



## CITY COUNCIL REGULAR MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho  
Tuesday, March 26, 2024 at 6:00 PM

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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.

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### Agenda

#### VIRTUAL MEETING OPTION

City Council meetings can also be attended online or by phone.

<https://bit.ly/meridianzoommeeting>

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

Meridian City Council meetings are streamed live at <https://meridiancity.org/live>

#### ROLL CALL ATTENDANCE

\_\_\_ Joe Borton, *District 1*

\_\_\_ John Overton, *District 4*

\_\_\_ Liz Strader, *District 2*

\_\_\_ Anne Little Roberts, *District 5*

\_\_\_ Doug Taylor, *District 3*

\_\_\_ Luke Cavener, *District 6*

\_\_\_ Robert E. Simison, *Mayor*

#### PLEDGE OF ALLEGIANCE

#### COMMUNITY INVOCATION

#### ADOPTION OF AGENDA

#### PUBLIC FORUM – Future Meeting Topics

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

#### PROCLAMATIONS [Action Item]

- [1.](#) Meridian High School Wrestling State Champions Day (Historic Fourth Consecutive Title)
- [2.](#) Proclamation - National Vietnam War Veterans Day

## RESOLUTIONS [Action Item]

3. Resolution No. 24-2445: A Resolution Appointing Heather Giacomo to Seat 7 of the Meridian Historic Preservation Commission; and Providing an Effective Date

## ACTION ITEMS

*Public Hearing process: Land use development applications begin with presentation of the project and analysis of the application by Planning Staff. The applicant is then allowed up to 15 minutes to present their project. Members of the public are then allowed up to 3 minutes each to address City Council regarding the application. Citizens acting as a representative of a Homeowner's Association may be allowed up to 10 minutes to speak on behalf of represented homeowners who have consented to yielding their time. The public may sign up in advance at [www.meridiancity.org/forum](http://www.meridiancity.org/forum). After all public testimony, the applicant is allowed up to 10 minutes to respond to questions and comments. City Council members may ask questions throughout the public hearing process. The public hearing is then closed, and no further public comment is heard. City Council may move to continue the application to a future meeting or approve or deny the application. The Mayor is not a member of the City Council and pursuant to Idaho Code does not vote on public hearing items unless to break a tie vote.*

4. **Public Hearing** for Proposed Summer 2024 Fee Schedule of the Meridian Parks and Recreation Department
5. Resolution No. 24-2443: A Resolution Adopting the Summer 2024 Fee Schedule of the Meridian Parks and Recreation Department; Authorizing the Meridian Parks and Recreation Department to Collect Such Fees; and Providing an Effective Date
6. **Public Hearing** continued from March 6, 2024 for Pathways (H-2023-0061) by Mussell Construction, Inc., located at 965 E. Ustick Rd.

### Application Withdrawn

- A. Request: Annexation of 1.11 acres of land with an L-O zoning district.
- B. Request: Conditional Use Permit for an education institution that takes access from an arterial street without a safe, separate pedestrian and bikeway access between the neighborhood and the school site.

7. **Public Hearing** for Cole Valley Christian (H-2024-0002) by LKV Architects, located at 780 W. McMillan Rd.

### Application Materials: <https://bit.ly/H-2024-0002>

- A. Request: Development Agreement Modification to request a 6-month time extension for the property owner to sign the development agreement required with H-2023-0011 for Cole Valley Christian School.
8. Findings of Fact, Conclusions of Law for Cole Valley Christian (H-2024-0002) by LKV Architects, located at 780 W. McMillan Rd.
  9. Development Agreement and Development Agreement Modification (Cole Valley Christian Schools Pre-K-12 H-2023-0011/H-2024-0002) Between City of Meridian and Cole Valley Christian Schools, Inc. for Property Located at 7080 W. McMillan Rd.

- 10.** **Public Hearing** for Kilgore (H-2023-0063) by Alexi Kilgore, located at 1105 N. Meridian Rd.

**Application Materials:** <https://bit.ly/H-2023-0063>

A. Request: Rezone 0.16 acres of land from the R-4 zoning district to the O-T zoning district for the purpose of converting the existing home into a hair salon.

- 11.** **Public Hearing** for Farmstone Crossing Subdivision (H-2023-0045) by Bailey Engineering, located at 820 S. Black Cat Rd.

**Application Materials:** <https://bit.ly/H-2023-0045>

A. Request: Annexation of 33.893 acres of land from RUT to the M-E (Mixed Employment) zoning district.

B. Request: Preliminary Plat consisting of 6 buildable lots on 27.59 acres of land in the proposed M-E (Mixed Employment) zoning district.

- 12.** **Public Hearing** for Reveille Ridge Subdivision (**H-2023-0050**) by Bailey Engineering, generally located on the west side of S. Eagle Rd., approximately 1/2 mile south of E. Lake Hazel Rd.

**Application Materials:** <https://bit.ly/H-2023-0050>

A. Request: Annexation of 59.97 acres of land with an R-8 (34.69 acres) and R-15 (25.28 acres) zoning districts.

B. Request: Preliminary Plat consisting of 247 building lots and 37 common lots on 59.77 acres of land in the R-8 and R-15 zoning districts.

#### **ORDINANCES [Action Item]**

- 13.** Ordinance No. 24-2049: An ordinance (Cole Valley Christian Schools Pre-K-12 – H-2023-0011) annexing the west half of the southeast quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described in Exhibit “A”; rezoning 71.28 acres of such real property from RUT (Rural Urban Transition) to R-15 (Medium High-Density Residential) zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.

#### **FUTURE MEETING TOPICS**

#### **ADJOURNMENT**



## AGENDA ITEM

**ITEM TOPIC:** Meridian High School Wrestling State Champions Day (Historic Fourth Consecutive Title)





*The Office of the Mayor*

## *PROCLAMATION*

- Whereas,** being a Meridian High School wrestler is more than scoring points, escapes, takedowns, pins and achieving state titles. It is training to build leadership, character, confidence, teamwork and resilience – all traits needed to succeed on the mat, in the classroom and in the real world; and,
- Whereas,** the hard work and dedication of the Meridian Warrior Wrestling team and coaches resulted in winning the 2024 State Wrestling Championship; and,
- Whereas,** their determination racked up 14 placers and four individual state champs to post 273.5 points; and,
- Whereas,** the Meridian Warriors took their place in history becoming the first in Idaho 5A wrestling team to achieve a fourth straight championship; and,
- Whereas,** the leadership, training and discipline of their coaches helped team members to focus their talents, passion, and fortitude to become a dynasty, with each player making valuable contributions to their victory.
- Therefore,** I Mayor Robert E. Simison, hereby proclaim March 26<sup>th</sup>, 2024 as

## *Meridian High School Wrestling State Champions Day*

in the City of Meridian and call upon the community to join me in congratulating the Meridian High Warriors on their remarkable athletic achievement and for representing Meridian so proudly in the state tournament.

*Dated this 26<sup>h</sup> day of March, 2024*

A handwritten signature in blue ink, appearing to read "Robert E. Simison", is written over a horizontal line.

Robert E. Simison, Mayor

Brad Hoaglund, City Council President  
Joe Borton, City Council Vice-President  
Luke Cavener, City Council  
Jessica Perrault, City Council  
Liz Strader, City Council  
John Overton, City Council





## AGENDA ITEM

ITEM **TOPIC:** Proclamation - National Vietnam War Veterans Day





*The Office of the Mayor*

## *PROCLAMATION*

**WHEREAS,** National Vietnam War Veterans Day is observed every year on March 29th to thank and honor our nation's Vietnam veterans and their families for their sacrifice; and,

**WHEREAS,** the Vietnam War was a time in our nation's history where service members of different backgrounds came together to complete a daunting mission; and,

**WHEREAS,** we have a strong commitment to recognizing and acknowledging the accomplishments of all individuals in the diverse community we serve; and,

**WHEREAS,** the City of Meridian wishes to highlight the service of our Armed Forces and support organizations during the war; pay tribute to wartime contributions at home by American citizens and Allies; and acknowledge the technology, science, and medical advances made during the war; and,

**WHEREAS,** we respectfully say, "Thank you for your service" and "Welcome home" to our community's Vietnam veterans who served and let them know they will be remembered for generations to come.

**THEREFORE,** I, Mayor Robert E. Simison, hereby proclaim March 29<sup>th</sup>, 2024 as

## *National Vietnam War Veterans Recognition Day*

in the City of Meridian and all upon the community to observe this day with appropriate programs, ceremonies, and activities that commemorate the anniversary of the Vietnam War.

*Dated this 26<sup>th</sup> day of March, 2024*

A blue ink signature of Robert E. Simison, Mayor of Meridian, Idaho.

Robert E. Simison, Mayor



Joe Borton, City Council President  
Liz Strader, City Council Vice-President  
Luke Cavener, City Council  
John Overton, City Council  
Anne Little Roberts, City Council  
Doug Taylor, City Council



## AGENDA ITEM

**ITEM TOPIC:** Resolution No. 24-2445: A Resolution Appointing Heather Giacomo to Seat 7 of the Meridian Historic Preservation Commission; and Providing an Effective Date

**CITY OF MERIDIAN**

**RESOLUTION NO. 24-2445**

**BY THE CITY COUNCIL:**

**BORTON, CAVENER, LITTLE ROBERTS,  
OVERTON, STRADER, TAYLOR**

**A RESOLUTION APPOINTING HEATHER GIACOMO TO SEAT 7 OF THE MERIDIAN HISTORIC PRESERVATION COMMISSION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Meridian City Code Section 2-1-1 establishes the Meridian Historic Preservation Commission, its members and terms of their appointments; and

**WHEREAS**, the City Council of the City of Meridian deems it to be in the best interest of the citizens of the City of Meridian to approve the appointment of Heather Giacomo to Seat 7 of the Meridian Historic Preservation Commission as recommended by Mayor Simison and described herein;

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN CITY, IDAHO:**

**Section 1.** That, effective immediately, Heather Giacomo be appointed to Seat 7 of the Meridian Historic Preservation Commission, which term shall expire October 31, 2024.

**Section 2.** That this Resolution shall be in full force and effect as of March 26, 2024.

**ADOPTED** by the City Council of the City of Meridian, Idaho, this 26<sup>th</sup> day of March, 2024.

**APPROVED** by the Mayor of the City of Meridian, Idaho, this 26<sup>th</sup> day of March, 2024.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Mayor Robert E. Simison

\_\_\_\_\_  
Chris Johnson, City Clerk



## AGENDA ITEM

**ITEM TOPIC:** Public Hearing for Proposed Summer 2024 Fee Schedule of the Meridian Parks and Recreation Department



Mayor Robert E. Simison

**City Council Members:**

Joe Borton, President  
Liz Strader, Vice President  
Doug Taylor  
John Overton  
Anne Little Roberts  
Luke Cavener

March 19, 2024

**MEMORANDUM**

TO: Mayor Robert Simison and City Council  
FROM: Garrett White, Recreation Manager, MPR Dept.  
RE: Summer Activity Guide 2024 Fee Schedule

**Background**

Our department brings the activity guide fees to City Council three times a year prior to our activity guide being published. Attached are the Summer 2024 Activity Guide fees. You will see that some fees increased and some had no changes. The fees may increase or decrease every season due to the number of days in a month the program is offered or the number of instructional hours offered. Other increase are directly related to cost increases of officials, equipment, and other miscellaneous program costs. All fees are set to meet the departments cost recovery model.

**Objective**

To approve the proposed fees for the Summer Activity Guide.





**CITY OF MERIDIAN  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN, pursuant to the ordinances of the City of Meridian and the laws of the State of Idaho, that the City Council of the City of Meridian will hold a public hearing at **6:00 p.m., on Tuesday, March 26, 2024**, at Meridian City Hall, 33 East Broadway Avenue, Meridian, Idaho, regarding proposed fee increases as set forth below. Further information is available at the Parks and Recreation Department, at Meridian City Hall, 33 East Broadway Avenue, Meridian, Idaho. Any and all interested persons shall be heard at the public hearing. Written testimony is welcome; written materials should be submitted to the City Clerk. All testimony and materials presented shall become property of the City of Meridian. For auditory, visual, or language accommodations, please contact the City Clerk's Office at (208) 888-4433 at least 48 hours prior to the public hearing. Proposed fee increases:

<b>2024 Summer Activity Guide Class Fees:</b>	
<i>(Note: Sales tax will be collected in addition to fee)</i>	
Semi-Private Swim Lessons	\$190.00
Private Swim Lessons	\$140.00
Individual Swim Pass	\$45.00
Family Swim Pass	\$160.00
Intro to Irish Dance	\$100.00
Art is Life Classes	\$25.00 - \$65.00
Skyhawk Sports Classes/Camps	\$85.00 - \$339.00
Motions Classes	\$35.00 - \$70.00
Youth Pickleball Classes	\$25.00 - \$60.00
Family Golf	\$300.00
Amazing Athletes	\$78.00
Little Pallet Art Classes	\$25.00 - \$100.00
Martial Arts for All Ages, Beginning & Intermed. /Advanc.	\$45.00
Kendo: Japanese Fencing	\$70.00
Lego Camps	\$85.00 - \$95.00
Introduction to the Sport of Fencing	\$120.00
Belly Dance	\$60.00 - \$70.00
Disc Golf for Beginners	\$100.00
Bigfoot Cartooning & Anime Classes	\$18.00
Building Steam Lego Classes	\$136.00
Outdoor Adventure Camp	\$135.00 - \$225.00
Tiny Tots Tennis Lessons	\$31.5 - \$63.00
Junior Tennis Lessons	\$31.5 - \$63.00
Camp Mer-IDA-Moo	\$75.00 - \$125.00
Young Rembrandt Art Classes	\$65.00 - \$128.00
Yoga	\$10.00 - \$70.00
Jazzercise	\$69.00 - \$150.00
Pickleball 101	\$80.00
Line Dancing Classes	\$25.00 - \$75.00



Social Dancing Classes	\$40.00 - \$105.00
Digital Photography	\$75.00
The Photographers Eye	\$75.00
Adult Day Trips	\$10.00 - \$100.00
Adult Flag Football	\$707.55
Summer/Fall Softball Team Fee	\$471.70
Holiday Classic Volleyball Tournament Team Fee	\$117.92
Cornhole Team Fee	\$23.50

DATED this March 5<sup>th</sup> day of March, 2024.

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Chris Johnson, CITY CLERK

**PUBLISH on March 10, 2024 and March 17, 2024.**

<u>Class/Camp</u>	<u>Summer 2024 Fee</u>	<u>Summer 2023 Fee</u>	<u>% Increase</u>
Semi-Private Swim Lessons	\$190.00	\$190.00	No Changes
Private Swim Lessons	\$140.00	\$140.00	No Changes
Individual Swim Pass	\$45.00	\$45.00	No Changes
Family Swim Pass	\$160.00	\$160.00	No Changes
Intro to Irish Dance	\$100.00	new fee	New Class this year
Art is Life Classes	\$25.00 - \$65.00	new fee	New Class this year
Skyhawk Sports Classes/Camps	\$85.00 - \$339.00	\$219.00 - \$249.00	48%
Motions Classes	\$35.00 - \$70.00	\$12.00 - \$50.00	40%
Youth Pickleball Classes	\$25.00 - \$60.00	\$50.00	20%
Family Golf	\$100.00	New Class this year	New Class this year
Amazing Athletes	\$78.00	\$75.00	4%
Little Pallet Art Classes	\$25.00 - \$100.00	\$20.00 - \$100.00	25%
Martial Arts for All Ages, Beginning & Intermed. /Advanc.	\$45.00	\$40.00	12.50%
Kendo: Japanese Fencing	\$70.00	\$70.00	No Changes
Lego Camps	\$85.00 - \$95.00	\$70.00 - \$85.00	11%
Introduction to the Sport of Fencing	\$120.00	\$120.00	No Changes
Belly Dance	\$60.00 - \$70.00	\$50.00	40%
Disc Golf for Beginners	\$100.00	\$80.00	25%
Bigfoot Cartooning & Anime Classes	\$18.00	\$18.00	No Changes
Building Steam Lego Classes	\$136.00	New Class this year	New Class this year
Outdoor Adventure Camp	\$135.00 - \$225.00	\$135.00 - \$225.00	No Changes
Tiny Tots Tennis Lessons	\$31.5 - \$63.00	\$31.50 - \$63.00	No Changes
Junior Tennis Lessons	\$31.5 - \$63.00	\$31.5 - \$63.00	No Changes
Camp Mer-IDA-Moo	\$75.00 - \$125.00	\$75.00 - \$125.00	No Changes
Young Rembrandt Art Classes	\$65.00 - \$128.00	\$65.00 - \$125.00	No Changes
Yoga	\$10.00 - \$70.00	\$15.00 - \$70.00	No Changes
Jazzercise	\$69.00 - \$150.00	\$69.00	\$150 price is 3 month punch pass
Pickleball 101	\$80.00	\$80.00	No Changes
Line Dancing Classes	\$25.00 - \$75.00	\$24.00 - \$57.00	Price based on how many Sundays in the month
Social Dancing Classes	\$40.00 - \$105.00	\$20.00 - \$85.00	Price based on how many Tuesdays in the month
Digital Photography	\$75.00	\$75.00	No Changes
The Photographers Eye	\$75.00	\$75.00	No Changes
Adult Day Trips	\$10.00 - \$100.00	\$10.00 - \$100.00	No Changes
Adult Flag Football	\$707.55	\$613.21	12%
Summer/Fall Softball Team Fee	\$471.70	\$424.53	11%
Holiday Classic Volleyball Tournament Team Fee	\$117.92	\$94.34	25%
Cornhole Team Fee	\$23.50	New Team Fee	New Team Fee



## AGENDA ITEM

**ITEM TOPIC:** Resolution No. 24-2443: A Resolution Adopting the Summer 2024 Fee Schedule of the Meridian Parks and Recreation Department; Authorizing the Meridian Parks and Recreation Department to Collect Such Fees; and Providing an Effective Date

CITY OF MERIDIAN

RESOLUTION NO. \_\_\_\_\_

BY THE CITY COUNCIL:

BORTON, CAVENER, LITTLE ROBERTS,  
OVERTON, STRADER, TAYLOR

**A RESOLUTION ADOPTING NEW FEES OF THE MERIDIAN PARKS AND RECREATION DEPARTMENT; AUTHORIZING THE MERIDIAN PARKS AND RECREATION DEPARTMENT TO COLLECT SUCH FEES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, following publication of notice in the *Meridian Press* on March 10, 2024 and March 17, 2024, according to the requirements of Idaho Code section 63-1311A, on March 19, 2024 the City Council of the City of Meridian held a hearing on the adoption of proposed new fees of the Meridian Parks and Recreation Department, as set forth in *Exhibit A* hereto; and

**WHEREAS**, following such hearing, the City Council, by formal motion, did approve said proposed new fees of the Meridian Parks and Recreation Department;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO:**

**Section 1.** That the 2024 Summer Fee Schedule of the Meridian Parks and Recreation Department, as set forth in *Exhibit A* hereto, is hereby adopted.

**Section 2.** That the fees adopted for the 2024 Winter Activity Guide shall remain in effect as to those classes until such classes are concluded, at which point the fees set forth in *Exhibit A* hereto shall supersede any and all fees for the enumerated services previously adopted.

**Section 3.** That the Meridian Parks and Recreation Department is hereby authorized to implement and carry out the collection of said fees.

**Section 4.** That this Resolution shall be in full force and effect immediately upon its adoption and approval.

**ADOPTED** by the City Council of the City of Meridian, Idaho, this \_\_\_\_ day of Mar. 2024.

**APPROVED** by the Mayor of the City of Meridian, Idaho, this \_\_\_\_ day of Mar. 2024.

APPROVED:

\_\_\_\_\_  
Robert E. Simison, Mayor

ATTEST:

\_\_\_\_\_  
Chris Johnson, City Clerk

## **EXHIBIT A**

<b><u>2024 Summer Activity Guide Class Fees:</u></b>	
<i><b><u>(Note: Sales tax will be collected in addition to fee)</u></b></i>	
Semi-Private Swim Lessons	\$190.00
Private Swim Lessons	\$140.00
Individual Swim Pass	\$45.00
Family Swim Pass	\$160.00
Intro to Irish Dance	\$80.00
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Jazzercise	\$69.00 - \$150.00
Pickleball 101	\$80.00
Line Dancing Classes	\$25.00 - \$75
Social Dancing Classes	\$40.00 - \$105.00
Digital Photography	\$75.00
The Photographers Eye	\$75.00
Adult Day Trips	\$10.00 - \$100.00
Flag Football	\$707.55
Summer/Fall Softball Team Fee	\$471.70
Holiday Classic Volleyball Tournament Team Fee	\$117.92
Cornhole Team Fee	\$23.50



## AGENDA ITEM

**ITEM TOPIC:** Public Hearing for Cole Valley Christian (H-2024-0002) by LKV Architects, located at 780 W. McMillan Rd.

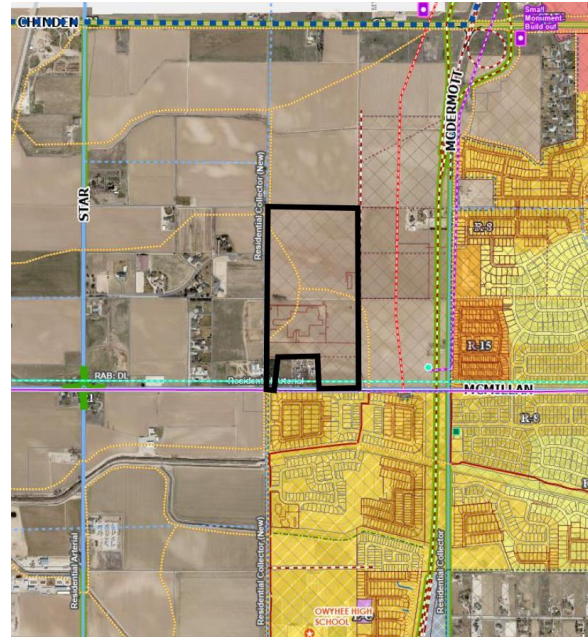
Application Materials: <https://bit.ly/H-2024-0002>

A. Request: Development Agreement Modification to request a 6-month time extension for the property owner to sign the development agreement required with H-2023-0011 for Cole Valley Christian School.

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: March 26, 2024  
 TO: Mayor & City Council  
 FROM: Sonya Allen, Associate Planner  
 208-884-5533  
 SUBJECT: [H-2024-0002](#)  
 Cole Valley Christian School – MDA  
 LOCATION: 7080 W. McMillan Rd., in the NE ¼ of Section 29, Township 4N., Range 1W. (Parcel #S0429427800)



**I. PROJECT DESCRIPTION**

Request for a 6-month time extension for the property owner to sign the development agreement required with H-2023-0011 for Cole Valley Christian School.

**II. SUMMARY OF REPORT**

A. Project Summary

Description	Details
Acreage	71.28-acre
Future Land Use Designation	Medium Density Residential (MDR) with a school designation
Existing Land Use	Agricultural
Proposed Land Use(s)	Private education institution for pre-K through 12th grades
Current Zoning	RUT in Ada County
Proposed Zoning	R-15 (Medium-High Density Residential)
Physical Features (waterways, hazards, flood plain, hillside)	None
Neighborhood meeting date	1/17/24
History (previous approvals)	ROS #2713 (1993) and ROS #14284 (2024)

**III. APPLICANT INFORMATION**

A. Applicant:

Amber Van Ocker, LKV Architects – 2400 E. Riverwalk, Boise, ID 83706

B. Owner:

Cole Valley Christian Schools – 200 E. Carlton Ave., Meridian, ID 83642

C. Representative:

Same as Applicant

**IV. NOTICING**

	<b>City Council Posting Date</b>
Newspaper notification published in newspaper	3/10/24
Radius notification mailed to property owners within 300 feet	3/1/24
Public hearing notice sign posted on site	3/13/24
Nextdoor posting	3/4/24

**V. STAFF ANALYSIS**

The Findings of Fact, Conclusions of Law and Decision and Order associated with annexation (H-2023-0011) of the subject property were approved by City Council on July 25, 2023. The UDC ([11-5B-3F](#)) requires the Development Agreement (DA) associated with the annexation to be signed by the property owner(s) and returned to the City within six (6) months of the City Council granting the annexation. A modification to the DA may be initiated prior to the end of the six (6) month period to extend the time allowed for the agreement to be signed.

The Applicant submitted the subject request for a 6-month time extension for the property owner to sign the development agreement prior to the end of the six (6) months as required.

The reason for the delay in signing the agreement is that a provision of the annexation required the Applicant to obtain final approval of the property boundary adjustment (Project #202300414-PBA) from Ada County prior to City Council approval of the Annexation Ordinance. The property boundary adjustment was approved by Ada County on March 7, 2024 (ROS #14284) and the DA has been signed by the property owner and returned to the City. City Council approval of the subject modification for a time extension is needed in order for City Council to approve the associated DA (and addendum for a time extension) and the annexation ordinance.

**VI. DECISION**

A. Staff:

Staff recommends approval of the proposed modification to the Development Agreement to extend the period of time in which the DA can be signed and returned to the City for six (6) months.





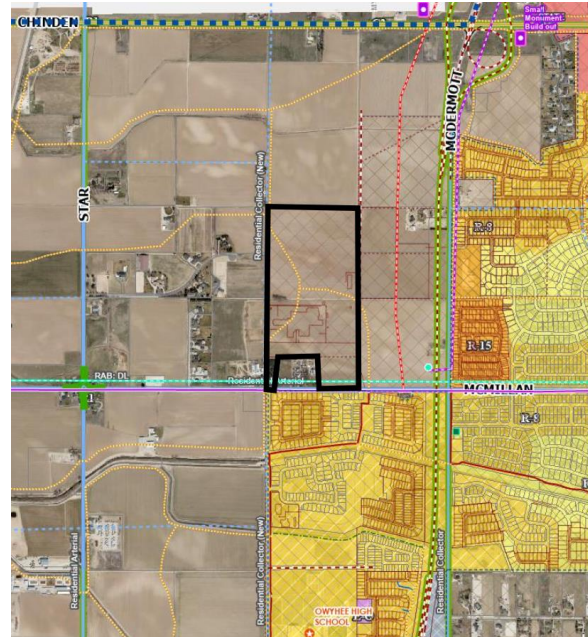
## AGENDA ITEM

**ITEM TOPIC:** Findings of Fact, Conclusions of Law for Cole Valley Christian (H-2024-0002) by LKV Architects, located at 780 W. McMillan Rd.

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: March 26, 2024  
 TO: Mayor & City Council  
 FROM: Sonya Allen, Associate Planner  
 208-884-5533  
 SUBJECT: [H-2024-0002](#)  
 Cole Valley Christian School – MDA  
 LOCATION: 7080 W. McMillan Rd., in the NE ¼ of Section 29, Township 4N., Range 1W. (Parcel #S0429427800)



**I. PROJECT DESCRIPTION**

Request for a 6-month time extension for the property owner to sign the development agreement required with H-2023-0011 for Cole Valley Christian School.

**II. SUMMARY OF REPORT**

A. Project Summary

Description	Details
Acreage	71.28-acre
Future Land Use Designation	Medium Density Residential (MDR) with a school designation
Existing Land Use	Agricultural
Proposed Land Use(s)	Private education institution for pre-K through 12th grades
Current Zoning	RUT in Ada County
Proposed Zoning	R-15 (Medium-High Density Residential)
Physical Features (waterways, hazards, flood plain, hillside)	None
Neighborhood meeting date	1/17/24
History (previous approvals)	ROS #2713 (1993) and ROS #14284 (2024)

**III. APPLICANT INFORMATION**

A. Applicant:

Amber Van Ocker, LKV Architects – 2400 E. Riverwalk, Boise, ID 83706

B. Owner:

Cole Valley Christian Schools – 200 E. Carlton Ave., Meridian, ID 83642

C. Representative:

Same as Applicant

**IV. NOTICING**

	<b>City Council Posting Date</b>
Newspaper notification published in newspaper	3/10/24
Radius notification mailed to property owners within 300 feet	3/1/24
Public hearing notice sign posted on site	3/13/24
Nextdoor posting	3/4/24

**V. STAFF ANALYSIS**

The Findings of Fact, Conclusions of Law and Decision and Order associated with annexation (H-2023-0011) of the subject property were approved by City Council on July 25, 2023. The UDC ([11-5B-3F](#)) requires the Development Agreement (DA) associated with the annexation to be signed by the property owner(s) and returned to the City within six (6) months of the City Council granting the annexation. A modification to the DA may be initiated prior to the end of the six (6) month period to extend the time allowed for the agreement to be signed.

The Applicant submitted the subject request for a 6-month time extension for the property owner to sign the development agreement prior to the end of the six (6) months as required.

The reason for the delay in signing the agreement is that a provision of the annexation required the Applicant to obtain final approval of the property boundary adjustment (Project #202300414-PBA) from Ada County prior to City Council approval of the Annexation Ordinance. The property boundary adjustment was approved by Ada County on March 7, 2024 (ROS #14284) and the DA has been signed by the property owner and returned to the City. City Council approval of the subject modification for a time extension is needed in order for City Council to approve the associated DA (and addendum for a time extension) and the annexation ordinance.

**VI. DECISION**

A. Staff:

Staff recommends approval of the proposed modification to the Development Agreement to extend the period of time in which the DA can be signed and returned to the City for six (6) months.



## AGENDA ITEM

**ITEM TOPIC:** Development Agreement and Development Agreement Modification (Cole Valley Christian Schools Pre-K-12 H-2023-0011/H-2024-0002) Between City of Meridian and Cole Valley Christian Schools, Inc. for Property Located at 7080 W. McMillan Rd.

**DEVELOPMENT AGREEMENT**

- PARTIES:**
1. **City of Meridian**
  2. **Cole Valley Christian Schools, Inc., Owner/Developer**

THIS DEVELOPMENT AGREEMENT (this Agreement), is made and entered into this 27 day of February, 2024, by and between **City of Meridian**, a municipal corporation of the State of Idaho, hereafter called CITY, whose address is 33 E. Broadway Avenue, Meridian, Idaho 83642, and **Cole Valley Christian Schools, Inc.**, whose address is 200 E. Carlton Avenue, Meridian, ID, 83642, hereinafter called OWNER/DEVELOPER.

1. **RECITALS:**

- 1.1 **WHEREAS**, Owner is the sole owner, in law and/or equity, of certain tract of land in the County of Ada, State of Idaho, described in Exhibit “A”, which is attached hereto and by this reference incorporated herein as if set forth in full, herein after referred to as the Property; and
- 1.2 **WHEREAS**, Idaho Code § 67-6511A provides that cities may, by ordinance, require or permit as a condition of zoning that the Owner and/or Developer make a written commitment concerning the use or development of the subject Property; and
- 1.3 **WHEREAS**, City has exercised its statutory authority by the enactment of Section 11-5B-3 of the Unified Development Code (“UDC”), which authorizes development agreements upon the annexation and/or re-zoning of land; and
- 1.4 **WHEREAS**, Owner/Developer has submitted an application for annexation and zoning of 71.28 acres of land with a request for the R-15 (Medium High-Density Residential) zoning district on the property as shown in Exhibit “A” under the Unified Development Code, which generally describes how the Property will be developed and what improvements will be made; and
- 1.5 **WHEREAS**, Owner/Developer made representations at the public hearings before Planning and Zoning Commission and the Meridian City Council as to how the Property will be developed and what improvements will be made; and
- 1.6 **WHEREAS**, the record of the proceedings for requested annexation and zoning held before Planning and Zoning Commission and the City Council includes responses of government subdivisions providing services within the City of Meridian planning jurisdiction and includes further testimony and comment; and
- 1.7 **WHEREAS**, City Council has approved the aforementioned application for annexation and zoning of that certain tract of land described in Exhibit “A” with an R-8 (Medium-Density Residential) zoning district designation; and,

- 1.8 **WHEREAS**, on the 25<sup>th</sup> day of July, 2023, the Meridian City Council approved certain Findings of Fact and Conclusions of Law and Decision and Order (“Findings”), which have been incorporated into this Agreement and attached as Exhibit “B”; and
- 1.9 **WHEREAS**, the Findings require the Owner/Developer to enter into a Development Agreement before the City Council takes final action on final plat; and
- 1.10 **WHEREAS**, Owner/Developer deem it to be in its best interest to be able to enter into this Agreement and acknowledges that this Agreement was entered into voluntarily and at its urging and request; and
- 1.11 **WHEREAS**, City requires the Owner/Developer to enter into a development agreement for the purpose of ensuring that the Property is developed and the subsequent use of the Property is in accordance with the terms and conditions of this Agreement, herein being established as a result of evidence received by the City in the proceedings for zoning designation from government subdivisions providing services within the planning jurisdiction and from affected property owners and to ensure zoning designation is in accordance with the amended Comprehensive Plan of the City of Meridian on December 19, 2019, Resolution No. 19-2179, and the UDC, Title 11.

**NOW, THEREFORE**, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

2. **INCORPORATION OF RECITALS:** That the above recitals are contractual and binding and are incorporated herein as if set forth in full.

3. **DEFINITIONS:** For all purposes of this Agreement the following words, terms, and phrases herein contained in this section shall be defined and interpreted as herein provided for, unless the clear context of the presentation of the same requires otherwise:

3.1 **CITY:** means and refers to the **City of Meridian**, a party to this Agreement, which is a municipal Corporation and government subdivision of the state of Idaho, organized and existing by virtue of law of the State of Idaho, whose address is 33 East Broadway Avenue, Meridian, Idaho 83642.

3.2 **OWNER/DEVELOPER:** means and refers to **Cole Valley Christian Schools, Inc.**, whose address is 200 E. Carlton Avenue, Meridian, Idaho, 83642, hereinafter called OWNER/DEVELOPER, the party that owns and is developing said Property and shall include any subsequent owner(s)/developer(s) of the Property.

3.3 **PROPERTY:** means and refers to that certain parcel(s) of Property located in the County of Ada, City of Meridian as in Exhibit “A” describing a parcel to bound by this Development Agreement and attached hereto and by this reference incorporated herein as if set forth at length.

4. **USES PERMITTED BY THIS AGREEMENT:** This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement.

4.1 The uses allowed pursuant to this Agreement are only those uses allowed under the UDC.

4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

5. **CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

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

a. Future development shall be generally consistent with the site plan, landscape plan, phasing plan and conceptual building elevations included in Section VIII of the Staff Report attached to the Findings of Fact and Conclusions of Law attached hereto as Exhibit "B" and the provisions contained herein.

b. Future development of this site shall incorporate design elements consistent with the "modern rural" design theme outlined in the Fields Sub-Area Plan as discussed in Section V and proposed with this application.

*(Note: City Council approved the Applicant's request to construct black coated chain-link fencing along the west, north and east property boundaries; the Applicant is not required to construct the split rail fence along McMillan Rd. if they choose not to.)*

c. The McMillan Rd. improvements and the extension of Owyhee Storm Ave. and Ersatz Rd. to the northern boundary of the parcel shall be completed with the second phase of development at the width/street section required by the Ada County Highway District prior to issuance of Certificate of Occupancy for the high school building.

d. All detached sidewalks, multi-use pathways and street buffers along public streets (i.e., McMillan Rd., Owyhee Storm Ave. and Ersatz Rd.) shall be constructed by the Applicant, unless already constructed by ITD, prior to issuance of the Certificate of Occupancy for the high school building.

*(Note: A multi-use pathway is also required along the east side of Ersatz Road, which will be required with construction of the eastern portion of the street section by the developer of the adjacent property.)*

e. Compliance with the City noise ordinance (MCC 6-3-6) is required.

f. If the 23.4-acre portion of the site (5-acre portion at southeast corner and 18.4-acre portion at the north end) develops in the future with a use(s) other than an education institution and associated accessory uses, an amendment to the Development Agreement is required to include an updated development plan.

g. Direct access via W. McMillan Rd. is prohibited.

6. **COMPLIANCE PERIOD** This Agreement must be fully executed within six (6) months after the date of the Findings for the annexation and zoning or it is null and void.

7. **DEFAULT/CONSENT TO DE-ANNEXATION AND REVERSAL OF ZONING DESIGNATION:**

- 7.1 **Acts of Default.** In the event Owner/Developer, or Owner/Developer's heirs, successors, assigns, or subsequent owners of the Property or any other person acquiring an interest in the Property, fail to faithfully comply with all of the terms and conditions included in this Agreement in connection with the Property, this Agreement may be terminated by the City upon compliance with the requirements of the Zoning Ordinance.
- 7.2 **Notice and Cure Period.** In the event of Owner/Developer's default of this agreement, Owner/Developer shall have thirty (30) days from receipt of written notice from City to initiate commencement of action to correct the breach and cure the default, which action must be prosecuted with diligence and completed within one hundred eighty (180) days; provided, however, that in the case of any such default that cannot with diligence be cured within such one hundred eighty (180) day period, then the time allowed to cure such failure may be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.
- 7.3 **Remedies.** In the event of default by Owner/Developer that is not cured after notice from City as described in Section 7.2, City shall, upon satisfaction of the notice and hearing procedures set forth in Idaho Code section 67-6511A, have the right, but not a duty, to de-annex all or a portion of the Property, reverse the zoning designations described herein, and terminate City services to the de-annexed Property, including water service and/or sewer service. Further, City shall have the right to file an action at law or in equity to enforce the provisions of this Agreement. Because the covenants, agreements, conditions, and obligations contained herein are unique to the Property and integral to City's decision to annex and/or re-zone the Property, City and Owner/Developer stipulate that specific performance is an appropriate, but not exclusive, remedy in the event of default. Owner/Developer reserves all rights to contest whether a default has occurred.
- 7.4 **Choice of Law and Venue.** This Agreement and the rights of the parties hereto shall be governed by and construed in accordance with the laws of the State of Idaho, including all matters of construction, validity, performance, and enforcement. Any action brought by any party hereto shall be brought within Ada County, Idaho.
- 7.5 **Delay.** In the event the performance of any covenant to be performed hereunder by either Owner/Developer or City is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.
- 7.6 **Waiver.** A waiver by City of any default by Owner/Developer of any one or more of the covenants or conditions hereof shall apply solely to the default and defaults waived and shall neither bar any other rights or remedies of City nor apply to any subsequent default of any such or other covenants and conditions.



8. **INSPECTION:** Owner/Developer shall, immediately upon completion of any portion or the entirety of said development of the Property as required by this Agreement or by City ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written approval of such completed improvements or portion thereof in accordance with the terms and conditions of this Agreement and all other ordinances of the City that apply to said Property.

9. **REQUIREMENT FOR RECORDATION:** City shall record this Agreement, including all of the Exhibits, and submit proof of such recording to Owner/Developer, prior to the third reading of the Meridian Zoning Ordinance in connection with the rezoning of the Property by the City Council. If for any reason after such recordation, the City Council fails to adopt the ordinance in connection with the annexation and zoning of the Property contemplated hereby, the City shall execute and record an appropriate instrument of release of this Agreement.

10. **ZONING:** City shall, following recordation of the duly approved Agreement, enact a valid and binding ordinance zoning the Property as specified herein.

11. **SURETY OF PERFORMANCE:** The City may also require surety bonds, irrevocable letters of credit, cash deposits, certified check or negotiable bonds, as allowed under the UDC, to insure the installation of required improvements, which the Owner/Developer agree to provide, if required by the City.

12. **CERTIFICATE OF OCCUPANCY:** No Certificates of Occupancy shall be issued in any phase in which the improvements have not been installed, completed, and accepted by the City, or sufficient surety of performance is provided by Owner/Developer to the City in accordance with Paragraph 11 above.

13. **ABIDE BY ALL CITY ORDINANCES:** That Owner/Developer agree to abide by all ordinances of the City of Meridian unless otherwise provided by this Agreement.

14. **NOTICES:** Any notice desired by the parties and/or required by this Agreement shall be deemed delivered if and when personally delivered or three (3) days after deposit in the United States Mail, registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

<b>CITY:</b>	with copy to:
City Clerk	City Attorney
City of Meridian	City of Meridian
33 E. Broadway Ave.	33 E. Broadway Avenue
Meridian, Idaho 83642	Meridian, Idaho 83642

**OWNER/DEVELOPER:**  
**Cole Valley Christian Schools, Inc.**  
200 E. Carlton Ave.  
Meridian, ID 83642

14.1 A party shall have the right to change its address by delivering to the other party a written notification thereof in accordance with the requirements of this section.

15. **ATTORNEY FEES:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

16. **TIME IS OF THE ESSENCE:** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the other party so failing to perform.

17. **BINDING UPON SUCCESSORS:** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Agreement shall be binding on the Owner/Developer, each subsequent owner and any other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed. City agrees, upon written request of Owner and/or Developer, to execute appropriate and recordable evidence of termination of this Agreement if City, in its sole and reasonable discretion, had determined that Owner and/or Developer have fully performed their obligations under this Agreement.

18. **INVALID PROVISION:** If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement and the invalidity thereof shall not affect any of the other provisions contained herein.

19. **DUTY TO ACT REASONABLY:** Unless otherwise expressly provided, each party shall act reasonably in giving any consent, approval, or taking any other action under this Agreement.

20. **REMOVED PROPERTY:** The City is hereby authorized, in its sole discretion, to remove a portion of the Property ("Removed Property") from this Agreement at any time, provided that the City and the owner of the Removed Property concurrently enter into a modified development agreement governing the development and use of the Removed Property. The remaining portion of the Property, which has not been removed from this Agreement as described above, shall continue to be bound by the terms of this Agreement.

21. **COOPERATION OF THE PARTIES:** In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity of any provision in this Agreement, the parties agree to cooperate in defending such action or proceeding.

22. **FINAL AGREEMENT:** This Agreement sets forth all promises, inducements, agreements, condition and understandings between Owner/Developer and City relative to the subject matter hereof, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between Owner/Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

22.1 No condition governing the uses and/or conditions governing rezoning of the subject Property herein provided for can be modified or amended without the approval of the City Council after the City has conducted public hearing(s) in accordance with the notice provisions provided for a zoning designation and/or amendment in force at the time of the proposed amendment.

23. **EFFECTIVE DATE OF AGREEMENT:** This Agreement shall be effective on the date the Meridian City Council shall adopt the amendment to the Meridian Zoning Ordinance in connection with the annexation and zoning of the Property and execution of the Mayor and City Clerk.

[end of text; acknowledgements, signatures and Exhibits A and B follow]



# EXHIBIT A

## LEGAL DESCRIPTION

Page 1 OF 1



February 1, 2024  
Project No.: 121048

### EXHIBIT "A"

#### COLE VALLEY CHRISTIAN SCHOOLS McMILLAN ROAD PROPERTY PARCEL A DESCRIPTION

A parcel of land located in the West Half of the Southeast Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;  
Thence North 89°22'00" West, a distance of 2642.71 feet on the South line of said Section 29 to the South Quarter Corner of said Section 29, said point being the POINT OF BEGINNING;

Thence North 00° 51' 06" East, a distance of 2630.21 feet on the north-south mid-section line of said Section 29 to the Center Quarter Corner of said Section 29;

Thence South 89° 22' 35" East, a distance of 1325.02 feet on the east-west mid-section line of said Section 29 to the Center-East 1/16th Corner of said Section 29;

Thence South 00° 56' 00" West, a distance of 2630.45 feet on the north-south 1/16th Section line of the Southeast Quarter of said Section 29 to the East 1/16th Corner common to Sections 29 and 32;

Thence North 89° 22' 00" West, a distance of 454.52 feet on the South line of said Section 29;

Thence North 00° 56' 00" East, a distance of 487.34 feet;

Thence North 89° 43' 44" West, a distance of 774.21 feet;

Thence South 00° 16' 16" West, a distance of 21.70 feet;

Thence South 00° 51' 07" West, a distance of 460.74 feet to a point on the South line of said Section 29;

Thence North 89° 22' 00" West, a distance of 93.49 feet on said South line of Section 29 to the POINT OF BEGINNING.

