor posting	3/29/2024	

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.

A future park is also designated on the FLUM on this property in this general area. The purpose of this designation is to preserve and protect existing and future public neighborhood, community, regional, and urban parks. The Parks Department has determined it’s not feasible for a park to develop on this site.

The subject property is part of a slightly larger enclave surrounded by single-family residential properties on land also designated MDR on the FLUM. The Applicant proposes to develop 54 single-family residential detached homes on the property at a gross density of 3.87 units per acre, which is at the low end of the density range desired in the MDR designation but is generally consistent with the density of surrounding developments.

TRANSPORTATION: The Master Street Map (MSM) does not depict any collector streets across this property. The MSM designates Meridian Rd. as a residential arterial with 3-lanes within 78’ of right-of-way. ACHD is requiring Meridian Rd. to be improved with 17’ of pavement from centerline, a 3’ wide gravel shoulder and a 10’ wide detached sidewalk abutting the site as shown on the plat and landscape plan in Section VIII. Transit is not available to this site.

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)

Only one (1) housing type, single-family detached dwellings is proposed, which will contribute to the variety in housing types in the general vicinity.

- “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.

- “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)

*The proposed site design generally provides a good transition in density and lot sizes to abutting lots at 1:1 and 2:1 ratios; however, there are a couple of areas (Lots 7-9, Block 2 abutting Lot 10, Block 49 in Paramount #21 and Lots 10-12, Block 2 abutting two lots in Bordeaux Estates to the south) where 3 lots abut 1 lot. **The lots in these areas should be revised (or lots removed) to reflect a maximum 2:1 ratio.***



- “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 detached homes of similar sizes and lot sizes, which should reduce conflicts and maximizing use of land.

- “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)

Development of the subject property, which is part of a slightly larger enclave area, should not negatively impact abutting existing development as like uses and a good transition in lot sizes is proposed with the exception noted above. (This development is not downtown.)

- “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)

There are no pedestrian pathways stubbing to this property from adjacent developments other than sidewalks along existing stub streets to this property. These sidewalks will be extended with development for pedestrian connectivity between developments.

- “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.

- “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)

There are currently two (2) access points on N. Meridian Rd. for this property. With development, both of these accesses will be closed and access will be provided via local streets within the development.

- “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 most of the infill area in this location will contribute to maximizing public services.

In summary, Staff finds the proposed development is in general conformance with the Comprehensive Plan per the above analysis.

VI. STAFF ANALYSIS

A. ANNEXATION (AZ)

The Applicant proposes to annex 13.94-acres of land with an R-8 zoning district for the development of 54 single-family homes at a gross density of 3.87 units per acre, which is consistent with the MDR FLUM designation as discussed above in Section V.

A legal description and exhibit map for the annexation area is included in Section VIII.A. This property is an infill property 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 (see Section VIII).

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.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. **To ensure the subject property develops as proposed, 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 54 building lots and 6 common lots on 13.94-acres of land in the proposed R-8 zoning district as shown in Section VIII.B. Proposed lots range in size from 5,420 square feet (s.f.) to 15,482 s.f., which will accommodate the variety of dwelling sizes proposed ranging from 1,574 to 3,195 s.f. The subdivision is proposed to develop in one (1) phase.

The Applicant has been in discussions with the adjacent Paramount Subdivision Homeowner’s Association (HOA) to include the proposed development in their HOA and be subject to their CC&R’s and development guidelines to enrich property values and cohesiveness with surrounding homes. HOA dues would apply to the maintenance and operation of the existing common areas and amenities in Paramount Subdivision, which would allow residents of this development to use those amenities and common areas. Likewise, Paramount residents would also have access to use Pebblebrook’s common

areas and amenities. A final agreement of these terms has not yet been reached as discussions are ongoing; the HOA wants to see if the project is approved by the City before officially making a decision.

Existing Structures/Site Improvements: There are two (2) existing single-family homes and associated outbuildings on the property that are proposed to be removed. **Prior to the City Engineer’s signature on the final plat, all existing structures shall be removed from the property.**

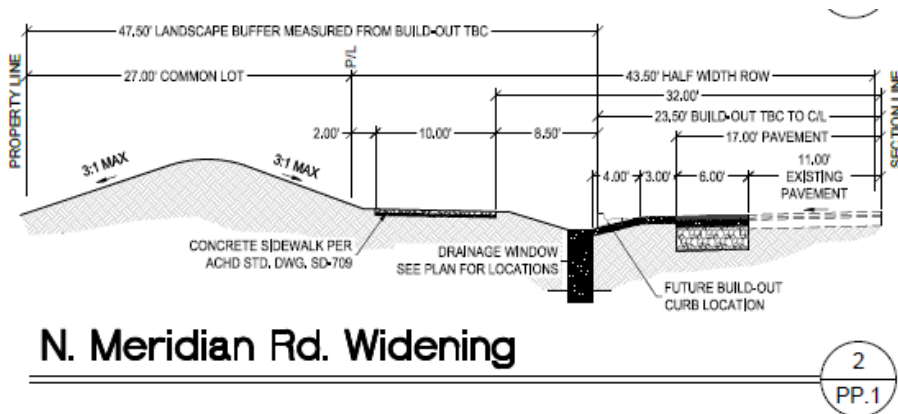
Dimensional Standards (UDC 11-2): The proposed plat and subsequent development is required to comply with the dimensional standards listed in UDC [Table 11-2A-6](#) for the R-8 zoning district. The proposed lots comply with the dimensional standards of the district.

Road Improvements: ACHD is requiring Meridian Rd. to be improved with 17’ of pavement from centerline with a 3’ gravel shoulder and 10’ wide detached sidewalk; only 6’ of pavement and a 3’ wide shoulder is required at this time – curb and gutter will be added later when Meridian Rd. is fully expanded (see Detail 2 on Sheet PP.1 below).

Access: Access is proposed via the extension of existing local streets (N. Garbo Ave.) at standard street sections at the north and south boundary of the property; local public streets are proposed for internal access. No access is proposed or allowed via N. Meridian Rd. A stub street is proposed to the County parcel at the northeast corner of the property for future extension.

Bulb-outs are provided along Gleason Street as traffic-calming in response to ACHD’s comments requiring Gleason Street to be redesigned to reduce the length or include passive design elements.

Landscaping (UDC 11-3B): A 35-foot wide street buffer is required along N. Meridian Rd., an entryway corridor, measured from the ultimate back of curb. A 47.5’ wide buffer is proposed as shown on Detail 2 on Sheet PP.1 of the plat, as follows:



Landscaping is required to be provided within the buffer in accord with the standards listed in UDC [11-3B-7C.3](#), including the standards for entryway corridors. The proposed buffer incorporates a berm with a maximum 3:1 slope, a wrought-iron fence at the back edge of the buffer, landscaping and boulders within the planter areas in accord with these standards. **If the unimproved street right-of-way is ten (10) feet or greater from the edge of pavement to edge of sidewalk or property line, the developer is required to maintain a ten-foot compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover; the landscape plan should be revised accordingly.**

The landscape plan depicts landscaping along pathways within the site in accord with the standards listed in UDC [11-3B-12C](#).

There are a lot of existing trees on the site, totaling 844 caliper inches, that are proposed to be removed as they were determined to be in poor condition by the Applicant’s arborist (see [arborist report](#) and Sheet L1.6 of the landscape plan). The remaining trees, totaling 158 caliper inches, are required to

comply with the mitigation standards listed in UDC [11-3B-10C.5](#). Additional trees are proposed in accord with the required standards.

Common Open Space & Site Amenities (UDC 11-3G-3): Based on the standards in UDC Table 11-3G-3, a minimum of 15% (or 2.09-acres) of qualified open space is required to be provided within the development. An open space exhibit was submitted as shown in Section VIII.D, that depicts 16.16% (or 2.25-acres) of open space that meets the required quality and qualified open space standards.

Based on the standards in UDC [11-3G-4A](#), a minimum of two (2) points of site amenities are required to be provided. Two (2) sports courts (pickleball) (8 pts.) and (2) dog waste stations (1 pt.) are proposed, which total 9 points, exceeding UDC standards. **Per the standards for such in UDC 11-3G-4C, dog waste stations are installed in the ground fixtures with waste disposal bags and trash receptacles; and sports courts are required to have markings and include benches for seating. Details should be submitted with the final plat application that demonstrate compliance with these standards.**

Pathways: No multi-use pathways are depicted on the Pathways Master Plan on this property.

Sidewalks (11-3A-17): Five-foot wide attached sidewalks are required along internal local streets and detached sidewalks are required within street buffers along arterial streets per UDC 11-3A-17. **For public safety, Staff recommends a 10-foot wide detached sidewalk is required along N. Meridian Rd., an arterial street, as a provision of the development agreement as proposed on the landscape plan.**

Parking: Off-street parking is required to be provided for each home based on the total number of bedrooms per unit as set forth in UDC [Table 11-3C-6](#). On-street parking is also available on both sides of the street.

Fencing: All fencing is required to comply with the standards listed in UDC [11-3A-7](#). The Applicant's narrative states all existing perimeter fencing will either be retained and protected or replaced, and the developer will coordinate with all affected neighbors.

The landscape plan depicts a 5' tall open vision wrought iron fence at the back edge of the street buffer along N. Meridian Rd. and adjacent to internal common open space areas; and a 6' tall cedar privacy fencing is proposed along the northern boundary of the site abutting the County parcel. **Fencing appears to be missing in some areas adjacent to common open space areas; fencing should be provided to distinguish common from private areas in accord with UDC [11-3A-7A.7a](#).**

Waterways: The Knight Lateral crosses the eastern portion of this site within a 20-foot wide easement through common area as depicted on the plat. All irrigation ditches crossing this site shall be piped or otherwise covered as set forth in UDC [11-3A-6B.3](#).

Utilities (UDC 11-3A-21): Connection to City water and sewer services is required in accord with UDC 11-3A-21. 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. The Applicant's narrative states the Paramount HOA has agreed to allow the project irrigation system to connect to the Paramount Subdivision pressure irrigation system; therefore, the site will transfer its water rights to Paramount Subdivision and the site will utilize the existing Paramount Subdivision irrigation pump system.

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. A [Geotechnical Evaluation](#) and [geotechnical groundwater monitoring report](#) was submitted with this application.

Building Elevations: Five (5) conceptual building elevations were submitted for the proposed 1- and 2-story homes with 2- and 3-car garages as shown in Section VIII.E. The homes are craftsman style with building materials consisting of a mix of board and batten siding, lap siding and optional masonry accents. The Applicant clarified that “optional” masonry accents depicted on the elevations is incorrect – all homes will have masonry accents consistent with the Paramount architectural guidelines. **To ensure this for a higher quality of development, Staff recommends masonry accents are required on all structures in the development.**

The Applicant’s narrative states the architecture and materials of the proposed homes will conform to the Paramount Architectural Design Standards, which include specific provisions regarding the exterior elevations, colors, accent materials, lighting, fencing and landscaping. Further, each floor plan will have multiple elevation designs with a variety of roof configurations (i.e. hip vs. gable) to provide more articulation and diversity from the street in addition to multiple color scheme choices.

Design review is not required for single-family detached structures. However, because the rear and/or sides of homes facing N. Meridian Rd. will be highly visible, Staff recommends a DA provision requiring those elevations incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from adjacent public streets. *Single-story homes are exempt from this requirement.*

VII. DECISION

A. Staff:

Staff recommends approval of the proposed annexation with the requirement of a Development Agreement, and combined 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

Legal Description Pebblebrook Subdivision – Annexation

A parcel located in the NE ¼ of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said NE ¼, from which a Brass Cap monument marking the northeast corner of said NE ¼ bears N 0°24'53" E a distance of 2661.08 feet;

Thence N 0°24'53" E along the easterly boundary of said NE ¼ a distance of 269.30 feet to the **POINT OF BEGINNING**;

Thence leaving said easterly boundary of the NE ¼ and along the northerly boundary and the projection thereof of Paramount Subdivision No. 21 as shown in Book 105 of Plats on Pages 14238 through 14240, and the easterly boundary of Paramount Subdivision No. 22 as shown in Book 105 of Plats on Pages 14312 through 14314, records of Ada County, Idaho, N 70°41'29" W a distance of 1439.48 feet to a point on the easterly boundary of said Paramount Subdivision No. 22;

Thence along said easterly boundary N 0°02'46" W a distance of 334.37 feet to a point on the southerly boundary of Paramount Subdivision No. 24 as shown in Book 107 of Plats on Pages 14797 through 14799, records of Ada County, Idaho;

Thence along said southerly boundary and the southerly boundary of Paramount Subdivision No. 27 as shown in Book 108 of Plats on Pages 15046 through 15048, records of Ada County, Idaho, S 78°26'46" E a distance of 962.67 feet to a point;

Thence continuing along said southerly boundary of Paramount Subdivision No. 27 and the projection thereof S 89°35'00" E a distance of 420.08 feet to a point on the easterly boundary of said NE ¼ of Section 25;

Thence along said easterly boundary S 0°24'53" W a distance of 614.49 feet to the **POINT OF BEGINNING**.

This parcel contains 13.94 acres and is subject to any easements existing or in use.

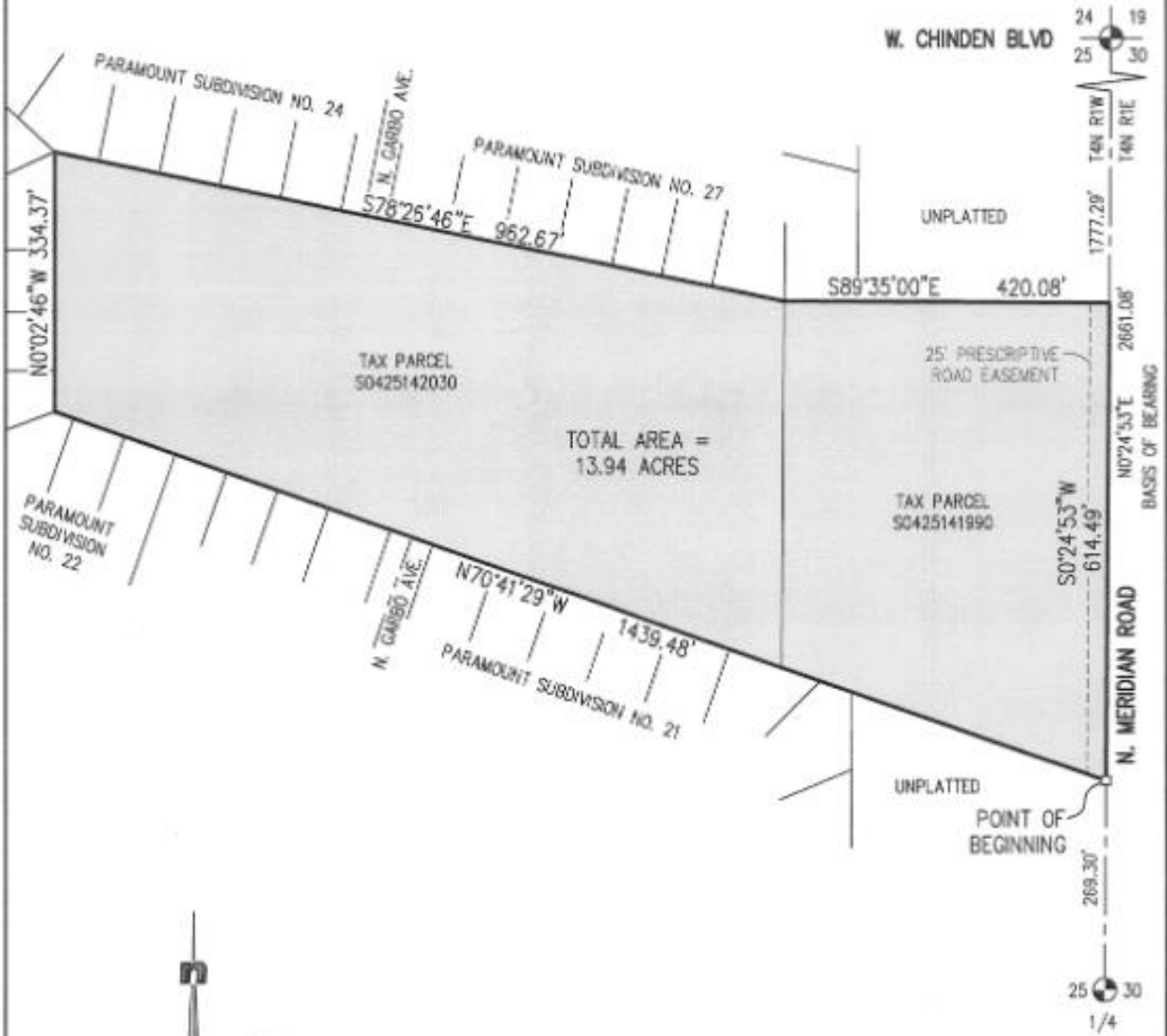
Clinton W. Hansen, PLS
Land Solutions, PC
February 6, 2024