The above described parcel contains 71.28 acres more or less.

PREPARED BY:  
The Land Group, Inc.

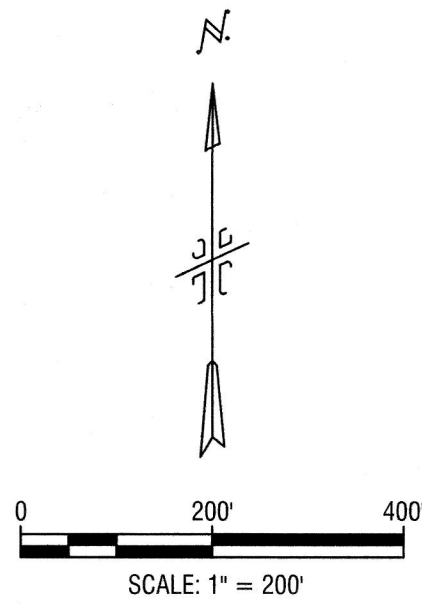
James R. Washburn, PLS



SURVEY RECORDING SHEET

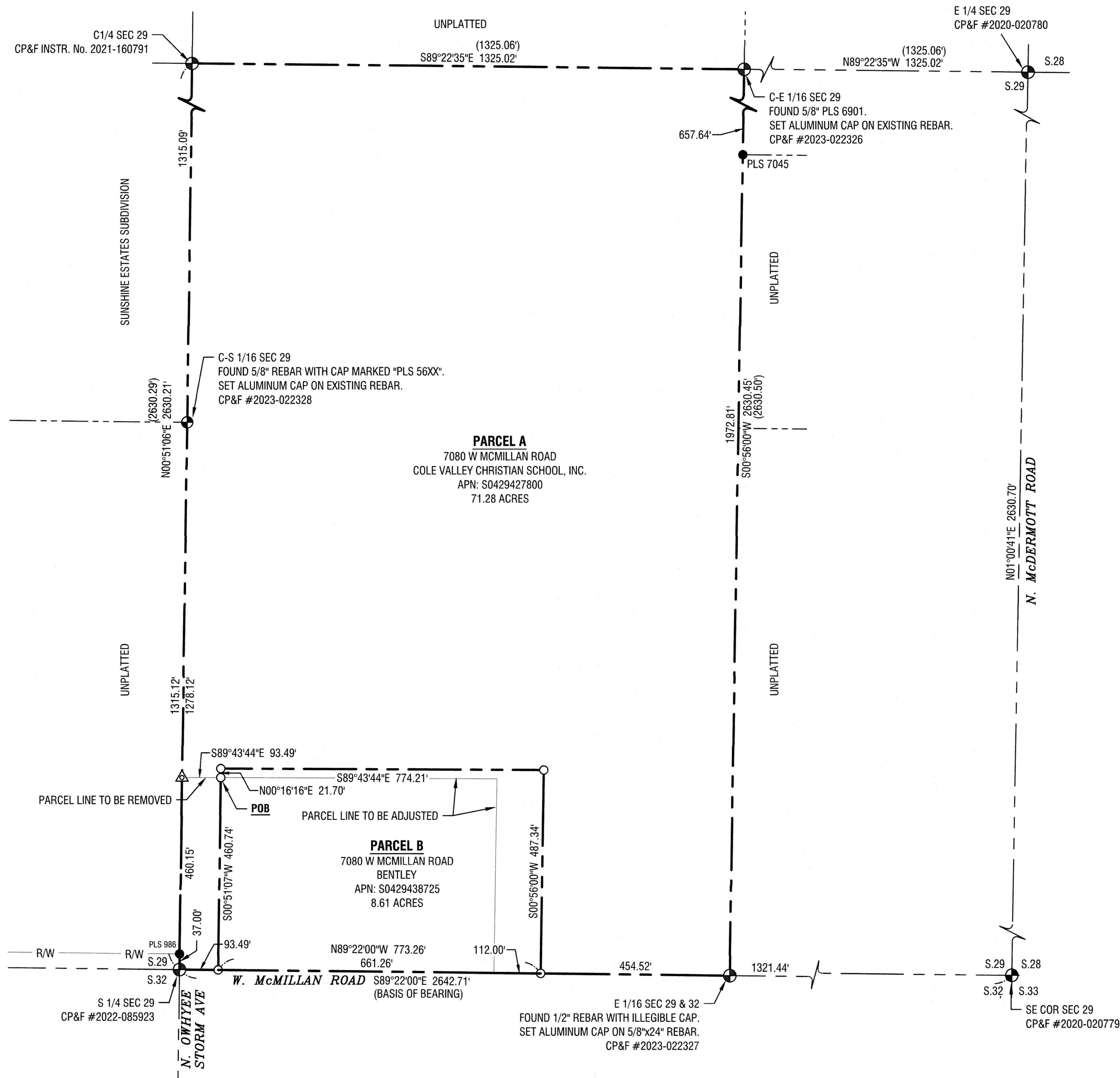
Digital Image of Survey Available in Separate System

SURVEY NO. 14284  
 NAME OF SURVEY Cole Valley Christian School PBA Survey  
 SURVEYOR James R. Washburn  
 AT THE REQUEST OF The Land Group  
 COMMENTS W 1/4 SE 1/4 Sec 29 T4N R1W



# Record of Survey - Property Boundary Adjustment for Cole Valley Christian School

Located in the West 1/2 of the SE 1/4 of Section 29  
Township 4 North, Range 1 West, Boise Meridian,  
Ada County, Idaho  
2024



**Legend:**

	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" REBAR, AS SHOWN
	FOUND 1/2" REBAR, AS SHOWN
	SET 5/8x24" REBAR W/PLASTIC CAP "PLS 7880"
	BOUNDARY LINE
	PARCEL LINE TO BE REMOVED/ADJUSTED
	ADJACENT PROPERTY LINE
	SECTION LINE
	R/W RIGHT-OF-WAY LINE

**Note:**

ADA COUNTY FILE NUMBER: 202300414-PBA

**Certificate of Ada County Recorder:**

STATE OF IDAHO)  
 COUNTY OF ADA)  
 INSTRUMENT NUMBER 2024-005389

I HEREBY CERTIFY THAT THIS RECORD OF SURVEY WAS FILED AT THE REQUEST OF The Land Group  
 AT 58 MINUTES PAST 9 O'CLOCK A.M. THIS 2nd  
 DAY OF February, A.D. 2024, IN MY OFFICE AND WAS DULY RECORDED.

DEPUTY   
 EX-OFFICIO RECORDER

FEES: \$5.00

**Survey Narrative:**

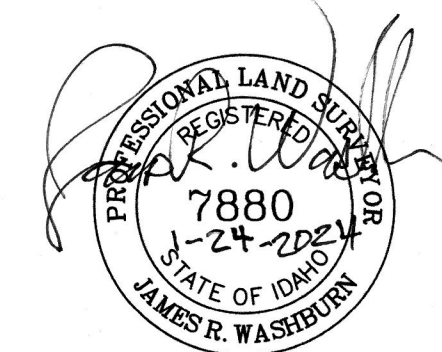
THIS SURVEY IS BEING PREPARED AT THE REQUEST OF COLE VALLEY CHRISTIAN SCHOOLS, INC. THE BASIS OF BEARING IS FROM THE SOUTH 1/4 CORNER OF SECTION 29 TO THE SOUTHEAST CORNER OF SECTION 29. THE FOUND MONUMENTS WERE HELD AND SUBSTANTIALLY FIT RECORD DATA.

**Referenced Survey Table:**

- R1. RECORD OF SURVEY No. 2713, INSTRUMENT #94000018, RECORDS OF ADA COUNTY.
- R2. SUNSHINE ESTATES SUBDIVISION, BOOK 78 OF PLATS AT PAGE 8328, RECORDS OF ADA COUNTY.

**Certificate of Surveyor:**

I, JAMES R. WASHBURN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



462 East Shore Drive, Suite 100  
 Eagle, ID 83616 PH: (208) 939-4041

## EXHIBIT B

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



**In the Matter of the Request for Annexation and Zoning of 71.28-Acres of Land with an R-15 (Medium High-Density Residential) Zoning District; and Conditional Use Permit (CUP) for a Private Education Institution for Pre-kindergarten through 12th Grade on 48.48-Acres of Land in the R-15 Zoning District, by LKV Architects.**

**Case No(s). H-2023-0011**

**For the City Council Hearing Date of: July 11, 2023 (Findings on July 25, 2023)**

**A. Findings of Fact**

1. Hearing Facts (see attached Staff Report for the hearing date of July 11, 2023, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of July 11, 2023, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of July 11, 2023, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of July 11, 2023, incorporated by reference)

**B. Conclusions of Law**

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.



7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of July 11, 2023, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

#### C. Decision and Order

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

1. The applicant's request for annexation & zoning is hereby approved with an R-8 zoning district, instead of the requested R-15 zoning district, with the requirement of a Development Agreement; and the request for a conditional use permit is hereby approved per the provisions in the Staff Report for the hearing date of July 11, 2023, attached as Exhibit A.

#### D. Notice of Applicable Time Limits

##### Notice of Conditional Use Permit Duration

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

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

##### Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.



E. Judicial Review

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

F. Notice of Right to Regulatory Takings Analysis

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

G. Attached: Staff Report for the hearing date of July 11, 2023

By action of the City Council at its regular meeting held on the 25th day of July, 2023.

COUNCIL PRESIDENT BRAD HOAGLUN VOTED AYE

COUNCIL VICE PRESIDENT JOE BORTON VOTED AYE

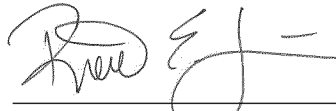
COUNCIL MEMBER JESSICA PERREAULT VOTED AYE

COUNCIL MEMBER LUKE CAVENER VOTED AYE

COUNCIL MEMBER JOHN OVERTON VOTED AYE

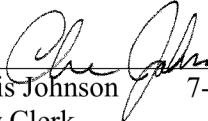

COUNCIL MEMBER LIZ STRADER VOTED AYE

MAYOR ROBERT SIMISON VOTED \_\_\_\_\_  
(TIE BREAKER)



\_\_\_\_\_  
Mayor Robert E. Simison 7-25-2023

Attest:

  
Chris Johnson 7-25-2023  
City Clerk 

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By:  Dated: 7-25-2023  
City Clerk's Office



**STAFF REPORT**

**COMMUNITY DEVELOPMENT DEPARTMENT**

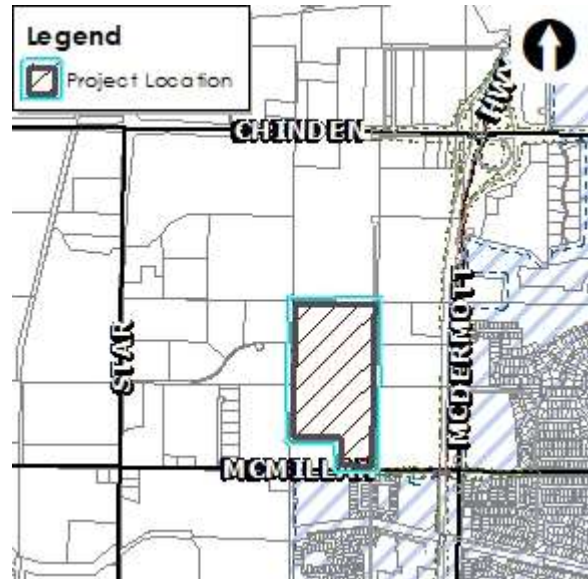
HEARING DATE: July 11, 2023

TO: Mayor & City Council

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

SUBJECT: Cole Valley Christian School – AZ,  
CUP  
[H-2023-0011](#)

LOCATION: 7080 W. McMillan Rd., in the NE ¼ of  
Section 29, Township 4N., Range 1W.  
(Parcel #S0429427800)



**I. PROJECT DESCRIPTION**

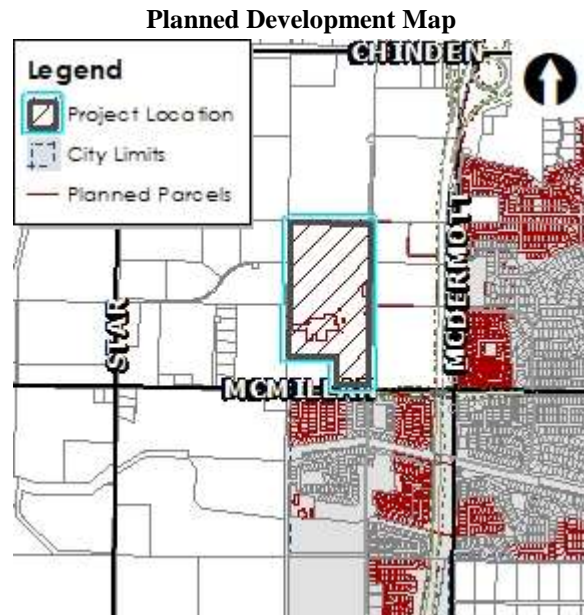
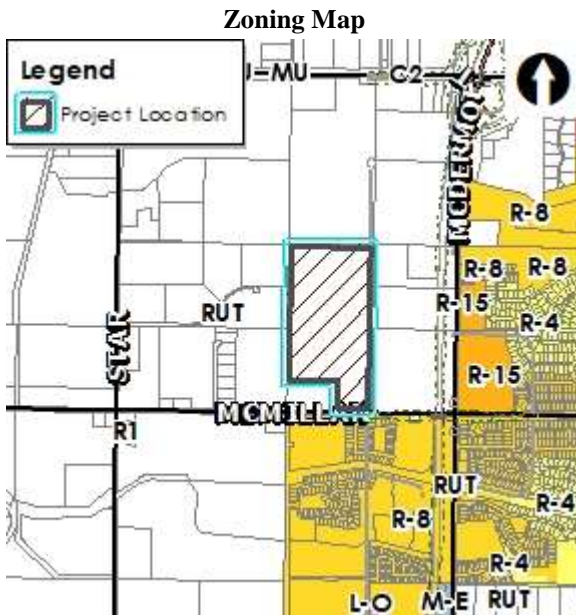
Annexation and Zoning (AZ) of 71.28 acres of land with an R-15 (Medium High-Density Residential) zoning district; and Conditional Use Permit (CUP) for a private education institution for pre-kindergarten through 12th grade on 48.48 acres of land in the R-15 zoning district.

**II. SUMMARY OF REPORT**

A. Project Summary

Description	Details
Acreage	71.28-acres
Future Land Use Designation	Medium Density Residential (MDR) with a school designation
Existing Land Use	Agricultural
Proposed Land Use(s)	Private education institution for pre-K through 12 <sup>th</sup> grades
Current Zoning	RUT in Ada County
Proposed Zoning	R-15 (Medium High-Density Residential)
Phasing Plan	2 phases
Physical Features (waterways, hazards, flood plain, hillside)	None
Neighborhood meeting date	2/16/23
History (previous approvals)	ROS #2713 (1993). A property boundary adjustment has been tentatively approved by Ada County but has not yet received final approval.

B. Project Area Maps



*Note: The configuration of the property shown above does not reflect the property boundary adjustment in process with Ada County; the resulting boundary is consistent with the annexation exhibit map shown in Section VIII.A below.*

**III. APPLICANT INFORMATION**

A. Applicant:

Amber Van Ocker, LKV Architects – 2400 E. Riverwalk, Boise, ID 83706

B. Owner:

Cole Valley Christian Schools – 200 E. Carlton Ave., Meridian, ID 83642

C. Representative:  
 Same as Applicant

**IV. NOTICING**

	<b>Planning &amp; Zoning Notice Dates</b>	<b>City Council Notice Dates</b>
Newspaper Notification	5/3/2023	06/25/2023
Radius notification mailed to properties within 300 feet	4/28/2023	06/23/2023
Site Posting Date	5/18/2023	6/23/2023
Next Door posting	4/28/2023	06/23/2023

**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. There is also a school designation on this property, which indicates a school should be developed in this general area.

The proposed use of the property as a private education institution is consistent with the school designation depicted on the FLUM. Although dwelling units are typically desired in the MDR designation, the UDC ([Table 11-2A-2](#)) does allow school uses with approval of a conditional use permit.

**Transportation:** The Master Street Map (MSM) depicts a north/south residential collector street along the west boundary of this site. The Applicant has negotiated a land swap with the property owner at the southwest corner of this site to obtain the property necessary to complete the extension of Owyhee Storm Ave. to the school property.

A local street (Ersatz Place Road) is proposed along the east boundary of the site that extends off-site from McMillan Rd. to the north that will provide access to the properties fronting on future SH-16. A Traffic Impact Study (TIS) was submitted to ITD and ACHD for review of this project.

**Design:** This property is located within a four-square mile area governed by the [Fields Sub-Area Plan](#) located at the northwest corner of the Area of City Impact boundary. This area is bounded by Ustick Rd. on the south, Can-Ada Rd. on the west, Chinden Blvd./US Highway 20/26 on the north, and McDermott Rd./SH-16 on the east.

The Fields area is primarily designated for future residential development, with a mixed-use community center at the southeast corner of Star and McMillan Roads, and multiple school and park sites. Interchange and regional mixed-use designations are incorporated along both Ustick Road and Chinden Boulevard, generally from the SH-16 extension to Star Road. The southwest corner of the Subarea has been reserved for expanded industrial and non-residential mixed-use area within the southwest quadrant, and is aligned with the existing Intermountain Gas Facility, currently located on Can-Ada Road.

In accord with the Fields Sub-Area Plan, the general character, design and identity of this area should have a cohesive theme that is “modern rural,” which applies to housing, amenities, streetscape/open space, and retail/commercial. Because the proposed school does not front on W. McMillan Rd. and is

not oriented toward N. Owyhee Storm Ave. and because it's not residential or retail/commercial, Staff does not recommend the building is required to have a modern rural design theme. **However, some of the other thematic design elements that contribute to the desired character of the area should be adhered to such as lighting, fencing (e.g. split rail), landscaping (e.g. tall fescues, dry creek materials, wildflowers, street trees, etc.), public art, on-street bike lanes and/or off-street multi-use pathways, signage (e.g. metal roof on sign), etc. – see the Character Framework – Amenities (pg. 3-12) and Streetscape (pg. 3-13) in the Plan for more information. A high-quality of design is expected in this area.**

In response to the modern rural design theme, the Applicant proposes to develop some of the areas adjacent to building entrances with dry stream beds with a mix of rock types, boulders and plantings. In the portions of the site that will not be developed with Phase 1, a “meadow seed” mix is proposed to be planted for wild flowers and grass to grow. Detached sidewalks, landscaping and street lights are proposed along all public streets, which will provide pedestrian connectivity to the school from adjacent existing and future neighborhoods in the area. A 10-foot wide sidewalk/pathway is proposed along Owyhee Storm Ave., which should provide a safe off-street route for school children to bicycle/walk to school; and a 5-foot wide sidewalk is proposed along McMillan Rd. and Ersatz Place Rd.

Building materials will consist of a combination of masonry, deep ribbed metal and smooth metal with large expansions of glazing. The ball fields will be fenced from general use by the public; however, those areas help preserve the open space and views from adjacent developments and properties. **Fencing and signage designs have not been fully developed yet but the Applicant anticipates incorporating the “modern rural” design theme in those elements at the perimeter of the development. Details of such should be submitted prior to the City Council hearing.**

**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):

- “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 service is available and can be extended by the developer with development in accord with UDC 11-3A-21. City sewer service will not be available until the Can-Ada lift station project is complete at the end of fiscal year 2025.*

- “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 this site.*

- “Ensure development provides safe routes and access to schools, parks, and other community gathering places.” (2.02.01G)

*Detached sidewalks are proposed adjacent to all public streets, which should assist in providing safe access to the proposed school. The walkway along Owyhee Storm Ave. is proposed to be a 10-foot wide multi-use pathway, which will provide an off-street route for bicyclists.*

- “Ensure the location and design of schools are compatible with existing and planned neighborhoods and land uses.” (2.03.01D)

*The proposed school should be compatible with adjacent existing and future residential uses in the vicinity.*



## VI. STAFF ANALYSIS

### A. Annexation & Zoning (AZ):

The Applicant proposes to annex 71.28 acres of land with an R-15 (Medium-High Density Residential) zoning district for the development of a private education institution for pre-kindergarten through 12<sup>th</sup> grade on approximately 48.48 acres of the site. The remaining 23.4-acres of the site is to be used for agricultural purposes until further development occurs in the future. As discussed above in Section V, the proposed use is desired and consistent with the Comprehensive Plan for this area.

There are no existing structures on this site; the property is currently being used for agricultural purposes. The site is within the Area of City Impact (AOCI) boundary at the periphery of the current City limits and is contiguous to City annexed land to the south.

**Because the R-8 zoning district is the most appropriate district for the MDR FLUM designation, Staff recommends an R-8 instead of R-15 zone for the subject property.**

A private education institution is listed as an allowed use in the recommended R-8 (and requested R-15) zoning district with approval of a conditional use permit, per UDC [Table 11-2A-2](#), subject to the specific use standards listed in UDC [11-4-3-14](#).

A property boundary adjustment application has been tentatively approved by Ada County Development Services for the reconfiguration of this property as shown in the annexation legal description and exhibit map in Section VIII.A below. **Final approval is required to be obtained prior to City Council approval of the annexation ordinance.**

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

**If the 23.4-acre portion of the site not proposed to develop at this time is proposed to develop with any use(s) other than an education institution and associated accessory uses in the future, Staff recommends an amendment to the Development Agreement is required to include an updated development plan.**

### B. Conditional Use Permit (CUP):

A Conditional Use Permit (CUP) is proposed, as required by UDC Table 11-2A-2, for a private education institution in an R-8/R-15 zoning district. The education institution requires CUP approval because it exceeds 250,000 square feet (s.f.) within a residential district; includes lighted fields adjoining/within a residential district; will generate in excess of 1,500 vehicular trips per day; takes access from a collector street (i.e. Owyhee Storm Ave.) and there is not a safe, separate pedestrian and bikeway access between the neighborhood and the school site, per UDC [11-4-3-14E](#).

Cole Valley currently has two existing campuses that will be relocated and consolidated into one 259,919 square foot building on the subject property. The proposed school will be for pre-kindergarten through 12th grade and the development area will include parking, access drives, open space for student play area and outside athletic venues on 48.48 acres of land. The new facility will service approximately 1,825 students with the potential to add 12 additional classrooms with future building additions on the south, east and west wings, totaling 15,300 square feet, to serve an additional 300 students.

Development will likely occur in two phases but may occur in one. If phased, Phase 1 will consist of all of the outside athletic venues except the tennis courts, a portion of the southeast parking lot, public restroom outbuilding, construction of Ersatz Rd. and the extension of Owyhee Storm Ave.

(the length and width to be determined by the City and ACHD), and the adjustment and piping of the Creason Lateral. Phase 2 will consist of building construction, remaining site development of parking lots, access points, play structures, full road sections to the north property line and public utility connections. Although shown as part of the 2<sup>nd</sup> phase, the storage, maintenance and CTE building likely won't be constructed for a few years per the Applicant.

**Dimensional Standards:** The proposed development is required to comply with the dimensional standards listed in UDC [Table 11-2A-7](#) for the proposed R-15 zoning district (or UDC [Table 11-2A-6](#) for the R-8 district recommended by Staff). Education facilities are allowed a maximum building height of 50 feet as set forth in UDC [11-2A-3E.3](#).

**Specific Use Standards:** The proposed use is required to comply with the specific use standards listed in UDC [11-4-3-14F](#), Education Institution, as follows: *Staff's analysis is in italics.*

- A. Accessory uses. Accessory uses including, but not limited to, daycare facilities, community events, community services, social services, curricular and extracurricular activities, meeting facilities for clubs and organizations, and school administration may be allowed.
  1. Community events shall include, but are not limited to, events organized by an association of persons for a social, literary, political, educational or recreational purpose. Community events shall not include retail or other services that are customarily carried on as a business.
  2. Curricular or extracurricular activities at an education institution shall include any sporting, musical, dramatic, artistic, fundraising or educational activities associated with any group, association, or classroom of said education facilities. Curricular or extracurricular activities shall not include retail or other services of businesses not directly associated with the education facility.
  3. When conducted within an existing structure and site modifications are not proposed and/or required allowed accessory uses do not require a certificate of zoning compliance.
  4. Uses not deemed as an accessory use by the Director shall require approval as a principal permitted or conditional use consistent with this title or as a temporary use consistent with [title 3](#), chapter 4 of this Code.
- B. Location criteria for elementary schools. Elementary schools should be located within the center of neighborhoods with access encouraged from local streets. Elementary school locations adjacent to public parks or open space are encouraged. At least thirty (30) percent of the perimeter of an elementary school site should be open to streets or open space areas. *The site is not located within the center of a neighborhood but may be in the future as much of the property surrounding this area has yet to annex but has a residential FLUM designation; a local street (Ersatz Rd.) is proposed along the east boundary of the site. Over 30% of the proposed school site is open to streets.*
- C. Location criteria for middle schools and high schools. Middle and high schools may take access off a designated arterial or collector street. *The proposed school takes access off a collector street (Owyhee Storm Ave.).*
- D. Exemption. An education institution with less than one hundred fifty (150) students or located within the TN-R district may be exempt from the requirements for open space, landscaping, parking and drop off areas. *Not Applicable*
- E. Conditional use requirement. A conditional use permit shall be required for any education institution in which any of the following circumstances exist:



1. The education institution is in excess of two hundred fifty thousand (250,000) square feet within a residential district; *The proposed school is 259,919 square feet.*
  2. The education institution includes lighted fields adjoining or within a residential district; *The football field is proposed to be lighted within a residential district.*
  3. The education institution will generate in excess of one thousand five hundred (1,500) vehicular trips per day; *The proposed school will exceed 1,500 vehicle trips per day at 4,132 trips per day.*
  4. The education institution takes access from a collector or an arterial street and there is not a safe, separate pedestrian and bikeway access between the neighborhood and the school site. *The proposed school takes access from a collector street (Owyhee Storm Ave.); a 10-foot wide detached multi-use pathway is proposed on the school site adjacent to the street for safe pedestrian/bicycle access to the site. There are no abutting neighborhoods to the west, north or east at this time as the adjacent land is yet to redevelop; an arterial street separates this site from the development to the south (i.e. Gander Creek subdivision).*
- F. Portable classrooms (temporary and permanent). The site plan for all education institutions shall include the location of any future portable classrooms (temporary and/or permanent). *Four (4) portable future classrooms are proposed on the west side of the site just north of the elementary wing totaling 8,400 s.f. (2,100 s.f. each).*
1. Temporary portables. A temporary portable classroom shall be an accessory use valid for a maximum period of four (4) years from the date of issuance of a certificate of occupancy.
    - a. Temporary portable classrooms that meet the standards as set forth in subsection (F)(4) of this section shall require a certificate of zoning compliance approval but shall not be subject to design review.
    - b. Temporary portable classrooms that do not meet the standards as set forth in subsection (F)(4) of this section shall require a conditional use permit but shall not be subject to design review.
  2. Permanent portables. Prior to the termination of the four-year permit, the applicant may request to convert a temporary portable classroom to a permanent portable classroom.
    - a. Permanent portable classrooms that meet the standards as set forth in subsection (F)(4) of this section shall require a certificate of zoning compliance and design review approval.
    - b. Permanent portable classrooms that do not meet the standards as set forth in subsection (F)(4) of this section shall require a conditional use permit and design review approval.
  3. Permit termination. Upon termination of the four-year permit, the temporary portable classroom approval shall be null and void and the applicant shall remove the structure immediately.
  4. Standards.
    - a. The portable classroom shall not be located in the front yard of the principal school structure.
    - b. The portable classroom shall not be located in any required yard.

- c. The placement of the portable classroom shall not reduce the number of required off street parking spaces.
  - d. The portable structures shall comply with the building code in accord with [title 10](#) of this Code.
  - e. Exterior colors of the portable classrooms shall be compatible with the color of the primary school building.
  - f. The roofing material on the portable classrooms shall be of a finish that emits a minimal amount of glare.
  - g. Where the portable classroom is located within two hundred (200) feet of a street and is visible from such a street, the portable classroom shall be screened from view of the street with a minimum of one (1) evergreen tree per fifteen (15) feet of linear structure. The tree shall be a minimum of six (6) feet in height.
- G. Additional standards for education institution, private. The applicant shall provide written documentation that the facility meets the minimum site area guidelines as established by the Idaho State Department of Education. ***The Applicant shall comply with this standard.***
- H. Additional standards for vocational or trade schools. The applicant shall provide written documentation that the school will have a major curriculum relating to technological industrial research and processes. *Not applicable.*
- I. Parking space requirement. In all commercial and residential districts, education institutions shall provide one (1) parking space for every four hundred (400) square feet of gross floor area. *The proposed parking complies with this standard. See below for more detailed analysis on parking.*

**Road Improvements:** The Applicant proposes to extend Owyhee Storm Ave., a collector street, and Ersatz Rd., a local street, from the south boundary at McMillan Rd. to the north boundary of the subject property with development. The extension of these streets is proposed in two (2) phases as shown on the phasing plan in Section VIII.B. **To ensure the timely extension of Owyhee Storm Ave. and Ersatz Rd. for future development in the area, Staff recommends these streets (and associated detached sidewalks/multi-use pathways) are constructed to the northern boundary of the subject property with the first phase of development.** The Applicant states ITD has acquired the property necessary to complete the extension of Ersatz but not to a local street section with sidewalks, etc. The street section will start at the eastern ROW that ITD has acquired and the street section will extend the necessary dimension onto the subject property. The multi-use pathway required along the east side of Ersatz will be constructed with future development of the adjacent land.

**Access:** Two (2) driveway accesses are proposed via Owyhee Storm Ave., a future collector street, along the west boundary of the site and two (2) driveway accesses are proposed via Ersatz Place Rd., a future local street, along the east boundary of the site; no access is proposed via W. McMillan Rd.

The southern driveway via Ersatz will provide access to the eastern parking lot and drop-off areas that are primarily dedicated to the high school and middle school portion of the building and campus. The northern driveway will provide access to the smaller secondary parking lot that will include a bus drop-off area, a future career technical building and the emergency vehicle access lane that extends west to Owyhee Storm Ave.

The southern driveway via Owyhee Storm will provide access to the western parking lot and drop-off areas that are primarily dedicated to the pre-school and elementary portions of the building and campus.

**Parking:** Off-street parking is required to be provided as set forth in UDC [11-4-3-14.I](#) (i.e. one space per 400 square feet of gross floor area). Based on 273,344 square feet (s.f.) of gross floor area (259,919 s.f. school building + 13,425 s.f. storage, maintenance & CTE building), a minimum of 683 parking spaces are required that comply with the standards listed in UDC [Table 11-3C-5](#). If future classroom additions occur as anticipated, an additional 38 parking spaces will be required based on 15,300 square feet of gross floor area. If temporary portable classrooms are added as anticipated, an additional 21 parking spaces will be required based on 8,400 s.f. of gross floor area. The site plan depicts a total of 843 parking spaces at full build-out, which exceeds the minimum standards by 101 spaces. The Applicant proposes to only construct the minimum amount of parking (i.e. 650 spaces) required with the initial building construction.

Bicycle parking is required to be provided as set forth in UDC [11-3C-6G](#). Based on 843 vehicle spaces, a minimum of 34 bicycle parking spaces are required that meet the location and design standards listed in UDC [11-3C-5C](#); a total of 48 spaces are proposed, exceeding the minimum standards.

**Sidewalks/Pathways:** A 10-foot wide detached sidewalk/multi-use pathway is proposed within the street buffer along Owyhee Storm Ave. in accord with the Pathways Master Plan; and 5-foot wide detached sidewalks are proposed along W. McMillan Rd. and Ersatz Rd. *Note: A multi-use pathway is also required along the east side of Ersatz Rd., which will be required with construction of the eastern portion of the street section by the developer of the adjacent property.*

**Five-foot wide detached sidewalks are typically required within street buffers along arterial streets. However, because ACHD is changing policy to require detached 10-foot wide multiple-use pathways (MUP) along arterial streets (i.e. McMillan Rd.) in lieu of on-street bike lanes, and because school children will be using this sidewalk to bike and walk to school, Staff recommends a 10-foot wide sidewalk/MUP is required along McMillan as a provision of the development agreement.**

**The multi-use pathway is required to be placed in a 14-foot wide public use easement if it's outside of the right-of-way. The easement should be submitted to the Planning division with the Certificate of Zoning Compliance application for the first phase of development.**

**To ensure pedestrian safety, Staff recommends the sidewalk/multi-use pathways are constructed along all streets with the first phase of development.**

**Landscaping:** A landscape plan was submitted as shown in Section VIII.C.

A minimum 25-foot wide street buffer is required along W. McMillan Rd., an arterial street and a minimum 20-foot wide street buffer is required along Owyhee Storm Ave., a collector street, landscaped in accord with the standards listed in UDC [11-3B-7C](#). **Buffers are required to be planted with a variety of trees, shrubs, lawn, or other vegetative groundcover. The landscape plan should be revised in accord with the aforementioned standards. Where the buffer is encumbered by an easement, the buffer area is required to include a minimum 5-foot wide area for planting shrubs and trees outside of the easement; the plans should be revised accordingly to accommodate the required plantings.**

Parking lot landscaping is required in accord with the standards listed in UDC [11-3B-8C](#).

**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.

All utilities, *except* for City sewer, are available to the site or in close proximity. **Sewer service to this site will be provided from the Can-Ada Lift Station, which has not yet been built. Construction is planned to be completed towards the end of Fiscal Year 2025. The City plans to install a trunk sewer from the lift station (to be located near McMillan Road/Can-Ada Road) one mile to the east near the intersection of McMillan Road/Star Road as a part of the Can-Ada Lift Station Project. The school will need to extend sewer down McMillan Rd. and Owyhee Storm Ave. to the school campus in accord with the Sewer Master Plan.** The City is amenable to allowing a temporary lift station for the sports field concession and restroom buildings only, which shall be taken off-line as part of the construction of the school.

**Waterways:** The West Tap Sublateral runs along the southern boundary of this site adjacent to McMillan Rd. and the Creason Lateral bisects this site within a 30-foot wide easement. **The UDC [\(11-3A-6\)](#) requires all waterways that lie on the property being developed to be piped or otherwise covered unless being improved as a water amenity of linear open space. The easement for the Creason Lateral shall be depicted on the site and landscape plans.**

**Pressurized Irrigation System** (UDC [11-3A-15](#)): Underground pressurized irrigation water is required to be provided to the development as set forth in UDC 11-3A-15. On-site pressurized irrigation is proposed utilizing existing water rights from the Creason Lateral and a secondary irrigation well and pumping system will be installed to supplement irrigation needs during the “shoulder season” watering times.

**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.

**Hours of Operation:** The primary hours of operation for the campus will be from 7:00 am to 3:00 pm Monday through Friday. Extended hours of operation will be based on athletic events and various activities throughout the school year. **Compliance with the City noise ordinance (MCC [6-3-6](#)) is required.**

**Building Elevations:** Building elevations were submitted as shown in Section VIII.D for the proposed 2-story school building. Building materials consist of a combination of masonry in smooth-face and split-face in two colors, deep ribbed metal and smooth metal with large expansions of glazing, which should be low maintenance. Raised parapets are proposed for modulation and screening of rooftop mechanical equipment. Proposed building heights are as follows: auditorium/gymnasium – 45’8”; classroom wings – 35’0”.

**Certificate of Zoning Compliance/Design Review:** A Certificate of Zoning Compliance (CZC) and Design Review application is required to be submitted to the Planning Division and approved prior to submittal of building permit application(s). The application materials should be updated as necessary to comply with the conditions contained in Section IX. Compliance with the design standards in the Architectural Standards Manual is required. As discussed above in Section V, a “modern rural” design theme should be integrated into the project as desired in the Fields Sub-Area Plan.

## VII. DECISION

### A. Staff:

Staff recommends approval of the proposed annexation & zoning with an R-8 instead of R-15 zoning district, and conditional use permit with the provisions included in Section IX per the Findings in Section X.

### B. The Meridian Planning & Zoning Commission heard these items on May 18, June 1 and 15, 2023. At the public hearing, the Commission moved to continue the subject AZ and CUP

requests to June 1<sup>st</sup> in order to review the ACHD report. The ACHD report wasn't received by the 1<sup>st</sup> so the Commission continued the project to the June 15<sup>th</sup> hearing date.

1. Summary of Commission public hearing:
  - a. In favor: Amber Van Ocker, LKV Architects (Applicant's Representative); Sonia Daleiden, Kittleson & Assoc.; Wayne Thowless, LKV Architects
  - b. In opposition: None
  - c. Commenting: Patrick Nichols
  - d. Written testimony: Amber Van Ocker, Applicant's Representative
  - e. Staff presenting application: Sonya Allen
  - f. Other Staff commenting on application: Bill Parsons
2. Key issue(s) of public testimony:
  - a. The Applicant requests to *not* be required to construct Owyhee Storm & Ersatz (& the associated sidewalks/pathways and street buffers) to the northern property boundary, just to the northern boundary of the school campus proposed to develop at this time; and the street buffer & pathway along McMillan to be constructed with future development of that area.
  - b. Concerns with how traffic generated from the proposed school will impact already congested traffic and intersections in the vicinity.
3. Key issue(s) of discussion by Commission:
  - a. The timing for construction of Owyhee Storm & Ersatz to the northern property boundary; and pedestrian walkways and street buffers along public streets;
  - b. Concerns pertaining to traffic and existing congestion in this area and impacts from the proposed development.
4. Commission change(s) to Staff recommendation:
  - a. At Staff's request, include a clarification to DA provision #A.1.1d in Section IX that all street buffers adjacent to public streets (i.e. McMillan, Owyhee Storm & Ersatz) also be constructed by the Applicant, unless already constructed by ITD, prior to issuance of Certificate of Occupancy for the high school building.
  - b. Commission required the McMillan Rd. improvements and the extension of Owyhee Storm Ave. and Ersatz to the northern parcel boundary to be completed either by the Applicant or ITD, as applicable, prior to issuance of Certificate of Occupancy for the high school building in the second phase of development (see Section IX.A.1.1c).
5. Outstanding issue(s) for City Council:
  - a. The Applicant should provide more details on how perimeter fencing, signage, public art, etc. planned for the site incorporates the "modern rural" design theme in accord with the Fields Sub-area Plan.

C. The Meridian City Council heard these items on July 11, 2023. At the public hearing, the Council moved to approve the subject AZ and CUP requests.

1. Summary of the City Council public hearing:
  - a. In favor: Amber Van Ocker, LKV Architects (Applicant's Representative)
  - b. In opposition: None
  - c. Commenting: None
  - d. Written testimony: None
  - e. Staff presenting application: Sonya Allen
  - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
  - a. Applicant requested Council *not* require the extension of Owyhee Storm & Ersatz to the northern property boundary at this time, just the northern boundary of the school site proposed to develop at this time.
3. Key issue(s) of discussion by City Council:

- a. The appropriateness of black coated chain-link fencing in the Fields Sub-Area and necessity of fencing along McMillan Rd.
  - b. The Applicant's request to defer construction of Owyhee Storm & Ersatz along with the associated sidewalks/pathways and street buffers on the future development area at the northern boundary of the site until future development occurs.
4. City Council change(s) to Commission recommendation:
- a. Council approved the project with the allowance of black coated chain-link fencing along the west, north and east boundaries of the site (the Applicant is not required to construct the split rail fence along McMillan Rd. if they choose not to).

## VIII. EXHIBITS

### A. Annexation & Zoning Legal Description and Exhibit Map



## LEGAL DESCRIPTION

Page 1 OF 1

March 2, 2023  
Project No.: 121048

### EXHIBIT "A"

#### COLE VALLEY CHRISTIAN SCHOOL ANNEXATION DESCRIPTION

A parcel of land located in the West Half of the Southeast Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the South One Quarter Corner of Section 29 of said Township 4 North, Range 1 West, (from which point the Southeast Corner of said Section 29 bears South 89° 22' 00" East, 2642.71 feet distant), said South One Quarter Corner being the POINT OF BEGINNING;

Thence North 00° 51' 06" East, a distance of 2630.21 feet on the north-south mid-section line of said Section 29 to the Center One Quarter Corner of said Section 29;

Thence South 89° 22' 35" East, a distance of 1325.02 feet on the east-west mid-section line of said Section 29 to the Center-East 1/16th Corner of said Section 29;

Thence South 00° 56' 00" West, a distance of 2630.45 feet to a point on the southerly Section line of said Section 29;

Thence North 89° 22' 00" West, a distance of 454.52 feet on said southerly Section line;

Thence North 00° 56' 00" East, a distance of 487.34 feet;

Thence North 89° 43' 44" West, a distance of 774.21 feet;

Thence South 00° 16' 16" West, a distance of 21.70 feet;

Thence South 00° 51' 07" West, a distance of 460.74 feet to a point on the southerly Section line of said Section 29;

Thence North 89° 22' 00" West, a distance of 93.49 feet on said southerly Section line to the POINT OF BEGINNING.

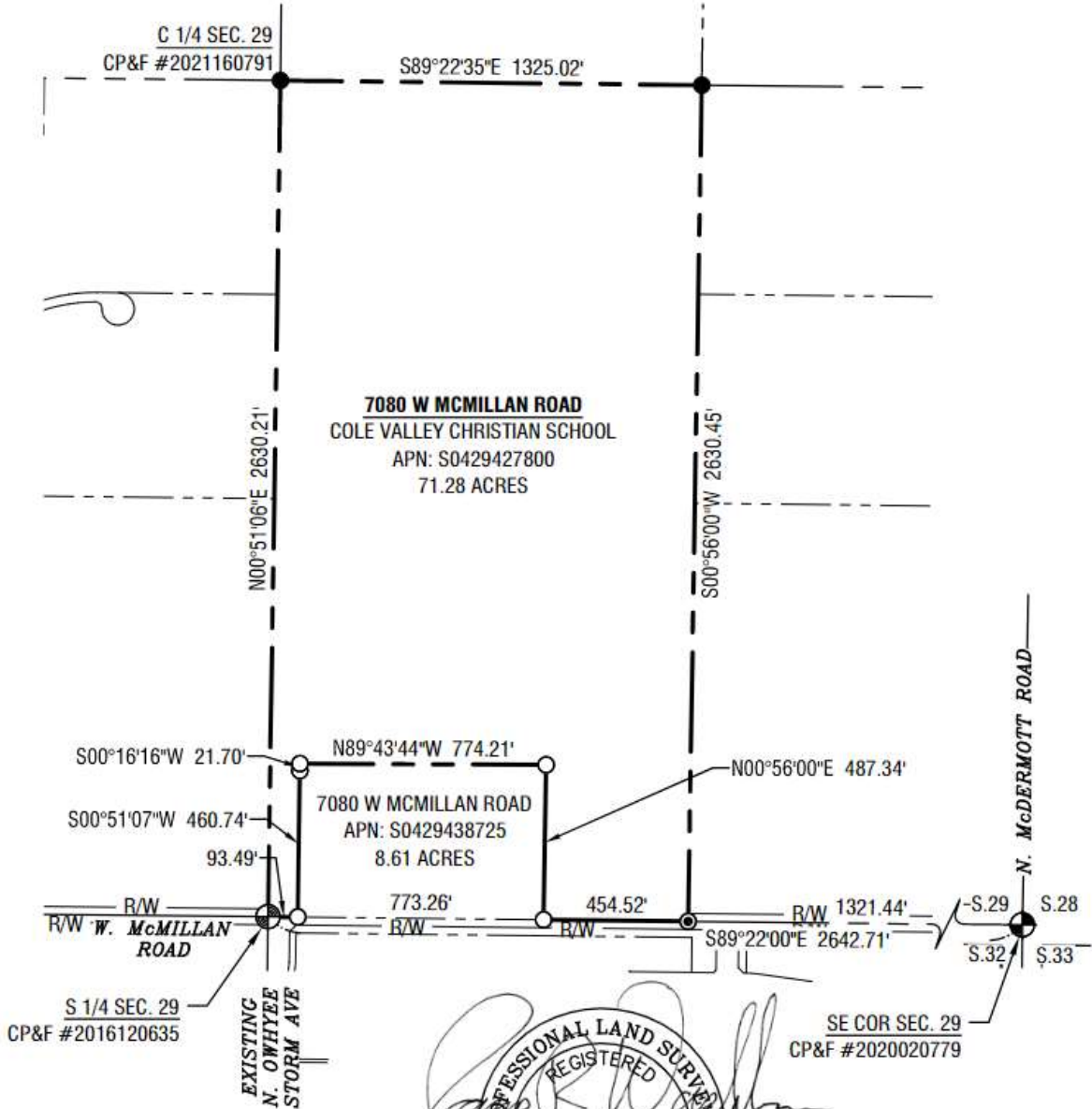
The above described parcel contains 71.28 acres more or less.