Pebblebrook Annexation
Job No. 23-55

PEBBLEBROOK SUBDIVISION - ANNEXATION EXHIBIT

LOCATED IN THE NE 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 WEST, BM, ADA COUNTY, IDAHO

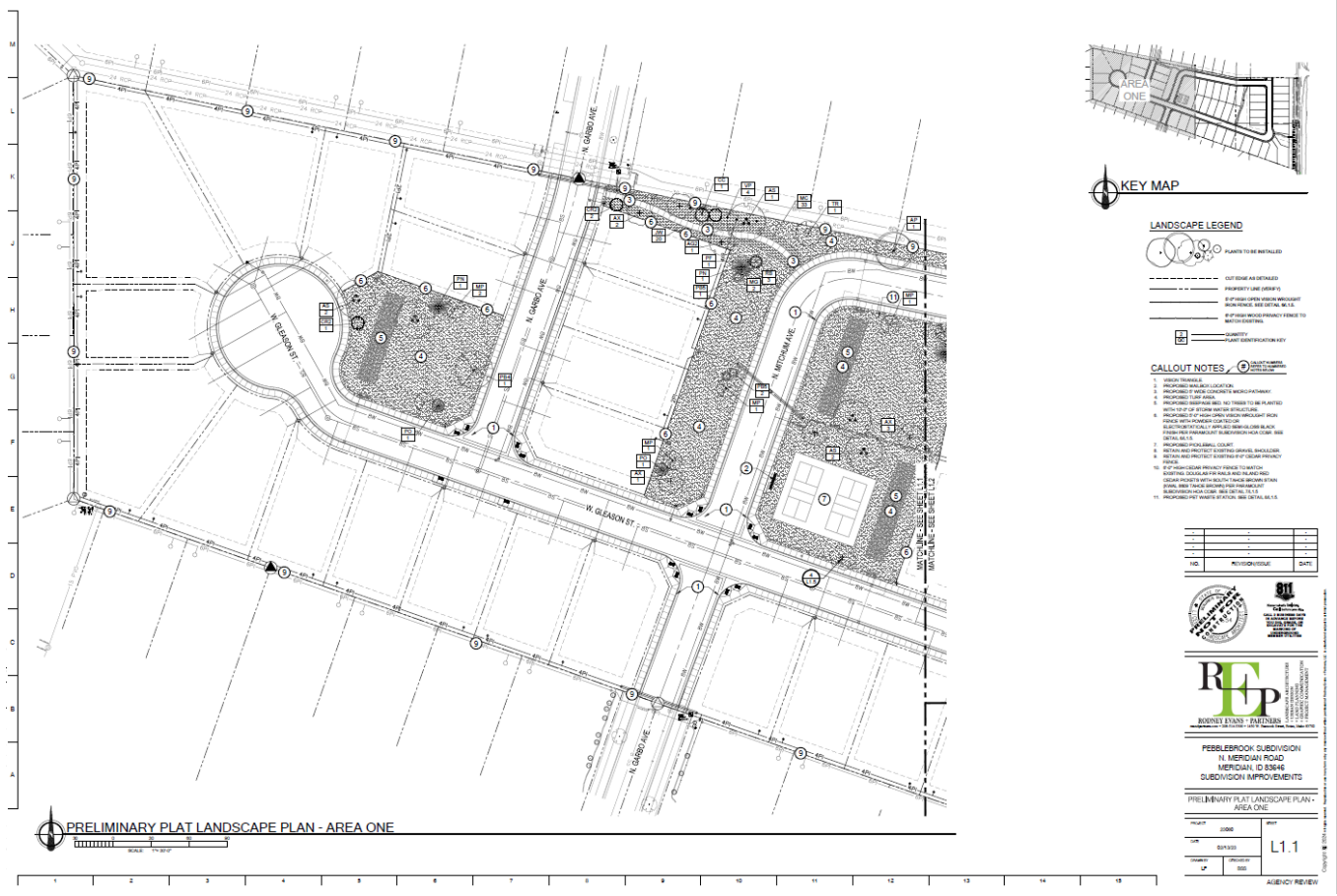
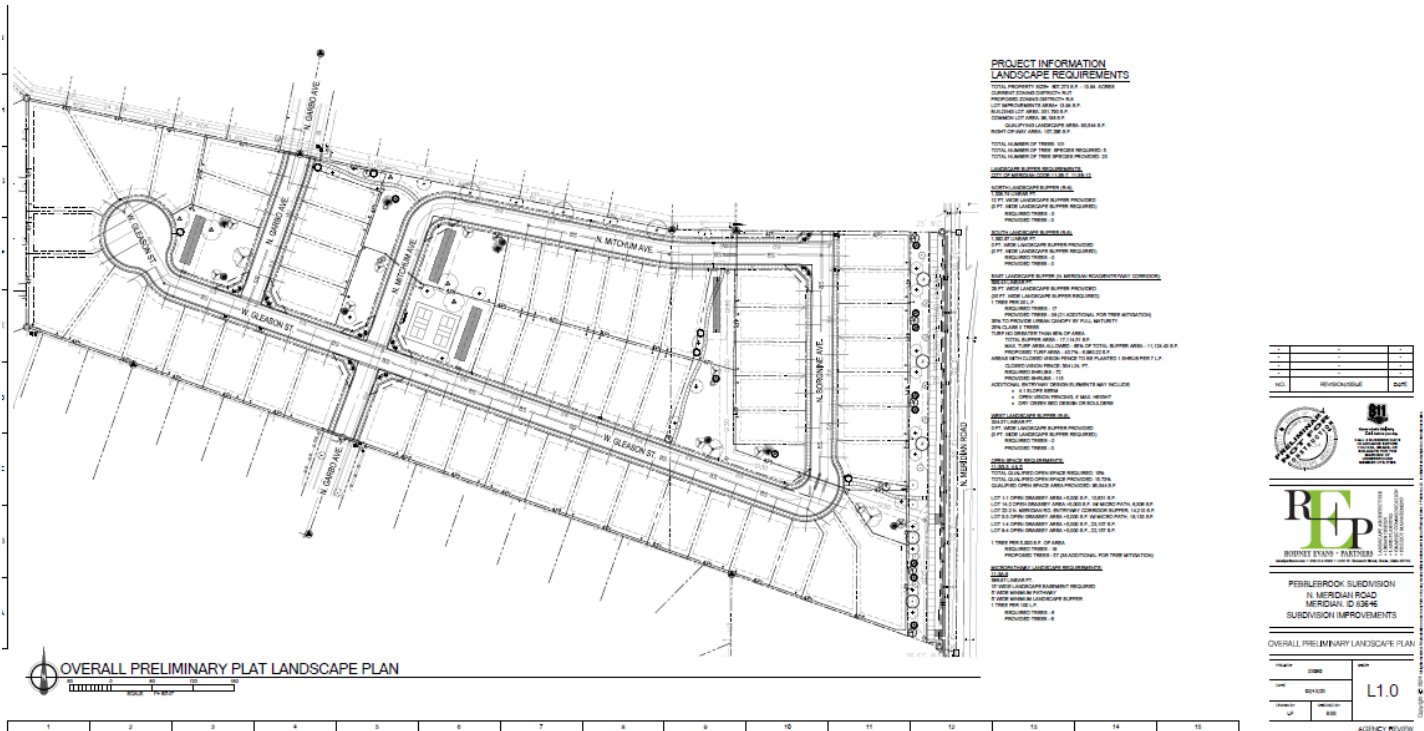


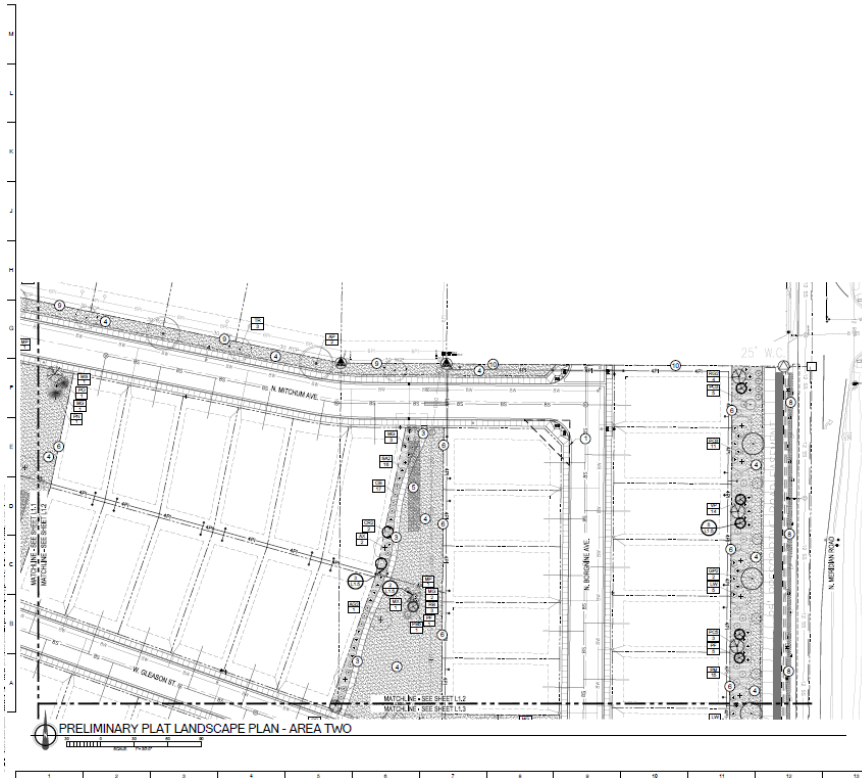
LandSolutions
Land Surveying and Consulting

201 E. 5TH ST.
MERIDIAN ID 83542
(208) 285-2345 (208) 288-2557 fax
www.landsol.idaho.biz

JOB NO. 23-01

C. Landscape Plan (dated: 2/13/2023)





KEY MAP

- LANDSCAPE LEGEND**
- PLANTS TO BE INSTALLED
 - UTILITY LINES AS INSTALLED
 - PROPERTY LINE AS SHOWN
 - PROPERTY LINE AS SHOWN WITH FENCE AND DETAIL WALLS
 - FENCE AND DETAIL WALLS TO BE INSTALLED
 - UTILITY LINES TO BE INSTALLED

- CALLOUT NOTES**
1. PLANT SPECIES
 2. PLANT SIZE AT INSTALLATION
 3. PLANTING DATE AND TIME
 4. PLANTING METHOD AND SOIL TO BE PLANTED
 5. PLANTING LOCATION (SEE DETAIL WALLS)
 6. PLANTING LOCATION (SEE DETAIL WALLS)
 7. PLANTING LOCATION (SEE DETAIL WALLS)
 8. PLANTING LOCATION (SEE DETAIL WALLS)
 9. PLANTING LOCATION (SEE DETAIL WALLS)
 10. PLANTING LOCATION (SEE DETAIL WALLS)
 11. PLANTING LOCATION (SEE DETAIL WALLS)

NO.	DESCRIPTION	DATE

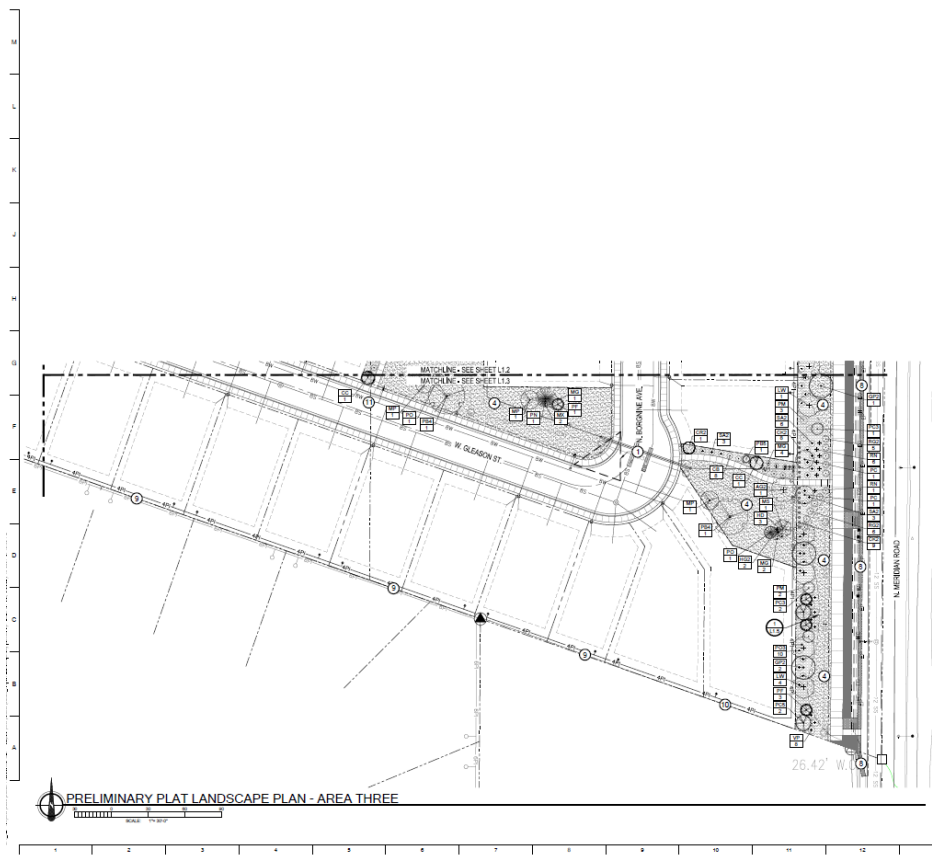
REP
ROBERT EVANS - FINELANDS

PEBBLEBROOK SUBDIVISION
11. MERIDIAN ROAD
MERCIDIAN, ID 83646
SUBDIVISION IMPROVEMENTS

PRELIMINARY PLAT LANDSCAPE PLAN - AREA TWO

DATE: 08/11/2011
SCALE: 1" = 20'
PROJECT NO: 888

AGENCY REVIEW



KEY MAP

- LANDSCAPE LEGEND**
- PLANTS TO BE INSTALLED
 - UTILITY LINES AS INSTALLED
 - PROPERTY LINE AS SHOWN
 - PROPERTY LINE AS SHOWN WITH FENCE AND DETAIL WALLS
 - FENCE AND DETAIL WALLS TO BE INSTALLED
 - UTILITY LINES TO BE INSTALLED