PREPARED BY:  
**The Land Group, Inc.**

James R. Washburn





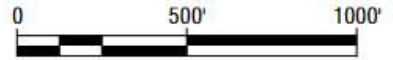


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 User: jrwashburn  
 Date Plotted: Thursday, March 1, 2023 at 09:55 AM



**Exhibit "B"**

Horizontal Scale: 1" = 500'



Project No.: 121048  
March 2, 2023



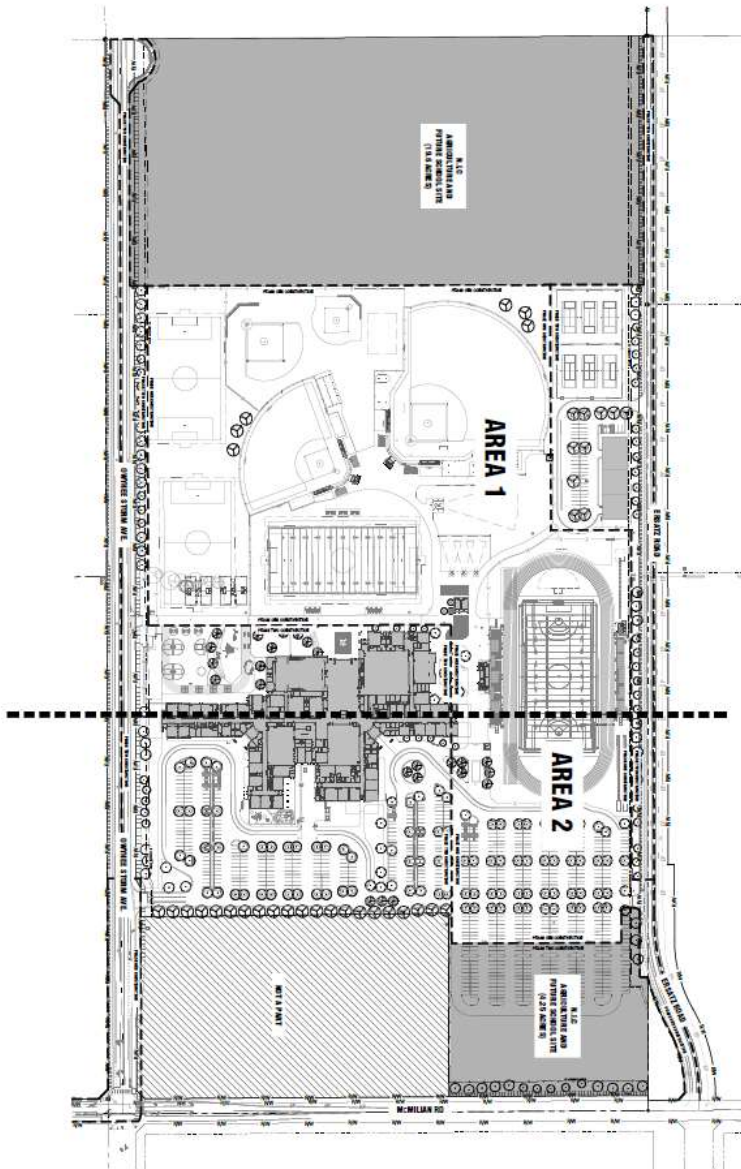
**Annexation Description  
Cole Valley Christian School  
7080 W. McMILLAN Road**





C. Landscape Plan (dated: ~~3/1/23~~ 6/30/23) - Revised

Overall - Landscape Plan



**CALCULATION TABLE**

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	ASPHALT DRIVEWAY	10,000	1.50	15,000
2	CONCRETE DRIVEWAY	5,000	2.00	10,000
3	GRAVEL DRIVEWAY	15,000	0.50	7,500
4	LANDSCAPE MATERIALS	10,000	0.50	5,000
5	PLANTING	10,000	0.50	5,000
6	IRRIGATION SYSTEM	10,000	0.50	5,000
7	PAVING	10,000	0.50	5,000
8	CONCRETE	10,000	0.50	5,000
9	ASPHALT	10,000	0.50	5,000
10	GRAVEL	10,000	0.50	5,000
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199	GRAVEL	10,000	0.50	5,000
200	LANDSCAPE MATERIALS	10,000	0.50	5,000

**RV CITY SITE**  
**CONSTRUCTION**  
**LANDSCAPE**  
**PLANNING**  
**ARCHITECTURE**  
**ENGINEERING**  
**CONSULTING**

**COLE VALLEY CHRISTIAN SCHOOLS**  
**Site Development Plan**  
 Meridian, Maine

**SCALE: 1" = 100'**

**DATE: 6/30/23**

**PROJECT NO: 2023-001**

**DESIGNER: [Signature]**

**CHECKED: [Signature]**

**DATE: 6/30/23**



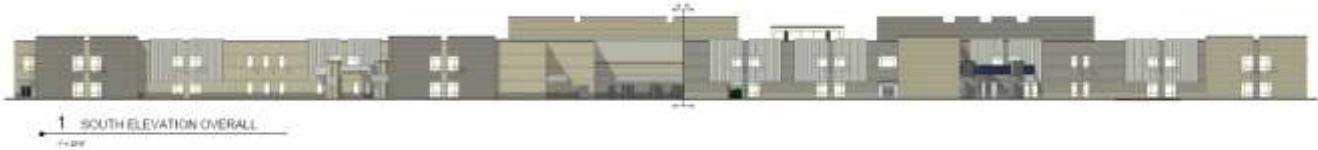








## D. Building Elevations







1 PRESCHOOL / ELEMENTARY ENTRANCE



2 MIDDLE / HIGH SCHOOL ENTRANCE



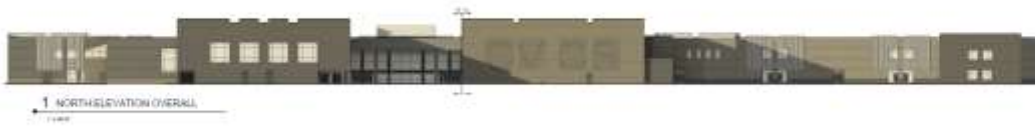
COLE VALLEY CHRISTIAN SCHOOLS  
ARCHITECTS

CVCS - CENTRAL CAMPUS  
ENLARGED ELEVATION

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

4





1 NORTH ELEVATION OVERALL  
1/8" = 1'-0"



1a NORTH ELEVATION 1  
1/8" = 1'-0"



1b NORTH ELEVATION 2  
1/8" = 1'-0"



1 EAST ELEVATION OVERALL  
1/8" = 1'-0"



2 WEST ELEVATION OVERALL  
1/8" = 1'-0"



COLE VALLEY CHRISTIAN SCHOOLS  
ARCHITECTS

CVCS - CENTRAL CAMPUS  
BUILDING ELEVATIONS - NORTH  
SCALE: 1/8" = 1'-0"

5



COLE VALLEY CHRISTIAN SCHOOLS  
ARCHITECTS

CVCS - CENTRAL CAMPUS  
BUILDING ELEVATIONS - EAST / WEST  
SCALE: 1/8" = 1'-0"

6



1 PRESCHOOL / ELEMENTARY ENTRANCE



2 MIDDLE / HIGH SCHOOL ENTRANCE



3 AERIAL MIDDLE / HIGH SCHOOL ENTRANCE



4 NORTH PATIO

## IX. CITY/AGENCY COMMENTS & CONDITIONS

Prior to the City Council hearing, additional site development details (i.e. landscaping, fencing, signage, public art, etc.) shall be submitted to the Planning Division that demonstrate compliance with the “modern rural” design theme in the Fields Sub-Area Plan.

**Final approval of the property boundary adjustment application by Ada County Development Services shall be obtained prior to City Council approval of the Annexation Ordinance.**

~~Prior to City Council approval of the Development Agreement, an amended phasing plan shall be submitted that includes the extension of Owyhee Storm Ave. and Ersatz Place Road to the northern property boundary and detached sidewalks/multi-use pathways along McMillan Rd., Owyhee Storm Ave. and Ersatz Place Rd. with the first phase of development. Done~~

### A. PLANNING DIVISION

#### 1. Annexation & Zoning

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

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

- a. Future development of this site shall be generally consistent with the site plan, landscape plan, phasing plan and conceptual building elevations included in Section VIII and the provisions contained herein.
- b. Future development of this site shall incorporate design elements consistent with the “modern rural” design theme outlined in the Fields Sub-Area Plan as discussed in Section V and proposed with this application. *(Note: City Council approved the Applicant’s request to construct black coated chain-link fencing along the west, north and east property boundaries; the Applicant is not required to construct the split rail fence along McMillan Rd. if they choose not to.)*
- c. The McMillan Road improvements and the extension of Owyhee Storm Ave. and Ersatz Rd. shall be constructed the full length of the subject property to the northern boundary of the parcel shall be completed with the first second phase of development at the width/street section required by the Ada County Highway District, prior to issuance of Certificate of Occupancy for the high school building.
- d. All detached sidewalks, and multi-use pathways and street buffers along public streets (i.e. McMillan Rd., Owyhee Storm Ave. and Ersatz Rd.) shall be constructed by the Applicant, unless already constructed by ITD, with the first phase of development prior to issuance of the Certificate of Occupancy for the high school building.
- e. Compliance with the City noise ordinance (MCC [6-3-6](#)) is required.
- f. If the 23.4-acre portion of the site (5-acre portion at southeast corner and 18.4-acre portion at the north end) develops in the future with a use(s) other than an education institution, an amendment to the Development Agreement is required to include an updated development plan.
- g. Direct access via W. McMillan Rd. is prohibited.

## 2. Conditional Use Permit

- 2.1 Compliance with the standards listed in UDC [11-4-3-14](#) – Education Institution, is required.
- 2.2 Compliance with the dimensional standards listed in UDC [Table 11-2A-6](#) for the R-8 zoning district is required with the exception of building height. Education facilities are allowed a maximum building height of 50 feet as set forth in UDC [11-2A-3E.3](#).
- 2.3 The site/landscape plan submitted with the Certificate of Zoning Compliance application shall be revised as follows:
  - a. Depict a minimum 25-foot wide street buffer along W. McMillan Rd. and a minimum 20-foot wide street buffer along Owyhee Storm Ave., measured from back of curb.
  - b. Depict landscaping within street buffers in accord with the standards listed in UDC [11-3B-7C.3](#), which requires a variety of trees, shrubs, lawn, or other vegetative groundcover among other specifications. *Where the buffer is encumbered by an easement, the buffer area shall include a minimum 5-foot wide area for planting shrubs and trees outside of the easement as set forth in UDC 11-3B-7C.1b.*
  - c. Depict the 30-foot wide easement for the Creason Lateral.
  - d. Depict a 10-foot wide detached sidewalk/multi-use pathway within the required street buffers along Owyhee Storm Ave. and W. McMillan Rd.
- 2.4 All waterways on the subject property shall be piped or otherwise covered unless improved as a water amenity of linear open space as set forth in UDC [11-3A-6](#).
- 2.5 A 14-foot wide public use easement shall be submitted to the Planning Division with the first Certificate of Zoning Compliance application for the 10-foot wide multi-use pathway along Owyhee Storm Ave. if the pathway is outside of the right-of-way.
- 2.6 The applicant shall provide written documentation that the facility meets the minimum site area guidelines as established by the Idaho State Department of Education per UDC [11-4-3-14G](#) with the Certificate of Zoning Compliance application.
- 2.7 A Certificate of Zoning Compliance application shall be submitted for the proposed use that complies with all UDC conditions and the provisions contained herein.
- 2.8 The future temporary portable classrooms shall comply with the standards listed in UDC [11-4-3-14E](#). A Certificate of Zoning Compliance application shall be submitted for approval of the portable classrooms. These structures are not subject to design review. *Temporary portable classrooms that do not meet the aforementioned standards shall require a conditional use permit but shall not be subject to design review.*
- 2.9 A Design Review application shall be submitted for the proposed structures that complies with the design standards listed in the Architectural Standards Manual. Design elements should be incorporated in the site consistent with the “modern rural” design theme outlined in the Fields Sub-Area Plan as discussed in Section V.8.
- 2.10 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**

### **1. Site Specific Conditions of Approval**

1.1 At the applicant's request the City will allow a temporary lift station for the sports field concession stand and restrooms subject to the following requirements:

- The lift station is only for the sports fields concession & restrooms. No other flows can be added to it in the future.
- No connections from neighboring properties will be allowed. The only flow for the lift station must be from the school property.
- It must be taken offline as part of the construction of the school. It cannot be done separately at a later date.
- The discharge line must discharge to a manhole that has an H2S liner.
- The manhole must be vented above the surround houses. One suggestion is to run a vent up a telephone pole or similar.
- The force main discharge line must connect perpendicular to the manhole and not run parallel in the ROW. A force main cannot run along the road.

The lift station itself (which will most likely be a little grinder pump) will not require a QLPE. It will be private infrastructure and DEQ only reviews public infrastructure. It will be more of a plumbing code issue. However, the discharge configuration does need to be reviewed by the City. This includes the manhole and ventilation process. This could be submitted with the plans for the development to the east to which this will discharge. We would review and provide comments for that.

### **2. General Conditions of Approval**

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. **DO NOT RECORD.**
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.

- 2.5 Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
- 2.6 All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
- 2.7 Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
- 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
- 2.9 All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
- 2.10 Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
- 2.11 It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
- 2.12 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.13 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.14 Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
- 2.15 The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
- 2.16 The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
- 2.17 At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
- 2.18 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at [http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272).
- 2.19 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost

estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

- 2.20 The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

**C. FIRE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=292608&dbid=0&repo=MeridianCity>

**D. PARK'S DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=292614&dbid=0&repo=MeridianCity>

**E. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=294319&dbid=0&repo=MeridianCity>

**F. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=294389&dbid=0&repo=MeridianCity>

**G. ADA COUNTY DEVELOPMENT SERVICES**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=293650&dbid=0&repo=MeridianCity>

**H. IDAHO TRANSPORTATION DEPARTMENT (ITD)**

TIS Acceptance:

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=292597&dbid=0&repo=MeridianCity>

**I. ADA COUNTY HIGHWAY DISTRICT (ACHD)**

TIS Acceptance:

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=292599&dbid=0&repo=MeridianCity>

Staff report:

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=300166&dbid=0&repo=MeridianCity>



## **X. FINDINGS**

### **A. Annexation (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;

*The City Council finds the Applicant's request to annex the subject property with the recommended R-8 zoning district for the development of a private education institution on the site is consistent with the MDR and school designations on the FLUM in the Comprehensive Plan.*

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

*The City Council finds the map amendment to the recommended R-8 zoning district and associated development is consistent with the regulations outlined for the district.*

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

*The City Council finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed use should be compatible with adjacent existing and future residential uses in the vicinity.*

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

*The City Council finds City water service is available to be extended to this development; however, City sewer service will not be available until the Can-Ada lift station project has been completed toward the end of fiscal year 2025. The provision of a school in this area will assist in providing for the education needs of the community in this area of the City.*

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

*The City Council finds the proposed annexation is in the best interest of the city.*

### **B. 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.

*The City Council finds the site is large enough to accommodate the proposed use and meet all dimensional and development regulations of the recommended R-8 zoning district.*

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

*The City Council finds the proposed education institution will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section VIII of this report.*

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

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

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

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

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

*The City Council finds the proposed use will be served by essential public facilities and services as required once the City's Can-Ada lift station project is completed.*

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.

*The City Council 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.

*The City Council 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)

*The City Council 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.*

## ADDENDUM TO DEVELOPMENT AGREEMENT

- PARTIES:**
1. **City of Meridian**
  2. **Cole Valley Christian Schools, Inc., Owner/Developer**

THIS ADDENDUM TO DEVELOPMENT AGREEMENT (“ADDENDUM”) is made and entered into this 12<sup>th</sup> day of March, 2024, by and between **City of Meridian**, a municipal corporation of the State of Idaho (“CITY”), whose address is 33 E. Broadway Avenue, Meridian, Idaho 83642 and **Cole Valley Christian Schools, Inc.** (“OWNER/DEVELOPER”), whose address is 200 E. Carlton Avenue, Meridian, ID, 83642.

### RECITALS

A. OWNER/DEVELOPER submitted an application for a Modification to the existing Development Agreement concerning Cole Valley Christian School (H-2023-0011) (“Development Agreement”). The Meridian City Council approved said application with Findings of Fact and Conclusions of Law as in the attached Exhibit “A.”

B. CITY and OWNER/DEVELOPER now desire to amend said Development Agreement, which terms have been approved by the Meridian City Council in accordance with Idaho Code Section 67-6511A.

**NOW, THEREFORE**, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. OWNER/DEVELOPER shall be bound by the terms of the Development Agreement except as amended as follows:

That Section 6 of said Development Agreement shall be replaced in its entirety with the following:

6. **APPROVAL PERIOD:** This Agreement must be fully executed within six (6) months after the date of the Findings (“Approval Period”) or it shall be null and void. Notwithstanding the foregoing, the City may, in its sole discretion, enlarge the Approval Period (“Enlarged Approval Period”) in accord with the UDC, in which case this Agreement must be fully executed within the Enlarged Approval Period or it shall be null and void.

**ACKNOWLEDGMENTS**

IN WITNESS WHEREOF, the parties have herein executed this ADDENDUM and made it effective as hereinabove provided.

**OWNER/DEVELOPER:**  
**Cole Valley Christian Schools, Inc.**

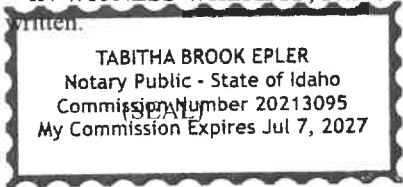
*Alan Howlett*

By:

STATE OF IDAHO        )  
                                      : ss:  
County of Ada         )

On this 12 day of March, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Alan Howlett, known or identified to me to be the superintendent of **Cole Valley Christian Schools, Inc.** and the person who signed above and acknowledged to me that they executed the same.

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



*Tabitha Epler*  
Notary Public  
My Commission Expires: 7/7/27

**CITY OF MERIDIAN**

**ATTEST:**

By: \_\_\_\_\_  
Mayor Robert E. Simison

\_\_\_\_\_  
Chris Johnson, City Clerk

STATE OF IDAHO        )  
                                      : ss:  
County of Ada         )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, a Notary Public, personally appeared **Robert E. Simison** and **Chris Johnson**, known or identified to me to be the Mayor and Clerk, respectively, of the **City of Meridian**, who executed the instrument or the person that executed the instrument of behalf of said City, and acknowledged to me that such City executed the same.

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

(SEAL)

\_\_\_\_\_  
Notary Public for Idaho  
My Commission Expires: \_\_\_\_\_

# EXHIBIT A

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



**In the Matter of the Request for a Six (6) Month Time Extension for the Property Owner to Sign and Return the Development Agreement to the City for Cole Valley Christian School (H-2023-0011), by LKV Architects.**

**Case No(s). H-2024-0002**

**For the City Council Hearing Date of: March 26, 2024 (Findings on March 26, 2024)**

**A. Findings of Fact**

1. Hearing Facts (see attached Staff Report for the hearing date of March 26, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of March 26, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of March 26, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of March 26, 2024, incorporated by reference)

**B. Conclusions of Law**

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of March 26, 2024, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

#### C. Decision and Order

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

1. The applicant's request for 6-month time extension to sign and return the development agreement to the City is hereby approved in accord with the Staff Report for the hearing date of March 26, 2024, attached as Exhibit A.

#### D. Notice of Applicable Time Limits

##### Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

#### E. Judicial Review

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

#### F. Notice of Right to Regulatory Takings Analysis

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

#### G. Attached: Staff Report for the hearing date of March 26, 2024

By action of the City Council at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

COUNCIL PRESIDENT JOE BORTON VOTED \_\_\_\_\_

COUNCIL VICE PRESIDENT LIZ STRADER VOTED \_\_\_\_\_

COUNCIL MEMBER DOUG TAYLOR VOTED \_\_\_\_\_

COUNCIL MEMBER LUKE CAVENER VOTED \_\_\_\_\_

COUNCIL MEMBER JOHN OVERTON VOTED \_\_\_\_\_

COUNCIL MEMBER ANNE LITTLE ROBERTS VOTED \_\_\_\_\_

MAYOR ROBERT SIMISON VOTED \_\_\_\_\_  
(TIE BREAKER)

\_\_\_\_\_  
Mayor Robert Simison

Attest:

\_\_\_\_\_  
Chris Johnson  
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

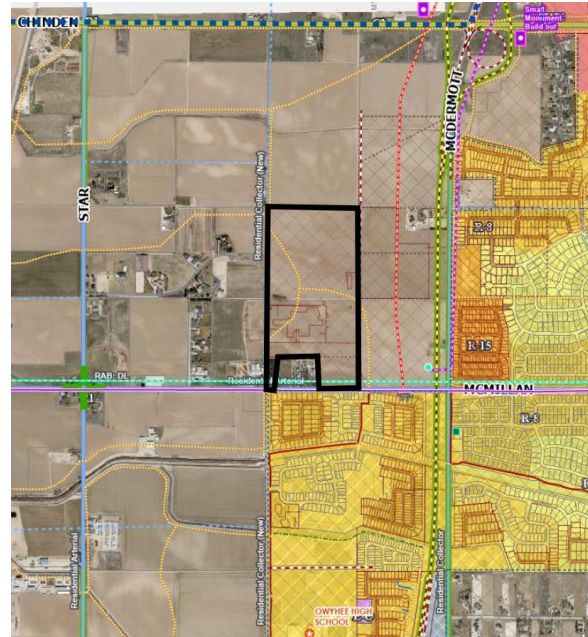
By: \_\_\_\_\_ Dated: \_\_\_\_\_  
City Clerk's Office



**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: March 26, 2024  
 TO: Mayor & City Council  
 FROM: Sonya Allen, Associate Planner  
 208-884-5533  
 SUBJECT: [H-2024-0002](#)  
 Cole Valley Christian School – MDA  
 LOCATION: 7080 W. McMillan Rd., in the NE ¼ of Section 29, Township 4N., Range 1W. (Parcel #S0429427800)



**I. PROJECT DESCRIPTION**

Request for a 6-month time extension for the property owner to sign the development agreement required with H-2023-0011 for Cole Valley Christian School.

**II. SUMMARY OF REPORT**

A. Project Summary

Description	Details
Acreage	71.28-acre
Future Land Use Designation	Medium Density Residential (MDR) with a school designation
Existing Land Use	Agricultural
Proposed Land Use(s)	Private education institution for pre-K through 12th grades
Current Zoning	RUT in Ada County
Proposed Zoning	R-15 (Medium-High Density Residential)
Physical Features (waterways, hazards, flood plain, hillside)	None
Neighborhood meeting date	1/17/24
History (previous approvals)	ROS #2713 (1993) and ROS #14284 (2024)

**III. APPLICANT INFORMATION**

A. Applicant:

Amber Van Ocker, LKV Architects – 2400 E. Riverwalk, Boise, ID 83706

B. Owner:

Cole Valley Christian Schools – 200 E. Carlton Ave., Meridian, ID 83642

C. Representative:

Same as Applicant

**IV. NOTICING**

	<b>City Council Posting Date</b>
Newspaper notification published in newspaper	3/10/24
Radius notification mailed to property owners within 300 feet	3/1/24
Public hearing notice sign posted on site	3/13/24
Nextdoor posting	3/4/24

**V. STAFF ANALYSIS**

The Findings of Fact, Conclusions of Law and Decision and Order associated with annexation (H-2023-0011) of the subject property were approved by City Council on July 25, 2023. The UDC ([11-5B-3F](#)) requires the Development Agreement (DA) associated with the annexation to be signed by the property owner(s) and returned to the City within six (6) months of the City Council granting the annexation. A modification to the DA may be initiated prior to the end of the six (6) month period to extend the time allowed for the agreement to be signed.

The Applicant submitted the subject request for a 6-month time extension for the property owner to sign the development agreement prior to the end of the six (6) months as required.

The reason for the delay in signing the agreement is that a provision of the annexation required the Applicant to obtain final approval of the property boundary adjustment (Project #202300414-PBA) from Ada County prior to City Council approval of the Annexation Ordinance. The property boundary adjustment was approved by Ada County on March 7, 2024 (ROS #14284) and the DA has been signed by the property owner and returned to the City. City Council approval of the subject modification for a time extension is needed in order for City Council to approve the associated DA (and addendum for a time extension) and the annexation ordinance.

**VI. DECISION**

A. Staff:

Staff recommends approval of the proposed modification to the Development Agreement to extend the period of time in which the DA can be signed and returned to the City for six (6) months.



## AGENDA ITEM

**ITEM TOPIC:** Public Hearing for Kilgore (H-2023-0063) by Alexi Kilgore, located at 1105 N. Meridian Rd.

Application Materials: <https://bit.ly/H-2023-0063>

A. Request: Rezone 0.16 acres of land from the R-4 zoning district to the O-T zoning district for the purpose of converting the existing home into a hair salon.

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: March 26, 2024  
 TO: Mayor & City Council  
 FROM: Stacy Hersh, Associate Planner  
 208-884-5533  
 SUBJECT: Kilgore RZ  
[H-2023-0063](#)  
 LOCATION: 1105 N Meridian Road



**I. PROJECT DESCRIPTION**

Request to rezone 0.34 acres of land from the R-4 zoning district to the O-T zoning district for the purpose of converting the existing home into a hair salon.

**A. Project Summary**

Description	Details	Page
Acreage	Rezone - 0.34 of an acre	
Future Land Use Designation	Old Town	
Existing Land Use(s)	Single-family residential	
Proposed Land Use(s)	Professional Service – Hair Salon	
Lots (# and type; bldg./common)	1 lot	
Phasing Plan (# of phases)	NA	
Physical Features (waterways, hazards, flood plain, hillside)	No unique physical features	
Neighborhood meeting date; # of attendees:	11/09/2023	
History (previous approvals)	None	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> <li>• Staff report (yes/no)</li> </ul>	Yes	
<ul style="list-style-type: none"> <li>• Requires ACHD Commission Action (yes/no)</li> </ul>	No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access occurs from N. Meridian Road via an alleyway off of W. Washington Street. Carlton Avenue (located to the south of this site), is an eastbound one-way street that exits to Meridian Road.	
Stub Street/Interconnectivity/Cross Access		
Existing Road Network	Meridian Road is improved with 5-travel lanes, vertical curb, gutter, and 7-foot wide sidewalk abutting the site. Carlton Avenue, an eastbound one-way street, is improved with 33-feet of pavement, vertical curb, and no sidewalk abutting the site. The existing 16-foot wide one-way alley running north/south in between Carlton Avenue and Washington Street is unimproved.	
Existing Arterial Sidewalks / Buffers	There is an existing 7-foot wide sidewalk along Meridian Road and existing landscape buffer to remain.	
Proposed Road Improvements	No road improvements are required.	
Fire Service		
Police Service	No comments	
Wastewater		
<ul style="list-style-type: none"> <li>• Comments</li> </ul>	<ul style="list-style-type: none"> <li>• No changes to public sewer infrastructure shown in records. Any changes need to be approved by public works.</li> </ul>	
Water		
Distance to Water Services	<ul style="list-style-type: none"> <li>• No changes to public water infrastructure shown in records. Any changes need to be approved by public works.</li> <li>• Distance to Service – Water available at site</li> <li>• Pressure Zone – 2</li> <li>• Estimated ERU – See Application</li> <li>• Water Quality Concerns – None</li> <li>• Project Consistent with Master Plan – Yes</li> </ul>	



C. Project Area Maps

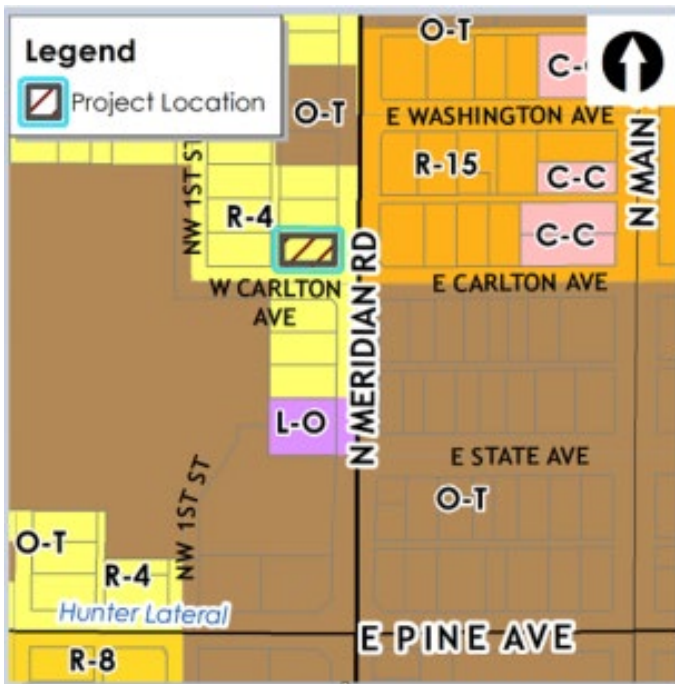
Future Land Use Map



Aerial Map



Zoning Map



Planned Development Map



**II. APPLICANT INFORMATION**

A. Applicant:

Alexis Kilgore, Hair by Lexie Kilgore – 1105 N. Meridian Road, Meridian, ID 83634

B. Owner:

Same as above

**III. NOTICING**

	<b>Planning &amp; Zoning Posting Date</b>	<b>City Council Posting Date</b>
Newspaper Notification	1/30/2024	3/10/2024
Radius notification mailed to properties within 500 feet	1/26/2024	3/1/2024
Sign Posting	2/2/2024	3/14/2024
Nextdoor posting	1/29/2024	3/4/2024

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

**Land Use:**

This property is designated Old Town (O-T) on the Future Land Use Map (FLUM).

This designation includes the historic downtown and the true community center. The boundary of the Old Town district predominantly follows Meridian’s historic plat boundaries. In several areas, both sides of a street were incorporated into the boundary to encourage similar uses and complimentary design of the facing houses and buildings. Sample uses include offices, retail and lodging, theatres, restaurants, and service retail for surrounding residents and visitors. A variety of residential uses are also envisioned and could include reuse of existing buildings, new construction of multi-family residential over ground floor retail or office uses.

**Proposed Use:** The Applicant proposes to develop the site with a personal service, Hair by Lexie Kilgore, which will feature four (4) stations. The proposed changes to the interior of the building will include updates to the bathroom, floors, and the addition of sinks.

**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*):

- “Support a compatible mix of land uses Downtown that activate the area during day and night.” (2.09.02G). *Introducing a personal service, such as a hair salon, into the Downtown area presents an opportunity for increased foot traffic and commerce to occur within a desired location during the day and early evening. This addition contributes to the overall appeal and character of Downtown Meridian. The proposed operational hours are from Tuesday to Saturday, 10:00 am to 6:00 pm. This new commercial use should be a welcome addition to the other uses in the surrounding area.*
- “Support owners of historic buildings in their efforts to restore and/or preserve their properties. (5.02.01B). *Permitting the establishment of personal services in a historical downtown home has the potential to share knowledge and history regarding both Meridian and the specific house. This, in turn, is likely to boost the economic impact of more foot traffic, leading to the growth of other historical sites in the downtown area.*



- Work with Ada County Highway District (ACHD) to identify gaps in the sidewalk system and pursue sidewalk construction for existing substandard streets.(6.01.01I) *The intention is to initiate and pursue sidewalk construction with development projects on streets that currently fall below the established standards. The construction of a 5-foot wide sidewalk connection along W. Carlton Avenue by the Applicant is intended to enhance pedestrian infrastructure, ensuring safer and more accessible walkways in the community, especially for the children walking to the adjacent elementary school. Additionally, provides convenient pedestrian access from the nearby residential areas to the proposed business.*

## V. UNIFIED DEVELOPMENT CODE ([UDC](#))

The proposed use, personal service for a hair salon is listed as a principally permitted use in the O-T (Old Town) zoning district per UDC Table [11-2C-2](#). Compliance with the standards listed in UDC [11-2D-3 and 11-2D-4](#) is required.

## VI. STAFF ANALYSIS

### A. Rezone (RZ):

The Applicant is requesting to rezone 0.34 acres of land from R-4 to O-T to operate a personal service for a hair salon on the subject property. A legal description and exhibit map for the rezone area is included in Section VIII.A. This property is within the City’s Area of City Impact boundary.

Personal services - The use of a site for the provision of individualized services generally related to personal needs. Personal service uses include, but are not limited to, beauty services such as salons, hair, nail and skin care, spa, and barbers; fitness training and instruction; locksmiths; and repairs such as footwear and leather goods, and watches, are listed as a principal permitted use in the O-T (Old Town) zoning district per UDC Table [11-2C-2](#).

The proposed 1,193-square-foot hair salon will be located in the downtown area within the Meridian Urban Renewal District. The building was built in 1948 and is slated for further improvements to meet city code requirements and enhance the customer experience. The rear porch will be expanded to include an ADA ramp, and the Applicant will be required to pave the alley adjacent to the property. Additionally, 5 parking stalls are proposed to be paved adjacent to the alley.

The proposed hours of operation would be from Tuesday to Saturday, 10:00 am to 6:00 pm.

**The City may require a development agreement (DA) in conjunction with a rezone pursuant to Idaho Code section 67-6511A. Due to the size of the development, Staff believes a DA should not be required.**

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

The existing home meets all dimensional standards.

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

Access is provided via an alleyway to the north from W. Washington Street. The public street to the south of this property, W. Carlton Avenue, operates as a one-way only leading eastward towards N. Meridian Road.

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

The existing home has unpaved parking off of the alleyway, with space for up to 5 parking stalls. There is currently no off-street parking on this site. The Applicant is required to pave both the alley and the 5 proposed parking stalls with the development of the site upon submittal of a future Certificate of Zoning Compliance Application. ***Wheel restraints should be added to prevent overhanging beyond the designated parking stall dimension in accordance with UDC 11-3C-***



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

The Applicant is not proposing any additional landscaping to be added to the site with this project. For additions less than twenty-five (25) percent of the existing structure or developed area, no additional landscaping shall be required except for buffers to adjacent residential uses in accordance with UDC 11-3B-2D(1). *As mention above, Staff strongly encourages the Applicant to include a parkway along W. Carlton Avenue with trees, bushes, lawn, or other vegetative cover in accordance with UDC 11-3B-7.C.*

**Fencing (UDC [11-3A-6](#), [11-3A-7](#)):**

The Applicant intends to remove the existing fencing on the west side of the property adjacent to the stalls. As mentioned above, a portion of the fencing on the south side of the property should be removed to accommodate for the pedestrian walkway to the main entrance of the building. The existing fencing surrounding a small patio in the front yard does comply with UDC code requirements for fencing, as the maximum height for a front yard fence is 3-feet for closed vision fences or 4-feet for open vision fences. No additional fencing is proposed. *Staff recommends that the Applicant remove the existing fencing surrounding the front yard patio with fencing that complies with the UDC Code (refer to picture below).*



**Outdoor Lighting (UDC [11-3A-11](#)):**

All outdoor lighting is required to comply with the standards listed in UDC 11-3A-11C.

**Building Elevations:**

Conceptual building elevations and perspectives were submitted for the existing structure as shown in Section IX.D. The building consists of existing siding, facia trim, asphalt roof shingles and new wood deck with railing and ADA ramp. *As stated above in this report, the only new additions to the structure is the rear entry.*

*The proposed elevations are not approved with this application and will be reviewed with the Design Review application for consistency with the design standards listed in the [Architectural Standards Manual](#). Full compliance with the ASM is not required based on the limited scope of work associated with this project.*

**Certificate of Zoning Compliance (UDC [11-5B-1](#)):**

A Certificate of Zoning Compliance (CZC) is required to be submitted for the proposed use and site changes prior to submittal of a building permit application to ensure compliance with UDC standards and staff comments listed in Section IX.

## VII. DECISION

### A. Staff:

Staff recommends approval of the proposed rezone from R-4 to O-T per the Comments in Section IX and the Findings in Section X of this report.

### B. The Meridian Planning & Zoning Commission heard these items on February 15, 2023. At the public hearing, the Commission moved to recommend approval of the subject Rezone request.

1. Summary of Commission public hearing:
  - a. In favor: Reed Kilgore
  - b. In opposition: None
  - c. Commenting: None
  - d. Written testimony: None
  - e. Staff presenting application: Stacy Hersh, Associate Planner
  - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
  - a. None
3. Key issue(s) of discussion by Commission:
  - a. None
4. Commission change(s) to Staff recommendation:
  - a. None
5. Outstanding issue(s) for City Council:
  - a. None

VIII. EXHIBITS

A. Rezoning Legal Description and Exhibit Map



**Parcel Description  
Re-Zone Legal Description  
Residential to Old Town**

*A portion of Lot 1, Block 1 of Niday's Second Addition according to the official plat thereof filed in Plats at Page 594, Ada County Records, situate in the northeast quarter of Section 12, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:*

**BEGINNING** at the southeast corner of *Niday's Second Addition* according to the official plat thereof filed in *Plats at Page 594, Ada County Records*, from which the northeast corner of Section 12 bears North 00°00'00" East, 1989.80 feet ±.

Thence along the southerly line of said *Addition*, North 89°50'00" West, 158.00 feet to the center line of an Alley in Block 1 of *Niday's Second Addition* according to the official plat thereof filed in *Plats at Page 594, Ada County Records*;

Thence along said center line, North 00°00'00" East, 94.00 feet to a point of the prolongation of the northerly line of Lot 1, Block 1 of said *Addition*;

Thence along said prolongation, South 89°50'00" East, 158.00 feet to a point of the prolongation of the northerly line of Lot 1, Block 1 of *Niday's Second Addition* according to the official plat thereof filed in *Plats at Page 594, Ada County Records*, and the easterly line of said *Addition*, and the northeast quarter of Section 12;

Thence along the said line, South 00°00'00" East, 94.00 feet to the **POINT OF BEGINNING**.

Containing 14,852 square feet or 0.341 acres, more or less.

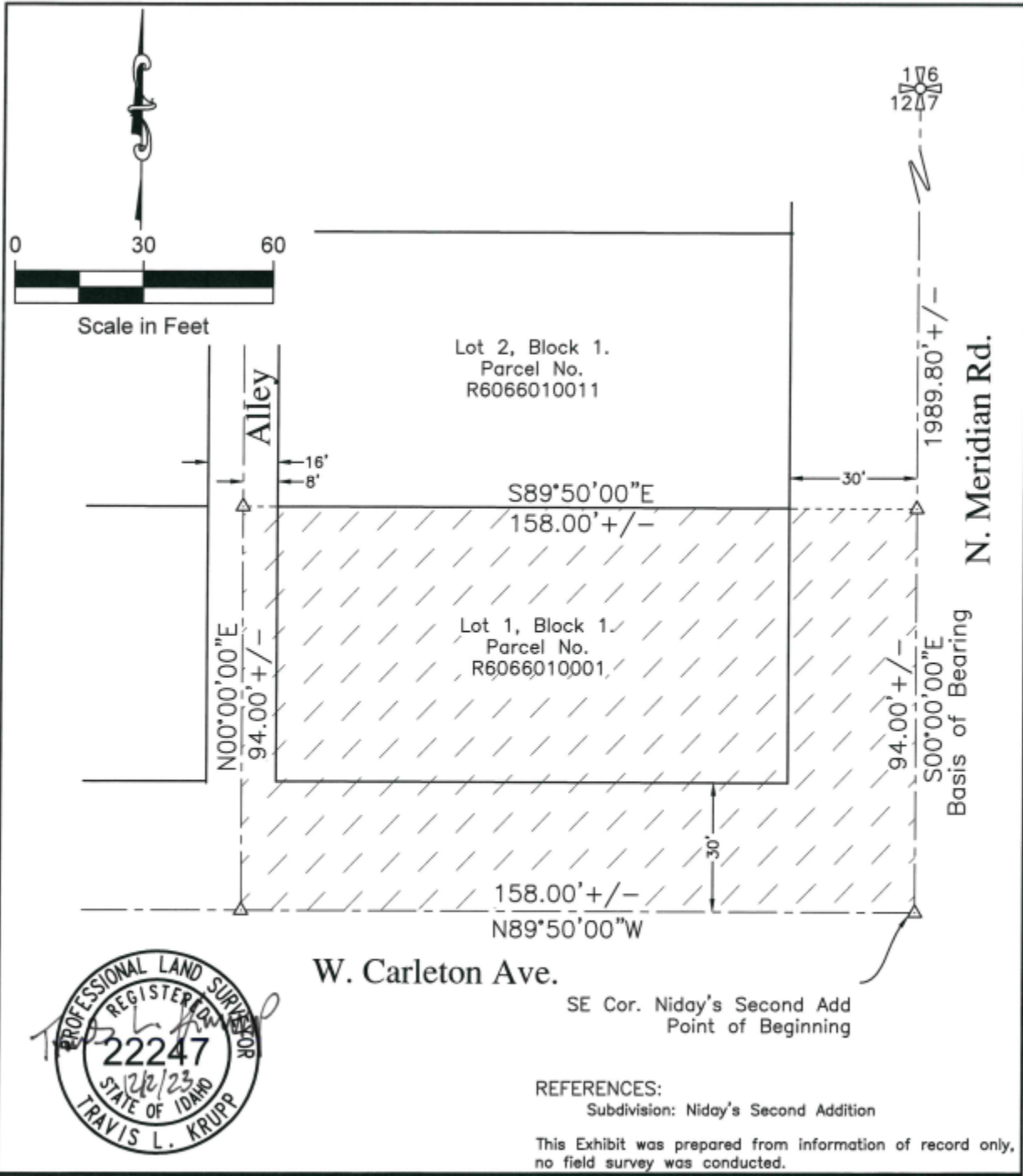
END OF DESCRIPTION.