- CALLOUT NOTES**
1. PLANT SPECIES
 2. PLANT SIZE AT INSTALLATION
 3. PLANTING DATE AND TIME
 4. PLANTING METHOD AND SOIL TO BE PLANTED
 5. PLANTING LOCATION (SEE DETAIL WALLS)
 6. PLANTING LOCATION (SEE DETAIL WALLS)
 7. PLANTING LOCATION (SEE DETAIL WALLS)
 8. PLANTING LOCATION (SEE DETAIL WALLS)
 9. PLANTING LOCATION (SEE DETAIL WALLS)
 10. PLANTING LOCATION (SEE DETAIL WALLS)
 11. PLANTING LOCATION (SEE DETAIL WALLS)

NO.	DESCRIPTION	DATE

REP
ROBERT EVANS - FINELANDS

PEBBLEBROOK SUBDIVISION
11. MERIDIAN ROAD
MERCIDIAN, ID 83646
SUBDIVISION IMPROVEMENTS

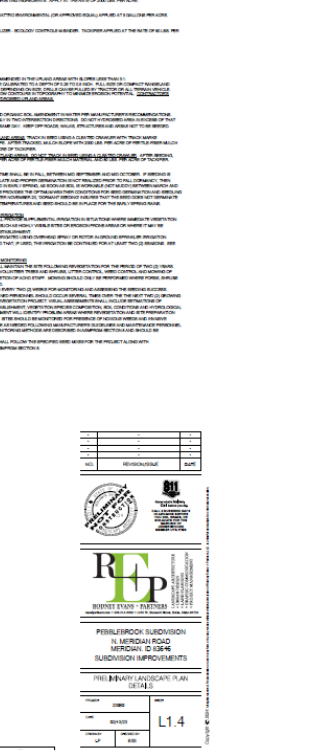
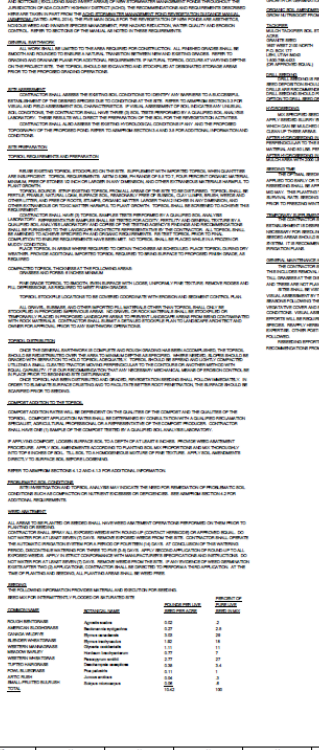
PRELIMINARY PLAT LANDSCAPE PLAN - AREA THREE

DATE: 08/11/2011
SCALE: 1" = 20'
PROJECT NO: 888

AGENCY REVIEW

PLANT SCHEDULE				PLANT SCHEDULE			
SYMBOL	CODE	CITY	COMMON BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS	NOTES
CONIFEROUS TREES							
	CC	0	Eastern White Pine Pinus strobus	1" x 4"	20' x 15'	Class 1	
	CC	3	Blue Spruce Picea canadensis	1" x 4"	15' x 10'	Class 1	
	CC	11	Norway Spruce Picea abies	1" x 4"	15' x 10'	Class 1	
	CC	4	Fraser Fir Abies fraseri	1" x 4"	15' x 10'	Class 1	
	CC	3	Hemlock Tsuga canadensis	1" x 4"	15' x 10'	Class 1	
DECIDUOUS TREES							
	AD	3	American Elm Ulmus americana	2" x 4"	20' x 15'	Class 1	
	AD	3	Norway Maple Acer platanoides	2" x 4"	15' x 10'	Class 1	
	AD	3	Green Ash Fraxinus viridis	2" x 4"	15' x 10'	Class 1	
	AD	3	Red Maple Acer rubrum	2" x 4"	15' x 10'	Class 1	
	AD	3	White Birch Betula papyrifera	2" x 4"	15' x 10'	Class 1	
	AD	3	Paper Birch Betula piceata	2" x 4"	15' x 10'	Class 1	
	AD	3	Sugar Maple Acer saccharum	2" x 4"	15' x 10'	Class 1	
	AD	3	Black Birch Betula nigra	2" x 4"	15' x 10'	Class 1	
	AD	3	Black Gum Nyctaginia acuminata	2" x 4"	15' x 10'	Class 1	
	AD	3	Red Oak Quercus rubra	2" x 4"	15' x 10'	Class 1	
	AD	3	White Oak Quercus alba	2" x 4"	15' x 10'	Class 1	
	AD	3	Yellow Birch Betula flammula	2" x 4"	15' x 10'	Class 1	
	AD	3	American Linden Tilia americana	2" x 4"	15' x 10'	Class 1	
	AD	3	Green Ash Fraxinus viridis	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
FLOWERING TREES							
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
ORNAMENTAL GRASSES							
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	

PLANT SCHEDULE				PLANT SCHEDULE			
SYMBOL	CODE	CITY	COMMON BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS	NOTES
CONIFEROUS TREES							
	CC	0	Eastern White Pine Pinus strobus	1" x 4"	20' x 15'	Class 1	
	CC	3	Blue Spruce Picea canadensis	1" x 4"	15' x 10'	Class 1	
	CC	11	Norway Spruce Picea abies	1" x 4"	15' x 10'	Class 1	
	CC	4	Fraser Fir Abies fraseri	1" x 4"	15' x 10'	Class 1	
	CC	3	Hemlock Tsuga canadensis	1" x 4"	15' x 10'	Class 1	
DECIDUOUS TREES							
	AD	3	American Elm Ulmus americana	2" x 4"	20' x 15'	Class 1	
	AD	3	Norway Maple Acer platanoides	2" x 4"	15' x 10'	Class 1	
	AD	3	Green Ash Fraxinus viridis	2" x 4"	15' x 10'	Class 1	
	AD	3	Red Maple Acer rubrum	2" x 4"	15' x 10'	Class 1	
	AD	3	White Birch Betula papyrifera	2" x 4"	15' x 10'	Class 1	
	AD	3	Paper Birch Betula piceata	2" x 4"	15' x 10'	Class 1	
	AD	3	Sugar Maple Acer saccharum	2" x 4"	15' x 10'	Class 1	
	AD	3	Black Birch Betula nigra	2" x 4"	15' x 10'	Class 1	
	AD	3	Black Gum Nyctaginia acuminata	2" x 4"	15' x 10'	Class 1	
	AD	3	Red Oak Quercus rubra	2" x 4"	15' x 10'	Class 1	
	AD	3	White Oak Quercus alba	2" x 4"	15' x 10'	Class 1	
	AD	3	Yellow Birch Betula flammula	2" x 4"	15' x 10'	Class 1	
	AD	3	American Linden Tilia americana	2" x 4"	15' x 10'	Class 1	
	AD	3	Green Ash Fraxinus viridis	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
	AD	3	Dogwood Cornus florida	2" x 4"	15' x 10'	Class 1	
FLOWERING TREES							
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
	FL	3	Magnolia Magnolia grandiflora	2" x 4"	15' x 10'	Class 1	
ORNAMENTAL GRASSES							
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	
	OG	3	Ornamental Grass Miscanthus sinensis	1" x 4"	15' x 10'	Class 1	



STORMWATER SWALE REVEGETATION REQUIREMENTS

The revegetation of stormwater swales shall be in accordance with the following requirements:

- 1. All swales shall be revegetated with native plants and shrubs.
- 2. The revegetation shall be completed within 90 days of installation.
- 3. The plants shall be installed in a staggered pattern to provide a dense cover.
- 4. The plants shall be watered regularly until they are established.
- 5. The plants shall be protected from vehicles and animals.
- 6. The plants shall be maintained and replaced as needed.

PERMITS

The following permits shall be obtained prior to construction:

- 1. Stormwater Management Plan (SWMP) Permit.
- 2. Erosion Control Permit.
- 3. Wetland Delineation Permit.
- 4. Cultural Resources Permit.
- 5. Historic Resources Permit.
- 6. Air Quality Permit.
- 7. Water Quality Permit.
- 8. Wetland Use Permit.
- 9. Wetland Mitigation Permit.
- 10. Wetland Restoration Permit.
- 11. Wetland Creation Permit.
- 12. Wetland Enhancement Permit.
- 13. Wetland Protection Permit.
- 14. Wetland Stewardship Permit.
- 15. Wetland Management Permit.
- 16. Wetland Conservation Permit.
- 17. Wetland Rehabilitation Permit.
- 18. Wetland Reclamation Permit.
- 19. Wetland Remediation Permit.
- 20. Wetland Restoration Permit.

AGENCY REVIEW

AGENCY	REVIEWER	DATE	REMARKS

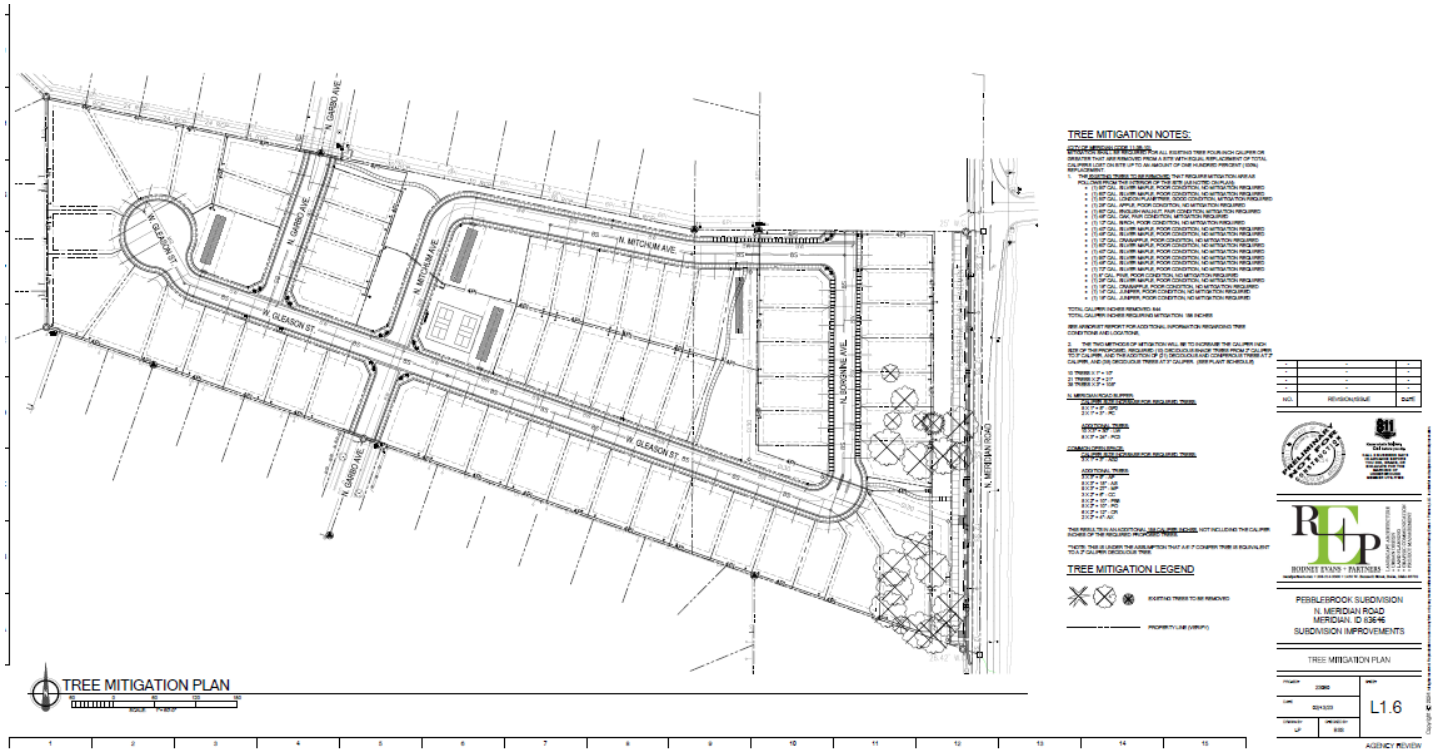
REP
BARNETT EVANS - PARTNERS

P&A Engineering Inc.
Pelee Island - Parsons

PROJECT: PELEE ISLAND SUBDIVISION IN MERIDIAN ROAD SUBDIVISION IMPROVEMENTS
PROJECT NUMBER: [REDACTED]
DATE: [REDACTED]