Prepared by:  
Travis L. Krupp, PLS  
Regional Survey Manager


TUK:rk







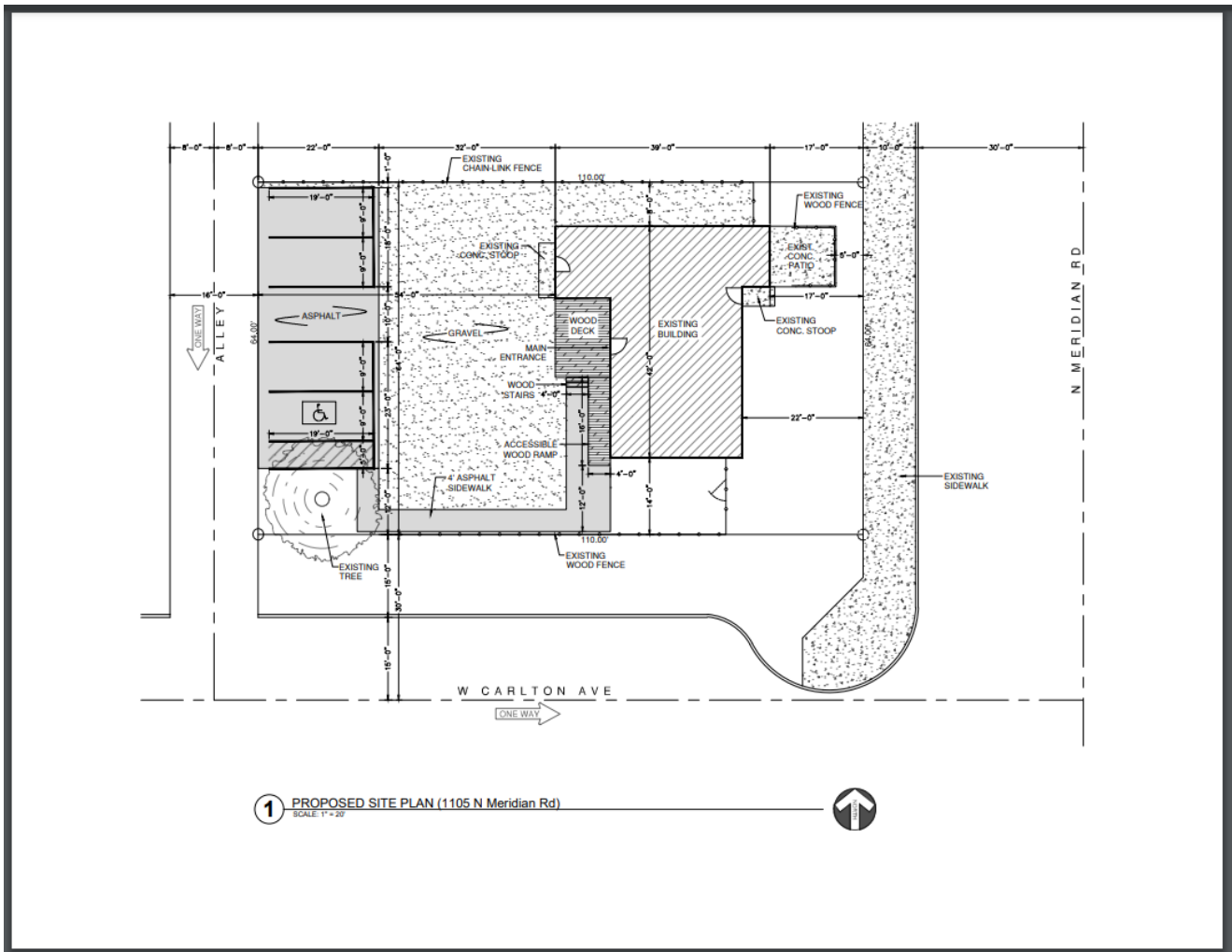
**EXHIBIT "A"**  
**RE-ZONE SITE PLAN**  
SITUATE IN THE NE ¼ OF SECTION 12,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
CITY of MERIDIAN, ADA COUNTY, IDAHO.



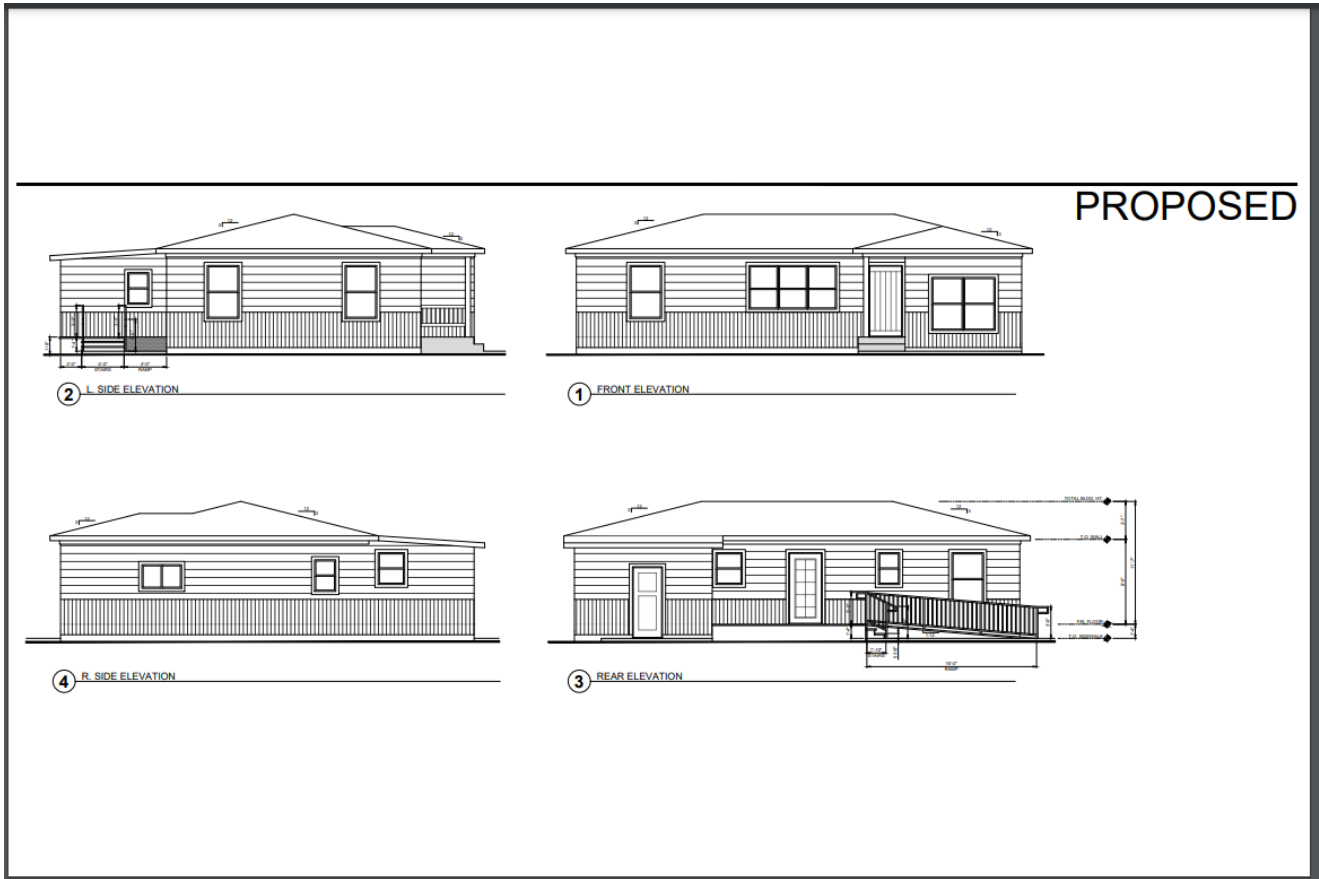
680 S. Progress Avenue, Suite 2B  
Meridian, ID 83642  
(208) 342-7957



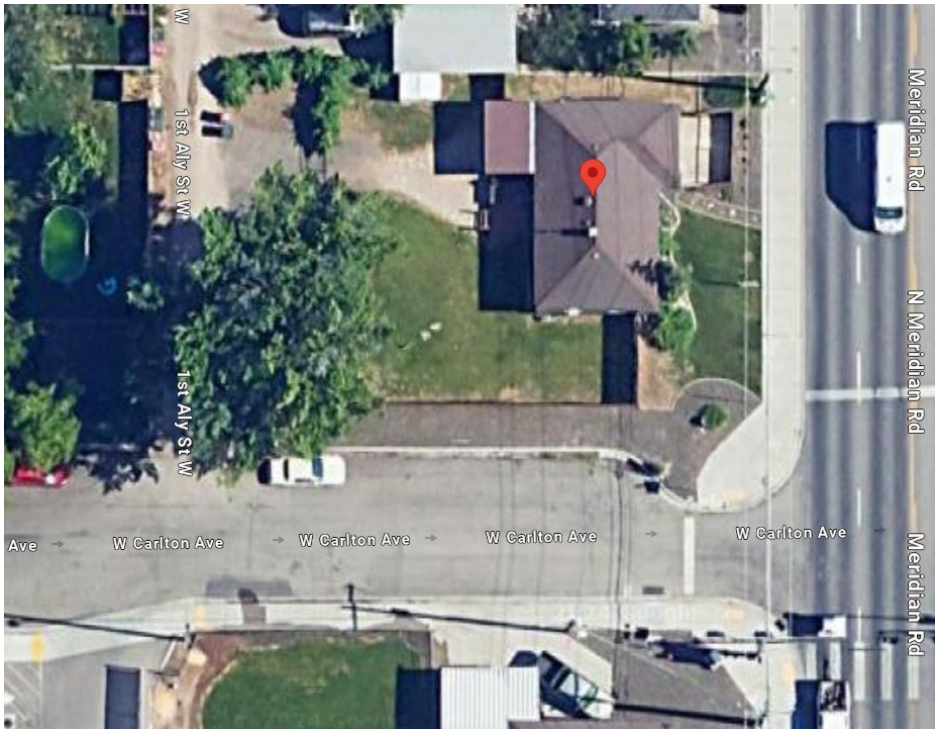
B. Site Plan



C. Elevations



D. Pictures of Existing Home







## IX. CITY/AGENCY COMMENTS

### A. PLANNING

#### Staff Comments:

1. The maximum number of allowable customers at the facility at *one time* at any given time must not exceed the maximum occupant load specified in the Fire Code.
2. Prior to building permit submittal, the Applicant shall obtain Certificate of Zoning Compliance and Design Review approval to establish the use and approval for the exterior modifications to the building.
3. The site and landscape plans submitted with the Certificate of Zoning Compliance application shall depict the following:
  - a. Construct a 5-foot wide concrete sidewalk abutting the site along W. Carlton Avenue connecting to the existing sidewalk along N. Meridian Road and construct a 5-foot wide sidewalk in front of the parking stalls.
  - b. Connect the proposed sidewalk to the main entrance of the building (rear) to the required sidewalk to be installed along W. Carlton Avenue. Additionally, remove a section of the fencing on the south side of the property to provide access to the main entrance.
  - c. Pave the entire width of the alley from the edge of pavement from Carlton Avenue to the site's northern property line; provide 20-feet of back-up space from any parking stall.
  - d. Install wheel restraints in front of the 5 parking stalls in accordance with UDC 11-3C-5.B(3).
  - e. Install "No Parking" signs along the alley.
  - f. Remove the existing fencing surrounding the front yard patio with fencing that complies with UDC Code [11-3A-7](#).
  - g. Remove the existing fencing situated on the west side of the property in front of the proposed parking stalls.
  - h. Include a bicycle rack and a detail of the bicycle rack with the CZC submittal.
  - i. Install "No Parking" signs along the alley.
4. Direct lot access from N. Meridian Road is prohibited.

### B. NAMPA MERIDIAN IRRIGATION DISTRICT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331488&dbid=0&repo=MeridianCity&r=1>

### C. IDAHO TRANSPORTATION DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330209&dbid=0&repo=MeridianCity>

### D. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330210&dbid=0&repo=MeridianCity>

### E. ACHD

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331687&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 proposed zoning map amendment to rezone the property from the R-4 zoning district to the O-T zoning district is consistent with the Comprehensive Plan.*
2. The map amendment complies with the regulations outlined for the proposed districts, specifically the purpose statement;  
*Staff finds the proposed zoning map amendment complies with the regulations outlined in the requested Old Town designation.*
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;  
*Staff finds the proposed zoning map amendment should not be detrimental to the public health, safety and welfare.*
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and  
*Staff finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.*
5. The annexation (as applicable) is in the best interest of city.  
*Subject site is already annexed so staff finds this finding nonapplicable.*



**Public Hearing for Kilgore (H-2023-0063) by Alexi Kilgore, Located at  
1105 N. Meridian Rd.**

- A. Request: Rezone 0.16 acres of land from the R-4 zoning district to the O-T zoning district for the purpose of converting the existing home into a hair salon.

Seal: And with that we will -- I would like to open the public hearing for File No. H-2023-0063 for Kilgore and we will begin with the staff report.

Hersh: Good evening, Mr. Chair and Commissioners. The applicant has submitted an application for a rezone. The site consists of 0.34 acres of land, currently zoned R-4, located at 1105 North Meridian Road and staff would like to mention as part of the legal description for the posting for this Planning and Zoning Commission meeting there was an incorrect error made, stating that the property was 0.16 acres and when -- to the center of the road line it's 0.34, which is what has actually been rezoned. So, I just wanted to mention that and that is going to be corrected for the City Council meeting.

Seal: Okay. Thank you.

Hersh: History on the property is none. The Comprehensive FLUM designation is Old Town. The applicant is requesting to rezone 0.34 acres of land from R-4 to OT to operate a personal service for a hair salon on the subject property. A legal description and exhibit map for the rezone area are included. The property is within the city's area of impact boundary. The proposed 1,193 square foot hair salon will be located in the downtown area within the Meridian Urban Renewal District. The building was built in 1948 and is slated for further improvements to meet city code requirements, enhance the customer experience. The rear porch will be expanded to include an ADA ramp and the applicant will be required to pave the alley adjacent to the property. Additionally, five parking stalls are proposed to be paved adjacent to the alley. Hours of operation that are being proposed are Tuesday through Saturday, 10:00 a.m. to 6:00 p.m. Due to the size of the development staff believes a DA should not be required. Dimensional standards. The existing home meets all the dimensional standards. Access is provided via an alleyway to the north from West Washington Street. The public street to the south of this property is West Carlton Avenue, which operates as a one way only leading eastward towards North Meridian Road. The existing home has unpaved parking off the alleyway with space for up to five parking stalls. This is current -- there is currently no off-street parking on this site. The applicant is required to pave both the alley and the five proposed parking stalls within the development of the site upon submittal of the future certificate of zoning compliance application. And wheel restraints should be added to prevent overhang beyond the designated parking stall dimensions in accordance with the UDC. Additionally, ACHD recommends paving the entire width of the alley from the edge of the pavement from Carleton Avenue to the site's northern property line and providing a 20 foot -- 20 feet of backup area for any parking. The alley should be signed with no parking signs. Old Town is classified as a traditional neighborhood zoning district and no off-street parking is required for a lawfully existing structure and unless an addition occurs

per the UDC. No additions are proposed with this project, except for expanding the rear entry area. The applicant is providing the five parking stalls off the alley, which meets the required number of off-street parking, as two are only required per the UDC for the traditional neighborhood district. A minimum of one bike -- bicycle parking space is required to be provided. The site plan does not include the bicycle racks. The -- the applicant shall revise the plans and include a bicycle rack and submit a detail of that rack with the CZC submittal. There is an existing seven foot wide attached sidewalk on North Meridian Road along the existing property frontage. Staff does not recommend any additional changes to the frontage improvements. The applicant is proposing installation a four foot wide sidewalk along the southern boundary of the site extending from the parking stalls to the main entrance. All sidewalks around buildings and serving public streets shall be a minimum of five feet in accordance with the UDC. Both ACHD and staff recommend that the applicant construct a five foot wide detached sidewalk abutting the site along West Carleton Avenue connecting to the sidewalk along North Meridian Road. Additionally, staff recommends that the applicant remove the four foot sidewalk proposed on the south side of the property boundary and add a five foot sidewalk in front of the entire parking area. Staff strongly encourages the applicant to include a parkway along West -- West Carleton Avenue with trees, bushes, lawn or other vegetative cover in accordance with the UDC. Staff recommends that the applicant connect to the sidewalk -- proposed sidewalk at the main entrance of the building to this -- to the required sidewalk along West Carlton Avenue. This may require the removal of a section of the fencing on the south side of the property. The applicant intends to remove the existing fencing on the west side of the property adjacent to the stalls. As mentioned, a portion of the fencing on the south side of the property should be removed to accommodate the pedestrian walkway to the main entrance of the building. The existing fencing around a small patio and the front yard does -- does not comply with the fencing requirements, as the maximum height for a front yard fence is three feet for closed vision -- vision fences and four feet for open vision fences. No additional fencing is proposed. Staff recommends that the applicant remove the existing fencing surrounding the front yard patio with fencing that would comply with the UDC code or they just can remove the fencing and not install additional fencing. Conceptual building elevations and perspectives were submitted to the -- for the existing structure. The building consists of siding, fascia, asphalt roof shingles and new wood deck with railing and ADA wrap -- ADA ramp in the rear. Only new additions to the structure is the rear entry and the proposed elevations are not approved with this application. However, the applicant will be required to submit a design review application and -- and comply with the architectural standards manual, but full compliance with the ASTM standards is not required, because it's the limited scope of work for the project. Written testimony is none. Staff does recommend approval for the rezone from R-4 to Old Town with the conditions listed in the staff report and the findings. Staff stands for any questions.

Seal: Thank you very much. Would the applicant like come forward? Is the applicant here? Oh. Good evening. Just need your name and address for the record, please.

Kilgore: My name is Reed Kilgore. I live in Kuna at 1046 South Red Sand Avenue.

Seal: Thank you. Tell us about your application. Anything that you would like us to know or --

Kilgore: Not a lot. She spoke of everything that we are planning to do. This is my wife Lexie sitting down over there. Bought this little house in Meridian. We would like to turn it into a hair salon.

Seal: Okay.

Kilgore: Not going to change too much about the building. We think it's cute the way that it is and want to keep it as original as possible.

Seal: Okay. Appreciate that. Commissioners, do you have any questions?

Smith: Mr. Chair?

Seal: Go right ahead.

Smith: Just to double check, do you have any concerns or any issues with any of staff's recommendations or requirements?

Kilgore: No.

Smith: Thank you.

Seal: Ms. Lorcher, do you have anything? No? All right. With that do we have anybody signed up to testify?

Lomeli: No. Just the applicants are on the list.

Seal: Okay. Anybody else in Chambers? I don't know if anybody else is online. Anybody else in Chambers want to testify? Usually I would have you sit down, but we might make this quick. But nobody in Chambers is raising their hand. We have nobody else online. Nothing further to add? All right. With that I will take a motion to close the public testimony portion for File No. H-2023-0063.

Smith: So moved.

Lorcher: Second.

Seal: It's been moved and seconded to close the public hearing for File No. H-2023-0063. All in favor, please, say aye. Opposed nay? The public hearing is closed.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Seal: Who would like to make the first comments?

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go right ahead.

Lorcher: Since the applicant doesn't have any problems with amending the sidewalks and the alley that serves as a perfect use to change to Old Town and Meridian Road, I'm happy to see that we keep an old house still there and that -- not try to change it too much.

Seal: Yeah. I agree with that. I like the fact that it's going to stay Old Town, kind of that familiar look and feel, so don't have to give up too much to do that there, which is good. So, hopefully, the fencing can be reutilized somewhere, so that's -- yeah. That was about the only remark I was going to make on it. I think this is a, you know, good fit for that area myself, so -- new Commissioners, do we have any comments? None? All right. With that anymore comments or a motion?

Smith: Mr. Chair?

Seal: Commissioner Smith, go ahead.

Smith: After considering all staff, applicant and public testimony, I move to recommend approval to the City Council of File No. H-2023-0063 as presented in the staff report with no modifications.

Lorcher: Second.

Seal: All right. It's been moved and seconded to approve File No. H-2023-0063 for Kilgore. All in favor, please, say aye. Opposed nay? The application is approved.

**MOTION CARRIED: FIVE AYES. TWO ABSENT.**



## AGENDA ITEM

**ITEM TOPIC:** Public Hearing for Farmstone Crossing Subdivision (H-2023-0045) by Bailey Engineering, located at 820 S. Black Cat Rd.

Application Materials: <https://bit.ly/H-2023-0045>

A. Request: Annexation of 33.893 acres of land from RUT to the M-E (Mixed Employment) zoning district. B. Request: Preliminary Plat consisting of 6 buildable lots on 27.59 acres of land in the proposed M-E (Mixed Employment) zoning district.

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



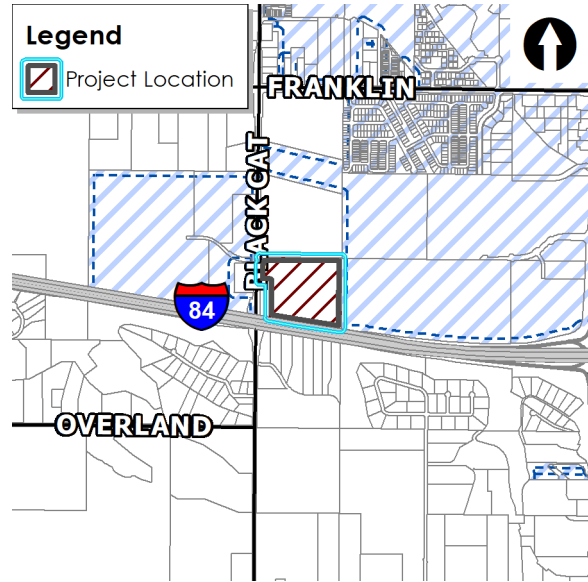
HEARING DATE: March 26, 2024

TO: Mayor & City Council

FROM: Stacy Hersh, Associate Planner  
 208-884-5533

SUBJECT: Farmstone Crossing Subdivision AZ, PP  
[H-2023-0045](#)

LOCATION: 820 S. Black Cat Road in the Northwest ¼ of the Southwest ¼ of Section 15, T.3N. R.1W.



**I. PROJECT DESCRIPTION**

The Applicant has submitted an application for the following:

- Annexation of 33.89 acres of land from RUT to the M-E (Mixed Employment) zoning district.
- Preliminary Plat consisting of 6 building lots and 1 common lot on 27.47-acres of land in the M-E zoning district for Farmstone Crossing Subdivision.

**NOTE: This project has undergone multiple continuances to allow more time for the plans to be modified. The staff report and conditions of approval have been updated accordingly to reflect the most recent changes.**

**II. SUMMARY OF REPORT**

a. Project Summary

Description	Details	Page
Acreage	33.89 acres overall	
Existing/Proposed Zoning	RUT in Ada County; M-E (Mixed Employment)	
Future Land Use Designation	Mixed Employment (ME)	
Existing Land Use(s)	Vacant/agricultural land	
Proposed Land Use(s)	light industrial, commercial/office, research and development, and other uses.	
Lots (# and type; bldg./common)	5 buildable lots and 1 common lot	
Phasing Plan (# of phases)	2 phases (plat)	
Number of Residential Units (type of units)	NA	



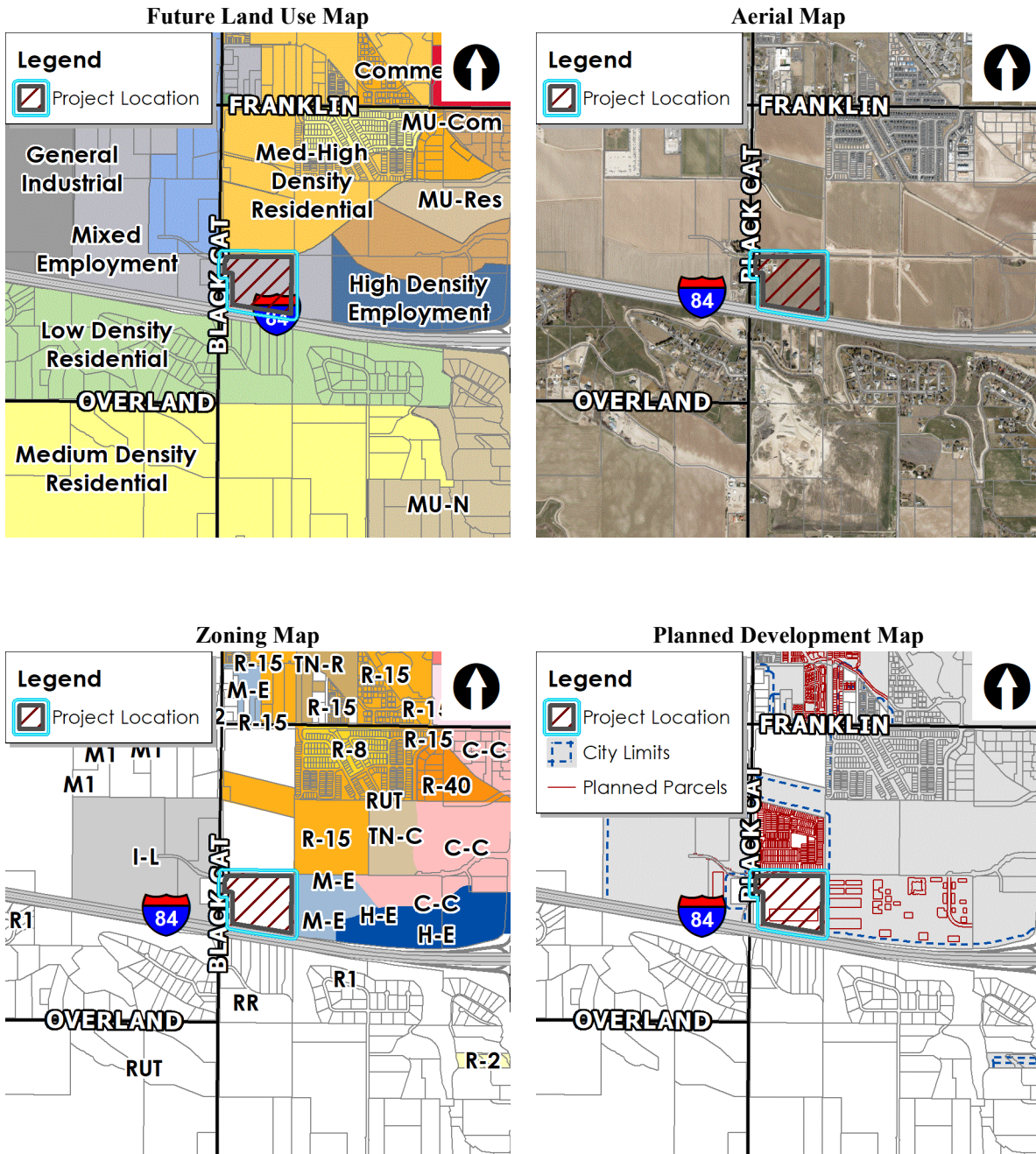
Description	Details	Page
Physical Features (waterways, hazards, flood plain, hillside)	None	
Neighborhood meeting date; # of attendees:	7/06/2023	
History (previous approvals)	None	

b. Community Metrics

Description	Details	Pg.															
Ada County Highway District																	
<ul style="list-style-type: none"> <li>Staff report (yes/no)</li> <li>Requires ACHD Commission Action (yes/no)</li> </ul>	<p>Yes</p> <p>No</p> <p>No. A Traffic Impact Study (TIS) was submitted.</p>																
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed from the new collector road (Vanguard Way) that connects to Black Cat Road (arterial road). Vanguard Way will be constructed prior to development commencing on the property.																
Traffic Level of Service	<p><b>Condition of Area Roadways</b> Traffic Count is based on Vehicles per hour (vph)</p> <table border="1"> <thead> <tr> <th>Roadway</th> <th>Frontage</th> <th>Functional Classification</th> <th>PM Peak Hour Traffic Count</th> <th>PM Peak Hour Level of Service</th> </tr> </thead> <tbody> <tr> <td>Franklin Road</td> <td>None</td> <td>Principal Arterial</td> <td>565</td> <td>Better than "E"</td> </tr> <tr> <td>Black Cat Road</td> <td>396-feet</td> <td>Minor Arterial</td> <td>544</td> <td>Better than "E"</td> </tr> </tbody> </table> <p>* Acceptable level of service for a five-lane principal arterial is "E" (1,780 vph). * Acceptable level of service for a two-lane minor arterial is "E" (575 vph).</p>	Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Franklin Road	None	Principal Arterial	565	Better than "E"	Black Cat Road	396-feet	Minor Arterial	544	Better than "E"	
Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service													
Franklin Road	None	Principal Arterial	565	Better than "E"													
Black Cat Road	396-feet	Minor Arterial	544	Better than "E"													
Stub Street/Interconnectivity/Cross Access	Cross access with BVA's development to the east																
Existing Road Network	Black Cat Road & Franklin Road																
Existing Arterial Sidewalks / Buffers	None																
Proposed Road Improvements	<p><b>Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):</b></p> <ul style="list-style-type: none"> <li>Franklin Road is scheduled in the IFYWP to be widened to 5-lanes from McDermott Road to Black Cat Road with the design year in 2026 and the construction date has not been determined.</li> <li>The intersection of Franklin Road and McDermott Road is scheduled in the IFYWP to be reconstructed as a single-lane expandable roundabout. There is no design year or construction year, and this project requires coordination with the Nampa Highway District.</li> <li>Black Cat Road is listed in the CIP to be widened to 5-lanes from Franklin Road to Overland Road between 2036 and 2040. Funding for ITD's portion is not included with this project.</li> </ul>																
Fire Service																	
<ul style="list-style-type: none"> <li>Distance to Fire Station</li> <li>Fire Response Time</li> </ul>	<p>2 miles</p> <p>This project currently falls on an area where we don't have a total response times that meet NFPA 1710 standards or current City of Meridian adopted standards. The first due station is Fire Station 2. This fire station is approximately 3.5 miles from the project.</p>																
<ul style="list-style-type: none"> <li>Resource Reliability</li> <li>Risk Identification</li> </ul>	<p>82% - does meet the target goal of 80% or greater</p> <p>3 - current resources would <i>not</i> be adequate to supply service to this project. Risk factors include fire fighting in large commercial warehouses. This entails a great risk for the occupants as well as fire responders.</p>																
<ul style="list-style-type: none"> <li>Accessibility</li> <li>Special/resource needs</li> </ul>	<p>Project meets all required access, road widths and turnaround.</p> <p>In the event of a hazmat event, there will need to be mutual aid required for the development. In the event of a structure fire an</p>																

Description	Details	Pg.
	additional truck company will be required, This will require additional time delays as a second truck company may not be available in the City.	
<ul style="list-style-type: none"> <li>Water Supply</li> </ul>	Water supply for this proposed development required 4750 gallons per minute for two hours.	
<ul style="list-style-type: none"> <li>Other Resources</li> </ul>		
<b>Wastewater</b>		
<ul style="list-style-type: none"> <li>Distance to Sewer Services</li> </ul>		
<ul style="list-style-type: none"> <li>Sewer Shed</li> </ul>		
<ul style="list-style-type: none"> <li>Estimated Project Sewer ERU's</li> </ul>		
<ul style="list-style-type: none"> <li>WRRF Declining Balance</li> </ul>		
<ul style="list-style-type: none"> <li>Project Consistent with WW Master Plan/Facility Plan</li> </ul>		
<ul style="list-style-type: none"> <li>Impacts/concerns</li> </ul>	<ul style="list-style-type: none"> <li>Flow is committed</li> <li>See Public Works Site Specific Conditions in Section VII.B</li> </ul>	
<b>Water</b>		
<ul style="list-style-type: none"> <li>Distance to Water Services</li> </ul>	Water available on-site	
<ul style="list-style-type: none"> <li>Pressure Zone</li> </ul>	2	
<ul style="list-style-type: none"> <li>Estimated Project Water ERU's</li> </ul>	See application	
<ul style="list-style-type: none"> <li>Water Quality Concerns</li> </ul>	None	
<ul style="list-style-type: none"> <li>Project Consistent with Water Master Plan</li> </ul>	Yes	
<ul style="list-style-type: none"> <li>Impacts/Concerns</li> </ul>	<ul style="list-style-type: none"> <li>If a well is located on the site it must be abandoned per regulatory requirements and proof of abandonment must be provided to the City.</li> <li>Each phase of the development will need to be modeled to verify minimum fire flow pressure is maintained.</li> <li>12" water main in Vanguard needs to be on the north side of the road, currently shown in the center of the road.</li> <li>See Public Works Site Specific Conditions in Section VIII.B</li> </ul>	

c. Project Area Maps



A. Applicant:

Judy Schmidt, Bailey Engineering – 1119 E. State Street, Suite 210, Eagle, ID 83616

B. Owners:

Corey Barton, Endurance Holdings, LLC – 1977 E. Overland Road, Meridian, ID 83642

C. Representative: Shawn Brownlee, Trilogy Development – 9839 W. Cable Car Street, Suite 101, Boise, ID 83709

**III. NOTICING**

	<b>Planning &amp; Zoning Posting Date</b>	<b>City Council Posting Date</b>
Notification published in newspaper	10/17/2023	3/10/2024
Notification mailed to property owners within 500 feet	10/14/2023	3/1/2024
Applicant posted public hearing notice on site	10/20/2023	3/12/2024
Nextdoor posting	10/16/2023	3/1/2024

**IV. COMPREHENSIVE PLAN ANALYSIS** ([Comprehensive Plan](#) and [Ten Mile Interchange Specific Area Plan](#))

**Land Use:** The Future Land Use Map (FLUM) contained in the Comprehensive Plan designates the 20.5+/- acres as Mixed Employment (ME).

**ME:** The purpose of ME designated areas is to encourage a diversity of compatible land uses that may include a mixture of office, research and specialized employment areas, light industrial including manufacturing and assembly, and other miscellaneous uses. These areas generally do not include retail and consumer service uses serving the wider community. However, a small amount of retail and service establishments, primarily serving employees and users of the ME areas or nearby industrial areas, are allowed. ME areas should provide a variety of flexible sites for small, local or start-up businesses, as well as sites for large national or regional enterprises. ME areas should be designed to encourage multimodal travel and convenient circulation to supporting uses located within the area.

This ME-designated area is intended to develop with a mix of uses, across six (6) structures totaling 378,360 s.f., which may include office, light industrial, along with research and development and/or distribution and light manufacturing. Buildings will range in size from 21,280 up to 185,760 square feet. The project is adjacent to Mixed Employment designated land on the east, light industrial to the west, I-84 to the south, and RUT to the north proposed to be annexed as medium-high density residential. This site will have access to a collector street as desired. The proposed M-E zoning encompasses the entire 27.466 acres that is currently designated ME on the FLUM - *See Pg. 3-11 in the TMISAP for more information on the ME designation (see cut sheet below).*

# MIXED EMPLOYMENT (ME)

## TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

### General Information

**Map Color**  **Zoning** C-C | C-G | TN-C | M-E

**Sample Use(s)**  Office, research & development, information & light industrial, daycare, and ancillary convenience retail

- General Standards**
- Recommended FAR: 0.75 or more
  - Height: 4 stories maximum
  - Design Review required; see Architectural Standards Manual
  - Comply with Pathways Master Plan

- Design Characteristics**
- Relate proposed development, including land uses and activities, to adjacent and surrounding uses and public spaces as appropriate to maintain compatibility and establish the continuity of the planned urban form and character.
  - Coordinate routes, placement of facilities, and infrastructure improvements with the appropriate transportation authorities and any adopted or accepted long-range plans.
  - Locate buildings to establish an appropriate development character that enhances the compatibility and attractiveness of the site, buildings, and surrounding uses.
  - Design surface parking as an integrated and attractive element of the built environment that promotes pedestrian comfort and safety and adds to the aesthetic character of developments, in addition to accommodating vehicular uses.
  - Use a parking strategy that includes one or a combination of the following: structured parking, onstreet parking, integrated small parking areas, and/ or shared parking as an alternative to general surface parking.
  - Building design should enhance public and urban spaces, articulate an urban form, and provide human and pedestrian scale.

### Site Pattern



Note: This information is a summary of the Ten Mile Interchange Specific Area Plan and City of Meridian Comprehensive Plan Please see those documents for complete information.



• Questions? Contact the Planning Division at 33 E Broadway Ave, Suite 102, Meridian ID 83642 or 208.884.5533



# MIXED EMPLOYMENT (ME)

## TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

### Building Envelope and other references



<b>Placement</b>	
> Mostly detached/ smaller setbacks. No more than 30% parking on the front	
<b>Heights</b>	
> 1 to 4 stories	
<b>Vertical Form</b>	
> Base, Body, & Top	
<b>Frontage</b>	
> 20% Windows. Single plane wall maximum distance = building height	
<b>Additional Cut Sheet References</b>	<b>Page</b>
> Building Facades & Heights	BFC.2
> Base, Body, & Top	BFC.3
> Roofs – Flat or Pitched	BFC.4
> Signs & Public Art	SGN.1

“ Mixed Employment areas should be designed as lower density suburban-style developments. Design and development standards are recommended that would help to make developments more attractive, engaging and accessible places (Ten Mile Interchange Specific Area Plan).

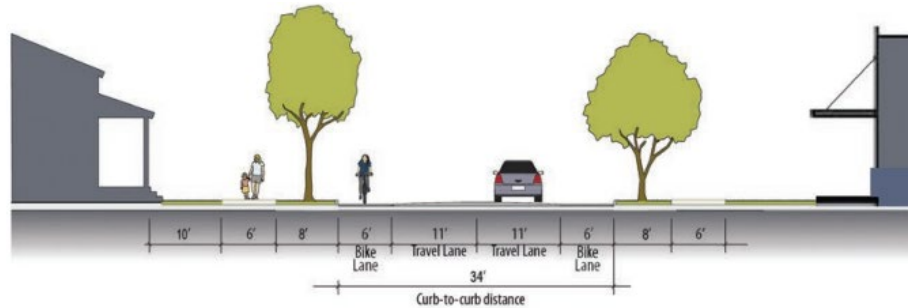


• Questions? Contact the Planning Division at 33 E Broadway Ave, Suite 102, Meridian ID 83642 or 208.894.5533

**Transportation:** The Transportation System Map in the TMISAP depicts a collector street through this site that connects to S. Black Cat Rd. an adjacent arterial street. The collector street network depicted on the proposed development plan is generally consistent with the Transportation System Map (see pg. 3-18 in the TMISAP).

The Street Section Map depicts Vanguard (major collector) as being appropriate to provide access from adjacent arterial streets (i.e. Black Cat, Franklin & Ten Mile Roads) into the employment area. Streetlights should be located in the tree lawn area and should be of a pedestrian scale.





Street Section C

The collector street (i.e. Vanguard Way) in the commercial mixed-use area of the development should be constructed in accord with this street section with the following exceptions as required by ACHD: (3) travel lanes instead of (2); and 10-foot wide detached sidewalks/pathways instead of 6-foot wide detached sidewalks in lieu of on-street bike lanes.

**Design:** The TMISAP emphasizes the quality of the built environment and includes recommendations on the location, scale, form, height and design quality of public and private buildings in the form of building placement, orientation, and massing; types and design treatments for building frontages; as well as recommendations for the incorporation of art in public and private projects.

The design elements in the Plan are intended to serve as the basic framework for any given project within the Ten Mile Area. The primary components that the design elements address include: architecture and cultural heritage; building placement whereby build-to lines are identified; heights and step backs; the definition of a base, body and top; and frontage types.

**The proposed development should be designed in the accord with the TMISAP (see pgs. 3-31 thru 3-51). See the Application of the Design Elements table on pg. 3-49 to determine specific design element requirements according to the associated FLUM designation. Future development applications should include the applicable design elements.**

**Comprehensive Plan Policies:** The following Comprehensive Plan Policies are applicable to this development:

- “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.*

- Focus on developing industries that exceed the living wage, such as technology, healthcare and other similar industries. (2.06.01E)

*The TMISAP designates the subject property for mixed employment. These areas are intended to capture full economic advantage of the Ten Mile interchange to enhance the long-term fiscal health of the City of Meridian and the Treasure Valley. The proposed annexation and zoning of this area to M-E will result in the creation of primary jobs as anticipated by the Plan.*

- “With new subdivision plats, require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.” (2.02.01A)

*Multi-use pathway segments are proposed within this development for interconnectivity between the commercial and employment portions of the development and neighboring*

- developments within the area.*
- “Encourage the development of supportive commercial near employment areas.” (3.06.02C)  
*The proposed commercial, flex space, light industrial with manufacturing, and office should provide supportive uses for the proposed employment area.*
  - “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; services are required to be provided to and through this development in accord with current City plans.*
  - Evaluate development proposals based on consistency with the vision as well as physical, social, economic, environmental, and aesthetic criteria. (3.01.01D)  
*The TMISAP vision for this area is an employment-generating center that buffers the community from I-84 and the future extension of Highway 16, and serves the employment areas with easy access to markets, high-speed transportation facilities, and employees across the Treasure Valley. The TMISAP incorporates specific design standards for this area to create a sense of place and a unique identity. In line with this vision, the proposed annexation and zoning to M-E are intended to accommodate a mix of uses which is consistent with the overall vision and the design principles for this area.*
  - “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 services are available to this site and can be extended by the developer with development in accord with UDC 11-3A-21. The emergency response times for Police Dept. and Fire Dept. meet the established goals.*
  - “Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.)” (3.07.01C)  
*A 50-foot wide landscaped street buffer is required to be provided along the southern boundary of the site adjacent to I-84.*
  - “Encourage the integration of public art as an integrated component with new development.” (5.03.01B)  
*The Applicant is proposing the installation of a historical monument for the existing silos located in the plaza near the site’s entrance. The proposal involves utilizing materials from the Silo in the construction of the monument. Additionally, the Applicant plans to accompany the monument with a plaque featuring pictures of the original silo along with historical details for the public. This initiative aligns with the goals of preservation and seamlessly integrates public art into the site.*
  - “Coordinate with the Meridian Historic Preservation Commission to recommend use, restoration, and preservation of historical structures and sites throughout Meridian.” (5.02.02A)
  - “Stimulate private and public investment in the restoration and preservation of historic buildings, outdoor spaces, and natural historical features.” (5.02.02D)

- “Support the efforts of the Historic Preservation Commission to foster preservation and conservation.” (5.02.02E)
- “Develop policies to preserve and protect or document and memorialize historic and culturally significant structures and sites.” (5.02.02J)

*Encompassing the aforementioned policies, there are currently multiple historic buildings situated on this site. The Applicant intends to proceed with one of the following options, aiming to install a historical monument for the existing silos located in the plaza area near the site’s entrance. Option (1): involves careful disassembling and storage of the structure, with the intention to find an interested agency that may preserve the silo on another site. An agency would need to be identified before disassembly and prior to the commencement of the road. Alternatively, if no interested agency is identified prior to the commencement of the road construction, Option (2): entails utilizing some materials from the silo in the construction of the monument in the plaza (Lot 3, Block 1).*

- “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 proposed as required with this development.*

*In summary, Staff believes the proposed development plan is generally consistent with the vision of the Comprehensive Plan for this area per the analysis above.*

## V. UNIFIED DEVELOPMENT CODE ANALYSIS ([UDC](#))

### A. Annexation and Zoning (AZ):

Annexation is requested of 33.89-acres from RUT to the M-E zoning district as shown on the Annexation description and Exhibit in Section VII.B. A conceptual development plan and elevations are included in Section VII.D that show how the site is anticipated to develop.

The development abuts Mixed Employment designated land to the east and borders I-84 to the south. This development is proposed to have access to a collector street as desired. Medium-high-density residential uses are proposed to the north and light industrial to the west. Allowed uses in the M-E district consist of offices, medical centers, research and development facilities, and light industrial uses with ancillary support services. This area is intended to develop with approximately 378, 360 s.f., encompassing various potential uses like office, light industrial operations, and research and development components such as distribution and light manufacturing.

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

#### **Proposed Use Analysis:**

A variety of uses are proposed including office, commercial, flex space, light industrial, research and development, and other uses; see UDC Table [11-2B-2](#) for allowed uses in the applicable zoning districts. Compliance with the dimensional standards listed in UDC Table [11-2B-3](#) is required, as applicable. **The inclusion of loading docks on the elevations for the proposed flex buildings implies that all of the intended uses are primarily related to distribution/warehousing, which requires a Conditional Use Permit (CUP) in the M-E zoning district.**

The proposed zoning and uses are generally consistent with the associated FLUM designations as discussed above in Section IV.

**B. Preliminary Plat (PP):**

The proposed preliminary plat consists of 6 building lots and 1 common lot on 27.59-acres of land in the M-E zoning districts for Farmstone Crossing Subdivision. The subdivision is proposed to develop in two (2) phases as shown on the phasing plan in Section VII.C. **Staff recommends that the collector street (Vanguard Way) be constructed prior to development commencing on the property. Additionally, the first phase of development should encompass the construction of both the 10' detached sidewalks along S. Black Cat Road and Vanguard Way including the entire street buffers. The second phase of development should encompass the completion of the remaining 10-foot pathway along the I-84 Interstate.**

**Existing Structures/Site Improvements:**

According to GIS imagery, there is an existing home and other historic outbuildings adjacent to Black Cat Road that will be removed upon development of the Farmstone Crossing Subdivision. **Staff recommends that the Applicant preserve some elements of the historic buildings. As mentioned above, the Applicant presented their proposed plan for the existing silos to the Historic Preservation Commission on January 25, 2024 with the following: Option (1): involves careful disassembling and storage of the structure, with the intention to find an interested agency that may preserve the silo on another site. An agency would need to be identified before disassembly and prior to the commencement of the road. Alternatively, if no interested agency is identified prior to the commencement of the road construction, option (2): entails utilizing some materials from the silo in the construction of the monument (refer to Applicants narrative below).**

*The meeting concluded with the Historic Preservation Commission expressing a preference for recommending to the Planning and Zoning Commission that both existing silos be disassembled and reassembled at a yet-to-be-determined future location. It was emphasized that the specifics of the relocation be clarified prior to disassembly, and the new site would need to be determined within a reasonable period of time. As an alternative proposal, the Commission advocates for the creation of a scale replica of the facilities on the current site. The Historic Preservation Commission wishes to review the details of the proposed monument with the initial Certificate of Zoning Compliance submittal for the site. Additionally, the Historic Preservation Commission wishes to retain the ability to provide comments on the final proposed monument presented by the Applicant.*

As part of the proposed first phase of development, all existing structures that do not conform to the district's setbacks must be removed, except for those agreed upon for historic preservation. No other site improvements are known.



Throughout the course of designing this project, we have worked with numerous agencies and explored options for preserving the Silo. Here are the findings:

- The silo is located in the middle of a required ACHD right-of-way, therefore it cannot stay in its' current location. We reached out to ACHD to see if the road could be shifted, due to the existing construction of the road on the West - the road cannot be moved (*see ACHD comment*).
- A structural analysis was complete, and the structure is not safe (*see Structural letter*).
- The silo was evaluated by a moving company - they determined that it cannot be moved without the structure falling apart.

***Based on these findings, our proposal*** is to proceed with one of the following options and build a monument on site:

1. Disassemble and store the structure for an agency that may be interested in preserving the silo on another site. An agency would need to be identified prior to disassembly and prior to construction of the road.
2. In the event an interested agency cannot be found prior to construction of the road, we will use some of the materials from the Silo in the construction of the monument.

The monument will be placed in the Plaza of this development. In addition, we will install a plaque to accompany the monument which will include pictures of the original Silo along with historical details for the public. We believe this is an ideal way to memorialize the history of the Double Grain Silos and provide the community with a beautiful monument.

We have met with the Historic Preservation Commission as a part of their monthly meeting and the commission is in agreement with the proposal. The commission requested to review the renderings of the monument once those have been prepared - the developer has agreed to do so.

#### **Summary**

The preliminary plat has been thoughtfully designed to be consistent with the UDC, TMISAP and Pathways Master Plan. This new light industrial and office/flex space development will provide employment opportunities for the area. Additionally, the plan has also been adapted to add a smaller user providing greater synergy with the planned residential densities.

---

1119 E. State Street, Ste. 210 Eagle, Idaho 83616 208-938-0013

**Dimensional Standards:**

Development of the proposed lots is required to comply with the dimensional standards of the M-E zoning district in UDC Table [11-2B-3](#), as applicable. **The proposed preliminary plat appears to comply with the dimensional standards of the district.**

**Subdivision Design and Improvement Standards (UDC [11-6C-3](#)):**

Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3. **The proposed subdivision appears to comply with these standards.**

**Access (UDC [11-3A-3](#))**

Access is proposed to be provided from the northern boundary of the site from the extension of Vanguard Way to Black Cat Road to the west. Vanguard Way is designed as a collector street in accordance with the Master Street Map and the Transportation System Map in the TMISAP. A driveway is proposed to the adjacent property to the east for future extension.

**Prior to Certificate of Occupancy, the applicant shall record a cross-access/ingress-egress easement to adjoining property to the east [S1215427850] and submit copy of said easement to the Planning Division in accordance with the provisions of UDC 11-3A-3A2. Direct access via S. Black Cat Road is prohibited.**

**Streets:**

Vanguard Way should be constructed in accordance with Street Section C (major collector street) in the TMISAP, which requires (2) 11-foot travel lanes, 6-foot bike lanes, 8-foot parkways with streetlights at a pedestrian scale, and minimum 6-foot wide detached sidewalks (see pg. 3-20, 3-22, 3-23). The Applicant proposes a modification of the street section to include 10-foot wide detached sidewalks/pathways in lieu of on-street bike lanes, which is required by ACHD and as set forth in the Meridian Master Pathways Plan.

**All streets should be constructed as complete streets as defined in the TMISAP (see pg. 3-19 & 3-20). Prior to submitting the final plat, the Applicant shall coordinate with the property owner to the north and east to construct Vanguard Way and deed the right-of-way to ACHD. The Applicant should ensure that the intersection of Vanguard Way and S. Black Road aligns with the entrance of the Black Cat Industrial projects on the west side of S. Black Cat Road.**

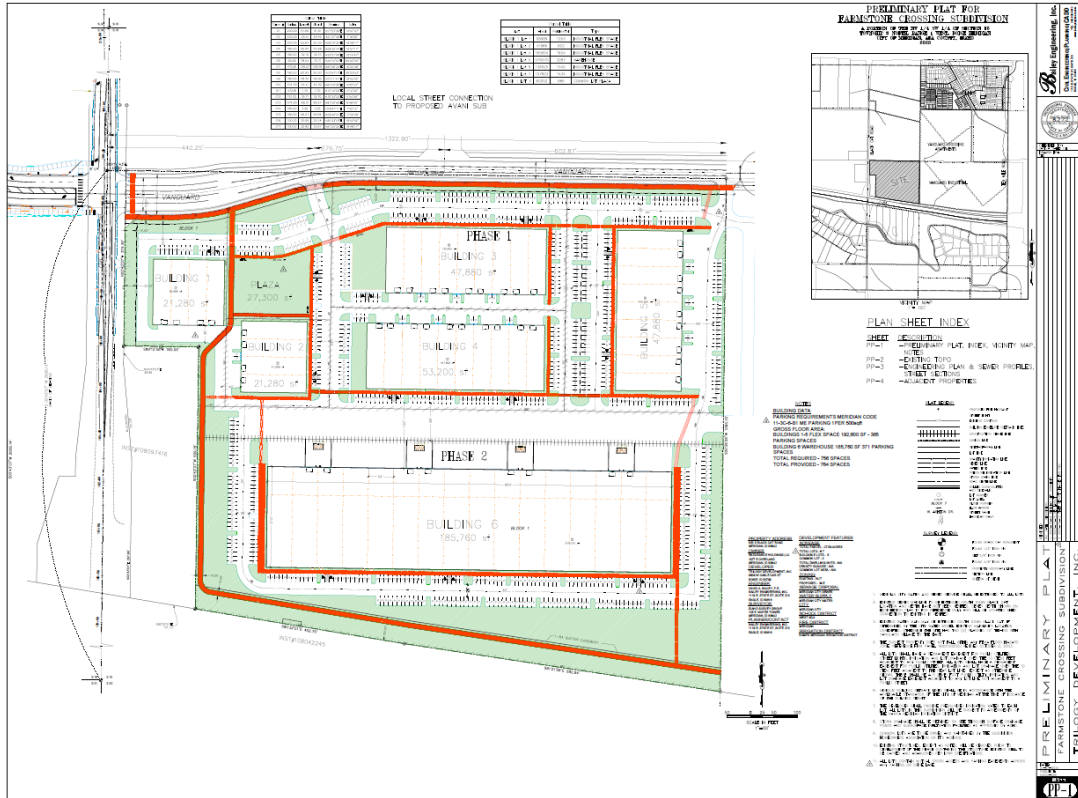
The Applicant is proposing two curb cuts off of Vanguard Way, a planned collector street in the TMISAP. In accordance with UDC 11-3A-3 (Access to streets), multiple accesses off an arterial and/or collector roadway shall be restricted. **The Applicant has chosen to eliminate the curb cut aligned with the proposed subdivision to the north and has instead opted for the one closest to the intersection of Black Cat Road. Typically, Staff recommends that curb cuts align directly across roadways; however, Staff supports the offset change, given that the entrance effectively highlights the features of the proposed plaza, provided it adheres to ACHD's requirements. Additionally, the Applicant has proposed establishing a shared access on the east side of this site in collaboration with the property owner to the east, intended for future shared access.**

**Pathways (UDC [11-3A-8](#)):**

Ten (10) foot-wide multi-use pathways are proposed on the site in accordance with the Pathways Master Plan. One segment follows Vanguard Way across the northern portion of this site; one segment runs along the southern boundary within the street buffer along I-84; and another segment runs along the west side of the site adjacent to S. Black Cat Road to the plaza on the north. **The proposed pathway is intended to cross the drive aisle between Buildings 1 & 2**



(refer to figure below). Staff recommends removing the loading docks from the rear of Buildings 1 & 2 to mitigate potential conflicts between pedestrians using the pathway and delivery trucks accessing that area. A 14-foot wide public use easement for all multi-use pathways shall be submitted to the Planning Division prior to submittal for City Engineer's signature on the final plat(s).



Landscaping is required along all pathways per the standards in UDC [11-3B-12C](#). The landscape plan appears to comply with this standard.

**Sidewalks & Pedestrian Walkways (UDC [11-3A-17](#) & UDC [11-3A-19.B.4](#)):**

The UDC requires minimum 5-foot wide sidewalks to be provided adjacent to all streets with detached sidewalks along collector streets and attached or detached sidewalks along local streets. However, the guidelines in the TMISAP for the collector street sections (i.e. C) depict 6-foot wide sidewalks, which should be provided within the development at a minimum. The applicant is proposing to construct 10-foot wide sidewalks adjacent to the applicable roadways based on the design approved with the Vanguard Village project to the east.

A continuous internal pedestrian walkway that is a minimum of five (5) feet in width shall be provided from the perimeter sidewalk to the main building entrance(s) for nonresidential uses. The walkway width shall be maintained clear of any obstructions, such as vehicles, outdoor sale displays, vending machines, or temporary structures in accordance with UDC 11-3A-19. The Applicant has provided a pedestrian circulation plan in Section VII.E. *The internal pedestrian walkways shall be distinguished from the vehicular driving surfaces through the use of pavers, colored or scored concrete, or bricks; striping is not an approved material. The plans appears to comply with this standard.*

Sidewalks, walkways, and pathways should include a dedicated crosswalk at the intersection of S. Black Cat Road with changes in color, markings, materials, texture and/or

surface to distinguish them from the surrounding pavement as set forth in the TMISAP (see pg. 3-28, Crosswalks).

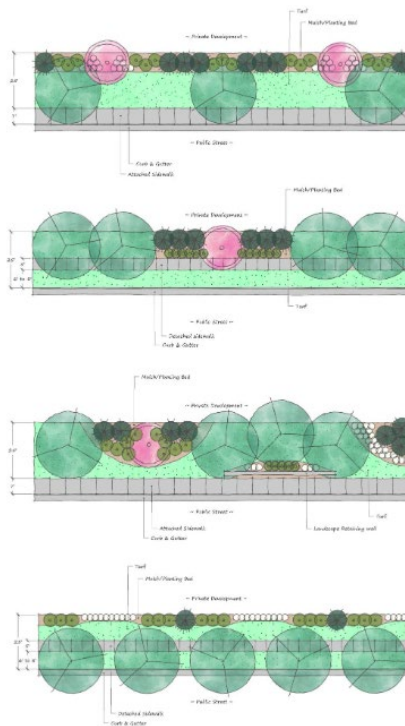
**Landscaping (UDC [11-3B](#)):**

Street buffers are required to be provided as set forth in UDC [Table 11-2A-7](#). A minimum 25-foot wide street buffer is required along all arterial streets (i.e. S. Black Cat Road) in commercial districts. A 20-foot wide street buffer is required along all collector streets (i.e. Vanguard Way) – the buffer may be placed in an easement rather than a common lot in accord with UDC 11-3B-7C.2a. A minimum 50-foot wide street buffer is required along I-84, landscaped per the standards listed in UDC [11-3B-7C.3](#), which requires a variety of trees, shrubs, lawn or other vegetative groundcover (see updated code for specifics & figures below). **The proposed buffer dimensions appear to meet the requirements of the UDC code; however, there is a lack of a combination of planters (shrubs and rock mulch) within the buffer along Vanguard Way. The Applicant has provided fifty-two (52) trees and only thirty-four (34) are required along Vanguard Way. Staff recommends that the Applicant enhance the street buffer by reducing the number of trees and incorporating additional planters. The landscape buffer along Black Cat Road adjacent to the open drainage swale, lacks vegetation in front of the 10-foot pathway, not meeting the requirements of the UDC.**

The Applicant proposes a plaza area between Building #1 and Building #2, featuring benches, a pergola, landscaping, and a potential historical monument of the existing silo on the site.

*The Applicant should revise the landscape plan to reflect landscaping within the required buffers along Vanguard Way and Black Cat Road adjacent to the drainage swale in front of the 10-foot pathway in accordance with the standards listed in UDC [11-3B-7](#), which requires a variety of trees, shrubs, lawn or other vegetative groundcover (see figures below).*

FIGURE 1



Landscaping is required within parkways per the standards listed in UDC [11-3A-17](#) and [11-3B-7C](#). **Class II trees shall be provided in parkways in accord with UDC 11-3A-17E.**

Landscaping is required along all pathways per the standards in UDC [11-3B-12C](#). **The landscape plan appears to comply with this standard.**

Mitigation is required for all existing trees 4” caliper or greater that are removed from the site in accord with the standards in UDC 11-3B-10C.5. Mitigation calculations are depicted on the landscape plan in accord with UDC standards (i.e. 149 trees at 2 caliper inches each for a total of 284 caliper inches). **The location of mitigation trees shall be depicted on a revised landscape plan submitted with the final plat application.**

**Parking lot:** Provide a five-foot wide minimum landscape buffer adjacent to parking, loading, or other paved vehicular use areas, including driveways, vehicle sales areas, truck parking areas, bus parking areas, and vehicle storage areas, subject to the following exceptions: (1) This requirement may be reduced or waived at the determination of the Director where there is a shared driveway and/or recorded cross parking agreement and easement with an adjacent property. (2) This requirement may be reduced or waived at the determination of the Director for truck maneuvering areas in industrial, mixed-employment and high-density employment districts

**To improve the integration of this property with the neighboring M-E zoned property to the east, Staff encourages the Applicant to consider removing the entire landscape buffer along the eastern side and coordinate the alignment of parking with the adjacent property owner. This would facilitate shared access to the east and improve integration with the eastern property.**

**Storm Drainage:**

An adequate storm drainage system is required in all developments in accord with the City’s adopted standards, specifications and ordinances. Design and construction is required to follow Best Management Practices as adopted by the City. The Applicant submitted a [Geotechnical Evaluation](#) for the subdivision.

**Pressure Irrigation (UDC [11-3A-15](#)):**

Underground pressurized irrigation water is required to be provided for each and every lot in the subdivision as required in UDC 11-3A-15.

**Utilities (UDC [11-3A-21](#)):**

Utilities are required to be provided to the subdivision as required in UDC 11-3A-21.

**Waterways (UDC [11-3A-6](#)):**

There are no waterways on this site.

**Fencing (UDC [11-3A-6](#) and [11-3A-7](#)):**

All fencing is required to comply with the standards listed in UDC 11-3A-7. The Applicant is proposing a 5-foot wrought iron fence along the west property line adjacent to the pathway and the ACHD drainage swale. **The proposed fencing complies with the UDC code.**

**Parking:** Off-street vehicle parking is required for the proposed commercial subdivision as set forth in UDC Table [11-3C-6.B](#). Based on approximately 378,360 square feet of proposed floor space, a minimum of 757 off-street spaces are required; a total of 764 off-street parking spaces are proposed (7 additional parking spaces). Based on 764 parking spaces proposed, a minimum of 31 bicycle spaces are required to be provided; none are proposed. **Bicycle parking facilities should comply with the standards in UDC [11-3C-5C](#). Bike racks should be provided as close as possible to each building entrance totaling 31 spaces or in a designated area within**

the plaza. Staff is recommending the removal of the loading docks at the rear of Building #1 and Building #2, which will create additional parking. Staff recommends that Applicant submit revised plans incorporating the aforementioned changes with the CZC Application.

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

Conceptual building elevations were submitted for the proposed flex buildings and light industrial building as shown in Section VII.F. Building materials consist of horizontal metal or Hardie plank siding in white, wood colors; stucco in dark and light gray colors; metal awnings; and gray wrapped cornice moulding.

**The proposed conceptual elevations are *not* approved. Final design must comply with the design standards in the Architectural Standards Manual (ASM) and the design guidelines in the TMISAP for the Commercial designation (see the matrix for Application of the Design Elements on pg. 3-49). A Certificate of Zoning Compliance and Design Review application is required to be submitted for approval of the site and building design prior to submittal of building permit applications.**

## VI. DECISION

### A. Staff:

Staff recommends approval of the requested annexation and preliminary plat per the provisions noted in Section VIII, per the Findings in Section IX.

### B. The Meridian Planning & Zoning Commission heard these items on February 15, 2024. At the public hearing, the Commission moved to recommend approval of the subject Annexation and Preliminary Plat requests.

#### 1. Summary of Commission public hearing:

- a. In favor: David Bailey, Bailey Engineering
- b. In opposition: None
- c. Commenting: Blaine Johnston, President of the Meridian Historic Preservation Commission
- d. Written testimony: None
- e. Staff presenting application: Stacy Hersh, Associate Planner
- f. Other Staff commenting on application: None

#### 2. Key issue(s) of public testimony:

The Applicant's consideration and proposal for the monument sign is appreciated; however, it would be nice to see the historic silos preserved somehow.

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

- a. Retaining the Historic Silos on another property (i.e. Northeast Corner of Ten Mile & Franklin or in the middle of a roundabout).
- b. Questions to the Historic Preservation Commission regarding funding to move the silos to another suitable location owned by the City.
- c. The proposed timing for the extension of Vanguard Way and the disassembly of the dual silos to relocate them out of the right-of-way.
- d. Concerns with the silo being placed somewhere else in the Treasure Valley and losing its distinguished heritage as being part of Meridian.

#### 4. Commission change(s) to Staff recommendation:

- a. None

#### 5. Outstanding issue(s) for City Council:

- a. Commission would like to recommend City Council retain the dual silos as a historical monument somewhere within our city, preventing them from being given or sold to

another part of the Treasure Valley or discarded, and the Developer build a monument on site to commemorate the silos.

**VII. EXHIBITS**

**A. Annexation Legal Description and Exhibit Map**

Description for  
**Annexation**  
Farmstone Crossing Subdivision  
August 29, 2023

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

**BEGINNING** at the 1/4 corner common to said Sections 15 and 16, T.3N., R.1W., B.M., from which the Section corner common to Sections 15, 16, 21 and 22 T.3N., R.1W., B.M., bears South 00°43'07" West, 2,656.14 feet;

thence South 89°14'43" East, 1,322.85 feet to the Center-West 1/16 corner of said Section 15;

thence on the east line of the Northwest 1/4 of the Southwest 1/4 of said Section 15, South 00°39'26" West, 1,216.87 feet to the centerline of U.S. Interstate 84;

thence on said centerline, North 80°32'51" West, 1,339.69 feet to the west section line of said Section 15;

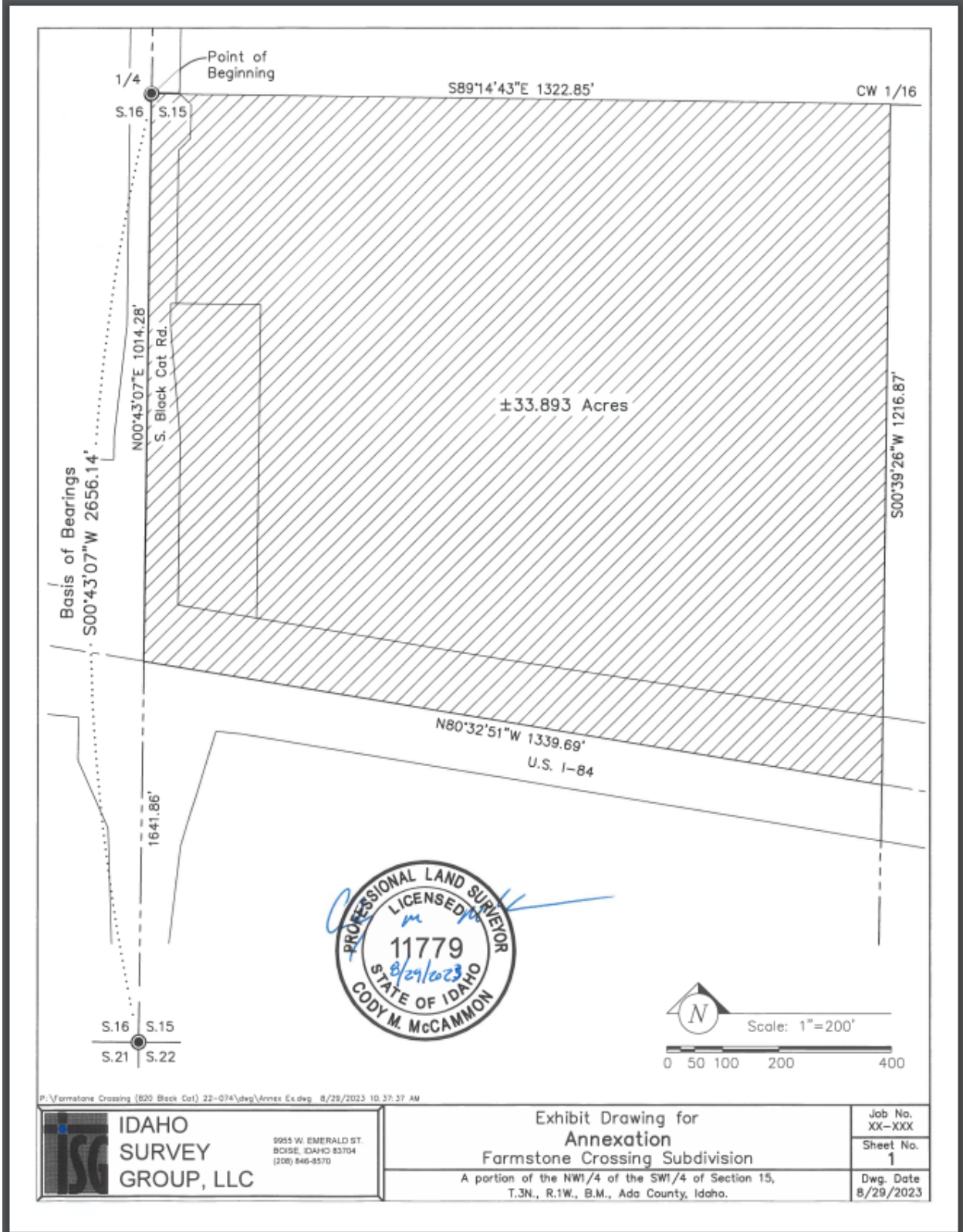
thence on said west section line, North 00°43'07" East, 1,014.28 feet to the **POINT OF BEGINNING.**

Containing 33.893 acres, more or less.

End of Description.







P:\Farmstone Crossing (820 Black Cat) 22-074\dwg\Annex E.dwg 8/29/2023 10:37:37 AM

**ISG** IDAHO SURVEY GROUP, LLC  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-9570

Exhibit Drawing for  
**Annexation**  
 Farmstone Crossing Subdivision  
 A portion of the NW1/4 of the SW1/4 of Section 15,  
 T.3N., R.1W., B.M., Ada County, Idaho.

Job No.  
 XX-XXX  
 Sheet No.  
 1  
 Dwg. Date  
 8/29/2023

**B. Farmstone Crossing Plat Boundary Legal Description and Exhibit Map**

Description for  
**Farmstone Crossing Subdivision**  
July 18, 2023

A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to said Sections 15 and 16, T.3N., R.1W., B.M., from which the Section corner common to Sections 15, 16, 21 and 22 T.3N., R.1W., B.M., bears South 00°43'07" West, 2,656.14 feet; thence on the east-west centerline of said Section 15, South 89°14'43" East, 50.00 feet to the **POINT OF BEGINNING**;

thence continuing, South 89°14'43" East, 1,272.85 feet to the Center-West 1/16 corner of said Section 15;

thence on the east line of the Northwest 1/4 of the Southwest 1/4 of said Section 15, South 00°39'26" West, 1,095.70 feet to the north right-of-way line of U.S. Interstate 84;

thence on said north right-of-way line the following two (2) courses and distances:

North 81°21'56" West, 682.94 feet;

North 80°32'51" West, 452.75 feet;

thence leaving said north right-of-way line, North 00°43'07" East, 559.16 feet;

thence North 89°12'58" West, 150.09 feet to the easterly right-of-way line of S. Black Cat Road;

thence on said easterly right-of-way line the following four (4) courses and distances:

North 00°43'07" East, 273.37 feet;

North 45°50'37" East, 30.09 feet;

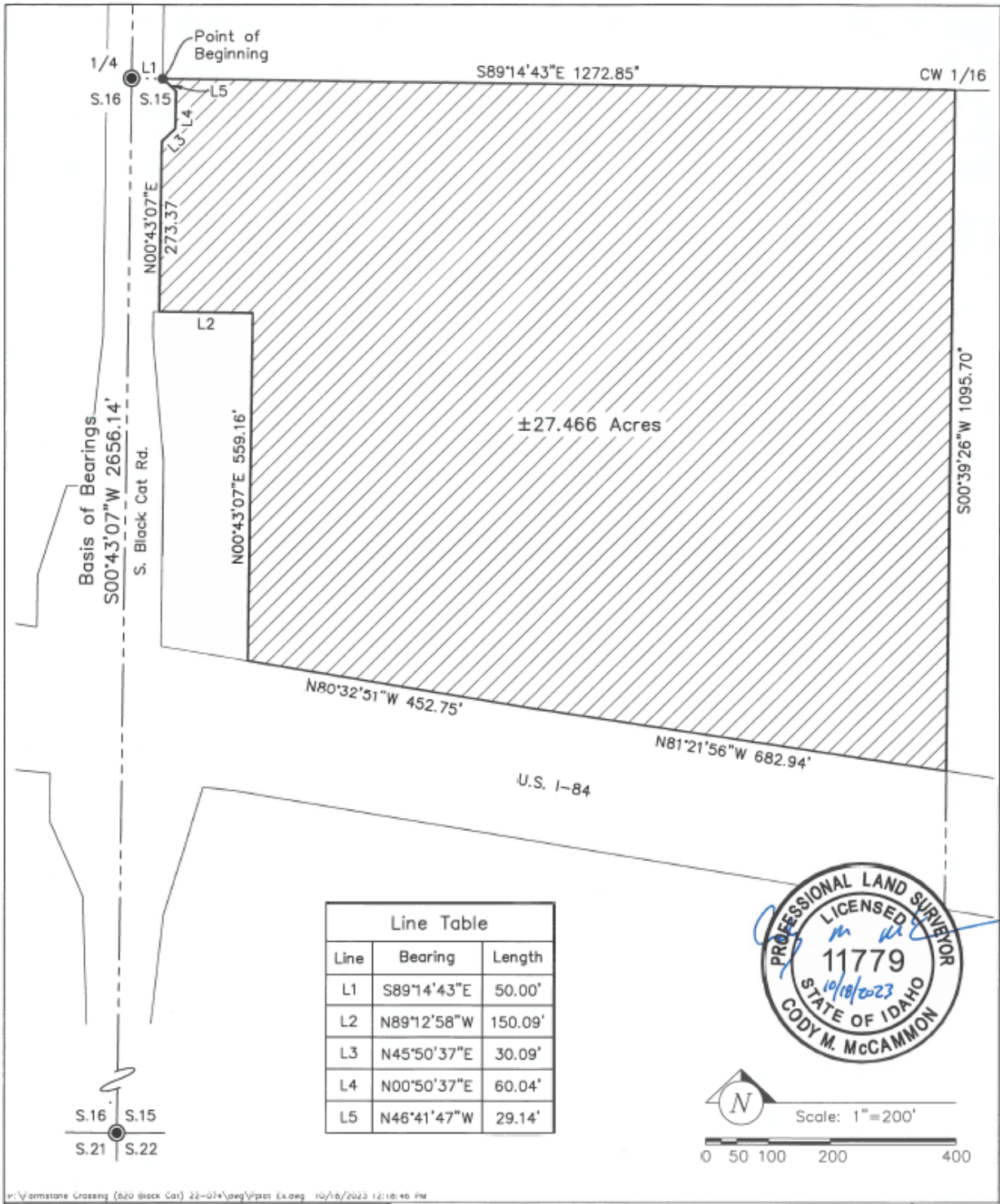
North 00°50'37" East, 60.04 feet;

North 46°41'47" West, 29.14 feet to the **POINT OF BEGINNING**.

Containing 27.466 acres, more or less.

End of Description.





F:\Farmstone Crossing (620 Black Cat) 22-074\dwg\lplot Ex.dwg 10/18/2023 12:18:46 PM

**ISG** IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 646-8570

Exhibit Drawing for  
**Farmstone Crossing Subdivision**

A portion of the NW1/4 of the SW1/4 of Section 15,  
T.3N., R.1W., B.M., Ada County, Idaho.

Job No.  
22-074

Sheet No.  
1

Dwg. Date  
10/18/2023





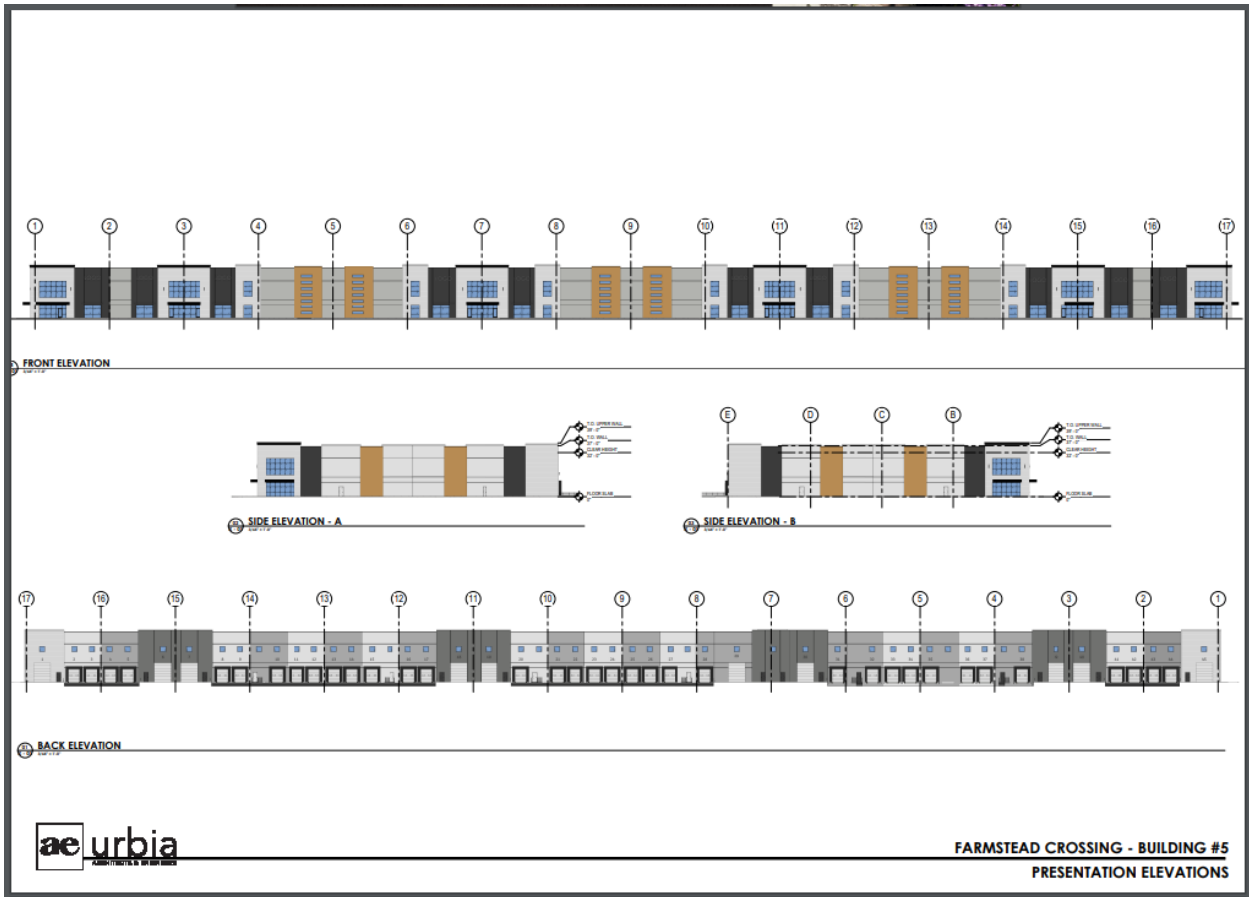
## D. Landscape Plan Rendering

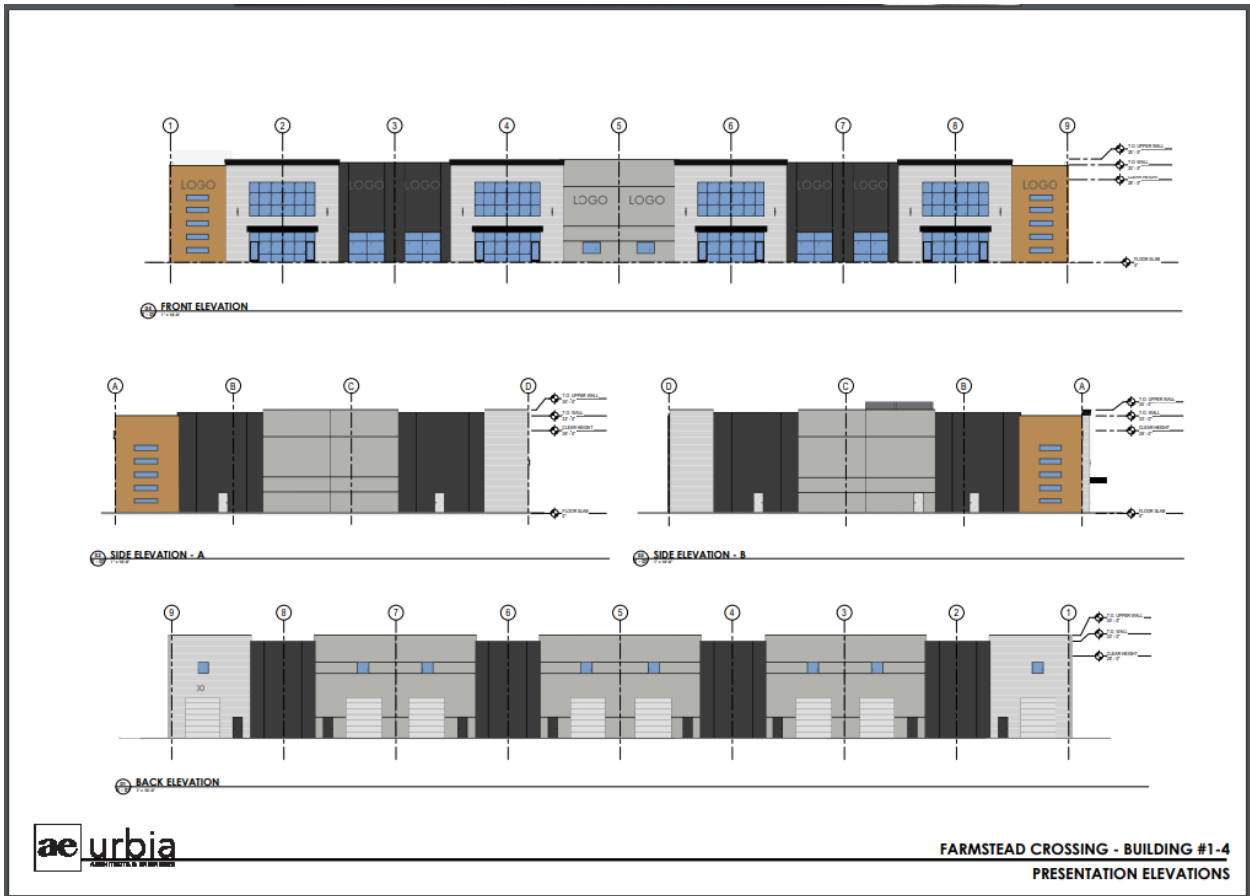






**F. Conceptual Building Elevations for Buildings 1 - 5**











## II. 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, a DA shall be entered into between the City of Meridian and the property owner(s)/developer at the time of ordinance adoption. **A final plat will not be accepted until the DA is executed and the AZ ordinance is approved by City Council.**

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

- a. Development of the subject property shall be generally consistent with the site plan, landscape plan, preliminary plat, phasing plan, and conceptual building elevations included in Section VII and the provisions contained herein. **Prior to the Council hearing, the Applicant shall provide elevations for Building #1 and Building #2 incorporating a more traditional office design to complement the plaza area. Additionally, the Applicant shall remove the loading docks from the rear of the buildings in favor of more parking.**
- b. All future development, site design and building design shall comply with the Design Elements matrix on pg. 3-49 in the Ten Mile Interchange Specific Area Plan and the standards in the Architectural Standards Manual, as applicable.
- c. Prior to submittal of a certificate of zoning application the applicant should coordinate with the historic preservation on either of the following options:
  - (1) Disassemble and store the structure, with the intention of finding an interested agency to preserve the silo on another site prior to the commencement of the collector road extension OR
  - (2) construct a monument of the silos in the plaza utilizing some of the materials from the dissembled silos.
- d. The collector street (Vanguard Way) shall be constructed prior to development commencing on the property. The applicant may deed the right-of-way to ACHD prior to the submittal of the first phase of a final plat.
- e. Sidewalks, walkways and pathways shall include dedicated crosswalks at the intersection with all streets of S. Black Cat Road with changes in color, markings, materials, texture and/or surface to distinguish them from the surrounding pavement as set forth in the TMISAP (see pg. 3-28, Crosswalks).
- f. Public art in a high quality of design shall be provided in shared spaces and incorporated into the design of streetscapes as set forth in the TMISAP (see pg. 3-47). ***The proposed monument of the historic silo will satisfy this requirement.***
- g. The subject property shall be subdivided prior to submittal of any Certificate of Zoning Compliance application(s) and/or building permit application.

#### 2. Preliminary Plat:

- 2.1 Future development of the proposed lots is required to comply with the dimensional standards M-E zoning districts in UDC [\*Table 11-2B-3\*](#), as applicable.

#### 2.2 The plat shall be revised prior to submitting the first phase of a final plat as follows: :

- a. Include a note prohibiting direct access via S. Black Cat Road and Vanguard other than the access points approved by the City and ACHD with this application.
- c. Depict street sections for Vanguard Way consistent with Street Section C in the TMISAP with a modification that allows (3) 11-foot travel lanes, 8-foot parkways and detached 10-foot wide sidewalks/pathways in lieu of on-street bike lanes as required by ACHD. Streetlights are required at a pedestrian scale, unless another alternative is approved (see pg. 3-20, 3-22, 3-23).
- e. The intersection of Vanguard Way and S. Black Road shall align with the entrance of the Black Cat Industrial project on the west side of S. Black Cat Road.
- f. Depict required street landscape buffers in common lots or on permanent dedicated buffer easements, maintained by the property owner or business owners' association, as applicable, as set forth in UDC 11-3B-7C.2.
- g. The Applicant shall coordinate with the property owner to the north and east to construct Vanguard Way and dedicate the right-of-way on the final plat to ACHD.
- h. Coordinate with the property owner to the east for the shared curb cut and explore the possibility of removing the landscape buffer on the eastern side of the site to align parking with the adjacent property owner, if desired.

**2.3 The landscape plan shall be revised prior to submitting the first phase of a final plat as follows:**

- a. Depict landscaping within required street buffers along Black Cat Road adjacent to the drainage swale in front of the 10-foot pathway and Vanguard Way in accord with the recently amended standards listed in UDC [11-3B-7C](#) and [11-3B-8C](#); all required landscape buffers along streets shall be designed and planted with a variety of trees, shrubs, lawn, or other vegetative ground cover. Plant materials in conjunction with site design shall elicit design principles including rhythm, repetition, balance, and focal elements
  - b. Sidewalks, walkways and pathways shall include dedicated crosswalks at the intersection with all streets of S. Black Cat Road with changes in color, markings, materials, texture and/or surface to distinguish them from the surrounding pavement as set forth in the TMISAP (see pg. 3-28, Crosswalks).
  - c. The location of mitigation trees shall be depicted on a revised landscape plan submitted with the final plat application.
- 2.4 A 14-foot wide public use easement for the multi-use pathways within this site shall be submitted to the Planning Division prior to submittal for City Engineer signature on the final plat(s).
- 2.5 Prior to Certificate of Occupancy, the applicant shall record a cross-access/ingress-egress easement to adjoining property to the east [S1215427850] and submit copy of said easement to the Planning Division in accordance with the provisions of UDC 11-3A-3A2.
- 2.6 Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.



2.7 The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11-6B-7.

**B. PUBLIC WORKS**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=308331&dbid=0&repo=MeridianCity&cr=1>

**C. FIRE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=308338&dbid=0&repo=MeridianCity>

**D. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=308539&dbid=0&repo=MeridianCity>

**E. ADA COUNTY DEVELOPMENT SERVICES**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=308789&dbid=0&repo=MeridianCity>

**F. IDAHO TRANSPORTATION DEPARTMENT (ITD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=308414&dbid=0&repo=MeridianCity>

**G. MERIDIAN PARK'S DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=308329&dbid=0&repo=MeridianCity&cr=1>

**H. ADA COUNTY HIGHWAY DISTRICT (ACHD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309887&dbid=0&repo=MeridianCity>

**I. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=308539&dbid=0&repo=MeridianCity>

**J. NAMPA MERIDIAN IRRIGATION DISTRICT (NMID)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=310445&dbid=0&repo=MeridianCity>

**K. COMPASS**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=310273&dbid=0&repo=MeridianCity>

**L. MERIDIAN HISTORIC PRESERVATION COMMISSION**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=310712&dbid=0&repo=MeridianCity>

## IX. FINDINGS

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

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

1. The map amendment complies with the applicable provisions of the comprehensive plan;  
*Staff finds the proposed zoning map amendment and subsequent development is generally consistent with the Comprehensive Plan if the plans are revised.*
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;  
*Staff finds the proposed map amendment will allow for the development of a mix of commercial, office, flex space, light industrial and employment uses which will provide for the service needs of the community consistent with the purpose statement of the commercial districts in accord with the Comprehensive Plan if the plans are revised.*
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;  
*Staff finds the proposed zoning map amendment should not be detrimental to the public health, safety and welfare.*
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and  
*Staff finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.*
5. The annexation (as applicable) is in the best interest of city.  
*Staff finds the annexation is in the best interest of the City if the plans are revised.*

### B. Preliminary Plat Findings (11-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the Comprehensive Plan;  
*Staff finds that the proposed plat is in substantial compliance with the adopted Comprehensive Plan in regard to land use and transportation if the plans are revised. (Please see Comprehensive Plan Policies in, Section IV of this report for more information.)*
2. Public services are available or can be made available and are adequate to accommodate the proposed development;  
*Staff finds that public services will be provided to the subject property with development. (See Exhibit B of the Staff Report for more details from public service providers.)*
3. The plat is in conformance with scheduled public improvements in accord with the City's capital improvement program;

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

4. There is public financial capability of supporting services for the proposed development;  
*Staff finds there is public financial capability of supporting services for the proposed development based upon comments from the public service providers (i.e., Fire, ACHD, etc.). (See Section VIII for more information.)*
5. The development will not be detrimental to the public health, safety or general welfare;  
and,  
*Staff is not aware of any health, safety, or environmental problems associated with the platting of this property. ACHD considers road safety issues in their analysis.*
6. The development preserves significant natural, scenic or historic features.  
*Staff is aware of the significant natural, scenic or historic features that exist on this site that require preserving.*

**6. Public Hearing continued from February 01, 2024 for Farmstone Crossing Subdivision (H-2023-0045) by Bailey Engineering, located at 820 S. Black Cat Rd.**

- A. Request: Annexation of 33.893 acres of land from RUT to the M-E (Mixed Employment) zoning district.
- B. Request: Preliminary Plat consisting of 6 buildable lots on 27.59 acres of land in the proposed M-E (Mixed Employment) zoning district

Seal: All right. With that -- thank you very much. I would like to open File No. H-2023-0045 for Farmstone Crossing Subdivision and we will begin with the staff report. Or should I say we will finally begin with the staff report.