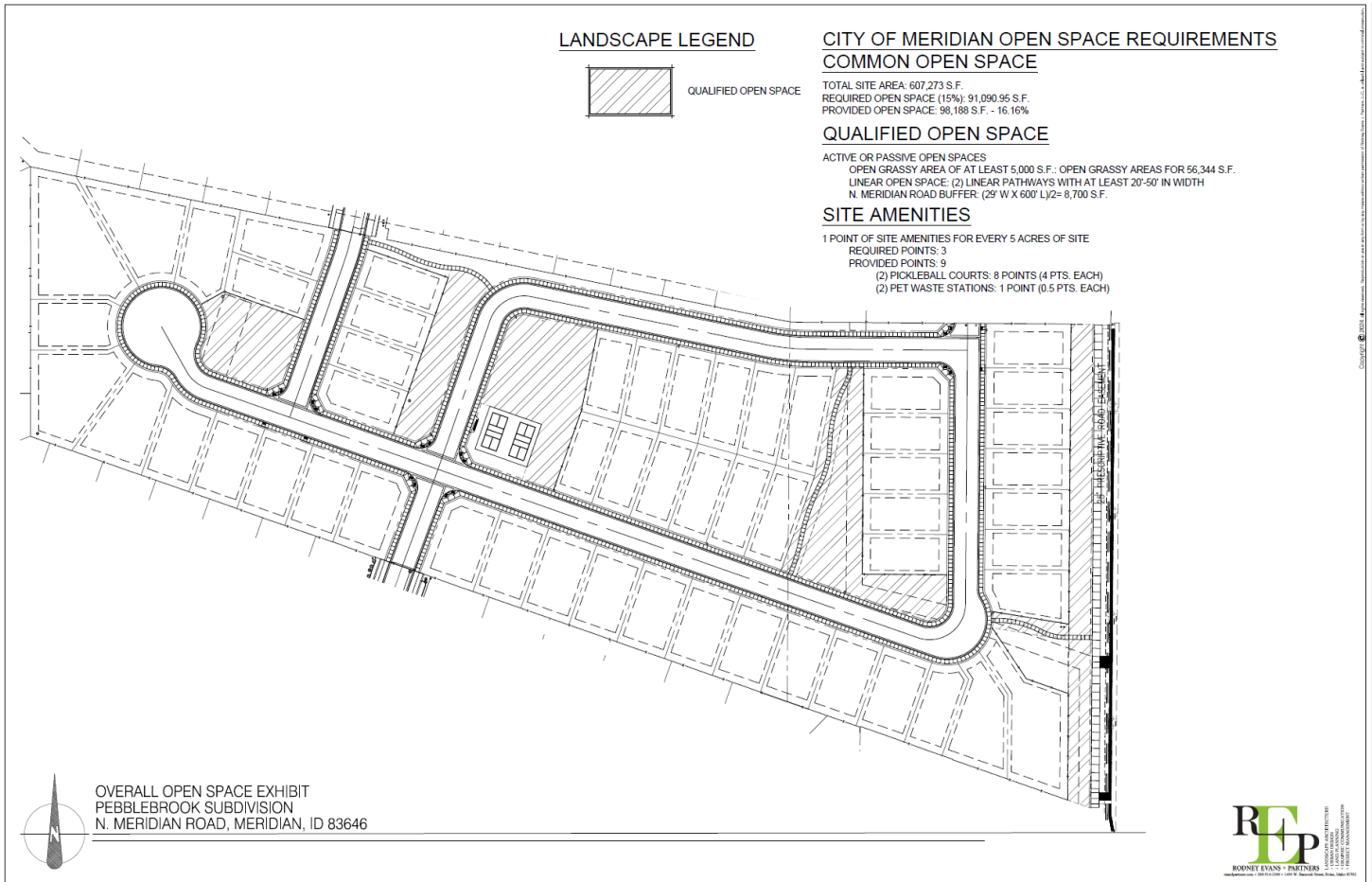
AGENCY	REVIEWER	DATE	REMARKS

Tree Mitigation Plan:

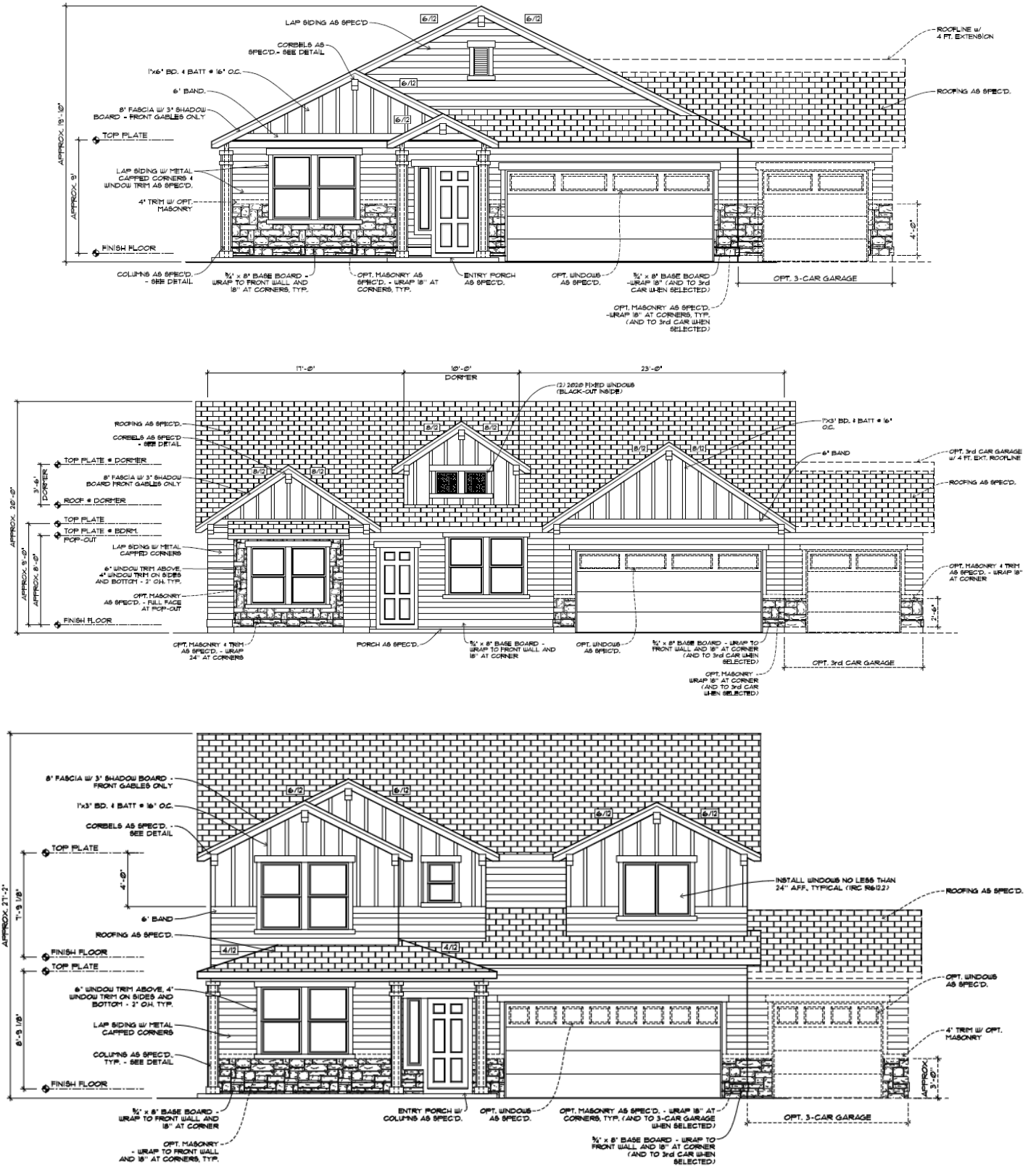


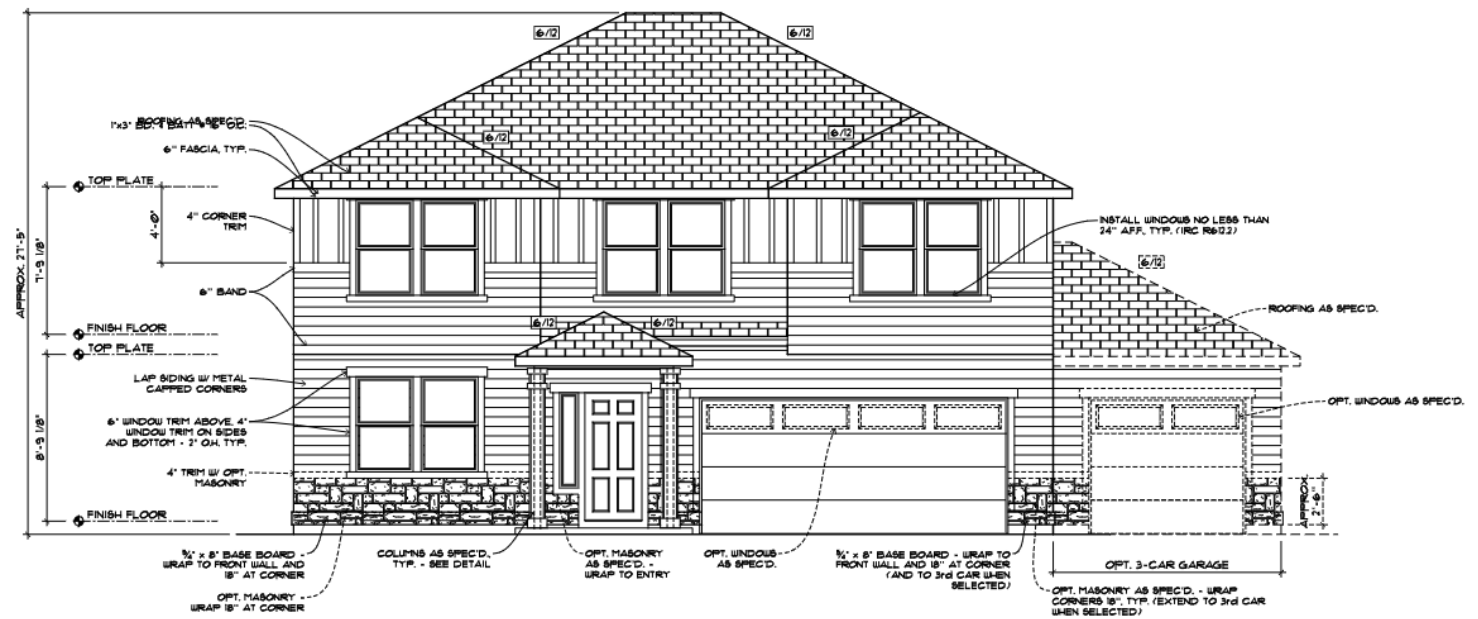
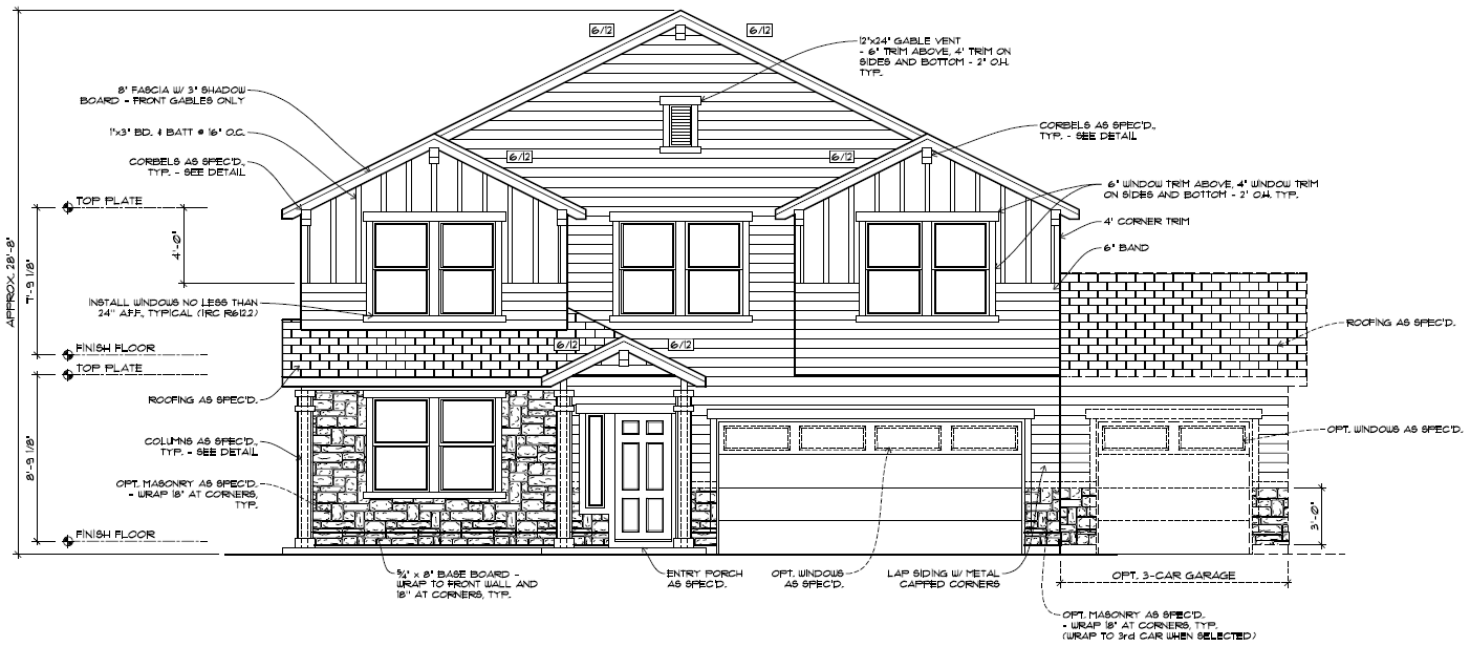
Arborist Report: <https://eplanreview.meridiancity.org/ProjectDox/ActiveXViewer.aspx?FileID=1026739>

D. Common Open Space & Site Amenities Exhibit



E. Conceptual Building Elevations





Note: Masonry accents shall be provided on all front elevations.

IX. CITY/AGENCY COMMENTS & CONDITIONS

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. A final plat application shall not be submitted until the annexation is finalized.

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 date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the Annexation request. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the preliminary, landscape plan, qualified open space exhibit and conceptual building elevations included in Section VIII and the provisions contained herein.
 - b. Provide a 10-foot wide detached sidewalk within the required street buffer along N. Meridian Rd. as proposed.
 - c. All homes within the development shall include a mix of materials, including masonry accents, as proposed by the Applicant.
 - d. The rear and/or sides of homes facing N. Meridian Rd. shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public streets. *Single-story homes are exempt from this requirement.*
2. The final plat submitted with the final plat application shall include the following revisions:
 - a. Include a note stating direct lot access via N. Meridian Rd. is prohibited.
 - b. Revise the configuration of Lots 7-9, Block 2 (abutting Lot 10, Block 49 in Paramount #21) and Lots 10-12, Block 2 (abutting two lots in Bordeaux Estates) to reflect a maximum 2:1 ratio.
 3. The landscape plan submitted with the final plat application shall include the following revisions:
 - a. Depict lawn or other vegetative groundcover on the east side of the sidewalk along N. Meridian Rd. as set forth in UDC [11-3B-7C.5](#), which states, *“If the unimproved street right-of-way is ten (10) feet or greater from the edge of pavement to edge of sidewalk or property line, the developer is required to maintain a ten-foot compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover.”*
 - b. Depict fencing abutting all pathways and common open space lots to distinguish common from private areas in accord with UDC [11-3A-7A.7a](#).
 4. All irrigation ditches crossing this site shall be piped or otherwise covered as set forth in UDC [11-3A-6B.3](#).
 5. With the final plat application, include a detail for the dog waste stations and sports courts that comply with the standards for such in UDC [11-3G-4C](#). *Dog waste stations are required to be installed in the ground fixtures with waste disposal bags and trash receptacles; and sports courts are required to have markings and include benches for seating.*

6. A minimum of 2.25-acres of qualified open space shall be provided within the development in accord with the open space exhibit included in Section VIII.D.
7. Prior to the City Engineer's signature on the final plat, all existing structures shall be removed from the property.
8. Approval of the preliminary plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat. Upon written request and filing by the applicant prior to the termination of the period, the director may authorize a single extension of time to obtain the city engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.
9. Staff's failure to cite all relevant UDC requirements does not relieve the Applicant from compliance.

B. PUBLIC WORKS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=341430&dbid=0&repo=MeridianCity>

C. FIRE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=341460&dbid=0&repo=MeridianCity>

D. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=344176&dbid=0&repo=MeridianCity>

E. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343172&dbid=0&repo=MeridianCity>

F. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=341600&dbid=0&repo=MeridianCity>

G. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=341434&dbid=0&repo=MeridianCity>

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 3.87 units per acre is generally consistent with the Comprehensive Plan per the analysis in Section V.
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 but due to the fairly small number of lots proposed, the impact should be minimal.
5. The annexation (as applicable) is in the best interest of city.
Staff finds the proposed annexation is in the best interest of the city.

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

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings: (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 in conformance with the UDC and generally conforms with the Comprehensive Plan.
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 the proposed right-of-way dedication for the expansion of N. Meridian Rd. is in conformance with the IFYWP to widen Meridian Rd. to 3-lanes from McMillan Rd. to SH-20/26 (Chinden Blvd.) is in conformance with scheduled public improvements in accord with the City's 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.