Hersh: Mr. Chair, Commissioners, the applicant has submitted applications for annexation and preliminary plat for Farmstone Crossing Subdivision. The site consists of 33.89 acres of land currently zoned RUT in Ada county, located at 820 Black Cat Road. There is currently no history on the property. The Comprehensive Plan FLUM designation is mixed employment. The applicant is requesting annexation of 33.89 acres. Again, from RUT to ME zoning. The development abuts mixed use employment designated to the east and borders I-84 to the south. The development is proposed to have access to a collector street as desired and medium high density residential uses are proposed to the north and light industrial to the west. Allowed uses in the ME district consists of offices, medical centers, research and development facilities and light industrial and ancillary support services. The areas intended to develop with approximately 378,360 square feet encompassing various potential uses like office, light industrial operations, flex space and research and development components, such as distribution and light manufacturing. The inclusion of loading docks on the elevations for the proposed flex buildings implies that all the intended uses are primarily related to distribution and warehousing, which requires a conditional use permit in the ME zoning district. The proposed preliminary plat consists of six building lots and one common lot on 27.59 acres of land in the ME zoning district for Farmstone Crossing Subdivision. The subdivision is proposed to develop in two phases as shown on the preliminary plat. Staff recommends that the collector street, which will be Vanguard Way, be constructed prior to development commencing on the property. Additionally, the first phase of develop -- development should encompass the construction of both the ten foot detached sidewalks along South Black Cat Road and Vanguard Way, including the entire street buffers. The second phase of development should encompass the completion of the remaining ten foot pathway along the I-84 interstate. According to the GIS imagery, there is an existing home and other historic outbuildings adjacent to Black Cat Road that will be removed upon development of this subdivision. Staff recommends that the applicant preserve some elements of the historic buildings. The applicant presented their proposed plan for the existing silos to the Historic Preservation Commission on January 25th with the following options: Option one involves careful disassembling and storage of the structure with the intention to find an interested agency that may preserve the silo on another site. An

agency would need to be identified before disassembly or prior to the commencement of the road. Alternatively, if no interest -- interested agency is identified prior to the commencement of the road construction, then, option two entails utilizing some materials from the silo in the construction of the monument. The meeting conducted with the Historic Preservation Commission expressing preference to recommending to the Planning and Zoning Commission that both existing silos be disassembled and reassembled at yet to be determined future location. It was emphasized that the specifics of the location be clarified prior to disassembly and the new site would need to be determined within a reasonable period of time. As an alternative proposal the Commission advocates for the creation of a scale replica of the facilities on the current site. The Historic Preservation Commission wishes to review the details of the proposed monument with the initial certificate of zoning compliance submittal for the site. Additionally, the Historic Preservation Commission wishes to retain the ability to provide comments on the final proposed monument presented by the applicant. As part of the first phase of the development all existing structures that do not conform to the district setbacks must be removed, except for those agreed upon for the historic preservation. The proposed preliminary plat appears to comply with the dimensional standards of the district. Access is proposed -- proposed to be provided from the northern boundary of the site from the extension of Vanguard Way to Black Cat Road to the west. Vanguard Way is designed as a collector street in accordance with the master street map and the transportation system in the Ten Mile area plan. A driveway is proposed adjacent to the property to the east for future extension. Vanguard Way should be constructed in accordance with Street Section C, which is in the Ten Mile area plan, which requires two 11 foot travel lanes, six foot bike lanes, eight foot parkways, with streetlights at pedestrian scale and a minimum of six foot wide detached sidewalks. The applicant proposes a modification of the street section to include a ten foot wide detached sidewalk, pathways in lieu of on-street bike lanes, which is required by ACHD as set forth in the master pathways plan. Prior to submitting the final plat the applicant shall coordinate with the property owner to the north and the east to construct Vanguard Way and deed the right of way to ACHD. The applicant should ensure that the intersection of Vanguard Way and South Black Cat Road aligns with the entrance of the Black Cat industrial project on the west side of South Black Cat Road. The applicant is proposing two curb cuts off a Vanguard Way, the planned collector street in the Ten Mile area. In accordance with the UDC multiple accesses off of arterial or collector roadways shall be restricted. The applicant has chosen to eliminate the curb cut aligned with the proposed subdivision to the north and has, instead, opted for the one closest to the intersection of Black Cat Road. Typically staff recommends that the curb cuts align directly across roadways. However, staff supports the offset change given that the entrance effectively highlights the features of the proposed plaza provided it adheres to ACHD's requirements. Additionally the applicant has proposed establishing a shared access on the east side of the site in collaboration with the property owner to the east intended for the future access. Ten foot multi-use pathways are proposed on the site in accordance with the pathways master plan. One segment follows Vanguard Way across the northern portion of the site. One segment runs along the southern boundary within the street buffer along I-84 and the other segment runs along the west side of the site adjacent to South Black Cat Road to the plaza on the north. The proposed pathway is intended to cross the drive aisle between

buildings one and two that are proposed. Staff recommends removing the loading docks for the rear of buildings one and two to mitigate potential conflicts between pedestrians using the pathway and delivery trucks accessing that area. All proposed sidewalks and pedestrian walkways look to meet the UDC code requirements within this proposed development. A minimum of 25 foot wide street buffers are required along arterial streets, which would be South Black Cat Road and commercial districts and a 20 foot wide street buffer is required on all collector streets, which would be the Vanguard Way. The buffer may be placed in an easement rather than in common lot according to the UDC. A minimum of a 50 wide street buffer is required along I-84 landscaped per the standards in the UDC, which requires a variety of trees, shrubs, lawn and other vegetative ground cover. The proposed dimensions appear to meet the requirements of the UDC. However, there is a lack of combination of planters, which would be shrubs and rock mulch with the buffer along Vanguard. The applicant has provided 52 trees and only 34 are required along Vanguard. Staff does recommend the applicant enhance the street buffer by removing some of the trees and incorporating additional planters instead. Landscape buffers along Black Cat Road adjacent to the open drainage swale lacks vegetation in front of the ten foot pathway not meeting the UDC requirements. The applicant -- the applicant is proposing a plaza area between buildings one and buildings two featuring benches, a pergola, landscaping and potential historic monument of the existing silo on that site. The applicant should revise the landscape plan to reflect landscaping within the buffers along Black Cat Road and the drainage swale in front of the ten foot pathway in accordance with the UDC. To improve the integration of this property with the neighboring ME zoned property to the east staff encourages the applicant to consider removing the entire landscape buffer along the east side and coordinate alignment of parking with the adjacent property owner. This would facilitate shared access to the east and improve integration with the property -- eastern property. All fencing that is proposed for this site meets UDC code. Off-street vehicle parking is required for the proposed commercial subdivision as set forth in the UDC. Based on approximately 378,360 square feet of proposed floor space a minimum of 757 off-street parking spaces are required. A total of 764 off-street parking spaces are proposed, so seven additional than what's required. Based on the 764 spaces a minimum of 31 bicycle spaces are required to be provided. None are proposed. Bicycle facilities should comply with the standards in the UDC. Bike racks should be provided as close as possible to each building entrance totaling 31 spaces or in a designated area within the plaza. Staff is recommending the removal of the loading docks at the rear of buildings one and two, which would create additional parking. Staff recommends the applicant submit revised plans incorporating the aforementioned with the CZC application. The applicant has submitted conceptual building elevations for the proposed flexible buildings and light industrial. Building materials consist of horizontal metal Hardie board plank siding and white wood color stucco in dark and light gray colors. Metal awnings. Gray wrapped cornice molding. The proposed conceptual plans are not approved. Final design must comply with the design standards in the architectural standards manual and the design -- design guidelines in the Ten Mile area plan for the commercial designation. A certificate of zoning compliance and design review application is required to be submitted for the approval of a site building design prior to submittal of building permit applications. There are no written testimony for this property -- or this project and staff does recommend approval of the annexation



and preliminary plat per the conditions of the staff report and the findings and that concludes staff's presentation and will stand for any questions.

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

Bailey: Good evening. Thank you, Mr. Chairman, Commissioners. My name is David Bailey with Bailey Engineering. My office address is 1119 East State Street in Eagle, representing Trilogy Development for this development Farmstone Crossing. Thanks, Stacy, for a very complete report and as we all know we have diverged a few times, because we have got some serious history here. We have actually been working on this for about -- almost three years now to get it to this point to deal with the pieces we are looking at. So can I get my presentation? Okay. So, Farmstone Crossing Subdivision - - and as Stacy said, the project is located north and west a Black Cat Road and I-84. There is an out parcel in the -- in the southwest corner there and that's an ITD storm drainage pond. It will stay there, so it's not to be developed -- it won't be developed in the future. To the north of us is the proposed Avani Subdivision, which I think was before the Commission here just a week or so ago or two weeks, then, is headed for the City Council I would assume. To the east of us is the Vanguard Subdivision and that property is owned by Adler and they are actually working on the development plans for that and bringing sewer down there now from the north from Baraya and working on the design plans for the Vanguard Street to our eastern boundary and I will talk a little bit more about that later. To the west is that the -- Black Cat is an industrial subdivision that was approved over there. I believe there is one of the hospitals -- I think it's St. Al's sundries center is going to be a pretty significant operation they got and, then, they have got a variety of uses to the west here that all fit within the same zone, although they are not in the Ten Mile plan area. They were very consistent and they are well underway on construction. So, they are zoned ME to the west. We are proposing a mixed employment zone. Same to the east. To the north is medium high residential and to the northwest as that light industrial from the -- from your future land use map. The zoning we are proposing is ME within the -- within the area there and applies to the Ten Mile plan. A lot of discussion on the silo and, actually, that's been a lot of the pieces that we have worked on as we have gone along there. So, we have been aware, you know, from the time we have made the application and prior to that that there is -- this historic silo is on the site and -- I think we have got a good picture of it here to start with. Yep. So, there are actually -- this silo and, then, there is a tall -- much taller one that's on the site. They were documented by the -- by the -- I think it's by the city's or by the County Historical Preservation Society. It is eligible for registry on the national register, but is not registered in any areas. I don't have an official, you know, historic designation from that case, but we understand the importance of it and I understand it was as a granary and I'm not the expert on it, although we have got a lot of experts we have talked to about it. It was a granary that stored the grain in the sides and, then, provided a beating area within it. So, there is an enclosed building there. Those silos on the side are made from these blocks that were built in the early 1900s that have kind of an S shape at the bottom and top, so they are kind of keystone shaped and they were stacked and, then, wrapped with steel rods to hold those things in place together and they are poured on top of a concrete foundation. I'm an engineer, so I got to talk about the structural, you know, side of things as we go along.

There was a poured concrete foundation underneath this that's there and they were stacked and put on top of that, but there is no -- the structural is just by them being held together by those bands and, then, that's a wooden roof that's built on cross -- on top of there and across and a wooden building in between. I don't think I have a picture with me, but it does stick out the back side of this a little bit. I guess I'm assuming this is the front and, again, I'm an engineer, so I do dirt, so I'm not really that great with buildings, but that's my understanding that this is the front and the look of this. So, it has some distinct features to it. Apparently these were somewhat common in the midwest in the early 1900s and that some of them were brought over this direction or constructed additionally in this direction. We have met several times on the site with -- with Blaine Johnston who is here. I'm sure he has some comments for you tonight. And engaged TAG Historical and as Barbara Bower and she brought in Fred Critchfield, who does artistic renderings of -- of this type of stuff and, then, we intend -- we intended to have them do the documentation of the historical piece here and -- from the very beginning and to create a monument sign of some sort that we had had Critchfield work on it and we built. I will go into a little bit of that further later on, you know, as we show you what we are proposing on here. So, as of -- and prior to that we had gone through and -- and looked at the location of it. We have tried to move the street around some with this thing and incorporate it into the site on here and as we have gone along ACHD approved the project to the left, Vanguard is where it is, and this -- the silo ends up being really dead in the right of way for Vanguard Street. So, the -- the location across to the west was approved with the subdivision there. The location of Vanguard to the east is here. We have met -- reached out to the highway district again and said could we move that to the north? We have talked to the neighbor -- to Conger Development to the north of Avani and they were somewhat agreeable to moving in this stub. They wanted to talk about it. And, in fact, right now the -- in accordance with the conditions there that -- that this developer and Conger and the developer to the east do have a -- I think they call it a letter of intent or -- or -- or a memorandum of agreement of some sort to actually build Vanguard and the design of Vanguard is underway by -- not my engineering firm, but I think that Ardurra is actually doing the design on that -- on that road there and they are in design work on this and they are intended to get this built. It needs to be built for Vanguard to continue from the east and continue out to Black Cat and to provide access to the property on the west side here and so, you know, it's well underway heading that direction and so the condition to build Vanguard before we develop our property is certainly consistent with what we want to do and -- and -- and that's going to get built. Unfortunately, that's right in the middle of the road and so our take is that it has to come down, right, and it has to be moved, of course. We engaged Pacific Movers back very early in the beginning, asked them can we move this, right, and they -- they declined to provide us a bid to do that. They said it couldn't be moved without damaging the structure and coming apart. We had a structural engineer evaluate it and the structural engineer, Sage Engineering, has a letter on the file that says we could -- if it were to remain in the same spot we could fortify the inside of that -- that silo and probably have it be a safe structure to remain in the same spot, but in order to move it they thought that it would have to be disassembled in order to move the structure and pour a new foundation for it to move the structure from the site. When we went to Historical Commission -- I don't want to run out of time here, because I do want to talk about the project, too. We got a recommendation from a

member of the -- from Ken Freeze on your Historical Commission to engage Kelly Moving also and they have been out there once. Not sure what they could do. They have been out there again for another evaluation to see if they could possibly move it. But, you know, when you move a house you jack up the house and, then, you pour a foundation you put it back down on that this. Can't be moved that way. They would have to jack up the entire foundation and, then, they would have to figure out how to put it back down and keep it safe in the meantime moving it that way. We don't know the exact final answer, but I suspected it can't be -- it can't be moved in that way. So, we propose that we take it apart there. We have not proposed -- and we are not proposing at any point along the way that we -- that we preserve or move the taller silo that's to the east of this. It's not a significant -- it's not of the same historical significance as the double silo and it's not practical to move and so that's not part of our discussion on that, although I think it was involved partially in the recommendation from your Historical Commission on that piece of it. So, our take now is we would like to take it down and -- and move it if we have somewhere to be identified where it's going to go to. We don't want to destroy anything in the process of that. So, our site -- we don't think it's really appropriate on our site to rebuild it there on our site and we would prefer to provide a pretty substantial monument using some of the site materials, using some of the materials there, so to preserve that history, it would preserve a board on that and build that piece of it. So, I will kind of jump -- jump ahead there. So, this is probably round three and there is probably seven rounds of -- of design on this monument before we get there. But the idea is to keep the look of that, some structural size. The monument in the center would be professionally produced and we had photos of this and all the entire history. We have documented a monument for the site. There would be a plaza around it. It would be in our central gathering area there and the size and the materials and that we fully expect that we will go through your Historical Commission and do that at the CZC point that we would have that approved by the city before we would build that monument. On the project the preliminary plat, as Stacy said -- I don't want to jump on that a whole lot more. I will bring out here that I think there is some confusion. We don't have any loading docks proposed on any of the buildings except for building six, the distribution and manufacturing potential building. Those things that are drawn on there are actually parking spots with landscaping next to them. So, we don't object to any of the conditions, you know, about removing the loading docks. We didn't have those intended there. Those are intended to be flex spaces. They are used by a plumbing supplier or a contractor. They have offices in the front. They have a warehouse in the back. The little -- little squares that are shown there are just a single overhead door for the back of those. So, they be light industrial, you know, supply contractor type spaces and they work out pretty well in that area. So, they look really nice to be on that. They would be fairly tall as you saw on the renderings and they could have upstairs office space as well associated with that. Essential gathering plaza we have here and we have moved this around a couple times and this here allows us to keep this next to this pathway. This connects the pathway from I-84 all the way along and connects back to Vanguard and, then, this path continues to the west. As Stacy stated, we -- we would like to have that ten foot multi-use pathway along the south side of that. You know, we are going with what ACHD said for the road section and what they are building to the east. We are fine with whatever road section is appropriate for that. We do have all these turn lanes and everything we have to build at that intersection there as well associated --

not -- no problem with that. The access here -- and we have worked with the neighbor next door and they have this plan in their design thing there to do the two accesses to the site and they do meet the offsets of -- of the -- of the highway district on that. So, we are fine with all the ACHD conditions on this. We are fine with all the city's conditions on this -- you know, everything in there. I understand there is some tweaks to the landscape plan and we will bring those in with the -- with the final plat, you know, and meet the city's requirements associated with those. So, a few changes as we have gone along, but we really think this meets the requirements and we think that there is a -- there is a possible solution for the silo, but we really can't get anywhere until we move this thing forward and get it -- get around to designing it and seeing what we can really do on that. So, we are requesting your approval of it. So, the pathways I already talked about. And, then, we showed the renderings of the buildings on here. We agree to all the conditions of approval and we are requesting your approval of this, so we can move this forward and get this thing taken care of. I would be glad to stand for any questions.

Seal: Thank you, David. Commissioners, do you have any questions?

Bailey: Am I close?

Seal: Oh, you are well -- you are well within. You can ramble for a couple more minutes.

Bailey: No. I'm good.

Seal: Any questions?

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go ahead.

Lorcher: So, in the staff report there were two very vague comments and so I just want to kind of get an idea. So, the next steps after Planning and Zoning is, obviously, go to City Council, but to move the silos would be a commencement of road construction. So, if you get approval within the next, you know, 90 days from City Council what -- what's your -- what's your tentative time plan as far as commencement of road construction for Vanguard? Do you see it in 2024? Are you looking more at 2025?

Bailey: So, this developer wouldn't be able to move forward fast enough to develop that and doesn't have, you know, the use for the build out of this. So, the construction of Vanguard is going to happen as a group effort of the Vanguard development, the Avani and this development here --

Lorcher: Okay.

Bailey: -- and move together with those. Like I said, someone else is doing that design. As far as I know both the city and everybody at Ten Mile and your new vertical BVA joint

venture that's going into the east of this and everybody to the west wants this thing built yesterday.

Lorcher: Okay.

Bailey: Right? So, probably this developer is the least anxious to build Vanguard. That said, you know, I think it's probably going to -- probably going to be under construction and open next year. I would say in 2025. That's my guess.

Lorcher: Okay.

Bailey: They want it.

Lorcher: They want it done.

Bailey: Uh-huh.

Lorcher: And I guess the next question is that the comment of a new site would be determined within a reasonable amount of time. So, we are talking about the same thing, right, because it's in the middle of the road, so the road can't be -- can't be created until that's done. Have you -- have you even reached out to people who are interested in this historical silo?

Bailey: So, if we could identify somebody, you know -- again, been with the Historical Commission and we are not the people who are going to reach out to somebody, but we have agreed that we will -- the road group -- if -- if we get approved now you have got a condition that makes us disassemble that and hold it for somebody for a reasonable amount of time. Right? And so when that time is I don't know how we fix that. But I do know we can catch us right -- right here and get a condition on there that it will get disassembled, right, at a minimum, right, before that road gets built and I'm sure that you could probably also go through, you know, ACHD or whatever or the Historical Commission and say even if this developer gets denied we still want to save that thing, right, and -- and they are still going to build that road, so we are kind of on the side a little bit, except for the idea that if -- if you put a condition on us, now you have -- now you have got that in place, right, to get that disassembled. When that will happen, what's a reasonable amount of time -- what we propose is that this all has to be resolved by the time we get to CZC, because we are going to propose at CZC that we build this monument in place of what's going on there and it's my impression that regardless of the -- of the -- I don't get to tell everything that gets done, but I have here of some people who do things; right? It's my impression that regardless of whether someone else takes that silo or not, we are still building a monument in our thing that will include this sign in the center; right? And so I will probably get in trouble for saying that, but if that's a condition of it that we build -- we build our monument, you know, in there regardless of that and get that approved at CZC, I wouldn't object to that; right? And that makes it -- and we really think it's appropriate. This is an industrial area; right? And so we are not -- or, you know, heavy commercial area. We are not seeing a whole lot of foot traffic here. This is not going to be open for people to look at, you know, or see a lot, but we can get it an area here and

if we had a -- a board in there that's preserved that history, you know, in a professional manner, you know, I think SHPO has been out there as well, too, you know, but we would have a professional do that documentation and preserve that, you know, on -- on a monument sign there that I think we might do better on or to the -- to the silo than just the silo sitting out there and where if we built the road around it or something, you know, in that case, so --

Lorcher: Well, I guess the truest thing I have ever heard and the saddest thing I have ever heard is that it doesn't matter what was there before, nobody will remember anyway, and so a negotiator for the impact area of Highway 16 said it doesn't matter what was there, nobody's going to remember and that's the sad part of our development in Meridian is that we are taking away what made Meridian to begin with and I completely understand that this entire area if -- all that is going to be to the east of you. We have got that new transportation -- or excuse me -- industrial to the west of you, plus Highway 16, development needs to come, but being able to kind of hold onto those small little nuggets of history is going to be important for our community. Otherwise, we are just anywhere USA; right? So, you know, I wish you could move it to my farm down the street, but I don't know how to be able to do that. But it's -- I'm glad that you have taken the time to be respectful of the silos, regardless of whether they stay or if the monument is made and, you know, to be able to be aggressive, to be able to get it out in the media for some developer to be able to move it to there, so that it can stay within at least in the Treasure Valley, if not Meridian. So -- so, thank you for being conscious of that and, hopefully, we can kind of -- you know, to assume that ACHD won't kind of work with you to kind of make a little bit of a curve to be able to keep them there, but hopefully we can take these vague time frames that are within the staff report and find a good candidate for the siloes.

Seal: I had to jot down a note, trying to keep up with what I'm supposed to be doing here. Just -- I have questions on it, too, but the timing of option one, which is basically take it down, move it somewhere else, what -- what kind of a timeline would you like? Because you can't store it forever, obviously. So, I mean what kind of timing would you guys think is appropriate for that or --

Bailey: When -- when we come in with the CZC for the site -- for the site construction. So, at that time, you know, we are going to build the site. We are going to store it on site until then, if we take that down, and so at that time when we go to construct the site, either someone's going to take it or it's going to go away at that point --

Seal: Okay.

Bailey: -- because we are going to -- we are going to build the monument. It would -- would be what we are proposing as the -- and that's a definite time frame. We know that prior to disposing it we are going to have a solution to document it, preserve it in a different form.

Seal: Okay.



Lorcher: Mr. Chair, one more.

Seal: Go ahead.

Lorcher: Did -- did you talk to the Agros family at all about the silos? Did they have any comments about it?

Bailey: I did not personally myself, but -- and I don't -- I don't know who has, you know, within this. So, they have talked to the -- you know, the people who did the documentation on it and it would be part of the discussion for TAG Historical to have that discussion with them to make sure that their -- their history on it is preserved on the sign as well.

Lorcher: Okay. Thank you.

Seal: Okay. I can get to some of the -- some of the other stuff later, because we have got public comment and things. Commissioners, any other questions? Commissioner Smith, you look like you are ready to ask a question to me.

Smith: Mr. Chair, it's more of a -- kind of just I'm mulling it over and I'm kind of have a similar opinion. It seems as the rest of this is I wish the situation were different around this, but, then, again, I echo Commissioner Lorcher's appreciation of trying to respect the history and I think at the very least, you know, a monument and, you know, working to try to find somewhere for this to go, ideally nearby, would be -- would be awesome. But there are realities of, you know, how ACHD has kind of set things up here and how this development is going as a whole that are kind of outside of the applicant's control in a lot of ways and so I don't really have a question there, it's just -- just some -- some thoughts and some pensiveness if you will.

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

Lomeli: Thank you, Mr. Chair. We have Blaine Johnston.

Seal: Thank you. Good evening, sir. We will need your name and address for the record, please.

Johnston: Mr. Chairman, Members of the Commission, my name is Blaine Johnston. My address is 6138 North Demille, Meridian. I am president of the Meridian Historic Preservation Commission. So, I appreciate the opportunity to come to speak before you. I appreciate Commissioner Lorcher's comments on the history of Meridian and it's slowly disappearing as this development goes on and on. Our goal as a commission is to preserve and protect as much as we can the history of Meridian and our main goal for this development -- is it possible just to retain that -- those double silos on site. That's the last existing dual silo -- silo granary in Ada county. That's why we are intent on, if possible, keeping it there. With that said, with the roadway -- I don't know if it's possible, but I appreciate the applicant's consideration, his sign he put in for it. Staff report on the history and what it means to us. I think the only thing I have to say is to add, after listening to

the applicant's testimony -- I don't know if it's possible to have a condition on this is to get a final answer for that second moving company for approval before it moves to City Council or before City Council's approval of it. So, if it can be moved or not. I think that's the big thing right now. If it can't be moved I think it would be great to keep it on site -- slash work for everybody else and it retains part of the historical integrity of that building. So, with that I'm open to any questions.

Seal: I have got a question on this. I have about a billion ideas floating around in my head, because --

Johnston: So have I.

Seal: Yeah. To be honest, this is the first time -- I have been doing this for about six years. This is the first time that something of a historical existence has come through that we are -- that we are talking about, so --

Johnston: I have been on the commission for 11 years and this is the first time we have ever had an applicant come before us and the first time I have ever come for P&Z to testify. So, I hear you.

Seal: Yeah. So, it's -- to me it's important, because we have had a lot of feedback from -- from the residents of -- of Meridian about, you know, losing our history, as, you know, we -- we progress with -- with building the city out in the future, so -- I mean something in the back of my mind with this is if -- if we can move this -- I mean, obviously, where it's at -- it's going to have to be disassembled and moved, so -- and what the applicant is saying that they would like to -- regardless of if it goes somewhere else or not, they are going to do some kind of historical preservation on site to mark the -- to mark the area, which I think is a good -- you know, an important consideration of this to mark the site and have areas like that available within Meridian, but -- I mean would the -- you know, what the Historical Commission be -- in the back of my mind I have always wondered what they are going to do with the northeast corner of Ten Mile and Franklin, something along those lines, or in the middle of a roundabout one of the big ones or something along those lines. Like is that something that -- from the Historical Commission perspective is that something that would kind of ring true for this piece of --

Johnston: I think if the roundabout is big enough I don't see a problem. I think that would be a great use for this structure is to be in the middle of a roundabout. People would see it. They couldn't stop and look at it, but they could at least say, okay, yeah, that's -- that's part of our history. That's -- that's -- the history of Meridian is agriculture and all that. Yes, I think that would be a fantastic use if it's possible.

Seal: Okay. Just wanted to kind of check on that.

Johnston: Yes.

Seal: Like you say, I mean it's -- it's -- speaking about it, I just want to make sure it doesn't take over the whole application, but at the same time it's something that we are going to talk a lot about, so I would imagine -- so, appreciate you coming in and talking to us. Commissioners, do we have any other questions? Any comments? No?

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go ahead.

Lorcher: So, it would be up to City Council's determination whether or not they have a budget to be able to retain it as a city monument; correct?

Johnston: Correct.

Lorcher: You don't have any funds to be --

Johnston: No, HPC doesn't have any funds to do anything like that. So, it would be up to City Council if -- to move it on city property, yeah, it would be up to City Council to appropriate the funds for it. I have talked to a couple of developers that may be interested, but they don't know yet. So, a lot depends on what the outcome of this Commission says. Lorcher: I guess my only other comment is -- is when I first started with this Commission for Planning and Zoning and talking to the Mayor -- and this is my -- starting my fourth year, so I have been around for a little while. It's been challenging to get Meridian City Council to be interested in our history and to preserve things. It's about growth. It's about smart growth. And I appreciate that. But, again, if we lose who we are, then, we are just Anytown USA; right? So, I don't know if we can put that as a condition in our motion to City Council to look at the opportunity to retain it as a city monument somehow. Is that - - I'm not sure if we can even do that, but, you know, that would be the most important thing to even -- so, it doesn't leave Meridian.

Johnston: Correct.

Lorcher: Because it was suggested in one of the reports that it goes someplace else in the Treasure Valley. Well, if it ends up in Harris Ranch or, you know, in Mountain Home or someplace else, it -- it loses its designation -- or the distinguished part of being part of Meridian.

Johnston: I agree with you totally.

Lorcher: Yeah. So -- okay. That's all I --

Seal: Thank you.

Hersh: Mr. Chair, Commissioner Lorcher?

Seal: Yes.

Hersh: So, Commission can recommend that -- that -- to City Council that you would like them to preserve it somewhere as a recommendation.

Seal: Anybody else? Thank you, sir. Appreciate your time.

Johnston: Thank you.

Seal: Anybody else signed up?

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

Seal: Anybody in the audience want to come up and testify on this? No? All right. Would the applicant like to come back up?

Bailey: Mr. Chairman, Commissioners. And thanks, Blaine, for -- for coming in here and talking about that stuff, too. And I think we do appreciate -- but I want to reiterate that -- you know, that we have taken this seriously as we have gone along and we would like to see a solution for it, too, you know. We are not -- we are not in that range of -- of trying to get rid of any history in Meridian. But we are stuck with, you know, where we are and with -- with certain constraints on that. You know, basically we are kind of open to -- if you have suggestions that go there -- we are trying to set this so you can move us forward here and I think that's important for a couple reasons is, one, that, then, we can plan for what we are going to do and, two, if we don't move forward, then -- then we are out of the decision making process on -- on it anyways. So, with that said, if -- we would rather move forward tonight with -- you know, with your condition than be deferred, because we don't think we are going to find out anything from now -- or for some period of time; right? And, like I said earlier, while Kelly Moving is still looking at that, they have been out there twice so far and I haven't seen a proposal for them and I have talked to them and I do know from a structural perspective that -- that this is going to be a really hard thing for someone to take on to pick up the entire foundation, stabilize that building, move it and, then, give us a building permit at the other end. That said, he is going to have a tough time, you know, giving us a building permit. Structural engineer is going to have a tough time with that. So, I just don't feel it's possible and we will continue to investigate and if they say, yep, we can do it and we are going to do it for this price and it can get there, I will probably try to talk to the developer into doing that; right? But once it's up and moving it could also go to the intersection, too; right? You know. Or to -- to another site as well. So, now we have a lot of options and we have a backup option here with our proposal that at a minimum really maintains a good historical preservation of the idea of the monument itself and that's not the real thing, but -- but it's, you know, held to be close to that, you know, with the historical stuff. So, I guess I take it at that. And, then, we do agree with all the -- all the conditions of approval otherwise and -- and we would like to move forward with the approval of the project tonight.

Seal: Okay. Any other questions, Commissioners? All right. Thank you very much. Appreciate your time tonight. With that I will take a motion to close the public hearing for File No. H-2023-0045 for Farmstone Crossing Subdivision.

Smith: So moved.

Lorcher: Second.

Seal: It's been moved and seconded to close public hearing for File No. H-2023-0045. All in favor, please, say aye. Opposed nay? The public hearing is closed.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Seal: I will jump in on this one first, just to talk about the project itself. So, I actually like -- I like the layout. I like the -- kind of the form and function of it. So, I -- you know, I'm happy with those pieces of it. I mean it's -- it seems to be appropriate for the area. It's going to help Vanguard extension go in. I did have a question for staff on Vanguard. Do you have any estimation on when that might be complete all the way through to Ten Mile? To mile high.

Parson: Mr. Chair, Members of the Commission, I don't, but I can tell you that I have been at all of the meetings where those discussions are occurring and if -- what's being planned for that area it does occur it will need to happen sooner rather than later, just because of the access issues out there. So, the applicant was correct in stating that it will happen fairly quickly and met with the applicant or the design firm that is putting that together. It has not been officially submitted to the city or ACHD for review yet, but it is imminent.

Seal: Okay. Thank you. Yeah. I mean Black Cat is a -- it's -- it's kind of sticking to me, so I don't -- I have -- I struggle with its ability to properly provide for the amount of traffic that's going in out there, but I also understand that it's -- you know, it's something that ACHD and the city are trying to bump the priority on and get that taken care of, so happy to see some of the stuff going and be developed. On the -- just on the historical portion of it, you know, as -- as some type of monument is developed for this my -- my hope is it's something that can kind of be seen from the freeway. I don't know if that's even a possibility, but something that kind of marks that that is there, so that, you know, when you are driving by on the freeway you say I'm by the -- you know, whatever monument it is. It's something that's recognizable. It's something that people can see as they drive in and out. And, then, as far as the -- you know, the dual silo itself, it's small enough -- the hope is that maybe they can move it somewhere that it is something that at least can be viewed. So, I don't know if they are going to be able to move it in its current iteration foundation at all, but, hopefully, move at least enough of it to preserve it in a way that people can visit it and it's -- you know, it's a historic marker for Meridian -- Meridian and its placement is such that, you know, it will be enjoyed by hundreds, if not thousands of people a day as they drive by it somewhere. So, we do have a lot of places that I think could accommodate that that are little slices that are really really hard to even

conceptualize putting something in there. So, hopefully, that happens down the road. I mean I would love to see, you know, Parks Department, art commission, you know, kind of throw collectively some heads together and see what can be done with this. So, you know, I don't know if there is any budget for it or not, but hopefully the city can take on a large role in trying to preserve that piece of history. Anybody else? Commissioner Smith, go ahead.

Smith: Mr. Chair, thank you. Yeah. I echo what you are saying. I would also -- kind of extending that line of thinking -- of putting heads together. Also considering, you know, if this doesn't get relocated somewhere else, I mean the worst -- the worst outcome is that that wood or those materials become just scrap and so if something could at least be salvaged from that if we can't relocate the silo as a whole or in significant part, I would like to see, you know, some discussion of that as well. I think at the very least this -- you know, the monument -- I appreciate that, but there is -- there is probably more we can do and I don't know that this is -- the developer needs to do, but that we as a city can do to try to figure out how to continue the legacy of Meridian in the past as we kind of keep building the Meridian of the future.

Seal: Thank you.

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go ahead.

Lorcher: I think about -- if you go down to downtown Boise -- and I'm going to get my streets wrong, but I think it's 5th and Grove or maybe 6th and Grove, there is a waterwheel there that kind of shows an open canal of where the water used to come through in open canals through the city of Boise and if -- they were able to kind of preserve just a little bit of -- a tidbit with a little park around it that kind of talks about, you know, what was here type of thing and we see that more, obviously, in Boise than we do in Meridian. We do have our historic walk down here with our homes, but not necessarily our farms, because they are further out. As an advocate of history I live and own Mr. McDermott's house at Ustick and McDermott. We have fought with ITD, because we are in the impact area of Highway 16. We have been able to save that house. It's a 1920s farmhouse. Most people -- I think the -- the bean counter said that it had no economic value and -- and that may be true on paper, but it's not necessarily true for our community and so being able to preserve these silos within the city, if we can actually -- what I have been trying to write to possibly suggest to City Council is that the -- the city considers retaining it as a historical monument before it's sold or given to another part of our community and the developer build some sort a monument to acknowledge that that space was there, because there is enough history wonks in our community that will want to remember that and then -- and try to find a likely candidate for the -- if the city is not interested in being able to retain it and our -- like you suggest, our park systems or a roundabout or somewhere in our city, that, you know, we can find a developer that can incorporate it. Those are my only comments. But I guess for the development part of it, based on what's happening on the



manufacturing side on the west side and your development here was with Adler going onto the east, everything that you are doing for that site is appropriate.

Seal: Any other statements, questions, concerns? No? Absolutely. I will --

Lorcher: All right. I'm going to give this a go. As you can see I'm a little passionate about our history here in Meridian.

Seal: That's good.

Lorcher: Okay. After considering all staff, applicant and public testimony, I move to recommend approval to City Council of File No. H-2023-0045 as presented in the staff report -- I don't know if they are modifications, but I'm going to say including a proposal to the Meridian City Council to retain the dual silos as a historical monument within our city and not to be given or sold to another part of the Treasure Valley and the developer to build a monument on site to commemorate the dual silos for the hearing date of February 15th of 2024.

Smith: Kurt, does that sound okay to you from a legal perspective?

Starman: Mr. Chairman, Members of the Commission, I think it's a bit beyond your purview, but I think it -- as Stacy mentioned, I think you have the ability to make recommendations to Council. My -- my thinking is you have a concrete application before you and you have criteria in the UDC and the Local Land Use Planning Act, state law. That's your foundation and, really, your -- your motions and your recommendations should stem from that. I think that the way Commissioner Lorcher made the motion -- I think made it clear that you are recommending approval of the project as presented in the staff report and you have a supplemental thought that you are recommending to the City Council that's related, but it's supplemental thought. So, I think in that context that's appropriate. But, in fairness, I would say that's a bit beyond the scope of the Planning and Zoning Commission in terms of budget considerations and, you know, Council allocation of resources. That's really not really your purview, but I think the way the motion was crafted is sufficient and I think the Council can react as they decide -- they choose to do so.

Seal: Okay. Thank you.

Lorcher: I stand with my motion then.

Seal: Second still stand?

Smith: Second stands.

Seal: All right. Thank you very much. With that it's been moved and seconded to recommend approval of File No. H-2023-0045 for Farmstone Crossing Subdivision. All in favor please say aye. Opposed nay? Approved. Thank you very much.

MOTION CARRIED: FIVE AYES. TWO ABSENT.



## AGENDA ITEM

**ITEM TOPIC:** Public Hearing for Reveille Ridge Subdivision (H-2023-0050) by Bailey Engineering, generally located on the west side of S. Eagle Rd., approximately 1/2 mile south of E. Lake Hazel Rd.

Application Materials: <https://bit.ly/H-2023-0050>

A. Request: Annexation of 59.97 acres of land with an R-8 (34.69 acres) and R-15 (25.28 acres) zoning districts.

B. Request: Preliminary Plat consisting of 247 building lots and 37 common lots on 59.77 acres of land in the R-8 and R-15 zoning districts.

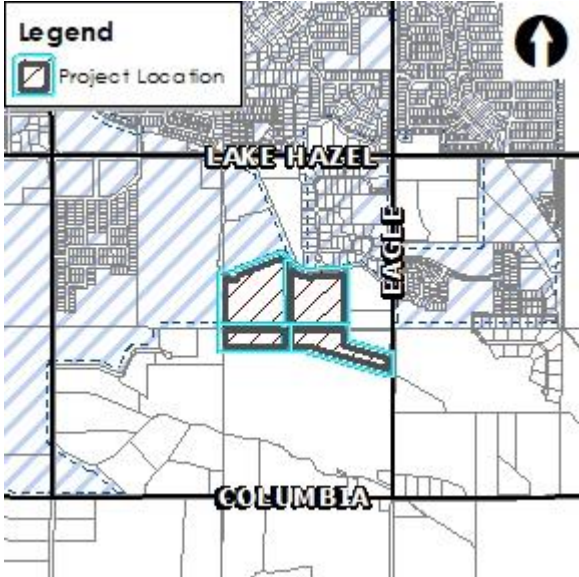
HEARING DATE: March 26, 2024

TO: Mayor & City Council

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

SUBJECT: Reveille Ridge Subdivision – AZ, PP  
[H-2023-0050](#)

LOCATION: 7355 S. Eagle Rd., in the east ½ of Section 5, T.2N., R.1E. (Parcels: S1405417400, S1405142100, S1405427800 & S1405131500)



**I. PROJECT DESCRIPTION**

Annexation of 59.97 acres of land with R-8 (34.69 acres) and R-15 (25.28 acres) zoning districts; and Preliminary Plat consisting of 246 building lots and 38 common lots on 59.77 acres of land in the R-8 and R-15 zoning districts for the Reveille Ridge Subdivision.

**II. SUMMARY OF REPORT**

A. Project Summary

Description	Details
Acreage	59.77 acres
Future Land Use Designation	Low Density Residential (LDR) (31+/- acres) & Medium Density Residential (MDR) (28+/- acres)
Existing Land Use	Rural residential/agricultural
Proposed Land Use(s)	Single-family detached/attached & townhome dwellings
Current Zoning	Rural Urban Transition (RUT) in Ada County
Proposed Zoning	R-8 (Medium Density Residential) & R-15 (Medium-high Density Residential)
Lots (# and type; bldg/common)	246 building/38 common
Phasing plan (# of phases)	4
Number of Residential Units (type of units)	170 single-family detached, 14 single-family attached, 62 townhome units
Density (gross & net)	4.13 units/acre overall (gross) (2.96 units/acre in LDR; 5.3 units/acre in MDR)
Open Space (acres, total [%] / buffer / qualified)	11.78 acres (or 19.71%)

Amenities	Pathways, picnic areas, fitness stations.
Physical Features (waterways, hazards, flood plain, hillside)	The Williams Northwest gas pipeline runs through this site within a 75' wide easement. The Farr Lateral runs along the northern boundary on the east portion of the site.

Neighborhood meeting date	6/15/23
History (previous approvals)	None

**B. Community Metrics**

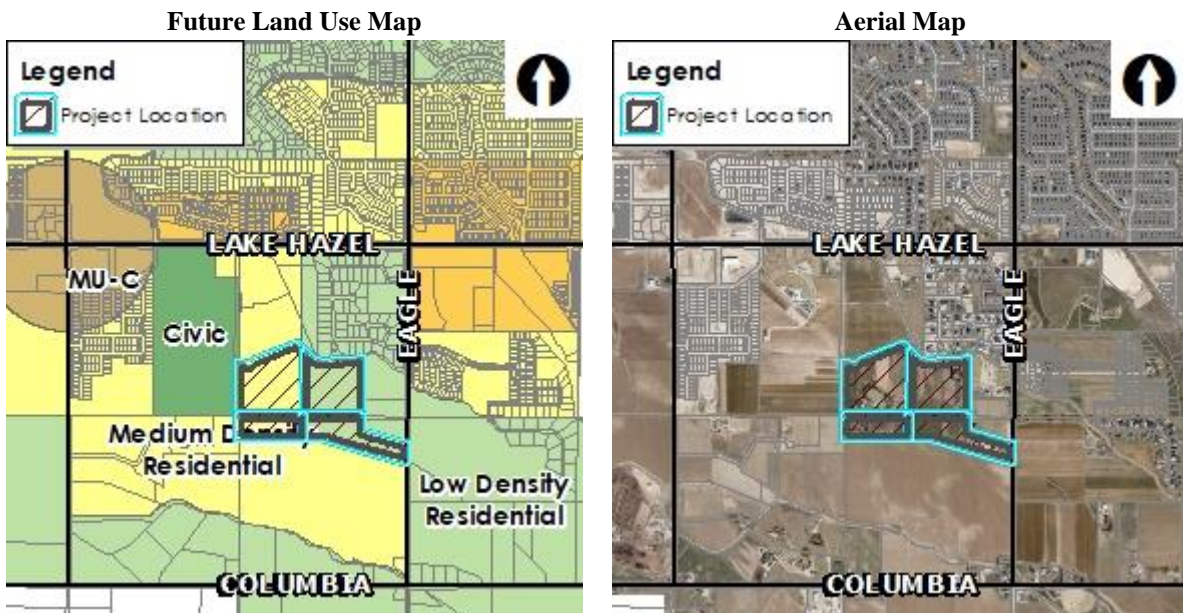
Description	Details
Ada County Highway District	
<ul style="list-style-type: none"> <li>Staff report (yes/no)</li> </ul>	Not yet
<ul style="list-style-type: none"> <li>Requires ACHD Commission Action (yes/no)</li> </ul>	No
<ul style="list-style-type: none"> <li>TIS (yes/no)</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Level of Service (LOS)</li> </ul>	Eagle Road south of Lake Hazel Road is operating at a LOS of better than "D" according to the TIS.
<ul style="list-style-type: none"> <li>Existing Conditions</li> </ul>	There is one driveway serving the existing home via S. Eagle Rd., a 2-lane roadway
<ul style="list-style-type: none"> <li>CIP/IFYWP</li> </ul>	No improvements planned directly abutting the site. Lake Hazel Rd. is scheduled in the IFYWP to be widened to 5-lanes from Locust Grove to Eagle Rd. in 2024 and to 5-lanes from Eagle to Cloverdale Rd. in 2025. The intersection of Lake Hazel & Eagle Rd. is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 4-lanes on the east, and 3-lanes on the west leg to be reconstructed in 2024.

Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	One (1) access is proposed via S. Eagle Rd., a residential arterial street. A north/south and an east/west collector street are proposed. Several stub streets are proposed to adjacent properties for future extension and interconnectivity.
Proposed Road Improvements	No funded improvements and no planned improvements.
Fire Service	
<ul style="list-style-type: none"> <li>Distance to Fire Station</li> </ul>	1.0 mile from Station 7
<ul style="list-style-type: none"> <li>Fire Response Time</li> </ul>	Project falls in an area where the FD doesn't have total response times for an effective firefighting force that meet NFPA 1710 standards or current City adopted standards.
<ul style="list-style-type: none"> <li>Resource Reliability</li> </ul>	Unknown for Station 7 as it just opened; 77% for Station 4, which doesn't meet the 80% goal
<ul style="list-style-type: none"> <li>Risk Identification</li> </ul>	2 (current resources would not be adequate to supply service to this project)
<ul style="list-style-type: none"> <li>Accessibility</li> </ul>	Meets all requirements
<ul style="list-style-type: none"> <li>Special/resource needs</li> </ul>	Will require an aerial device; can meet this need
<ul style="list-style-type: none"> <li>Water Supply</li> </ul>	1,000 gallons/minute for one hour
<ul style="list-style-type: none"> <li>Other Resources</li> </ul>	
Police Service	<i>No comments received</i>

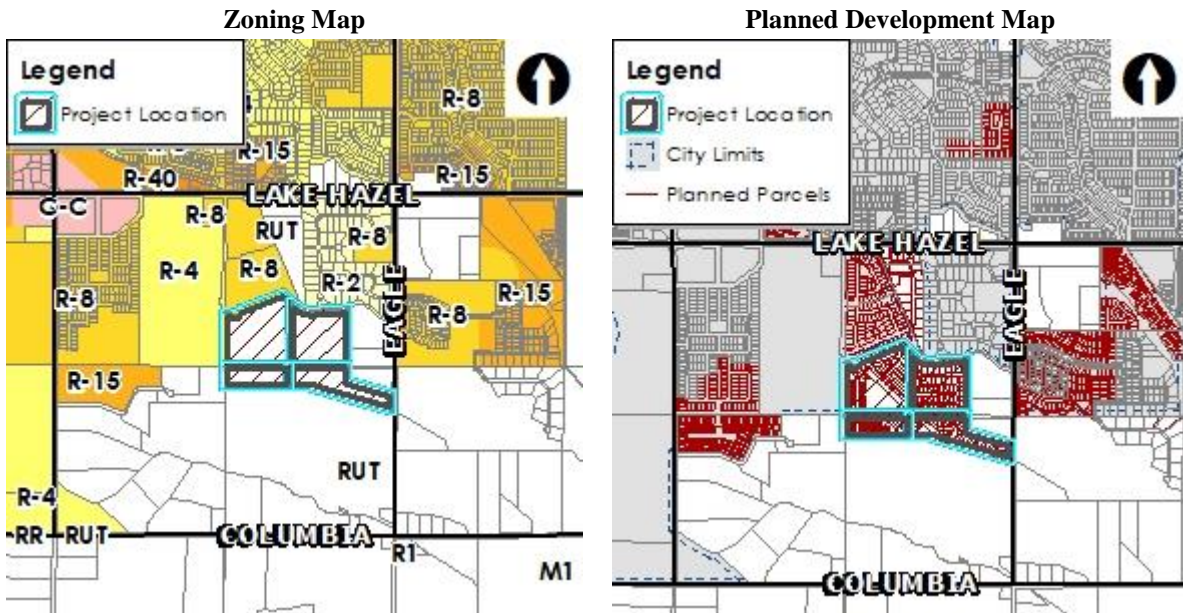
West Ada School District	<i>No comments received</i>
Wastewater	
<ul style="list-style-type: none"> <li>Distance to Sewer Services</li> </ul>	

• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/Concerns	Flow is committed. See Public Works Site Specific Conditions
Water	
• Distance to Services	Water available at site.
• Pressure Zone	5
• Estimated Project Water ERU's	See application
• Water Quality Concerns	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	See Public Works Site Specific Conditions in Section IX.B of this report.

C. Project Maps







**III. APPLICANT INFORMATION**

A. Applicant:

Judy Schmidt, Bailey Engineering – 1119 E. State St., #210, Eagle, ID 83616

B. Owners:

Endurance Holdings, LLC – 1977 E. Overland Rd., Meridian, ID 83642

C. Representative:

Shawn Brownlee, Trilogy Development – 9839 W. Cable Car St., Ste. 101, Boise, ID 83709

**IV. NOTICING**

	<b>Planning &amp; Zoning Posting Date</b>	<b>City Council Posting Date</b>
Newspaper notification published in newspaper	1/30/2024	3/10/2024
Radius notification mailed to property owners within 300 feet	1/26/2024	3/1/2024
Public hearing notice sign posted on site	1/24/2024	3/12/2024
Nextdoor posting	1/30/2024	3/4/2024

**V. COMPREHENSIVE PLAN ANALYSIS**

**FUTURE LAND USE:** Approximately 31-acres of the eastern portion of this property is designated Low Density Residential (LDR) and approximately 28-acres of the western portion is designated Medium Density

Residential (MDR) on the Future Land Use Map (FLUM) contained in the [Comprehensive Plan](#) (see map above in Section II.C).

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

The MDR designation allows for dwelling units at gross densities of 3 to 8 dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

**TRANSPORTATION:** ACHD’s Master Street Map (MSM) depicts an east/west collector street across this property from S. Eagle Rd. to the west property boundary and a north/south collector street along the west boundary of the site. This property is within the area governed by the South Meridian Transportation Plan. No improvements are planned directly abutting the site in the CIP or IFYWP. Lake Hazel Rd. is scheduled in the IFYWP to be widened to 5-lanes from Locust Grove to Eagle Rd. in 2024 and to 5-lanes from Eagle to Cloverdale Rd. in 2025. The intersection of Lake Hazel & Eagle Rd. is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 4-lanes on the east, and 3-lanes on the west leg to be reconstructed in 2024.

**PROPOSED USE:** The subject property is proposed to develop with a mix of single-family residential detached and attached dwellings and townhome dwellings at a gross overall density of 4.13 units per acre (2.96 units/acre in LDR and 5.30 units/acre in MDR) consistent with the density desired in the Comprehensive Plan for this area.

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

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

*The proposed single-family attached and detached dwellings and townhome dwellings will provide a mix of housing types to meet the needs, preferences and financial capabilities of present and future residents in the City as desired.*

- “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 with smaller lot sizes abutting similar size lots to the north planned in Vertex Subdivision and to the west adjacent to Discovery Park, a 75-acre City park, and MDR designated property to the west and south; and larger lots abutting similar size lots to the north in The Keep Subdivision and to LDR designated property to the east will provide a good transition in density and lot sizes to existing and future development.*

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

*The proposed residential uses and site layout should minimize conflicts and maximize use of land.*

- “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 through this development in accord with current City plans.*

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

*A 10’ wide multi-use pathway is proposed through the site from the south to the north boundary within the Williams Pipeline easement and a 5’ wide pathway is proposed along the Farr Lateral on the northeast portion of the site, which should be widened to 10’ in accord with the Pathways Master Plan. Other micro paths and internal pathways are proposed for pedestrian connectivity within the development.*

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

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

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

*With redevelopment of the site, the septic system for the existing home should be abandoned.*

- “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 is currently one (1) access driveway via S. Eagle Rd. for this property, which will be replaced by a collector street that will extend to the west boundary of the site for future extension. Another north/south collector street is proposed along the west boundary of the site for future extension to the north and south. These collector streets should increase connectivity in this area and distribute traffic from the arterial street. Stub streets are proposed to adjacent properties to the north fronting on S. Eagle Rd., which should reduce access points to the arterial street in the future.*

## **VI. STAFF ANALYSIS**

### **A. ANNEXATION (AZ)**

The Applicant proposes to annex 59.97 acres of land with R-8 (34.69-acres) and R-15 (25.28-acres) zoning districts and develop the site with a mix of single-family attached and detached and townhome dwellings at densities consistent with the underlying LDR and MDR FLUM designations as discussed above in Section V.

A legal description and exhibit map for the overall annexation area is included in Section VIII.A along with individual legal descriptions and exhibit maps for individual zones. This property is within the City’s Area of City Impact boundary.

A preliminary plat and conceptual building elevations were submitted showing how the property is proposed to be subdivided and developed with 246 building lots and associated common area and public streets (see Section VIII).

Single-family attached and detached and townhouse dwellings are listed as a principal permitted use in both the R-8 and R-15 zoning districts per UDC [Table 11-2A-2](#).

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 246 building lots and 38 common lots on 59.77 acres of land in the proposed R-8 and R-15 zoning districts as shown on the preliminary plat in Section VIII.B. A mix of front- and alley-loaded single-family detached (170), single-family attached (14) and townhomes (62) are proposed. Building lots range in size from 2,600 square feet (s.f.) (or 0.6-acre) to 14,798 s.f. (or 0.34-acre).

**Phasing Plan:** The subdivision is proposed to develop in four (4) phases per the phasing plan in Section VIII.B. The first phase is located along the southern boundary of the site and includes construction of all of the collector streets within the site. The second phase is the northeast portion of the development. The third phase is centrally located and contains the pond and most of the common open space for the development, including the linear open space in the Williams Pipeline easement. The fourth phase is the northwest portion of the development. **Staff recommends the phasing plan is revised to switch Phases 2 and 3 so the open space is provided in an earlier phase for the enjoyment of residents.** *The phasing plan has been revised as recommended.*

**Existing Structures/Site Improvements:** There is an existing home and several other structures on the property that are not being retained that are required to be removed prior to submittal of the final plat for City Engineer's signature. There is also an existing driveway via S. Eagle Rd. that will be replaced with a public street.

**Dimensional Standards (UDC 11-2):** The proposed plat and future development is subject to the dimensional standards listed in UDC Table [11-2A-6](#) for the R-8 zoning district and Table [11-2A-7](#) for the R-15 zoning district, as applicable. **Zero (0) setbacks should be depicted on the plat where single-family attached and townhome structures are proposed to span across lot lines where no easements will exist. Note: Street setbacks are measured from back of sidewalk, which will affect building placement on lots along collector streets.**

**Subdivision Design & Improvement Standards:** The proposed subdivision is required to comply with the design and improvement standards listed in UDC [11-6C-3](#), including those for streets and alleys.

**Product Type:** A mix of single-family attached and detached and townhome dwellings are proposed to develop on the site as shown on the exhibit map in Section VIII.

**Access:** Public streets and alleys and a common driveway are proposed for access within the development. Two (2) collector streets are proposed in accord with ACHD's Master Street Map as noted above in Section V. Homes fronting on the collector streets do not have access from the collector streets. Public stub streets are proposed to adjacent properties to the northeast, north, west and south for future interconnectivity and to reduce future access points on S. Eagle Rd., in accord with UDC [11-3A-3A.3](#).

A common driveway is proposed on Lot 51, Block 16 for access to Lots 52-54, Block 16; compliance with the standards listed in UDC [11-6C-3D](#) for such is required. **A perpetual ingress/egress is required as a note on a recorded final plat or a separate recorded easement. The easement or plat note shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and**

**equipment.** A common driveway exhibit that demonstrates compliance with the R-15 dimensional standards is included in Section VIII.F; **future development of these lots should be consistent with this exhibit. Fencing is required along Lot 51, Block 16 to distinguish common from private areas as set forth in UDC [11-3A-7A.7a](#). A 5-foot wide landscape buffer planted with shrubs, lawn or other vegetative groundcover should be provided along the southwest side of the common driveway on Lot 51, Block 16 in accord with UDC [11-6C-3D.5](#).**

**Pathways:** All pathways should be constructed in accord with the standards listed in UDC [11-3A-8](#). A 10' wide multi-use pathway is required within the Williams Pipeline easement and along the south side of the Farr Lateral in a 14-foot wide public pedestrian easement in accord with the Pathways Master Plan. Other pathways are proposed throughout the site for internal pedestrian connectivity. **The 10-foot wide multi-use pathway within the Williams Pipeline easement should be extended through Lot 1, Block 14 for future extension to the south. The 10-foot wide multi-use pathway along the Farr Lateral in Lot 16, Block 2 should also be extended to the northwest to connect to the multi-use pathway in Vertex Subdivision to the north. In order to provide connectivity between the multi-use pathways within the site, Staff recommends a 10-foot wide sidewalk is provided along Taps to between the Williams pipeline pathway and the Farr Lateral pathway.**

**Sidewalks/Parkways (11-3A-17):** For public safety, Staff recommends 10-foot wide detached sidewalks are provided along all collector and arterial streets within and adjacent to the site; parkways should comply with the standards listed in UDC [11-3A-17](#). The plat and landscape plan, should be revised accordingly.

**Landscaping:** A minimum 25-foot wide street buffer is required along S. Eagle Rd., an arterial street, measured from *ultimate* back of curb location; and 20-foot wide street buffers are required along E. Vantage Pointe and St L, collector streets, per UDC Tables [11-2A-6](#) and [11-2A-7](#). **The buffer along E. Vantage Pointe on Blocks 12 and 15 needs to be fully landscaped, including the area on the back side of the sidewalk. Landscaping is required within the street buffers and parkways in accord with the standards listed in UDC [11-3B-7C.3](#); the landscape plan should be revised to include a mix of landscaping materials and a calculations table that demonstrates compliance with the standards. All street buffers should be in a common lot or on a permanent dedicated buffer easement maintained by the property owner or homeowner's association; street buffers should be depicted on the plat accordingly and labeled as such.**

**Landscaping, including trees and shrubs, should be depicted on the landscape plan within the 5' wide landscape strip on each side of all pathways as set forth in UDC [11-3B-12C](#). Note: Alternative compliance may be requested for the trees along the pathway in the Williams pipeline easement as set forth in UDC [11-5B-5](#).**

**There are several existing trees on the site – where possible, existing trees should be retained. Mitigation is required in accord with the standards listed in UDC [11-3B-10C.5](#); calculations demonstrating compliance with the aforementioned standards should be depicted on the landscape plan.**

**Common Open Space & Site Amenities (UDC [11-3G-3](#)):** A minimum of 15% (or 8.97-acres) common open space is required to be provided in the R-8 and R-15 zoning districts per UDC [Table 11-3G-3](#). Open space areas are required to comply with the quality standards listed in UDC [11-3G-3A.2](#). The qualifications for open space are outlined in UDC [11-3G-3B](#).

An open space exhibit was submitted as shown in Section VIII.D that depicts common open space totaling 14.79-acres (or 24.74%); qualified open space consists of 11.77-acres (or 19.69%), exceeding the minimum standard. Qualified areas consist of open grassy areas of at least 5,000 square feet in area, linear open space, a pond with site amenities (i.e. picnic areas), and active and passive open spaces.



Based on 59.77-acres of development area, a minimum of 12 site amenity points is required to be provided. For projects such as this that are over 40-acres in size, multiple amenities are required from each of the categories listed in UDC [Table 11-3G-4](#). The Applicant proposes amenities in accord with the minimum standards from each of the required categories, as follows:

Type	Description	Points
Quality of Life	Picnic Areas (3)	6
Pedestrian Amenities	Multiuse Pathways (.5 miles)	2
Quality of Life	Fitness Course (6 stations)	2
Recreation Activity	Tot Lot	1
Multi-modal	Bike Repair Station	1
	<b>Total</b>	<b>12</b>

**The proposed amenities should comply with the associated standards listed in UDC 11-3G-4C, D, E and F.**

**Open Water Pond:** An open water pond exists on the site that is proposed to remain on Lot 1, Block 16. **The pond is required to have recirculated water and be maintained such that it does not become a mosquito breeding ground as set forth in UDC [11-3G-3B.6](#).**

**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](#). Two (2) off-street parking areas with a total of 16 parking spaces are proposed on Lots 20 and 80, Block 16.

**Williams Pipeline:** The Williams Northwest Gas Pipeline crosses this site within a 75-foot wide easement contained in common lots as depicted on the preliminary plat. Any development and/or improvements within the easement should comply with the Williams Developer’s Handbook.

**Waterways:** The Farr Lateral exists along the eastern portion of the northern boundary of the site within a 55-foot wide easement (25-feet on the north side and 30-feet on the south side of the lateral’s centerline).

All irrigation ditches and laterals crossing this site that aren’t being improved as a water amenity or linear open space as defined in UDC 11-1A-1 are required to be piped or otherwise covered as set forth in UDC [11-3A-6B.3](#), unless otherwise waived by City Council. **The Applicant requests a waiver from Council to leave the Farr Lateral open and not pipe it as allowed in UDC 11-3A-6B.3a. To preserve public safety, the Applicant proposes to construct a 6’ tall wrought iron fence along the northern boundary of Lot 16, Block 2 outside of the Boise Project Board of Control’s easement in accord with UDC [11-3A-6C](#) and the Pathways Master Plan.**

**Fencing:** All fencing is required to comply with the standards listed in UDC [11-3A-6C](#) and [11-3A-7](#), as applicable. The landscape plan depicts a mix of 6’ tall vinyl privacy fencing and 5’ tall wrought iron fencing.

**Because there is a common lot with a pathway planned in Vertex Subdivision along the northern boundary of the site, Staff recommends the fencing in this location is changed to 5’ tall wrought iron fencing to match that on the north side of the pathway and that proposed on this site to the east along the Farr Lateral in accord with UDC [11-3A-7A.7b](#).**

**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. A pressure reducing station is proposed on Lot 1, Block 19.

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



**Storm Drainage** (UDC [11-3A-18](#)): An adequate storm drainage system is required in all developments in accord with the City’s adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18. A [Geotechnical Evaluation](#) was submitted with this application.

**Building Elevations:** Several conceptual building elevations of 1- and 2-story single-family detached, attached and townhome dwellings were submitted as shown in Section VIII.E. Building materials consist of a variety of horizontal and vertical siding and stucco with stone/brick veneer accents.

**Because homes on lots that face collector (E. Vantage Pointe & St L) and arterial (S. Eagle Rd.) will be highly visible, Staff recommends the rear and/or sides of structures facing these streets 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.**

Design review is required for all single-family attached and townhome structures; design review is not required for single-family detached structures.

## VII. DECISION

### A. Staff:

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

### B. The Meridian Planning & Zoning Commission heard these items on February 15<sup>th</sup>. At the public hearing, the Commission moved to recommend approval of the subject AZ and PP requests.

#### 1. Summary of Commission public hearing:

- a. In favor: David Bailey, Bailey Engineering (Applicant’s Representative)
- b. In opposition: Dave White, Jeff Luckey, Brian Miller, Jarron Langston, Craig Smith, Carrie Miller, Matthew Pond
- c. Commenting: None
- d. Written testimony: Kelli Black, Bailey Engineering (Applicant’s Representative) – in agreement with staff report; and several letters of opposition from the public (see public record).
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None

#### 2. Key issue(s) of public testimony:

- a. Opinion the proposed density is too high for this development with existing infrastructure constraints;
- b. Concern pertaining to safety of roads in the immediate area;
- c. Request for a better transition in lot sizes to adjacent properties.

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

- a. Would like to see a better transition in lot sizes to adjacent existing properties, especially to The Keep to the north.

#### 4. Commission change(s) to Staff recommendation:

- a. None

#### 5. Outstanding issue(s) for City Council:

- a. The Applicant requests City Council approval of a waiver to UDC 11-3A-6B.3a to leave the Farr Lateral open and not pipe it as allowed in UDC 11-3A-6B.3a. To preserve public safety, the Applicant proposes to construct a 6’ tall wrought iron fence along the

northern boundary of Lot 16, Block 2 outside of the Boise Project Board of Control's easement adjacent to the pathway.

- b. The Commission requested the City Council review the transition of the proposed R-8 zoned lots to the existing R-2 lots in The Keep subdivision along the Farr Lateral and decide if the proposed transition is in the best interest of the City.

**VIII. EXHIBITS**

A. Annexation Legal Description and Exhibit Map

Description for  
**Annexation**  
September 8, 2023

A parcel of land located in the South 1/2 of the Northeast 1/4, and the North 1/2 of the Southeast 1/4 of Section 5, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 4 and 5, T.2N., R.1E., B.M., from which the Section corner common to Sections 4, 5, 8 and 9, T.2N., R.1E., B.M., bears South 00°12'47" West, 2653.27; thence on the east boundary line of said Section 5, South 00°12'47" West, 458.11 feet to the **POINT OF BEGINNING**;

thence continuing, South 00°12'47" West, 250.04 feet;

thence leaving said east boundary line, North 74°08'26" West, 800.00 feet;

thence North 73°29'26" West, 560.00 feet;

thence North 89°18'26" West, 500.00 feet;

thence South 89°48'34" West, 841.23 feet to the north-south centerline of said Section 5;

thence on said north-south centerline, North 00°00'59" East, 332.88 feet to the Center 1/4 corner of said Section 5;

thence continuing on said north-south centerline, North 00°01'18" East, 820.62 feet;

thence leaving said north-south centerline, South 78°30'03" East, 191.66 feet;

thence North 43°00'19" East, 108.41 feet;

thence North 68°36'36" East, 694.84 feet;

thence South 46°02'32" East, 379.56 feet;

thence South 64°59'21" East, 64.51 feet;

thence North 00°23'06" West, 30.48 feet to the Southwest corner of Keep Subdivision as filled in Book 119 of Plats at Pages 18374 through 18379, records of Ada County, Idaho;

thence on the south boundary line of said Keep Subdivision the following eight (8) courses and distances:

South 64°48'10" East, 66.24 feet;

South 79°33'09" East, 55.80 feet;



North 82°37'38" East, 39.29 feet;

North 71°27'43" East, 41.47 feet;

North 80°45'02" East, 58.56 feet;

North 88°58'42" East, 252.30 feet;

North 85°38'16" East, 60.03 feet;

North 67°03'39" East, 125.97 feet to the northwest corner of Derry  
Subdivision as filled in Book 108 of Plats at Pages 15160 and 15161,  
records of Ada County, Idaho;

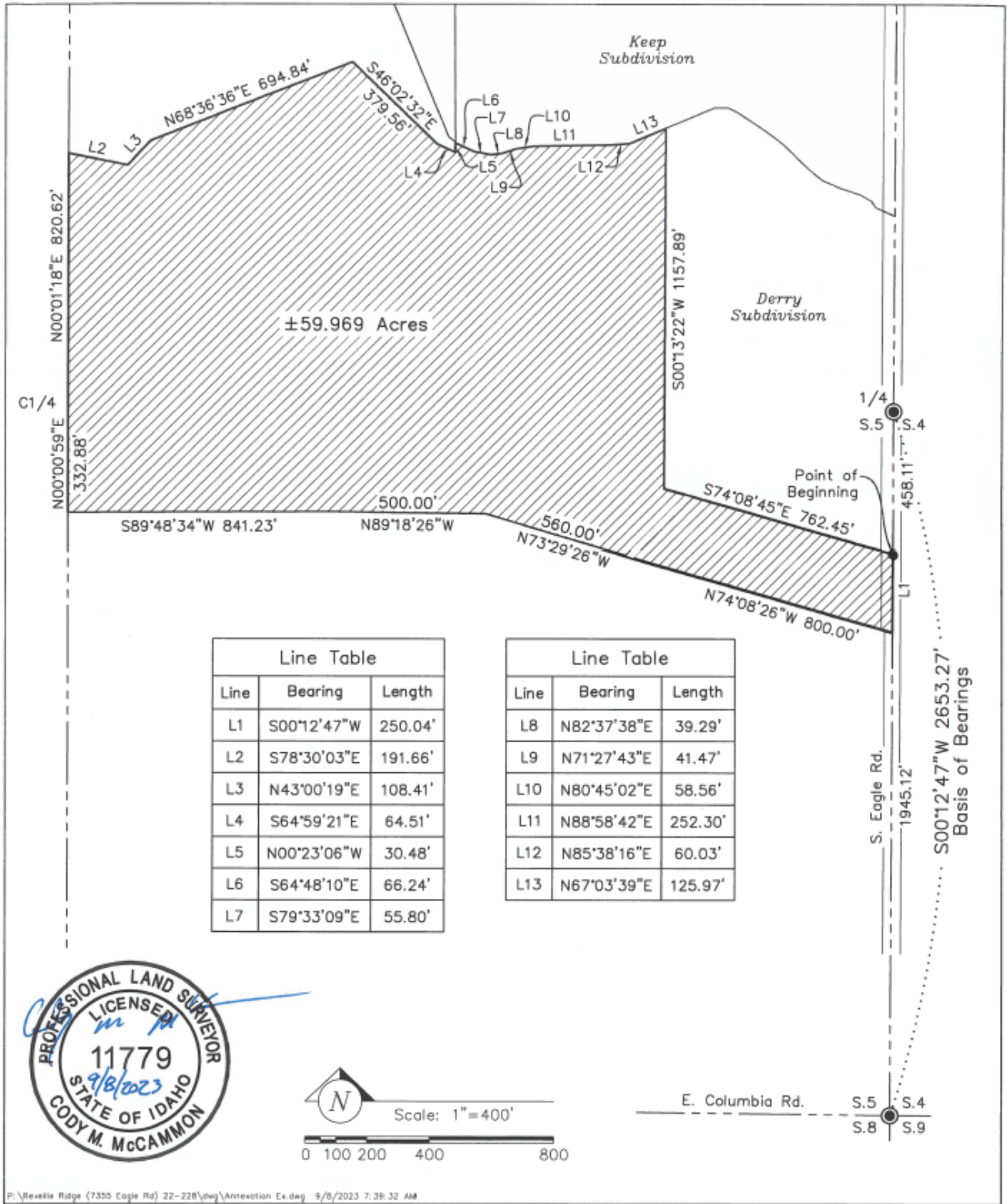
thence South 00°13'22" West, 1157.89 feet to the southwest corner of said  
Derry Subdivision

thence on the south boundary line of said Derry Subdivision and the easterly  
prolongation of, South 74°08'45" East, 762.45 feet to the **POINT OF BEGINNING**.

Containing 59.969 acres, more or less.

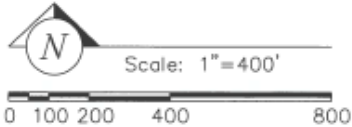
End of Description.





Line Table		
Line	Bearing	Length
L1	S00°12'47"W	250.04'
L2	S78°30'03"E	191.66'
L3	N43°00'19"E	108.41'
L4	S64°59'21"E	64.51'
L5	N00°23'06"W	30.48'
L6	S64°48'10"E	66.24'
L7	S79°33'09"E	55.80'

Line Table		
Line	Bearing	Length
L8	N82°37'38"E	39.29'
L9	N71°27'43"E	41.47'
L10	N80°45'02"E	58.56'
L11	N88°58'42"E	252.30'
L12	N85°38'16"E	60.03'
L13	N67°03'39"E	125.97'



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**ISG** IDAHO SURVEY GROUP, LLC  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

Exhibit Drawing for  
**Annexation**  
 Reville Ridge Subdivision

A parcel of land located in the S1/2 of the NE1/4 & the N1/2 of the SE1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.

Job No.  
22-228-02  
 Sheet No.  
1  
 Dwg. Date  
9/8/2023

Description for  
**R-8 Zone**  
September 8, 2023

A parcel of land located in the South 1/2 of the Northeast 1/4, and the North 1/2 of the Southeast 1/4 of Section 5, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 4 and 5, T.2N., R.1E., B.M., from which the Section corner common to Sections 4, 5, 8 and 9, T.2N., R.1E., B.M., bears South 00°12'47" West, 2653.27; thence on the east boundary line of said Section 5, South 00°12'47" West, 458.11 feet to the **POINT OF BEGINNING**;

thence continuing, South 00°12'47" West, 250.04 feet;

thence leaving said east boundary line, North 74°08'26" West, 800.00 feet;

thence North 73°29'26" West, 408.38 feet;

thence North 47°47'31" West, 770.77 feet;

thence North 42°12'29" East, 255.28 feet;

thence 169.79 feet on the arc of a curve to the right having a radius of 300.00 feet, a central angle of 32°25'39", and a long chord which bears North 64°00'20" West, 167.53 feet;

thence North 47°47'31" West, 512.02 feet;

thence 46.08 feet on the arc of a curve to the right having a radius of 100.00 feet, a central angle of 26°24'07", and a long chord which bears North 34°35'27" West, 45.67 feet;

thence North 21°23'24" West, 28.22 feet;

thence South 68°36'36" West, 166.53 feet;

thence 8.02 feet on the arc of a curve to the left having a radius of 100.00 feet, a central angle of 04°35'37", and a long chord which bears South 66°18'47" West, 8.02 feet;

thence North 47°47'31" West, 150.16 feet;

thence North 43°00'19" East, 21.57 feet;

thence North 68°36'36" East, 694.84 feet;

thence South 46°02'32" East, 379.56 feet;

thence South 64°59'21" East, 64.51 feet;





thence North 00°23'06" West, 30.48 feet to the Southwest corner of Keep Subdivision as filled in Book 119 of Plats at Pages 18374 through 18379, records of Ada County, Idaho;

thence on the south boundary line of said Keep Subdivision the following eight (8) courses and distances:

South 64°48'10" East, 66.24 feet;

South 79°33'09" East, 55.80 feet;

North 82°37'38" East, 39.29 feet;

North 71°27'43" East, 41.47 feet;

North 80°45'02" East, 58.56 feet;

North 88°58'42" East, 252.30 feet;

North 85°38'16" East, 60.03 feet;

North 67°03'39" East, 125.97 feet to the northwest corner of Derry Subdivision as filled in Book 108 of Plats at Pages 15160 and 15161, records of Ada County, Idaho;

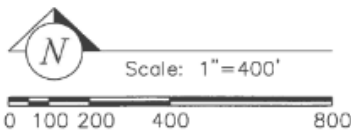
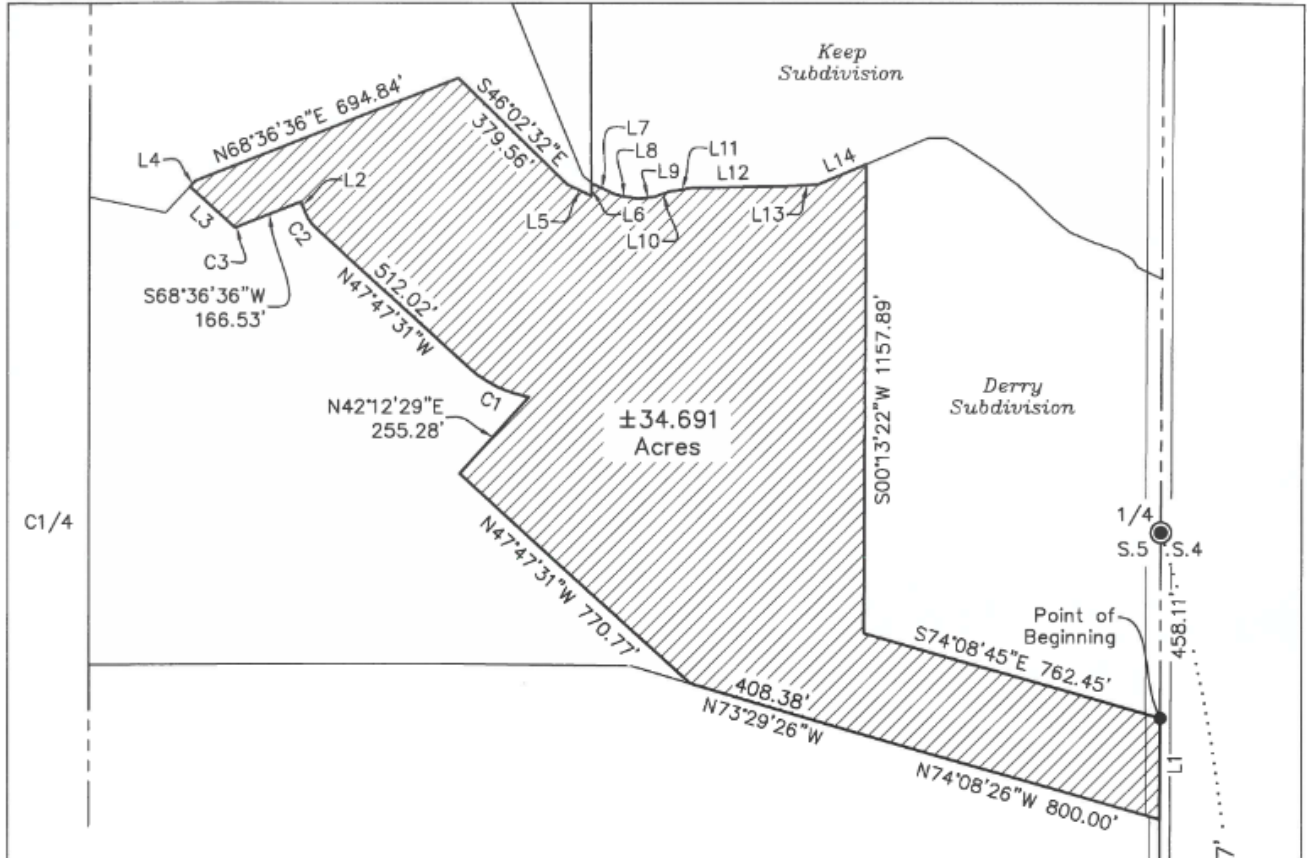
thence South 00°13'22" West, 1157.89 feet to the southwest corner of said Derry Subdivision

thence on the south boundary line of said Derry Subdivision and the easterly prolongation of, South 74°08'45" East, 762.45 feet to the **POINT OF BEGINNING**.

Containing 34.691 acres, more or less.

End of Description.





Line Table		
Line	Bearing	Length
L1	S00°12'47"W	250.04'
L2	N21°23'24"W	28.22'
L3	N47°47'31"W	150.16'
L4	N43°00'19"E	21.57'
L5	S64°59'21"E	64.51'
L6	N00°23'06"W	30.48'
L7	S64°48'10"E	66.24'

Line Table		
Line	Bearing	Length
L8	S79°33'09"E	55.80'
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L11	N80°45'02"E	58.56'
L12	N88°58'42"E	252.30'
L13	N85°38'16"E	60.03'
L14	N67°03'39"E	125.97'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	169.79'	300.00'	32°25'39"	N64°00'20"W	167.53'
C2	46.08'	100.00'	26°24'07"	N34°35'27"W	45.67'
C3	8.02'	100.00'	4°35'37"	S66°18'47"W	8.02'

S. Eagle Rd. 1945.12'  
 458.11'  
 S.5 S.4  
 S.5 S.4  
 S.8 S.9  
 S00°12'47"W 2653.27'  
 Basis of Bearings

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**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

Exhibit Drawing for  
**R-8 Zone**  
 Reville Ridge Subdivision  
 A parcel of land located in the S1/2 of the NE1/4 & the N1/2 of the SE1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.

Job No. 22-228-02
Sheet No. <b>1</b>
Dwg. Date 9/8/2023

Description for  
**R-15 Zone**  
September 8, 2023

A parcel of land located in the South 1/2 of the Northeast 1/4, and the North 1/2 of the Southeast 1/4 of Section 5, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 4 and 5, T.2N., R.1E., B.M., from which the Section corner common to Sections 4, 5, 8 and 9, T.2N., R.1E., B.M., bears South 00°12'47" West, 2653.27; thence on the east boundary line of said Section 5, South 00°12'47" West, 708.15 feet; thence leaving said east boundary line, North 74°08'26" West, 800.00 feet; thence North 73°29'26" West, 408.38 feet to the **POINT OF BEGINNING**;

thence North 73°29'26" West, 151.62 feet

thence North 89°18'26" West, 500.00 feet;

thence South 89°48'34" West, 841.23 feet to the north-south centerline of said Section 5;

thence on said north-south centerline, North 00°00'59" East, 332.88 feet to the Center 1/4 corner of said Section 5;

thence continuing on said north-south centerline, North 00°01'18" East, 820.62 feet;

thence leaving said north-south centerline, South 78°30'03" East, 191.66 feet;

thence North 43°00'19" East, 86.84 feet;

thence South 47°47'31" East, 150.16 feet;

thence 8.02 feet on the arc of a curve to the right having a radius of 100.00 feet, a central angle of 04°35'37", and a long chord which bears North 66°18'47" East, 8.02 feet;

thence North 68°36'36" East, 166.53 feet;

thence South 21°23'24" East, 28.22 feet;

thence 46.08 feet on the arc of a curve to the left having a radius of 100.00 feet, a central angle of 26°24'07", and a long chord which bears South 34°35'27" East, 45.67 feet;

thence South 47°47'31" East, 512.02 feet;



thence 169.79 feet on the arc of a curve to the left having a radius of 300.00 feet, a central angle of 32°25'39", and a long chord which bears South 64°00'20" East, 167.53 feet;

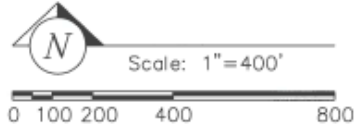
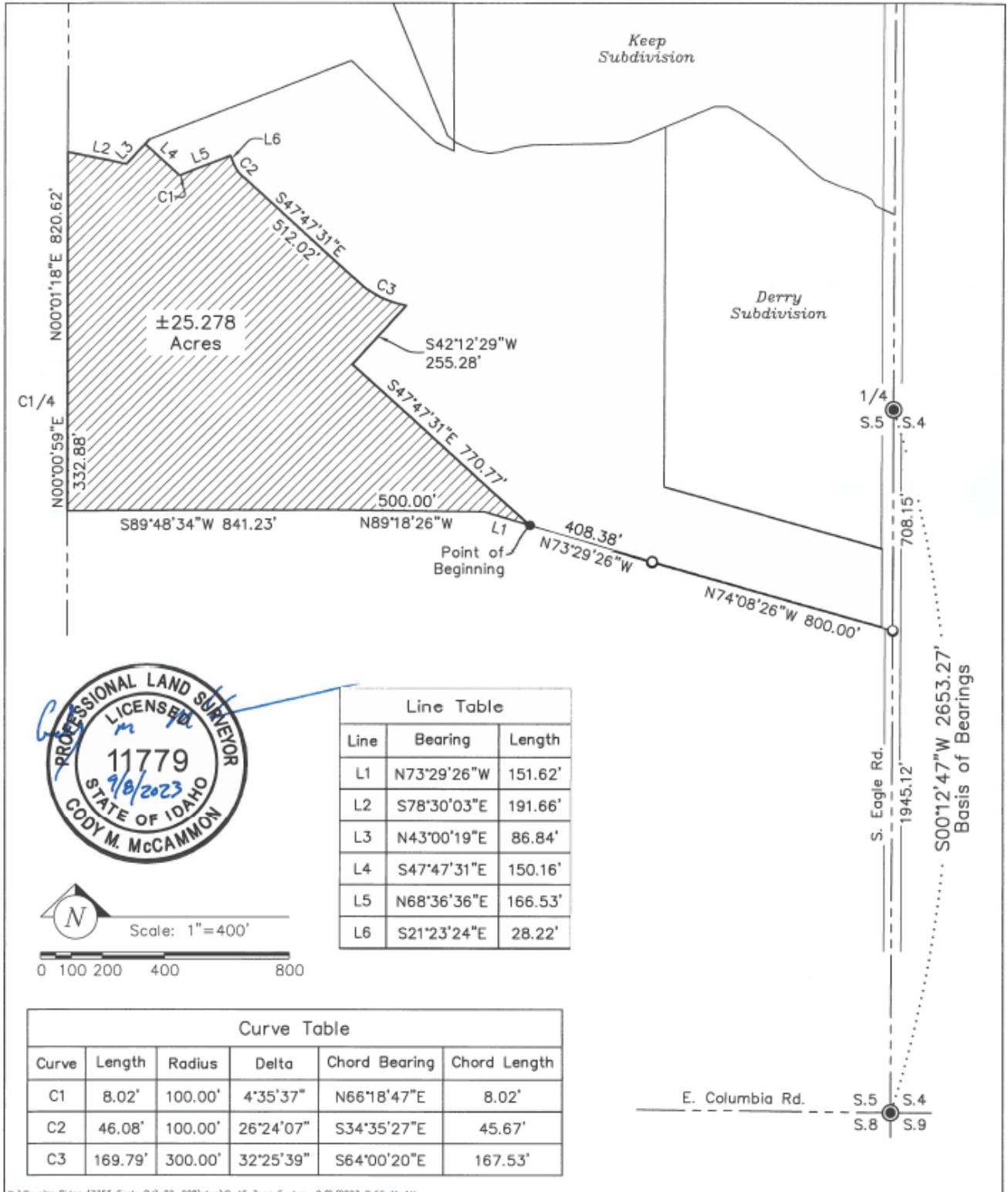
thence South 42°12'29" West, 255.28 feet;

thence South 47°47'31" East, 770.77 feet to the **POINT OF BEGINNING**.

Containing 25.278 acres, more or less.

End of Description.





Line Table		
Line	Bearing	Length
L1	N73°29'26\"W	151.62'
L2	S78°30'03\"E	191.66'
L3	N43°00'19\"E	86.84'
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L5	N68°36'36\"E	166.53'
L6	S21°23'24\"E	28.22'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
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C2	46.08'	100.00'	26°24'07\"	S34°35'27\"E	45.67'
C3	169.79'	300.00'	32°25'39\"	S64°00'20\"E	167.53'

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**ISG** IDAHO SURVEY GROUP, LLC  
 9955 W EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

Exhibit Drawing for  
**R-15 Zone**  
 Reveille Ridge Subdivision  
 A parcel of land located in the S1/2 of the NE1/4 & the N1/2 of the SE1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.

Job No.  
 22-228-02  
 Sheet No.  
 1  
 Dwg. Date  
 9/8/2023









**PHASE MAP FOR  
REVELLE RIDGE SUBDIVISION**  
 LOCATED IN S 1/2 OF THE NE 1/4 AND THE N 1/2 OF THE SE 1/4  
 OF SECTION 5, T20N, R13E, N.M.  
 CITY OF MORGAN, ADA COUNTY, IDAHO  
 2024

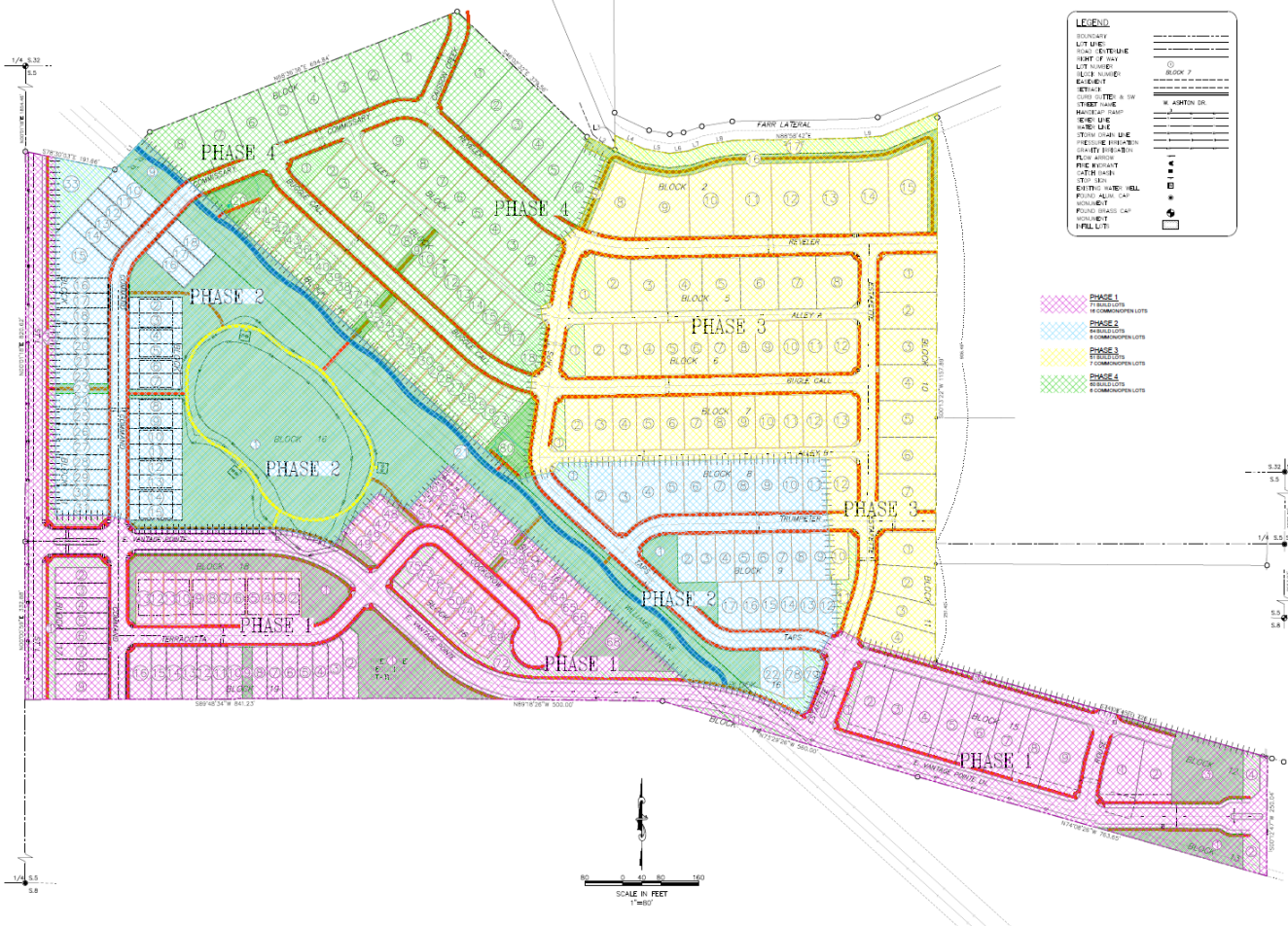
**Bailey Engineering, Inc.**  
 Civil Engineering/Planning/CADD  
 1000 S. 1000 E.  
 TULSA, OK 74106  
 (918) 439-1111



CREATED BY: [Name]  
 PROJECT NO: [Number]

DATE:	
PROJECT:	
DESIGNER:	
CHECKED BY:	
DATE:	

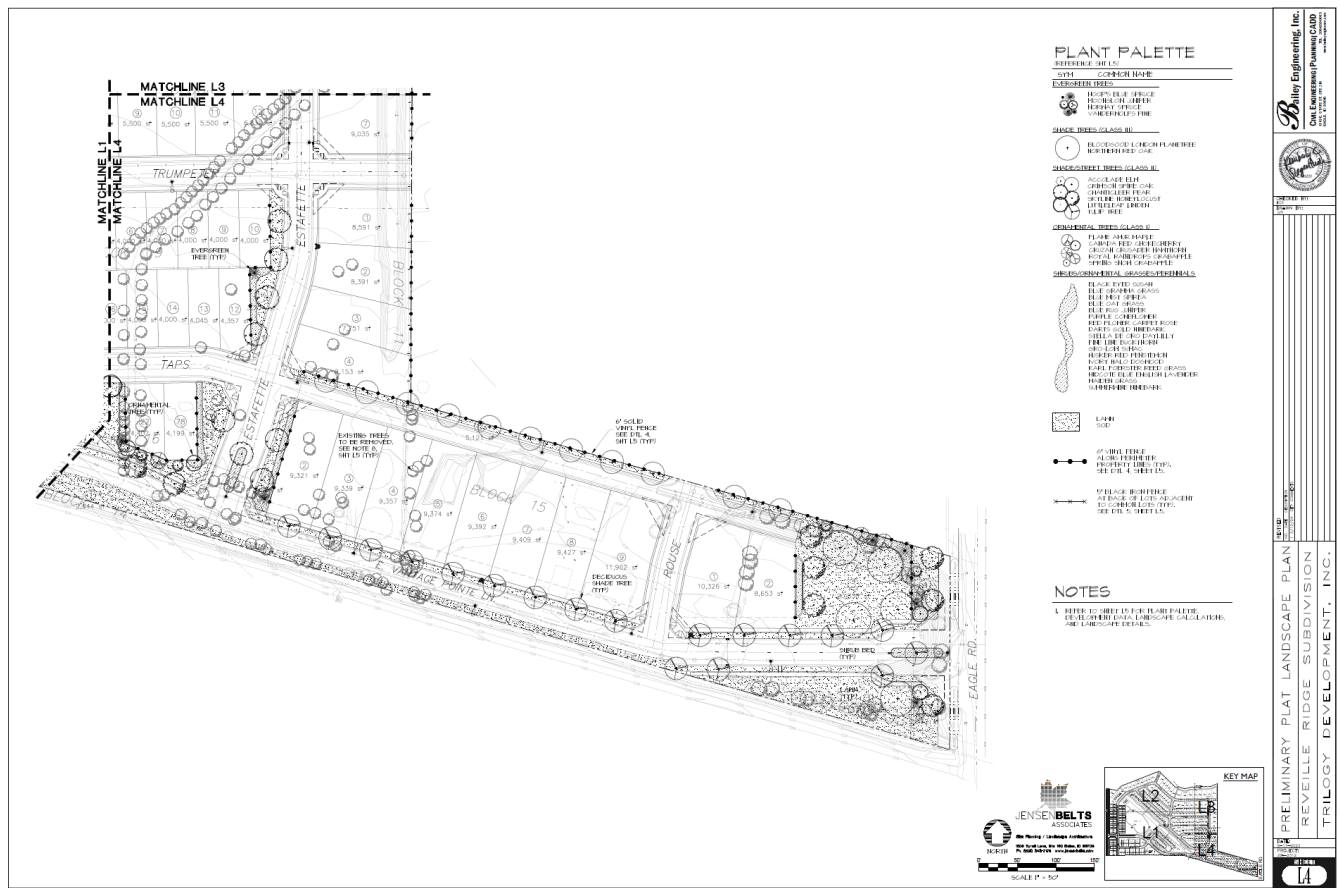
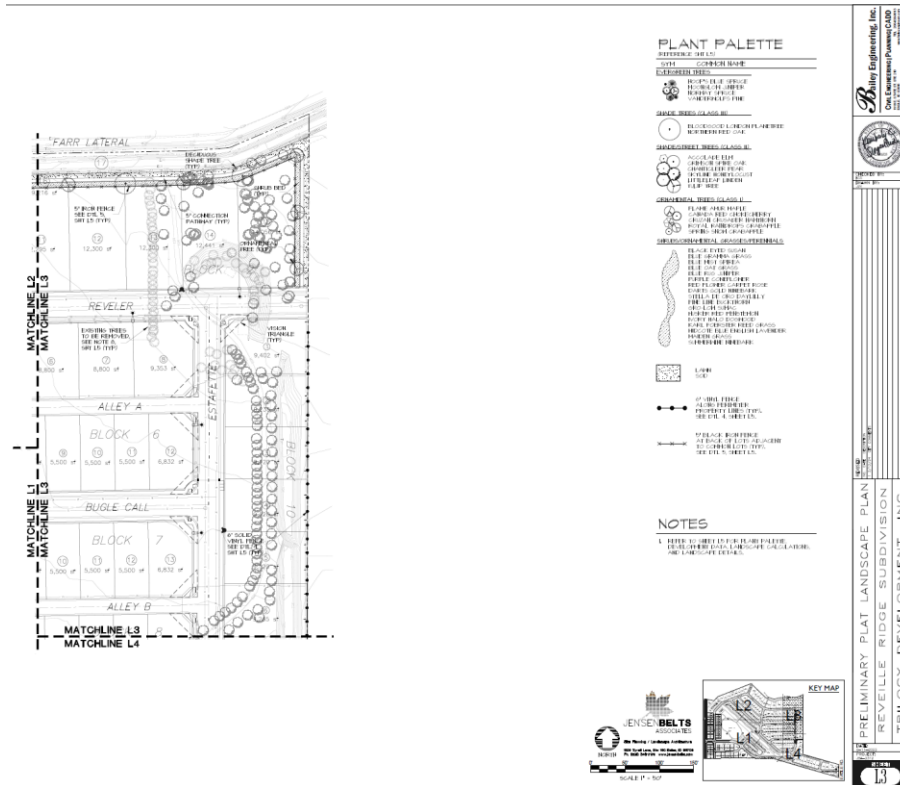
**PHASE MAP**  
 REVELLE RIDGE SUBDIVISION  
 TRILOGY DEVELOPMENT, INC.

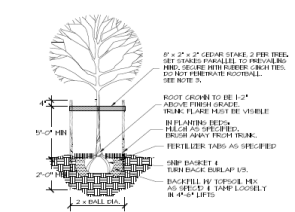






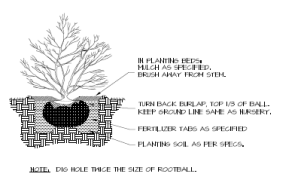




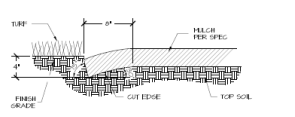


- REMOVE ALL THIN ROOTS OR BRANCHES FROM ALL TRUNKS.
- REMOVE BRACK AND HIVE BAGGERS FROM THE TOP US OF ALL ROOT BALLS AFTER PLANTING. IF CONTENTS ARE POSSIBLE TO USE, IT MUST BE COMPLETELY REMOVED.
- STAKING OF TREES TO BE THE CONTRACTOR'S OBLIGATION. THE CONTRACTOR IS RESPONSIBLE TO MAKE SURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN. 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1-YEAR TEMPORARY PERIOD.
- TREES PLANTED IN TURF AREAS REMOVE SURF 3\"/>

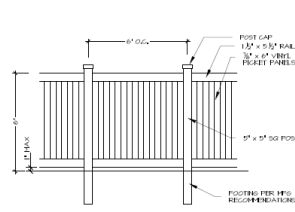
**1 TREE PLANTING/STAKING**



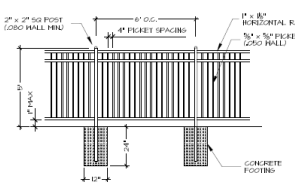
**2 SHRUB PLANTING**



**3 PLANTER CUT BED EDGE**



**4 VINYL PRIVACY FENCE**



**5 IRON FENCE**

**LANDSCAPE CALCULATIONS**

LOCATION	BUYER DEMO	LENDING	REQUIRED	PROVIDED
SOIL	20'	10,000 SQ. FT.	24 TREES	48 TREES
SLAB/DRIVE ROAD	30'	15,000 SQ. FT.	4 TREES	8 TREES
PARKING/COMMON AREA SPACE	42,000 SF / 1,000'		8 TREES	285 TREES
TOTAL NUMBER OF PLANTING TREES			36 TREES	341 TREES
TOTAL NUMBER OF COMMON AREA TREES			12 TREES	265 TREES
TOTAL NUMBER OF TREES			48 TREES	606 TREES

**REMARKS:**  
TREES PROVIDED ABOVE THESE REQUIRED TO BE USED EXCEED MINIMUM REQUIREMENTS.  
240 TREES x 2 = 480 GAL. TREES EXCEED IRRIGATION.

**PLANT PALETTE**

SYM	COMMON NAME	BOTANICAL NAME	SIZE
SINGLE TREES CLASS II	FRICK FASHION WOODY	FRICK FASHION WOODY	6\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	6\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	6\"/>
SINGLE TREES CLASS III	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
SINGLE TREES CLASS IV	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
SINGLE TREES CLASS V	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
SINGLE TREES CLASS VI	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>
	FRICK FASHION WOODY	FRICK FASHION WOODY	2\"/>

**NOTES**

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HOUSTON ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE INSTALLED WITHIN AN APPROXIMATE 10% TOLERANCE OF THE DESIGN SPECIFICATIONS.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STREET LIGHTS. PROTECTIVE BARRIERS OR FACILITIES NEARBY SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL TREES PLANTED SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF HOUSTON ORDINANCE REQUIREMENTS. TREES SHALL BE PLANTED IN CLOSE PROXIMITY TO THE DESIGN SPECIFICATIONS.
- IF TREES SHALL BE PLANTED IN AREAS WHERE THE 10-FOOT CLEAR ZONE OF ALL STREET LIGHTS IS NOT MAINTAINED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY PROTECTIVE BARRIERS OR FACILITIES TO MAINTAIN THE 10-FOOT CLEAR ZONE.
- IF THE CONTRACTOR IS REQUIRED TO PLANT TREES IN AREAS WHERE THE 10-FOOT CLEAR ZONE IS NOT MAINTAINED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY PROTECTIVE BARRIERS OR FACILITIES TO MAINTAIN THE 10-FOOT CLEAR ZONE.
- IF THE CONTRACTOR IS REQUIRED TO PLANT TREES IN AREAS WHERE THE 10-FOOT CLEAR ZONE IS NOT MAINTAINED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY PROTECTIVE BARRIERS OR FACILITIES TO MAINTAIN THE 10-FOOT CLEAR ZONE.

**DEVELOPMENT DATA**

TOTAL AREA	MULTI-UNIT
DEVELOPABLE LOTS	246
COMMON LOTS	90
TOTAL LOTS	336
COMMON AREA	MULTI-AC COMMON
USABLE OPEN SPACE	MULTI-AC COMMON
EXISTING ZONING	RUT
PROPOSED ZONING	R-1.5

PLANNER/CONTACT	DEVELOPER	OWNER
TRILGY DEVELOPMENT, INC. 1000 W. AUSTIN ST., STE. 101 DALLAS, TX 75201	TRILGY DEVELOPMENT, INC. 1000 W. AUSTIN ST., STE. 101 DALLAS, TX 75201	TRILGY DEVELOPMENT, INC. 1000 W. AUSTIN ST., STE. 101 DALLAS, TX 75201

**TRILGY DEVELOPMENT, INC.**  
 PRELIMINARY PLAT LANDSCAPE PLAN  
 REVELLE RIDGE SUBDIVISION  
 TRILGY DEVELOPMENT, INC.





E. Conceptual Building Elevations

Single-family detached:





**Single-family attached:**





**Front-loaded townhomes:**



**Alley-loaded townhomes:**







# G. Product Type Exhibit Map



## 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.

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. A final plat application will not be accepted until the property is annexed (i.e. the ordinance and development agreement are recorded). The DA shall, at minimum, incorporate the following provisions *IF* City Council determines annexation is in the best interest of the City:

- a. Future development of this site shall generally comply with the development plans submitted with this application, included in Section VIII, and the provisions contained herein.
  - b. A 10-foot wide detached sidewalk/multi-use pathway shall be provided within the required street buffers along all collector and arterial streets within and adjacent to the site (i.e. S. Eagle Rd., E. Vantage Pointe and St L).
  - c. The rear and/or sides of homes on lots that face collector (E. Vantage Pointe & St L) and arterial (S. Eagle Rd.) streets 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.
2. The final plat shall include the following revisions:
    - a. Depict a minimum 20-foot wide street buffer in a dedicated buffer easement on lots adjacent to E. Vantage Pointe and St L, collector streets, labeled accordingly.
    - b. Depict the future curb location as anticipated by ACHD along S. Eagle Rd.; and a minimum 25-foot wide street buffer, measured from the ultimate curb location.
    - c. Depict 10-foot wide detached sidewalks/multi-use pathways within the required street buffers along all collector and arterial streets within and adjacent to the site (i.e. S. Eagle Rd., E. Vantage Pointe and St L).
    - d. Depict zero (0) setbacks on lot lines where townhomes are proposed to span across where no easements will exist.
    - e. Graphically depict and label the 30-foot wide easement for the Farr Lateral, measured from the centerline of the lateral, located on Lot 17, Block 2.
    - f. Perpetual ingress/egress shall be required either by a recorded easement or as a note on a recorded final plat. The easement or plat note shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment as set forth in UDC [11-6C-3D.8](#).
    - g. Depict 10-foot wide detached sidewalks/pathways along all collector and arterial streets within and adjacent to the site (i.e. S. Eagle Rd., E. Vantage Pointe and St L). Parkways shall comply with the standards listed in UDC [11-3A-17E](#).
    - h. Graphically depict the 75-foot wide easement for the Williams Pipeline.

- i. Depict a 10-foot wide sidewalk along one side of Taps to between the Williams pipeline pathway and the Farr Lateral pathway.
3. The landscape plan submitted with the final plat shall include the following revisions:
  - a. Depict a minimum 20-foot wide street buffer in a dedicated buffer easement on lots adjacent to E. Vantage Pointe and St L, collector streets, labeled accordingly.
  - b. Depict the future curb location as anticipated by ACHD along S. Eagle Rd.; depict a minimum 25-foot wide street buffer, measured from the ultimate curb location.
  - c. Depict landscaping with a mix of materials within the street buffers along S. Eagle Rd., E. Vantage Pointe and St L, in accord with the standards listed in UDC [11-3B-7C.3](#); include calculations that demonstrate compliance.
  - d. Include mitigation information for all existing trees being removed from the site in accord with the standards listed in UDC [11-3B-10C.5](#).
  - e. Depict 10-foot wide detached sidewalks/multi-use pathways within the required street buffers along all collector and arterial streets within and adjacent to the site (i.e. S. Eagle Rd., E. Vantage Pointe and St L).
  - f. Depict landscaping with a mix of materials along each side of all pathways, in accord with the standards listed in UDC [11-3B-12C](#). *Note: Alternative compliance may be requested for the trees along the pathway in the Williams pipeline easement as set forth in UDC [11-5B-5](#).*
  - g. Change the fencing type along the northern boundary on the western portion of the site adjacent to the common open space with a pathway in Vertex Subdivision to 5-foot tall wrought iron fencing in accord with UDC [11-3A-7A.7b](#).
  - h. Extend the 10-foot wide multi-use pathway to the south through Lot 1, Block 14 for future extension to the south.
  - i. Extend the 10-foot wide multi-use pathway along the Farr Lateral in Lot 16, Block 2 (in the vicinity of Lot 6, Block 2) to the northwest to connect to the multi-use pathway in Vertex Subdivision to the north.
  - j. Include a detail for the picnic areas on Lot 1, Block 16 that includes tables, benches, landscaping and a structure for shade to demonstrate compliance with UDC [11-3G-4C.5](#).
  - k. Depict a 10-foot wide sidewalk along one side of Taps to between the Williams pipeline pathway and the Farr Lateral pathway.
  - l. Depict fencing along Lot 51, Block 16 to distinguish common from private areas as set forth in UDC [11-3A-7A.7a](#).
  - m. Depict a 5-foot wide landscape buffer planted with shrubs, lawn or other vegetative groundcover along the southwest side of the common driveway on Lot 51, Block 16 in accord with UDC [11-6C-3D.5](#).
  - n. Depict details for the picnic area, tot lot, bike repair station and fitness course amenities that demonstrate compliance with the standards for such listed in UDC [11-3G-4C, D, E and F](#).
4. All irrigation ditches, laterals, sloughs or canals, including the Farr Lateral, crossing this site shall be piped or otherwise covered as set forth in UDC [11-3A-6B.3](#), unless waived by City Council. *The Applicant requests approval of a waiver from Council to leave the lateral open.*
5. All existing structures shall be removed from the site prior to submittal of the final plat for City Engineer signature.

6. Comply with the subdivision design and improvement standards listed in UDC [11-6C-3](#).
7. Submit a 14-foot wide public pedestrian easement for the multi-use pathway within the Williams Pipeline easement and along the Farr Lateral, as required by the Park's Dept. in Section IX.G below.
8. Comply with the [Williams Developer's Handbook](#) for any development and/or improvements within the Williams pipeline easement.
9. The open water pond on Lot 1, Block 16 shall have recirculated water and be maintained such that it does not become a mosquito breeding ground as set forth in UDC [11-3G-3B.6](#).
10. Future development of Lots 52-54, Block 16 shall be consistent with the common driveway exhibit included in Section VIII.F and the standards listed in UDC [11-6C-3D](#).
11. ~~Modify the phasing plan to switch Phases 2 and 3.~~ Future development shall comply with the modified phasing plan in [Section VII.B](#).
12. An administrative design review application shall be submitted for the single-family attached and townhome structures to ensure compliance with the design standards listed in the Architectural Standards Manual.
13. Future development shall substantially comply with the product type exhibit in Section VIII.G.
14. Approval of a 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.

**B. PUBLIC WORKS**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330721&dbid=0&repo=MeridianCity>

**C. FIRE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330723&dbid=0&repo=MeridianCity>

**D. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331450&dbid=0&repo=MeridianCity&cr=1>

**E. ADA COUNTY DEVELOPMENT SERVICES (ACDS)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331625&dbid=0&repo=MeridianCity>

**F. IDAHO TRANSPORTATION DEPARTMENT (ITD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331878&dbid=0&repo=MeridianCity>

**G. PARK'S DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=333344&dbid=0&repo=MeridianCity>

## H. BOISE PROJECT BOARD OF CONTROL

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=333138&dbid=0&repo=MeridianCity>

## I. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=337083&dbid=0&repo=MeridianCity>

## J. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=334422&dbid=0&repo=MeridianCity&cr=1>

## X. FINDINGS

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

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

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

*The Commission finds the Applicant's request to annex the subject property with R-8 and R-15 zoning and develop with a mix of single-family attached, single-family detached and townhome dwellings on the site at the densities proposed 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;**

*The Commission finds the proposed map amendment to the R-8 and R-15 zoning districts and development with a mix of housing types 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;**

*The Commission 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 existing and future 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**

*The Commission finds City services are available to be provided to this development. Comments were not received from WASD on this application.*

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

*The Commission finds the proposed annexation is in the best interest of the city.*

**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)

*The Commission 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;

*The Commission 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;

*The Commission finds the proposed plat is in conformance with scheduled public improvements in accord with the City's capital improvement program.*

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

*The Commission 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

*The Commission 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)

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



**7. Public Hearing for Reveille Ridge Subdivision (H-2023-0050) by Bailey Engineering, generally located on the west side of S. Eagle Rd., approximately 1/2 mile south of E. Lake Hazel Rd.**

- A. Request: Annexation of 59.97 acres of land with an R-8 (34.69 acres) and R-15 (25.28 acres) zoning districts.
- B. Request: Preliminary Plat consisting of 247 building lots and 37 common lots on 59.77 acres of land in the R-8 and R-15 zoning districts.

Seal: All right. Finally get comfortable, but not too comfortable. At this time I would like to open File No. H-2023-0050, Reveille Ridge Subdivision and we will begin with the staff report.

Allen: Thank you, Mr. Chair, Members of the Commission. The next applications before you tonight are a request for annexation and zoning and a preliminary plat. This site consists of 59.97 acres of land. It's currently zoned RUT in Ada county and it's located at 7355 South Eagle Road. The Comprehensive Plan future land use map designation for this property is low density residential on the eastern portion of the property. And that's approximately 31 acres of land. And medium density residential on the western portion of the land, which is approximately 28 acres. The low density residential designation allows densities of three or fewer units per acre and the medium density designation allows between three and eight dwelling units per acre. The applicant is proposing to annex 59.97 acres of land with R-8 zoning, which consists of 34.69 acres of land and R-15, which consists of 25.28 acres of land for the development of a residential subdivision. A mix of dwelling types are proposed consisting of 170 single family residential detached homes, 14 single family residential attached homes and 62 townhome units. The gross density is 4.13 units per acre overall and, then, broken down that's 2.96 units per acre in the low density residential designated area and 5.3 units per acre in the medium density residential designated area and that is consistent with the underlying future land use map designation. And note just -- I saw some -- several comments in the written testimony tonight and I just wanted to clarify that the density is no longer associated with zoning districts in the Unified Development Code. That did change back in 2017. The future land use map designations in the Comprehensive Plan dictate the density of each residential land use designation and no changes are proposed to the future land use map with this application. There is an existing home and accessory structures on this site that will be removed with development. A driveway exists from Eagle Road that will be replaced with a public collector street. Discovery Park, a 75 acre city park, exists to the west of this site. ACHD's master street map depicts two collector streets across this property. One from the southern boundary -- along the southern boundary, excuse me, and one along the western boundary of the site. Land transportation improvements in this area. Lake Hazel Road is scheduled to be widened to five lanes from Locust Grove to Eagle Road in 2024 and two five lanes from Eagle to Cloverdale in 2025. The intersection of Lake Hazel and Eagle Road is scheduled to be widened to five lanes on the north leg, four lanes on the south, four lanes on the east,

and three lanes on the west leg to be reconstructed in 2024. No improvements are planned to Eagle Road directly abutting the site. A preliminary plat is proposed as shown to subdivide the property consisting of 246 building lots and 38 common lots on 59.77 acres of land. The plat is proposed to develop in four phases as shown on the phasing plan on the right. The first phase is located along the southern boundary of the site and includes construction of all collector streets within the site. Second phase is in the northeast portion of the development. The third phase is centrally located and contains the pond and most of the common open space for the development, including the linear open space within the Williams Pipeline easement. The fourth phase is the northwest portion of the development. Staff is recommending that the phasing plan is revised to switch phases two and three, so that the open space is provided in an earlier phase for the enjoyment and use of the residents. Access is proposed via South Eagle Road with stub streets to adjacent properties for future extension and interconnectivity. Collector streets are proposed in accord with the master street map, along with local streets, alleys and a common driveway for internal access. A 25 foot wide street buffer is required along Eagle Road, an arterial street, and 20 foot wide buffers are required along collector streets, landscaped in accord with UDC standards. There is a large existing pond on the western portion of the site shown there on the plan before you that is proposed to remain as an amenity for the development. The Farr Lateral runs along the northern boundary of the eastern portion of the site within a 55 foot wide easement, 30 feet of which is on this site. The Williams Northwest Gas Pipeline bisects the site within a 75 foot wide easement. The applicant is requesting a waiver from Council to UDC 11-3A-6B-3A to allow the Farr Lateral to remain open as linear open space and not be piped. A six foot tall wrought iron fence is proposed adjacent to this southern boundary of the easement to preserve public safety. Common open space and amenities are proposed in accord with UDC standards. Based on the area of the site a minimum of 8.97 acres or 15 percent qualified open space is required. A total of 11.77 acres or 19.69 percent is proposed as shown on the common open space exhibit, consisting of open grassy areas of at least 5,000 square feet in area, linear open space, a pond with picnic areas and active and passive open space areas. A minimum of 12 site amenity points is required with at least one from each category. Twelve points are proposed, consisting of three picnic areas and a fitness course with six stations from the quality of life category. A half mile of multi-use pathways from the pedestrian amenities category along the Farr Lateral and along the Williams Pipeline easement. And a tot lot from the recreation activity category and a bike repair station from the multi-modal category. A six -- six foot wide pedestrian pathway is also proposed as an amenity within the common area around the pond. Staff is recommending a ten foot wide pathway proposed -- excuse me -- provided along TAPS for connection between the two multi- use pathway segments. So, real quick here are the -- the Farr Lateral is in this location right here, if you can see my cursor. This is one of the ten foot wide multi-use pathways along here. The other one is within the Williams Pipeline easement that bisects the middle of the site here and, then, the staff recommendation is to provide a ten foot wide multi-use pathway connection in between here. Several conceptual building elevations of one and two story single family residential detached, front-loaded and alley loaded. Single family attached and townhome dwellings, front loaded and alley loaded, were submitted as shown. Building materials consist of a variety of horizontal and vertical siding and stucco with stone and brick veneer accents.

Final design of the attached units and townhome units are required to comply with the design standards in the architectural standards manual. Written testimony was received from the applicant Kelly Black, Bailey Engineering. They are in agreement with the conditions in the staff report. And 15 letters of public testimony in opposition to the development were received and are included in the public record. Some of the reasons for opposition include the following: Opinion that the proposed density is too high. The proposed development will greatly overburden already overcrowded schools and area roadways and will negatively impact property values of existing homes. Staff is recommending approval of the proposal with the requirement of a development agreement per the provisions in the staff report. Staff will stand for any questions.

Seal: Thank you, Sonya. Would the applicant -- applicant like to come forward.

Garrett: Mr. Chairman, I'm going to recuse myself from this conversation.

Seal: All right. Thank you.

Garrett: My primary residence is very close to this.

Seal: Okay. Thank you very much.

Allen: Mr. Chair, can you give me just a moment here before we start the time --

Seal: Absolutely.

Allen: -- get the presentation up. There we go. Thank you.

Seal: Thank you.

Bailey: Thank you, Sonya, and thank you, Mr. Chairman, Commissioners. My name is David Bailey. Bailey Engineering. My office address is 1119 East 8th Street in Eagle. Representing Trilogy Development for the Reveille Subdivision and thanks to Sonya for being really complete on all that stuff and Kelly Black with our office has spent a lot of time working through any issues we might have had at this and so we are -- I will show you a presentation here, but we are really pleased to bring you a plan that meets all your codes, meets all your requirements and exceeds, you know, what we would expect to see with -- within a development of this size as far as the open space and product mix and we think it's just a really fantastic product to go in that area. So, as Sonya said, it's -- it's west of Eagle Road and south of Lake Hazel and the city park is just to the northwest -- actually, our -- our pathway doesn't quite reach it, but it will reach it through -- it -- we actually touch at the very northwest corner and there is a subdivision approved to the north for Brighton -- I think it's Brighton -- that will actually continue our pathway along the Farr Lateral to connect to the park also. So, we expect a lot of great connectivity to go in that area. The future land use map shows this as civic with the park, medium density residential on our west side and low density residential on the east portion, as Sonya pointed out. So, low density residential is a -- is kind of an enclave of that designation within the FLUM. So,

to the east of that is back to the medium density residential and to the south of that is as well. So, that's a piece that splits this in half. We were constrained by and met with the requirements of making sure that the development within the low density residential met the -- the requirements of that -- of the future land use map in that area. The pond in here -- this is the previous site of the -- of the Bogus Creek Outfitters and so it's a really nice pond, a really nice landscaping that we are going to retain quite a bit of and even make better and add more landscaping throughout the site and as Sonya pointed out, the -- the Williams Pipeline goes through the center, which is a restriction for us and we have got extra work to do to cross that. On the other hand, it provides a great central amenity and a great open space and Williams Pipeline does allow us to improve those with landscaping and pathways along them. So, it's a really great -- great amenity we can use in there. The zoning -- we are requesting for this site as -- as she said, R-8 and R-15 and the R-8 will be limited by -- in that northeast corner by our preliminary plat. So, we are proposing lots that are from R-2 in the northeast and -- and the north and the east on that side or actually meet R-2 dimensional standards, R-4 transition and, then, down into the R-8 as we get closer to the west here and then -- so, we are -- we are -- we really think that we have made, you know, some -- some great efforts to meet the future land use map, but also to buffer and provide this really gradual transition of -- of lot sizes from those larger R-2 lots to the north. So, we have matched them exactly on the R-2 -- R-2 dimensional standards, at least on the abutting lots up there that were separated by the Farr Lateral. A hundred single family -- 170 single family detached lots total, 62 townhomes centrally located, most of them around the pond -- or access to the park and the pond specifically. Now, 14 duettes, which are two unit townhomes on there and the total, as she said, of 4.12 units per acre on the project. That shows a little bit where they are laid out and where the single family versus the townhouses and that are set together. We are required on the site -- you know -- and it shows up on the -- on the map and we are following through with that -- to bring the collector street all the way through from the western end of this, connects to the park through this area and, then, connects us all the way to -- to Eagle Road through this area. So, we are building the majority of that. There is -- another developer is working on the portion to the south who would build a half -- a portion of half of it on the very south end there when they bring in their project on that end. And one of the conditions pointed out is that we continue this regional pathway that goes through the William Pipeline across that little section to the south of our collector street there, which we are happy to do there and that will connect into their -- their pathway as well. Amenities for the site. We do have the -- the picnic tables with the shelters. The fitness stations along that pathway there. We really think this is going to be a great walkable community. A tot lot in here and bike repair station. And, then, we are in agreement with the requirement to add the -- the multi-use pathway, the wider pathway along the Tap Street that connects the Williams Pipeline pathway to the Farr Lateral pathway at the north end and there is a comment in the staff report -- and I think we got it resolved about extending our pathway along the Farr Lateral and the first thing I would point out is that there is the easement for the Farr Lateral, 30 feet there. We provide an additional 20 feet outside of that, right, and so -- that our pathway is in and there would be actually an open fence on both sides of that adjacent to the Farr Lateral easement and, then, those lots would have an open fence adjacent to that pathway along there, too, to keep that open. Those lots along that area are fairly large, too. You know, those are

the R-2 side lots, so they are really -- really nice lots in that area. Several multi-use pathways and we talked about adding on there. I get ahead of myself here. Kelly's going to give me a hard time. Farr Lateral. And go back there. Go back. So, on the phasing plan we had originally planned to work over in this area. This first phase, you know, is the tough one for us, as we are building all the collector on the west side -- side and building the collector all the way through the site to connect to Eagle Road and we need that for -- and we are also bringing the sewer in from the west. So, we want to start in -- start in on that end. So, we were going to get across the Williams Lateral there and do some more lots in this phase two here. I understand the city's code requirement to make sure that our amenities are -- are not backloaded too far within the development and so the developer has agreed to the condition to swap phase two and three within the development here. To move those around. Meets the objectives of the Comprehensive Plan, as Sonya pointed out. We have a variety of housing types in here. The neighborhood connectivity, through connected pathways, which we think we do a great job of in this -- in this here. Timeline on a build out for this would be in the range of -- you know, we will get through the process, we might be building the first phase in 2025 and, then, we usually do a phase every year and a half to two years moving through that -- that area there. So, we are looking at a 2031 possible build out on this if everything went right, subject to market demand, of course. We provided some elevations for the buildings in here and we do understand that the -- while the single family houses -- homes don't undergo design review, all of the duettes and attached housing need to go through design review with the -- with the city, as well at the CZC after that. Anyways, they have to go to design review if they are attached units. And that's all I have. I would be glad to stand for any questions you may have.

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

Smith: Mr. Chair?

Seal: Mr. Smith, go ahead.

Smith: Just to confirm I think I saw on the last slide -- you don't have any issue with any of the conditions in the staff report?

Bailey: We do not.

Smith: Thank you.

Seal: Okay. All right. I will just have you sit down, because we are pretty sure there is - - I'm pretty sure that people in the room are here for something and this is the last application, so --

Lomeli: Mr. Chair, Dave White I have signed up.

Seal: For anybody coming up to testify, we will need your name and address for the record when you -- before you start.

White: I'm Dave White. I live at 2884 East Darcy Drive in The Keep that's north of the subdivision. We have lived in either Century Farm or The Keep for the last three years and it's been a challenge moving in and out of south Meridian. Obviously, we know that, you know, development is a part of -- of living here and we love it. My -- our only request really was on the densities. I don't know -- based on my research it seems like it fits within what the staff is recommending that our infrastructure in this area, even with the widening and everything that's going on, it seems like when one road opens another closes and so it's really challenging for us. We also have a lot of kids that live in all these neighborhoods and we just want to make sure that we are not putting too much density all collected around, you know, this intersection, so specifically from a traffic and safety perspective. So, that's my -- that's my thoughts.

Seal: Thank you, sir.

Lomeli: Mr. Chair, the next person I have on my list is Jeff Lucky.

Lucky: Mr. Chairman, Council Members, my name is Jeff Lucky. I'm currently residing at 4355 South Langdon Avenue in Meridian. I sent a letter. I don't know if you had the chance to read it. If you want a feel good you might, because I complimented you significantly in there for what I see is people embracing the vision and values of the community for growth and frankly think you have done a very nice job. I purchased a plot of land at The Keep three years ago. I waited to begin building until just recently. I made the decision. I saved up all my pennies and I decided that I could afford to live in a low density housing community and I made that decision on the data that I read from June of 2022, which showed the land here in question as low and medium density. So, that's why I'm standing here. I am seeing what I believe in that vicinity -- what I think -- and I'm not an expert -- a -- a disproportionate amount of medium to high and high density approvals for -- for zoning, but I'm not challenging that, because I actually think you are doing a wonderful job in managing the growth of the community. What I am challenging is the concept of annexing further and, then, compression -- compressing what was already color coded as low and medium housing and making it something different. I started researching this when I heard this was coming about and for the life of me I cannot find anything that talks to growth of Eagle Road south of the intersection at Lake Hazel. The intersection coming. The feeders going all the way down to Locust Grove and the other way -- all of that is -- you know, huge roundabouts looking fantastic, but you take one step south of Lake Hazel on Eagle and all you see is a sidewalk for The Keep across the street -- if you step off the road you are going into the ditch and I mean you are going down. You go up a little further you have got Sky Break -- I'm going to round up to 300 or so homes in there and, then, you go down further, you go past the church that's there and, then, you get to some properties that this property that we are here in question kind of wraps around and my question is was there a study done for traffic improvement that would support five seven -- one thousand doors in that short vicinity along Eagle Avenue? And if there hasn't been a traffic and safety impact study -- I would first ask why, but I would also caution you to think about it, because I am trying to figure out how a child gets on a bicycle and goes down the road towards the intersection of Lake Hazel. Now, it may



not be this developer's problem, but it's somebody's problem and the safety of the children is paramount. So, growth is one thing and challenging the rate of growth, but you have to do what you have to do. I would ask you to take pause and think really hard about annexing compressing without something factual about the safety of the roads right outside the property.

Seal: Okay. Go ahead.

Lomeli: Mr. Chair, those were the two that we had called marked that they wished to testify. The others on the list did not mark that they wished to testify.

Seal: Who would also like to testify? Just have to raise your hand. Come on up, sir.

Miller: My name is Brian Miller. I live at 6876 South Pemberley Place and my -- my house essentially backs up -- I think we saw it in one of the pictures that was up, so -- so, I -- I appreciate that you have been willing to take the comments on this subdivision. I'm here to express my -- my position that this should not be approved at the current density that the developer is talking about. Many organizations in our communities make their plans around our future land use plan that has been in place now for several years. When the plan -- as we have talked about roads before, it's simply the rebuilding the Eagle and Lake Hazel Subdivision -- or intersection right now based on what was probably what they thought would be the use going south. If you are in any of those subs -- any of our other organizations who are also making plans around that, could probably reasonably expect that land to have had 80 to a hundred houses on it based on that designation and now it's over 250 is the proposal. I mean that's a massive expansion. If we were to consider for the schools, for instance, right now Mountain View and -- and Victory Middle School have the highest attendance in the -- in the West Ada School District. This is an area in which I'm not sure if the developers contemplated which school will these -- the subdivision would attend, because the school district boundary cuts the -- the development essentially by about one-third into Kuna and about two-thirds into West Ada. Kuna is so overcrowded they can't pass a bond. They are bursting at the seams. They have been asking for developers to contribute at least 3,200 dollars per house to the building fund, so that they can help contribute to new schools, because they can't fit anymore students in. Meridian Fire Department in their comments on this very subdivision pointed out that there was risks associated with it, that they can't meet the current response times, that they don't have water rescue. There is both a canal and a pond has been pointed out in this subdivision, yet many of these kinds of concerns could simply be allayed by reducing the density. By reducing the number of people in that area we reduce the risks of needs for the fire, for water rescue, we can reduce the need to have additional buses on roads and additional schools being built. I'm not saying that subdivisions should not be built, simply that the density is too high. All of these answers -- all of these entities in our neighborhood and our communities have planned on being able to build around this. I would like to point out that in -- as -- in the proposal Bailey Engineering offers no compelling reason why they should go to high density, simply that they would like to build a lot of houses. They don't say that there is any benefit. They point out things that there are connectivity and -- and amenities, but all those could be

done with low density housing as well. There is no compelling reason to do this, except for the developer's profit. I mean there is people here today in this meeting who have made their decisions, who have made their plans, in addition to all these organizations in our community. Those should matter more than developer's profits. It's nice to see them want to turn a profit. I'm sure they can on a medium and low density housing. There is no reason -- Bailey has nothing that says, yes, this fits and that's all I really have to say.

Seal: Thank you very much, sir. Appreciate that. Anybody else? Sir, come on up. Good evening.

Langston: Good evening. My name is Jarron Langston. 6865 South Pemberley Place. Meridian, Idaho. 83642. So, I know a lot of you guys. I was a developer of The Keep Subdivision and so I get all the feedback -- the colorful feedback. I think really the biggest concern for -- for the residents in my community there is really, obviously, the density. We have talked about safety. You know, I'm currently in the process of developing another phase of The Keep, which will be on the west side of The Keep phase one and when I had my neighborhood meeting with the residents there I kind of proposed a more medium density of development, of which, you know, they kind of -- the neighbor came to me and said, hey, we are nervous about the kids, we are nervous about safety or we are nervous about what this could potentially do to our property values. Is there any way you could do something similar to what you did with The Keep, you know. So, me, just like Bailey Engineers and their -- and their developer you want to be profitable. So, I went back to the drawing board, looked at, okay, what do I need to do and I went from 38 lots to 22, which is where I'm currently at, and so I think a lot of the concern here is that transition; right? They said that, yes, they have met the designation for the R-2 zoning - - or the size requirements. The average lot size in The Keep was 33,000 square feet per lot. The smallest lot in the community was 24,000 -- just over 24,000. Their biggest lot that's neighboring The Keep is about 12,500 maybe on average. So, I think if there was a transition of one to one at a minimum I think that would appease a lot of feelings within our community, especially for those residents that -- I know the Smiths that have a five acre parcel to the west and so do the Wilkins, who is a deputy for Ada county, and they have got, you know, now -- I don't even know. It's larger lots, you know, upwards of five or -- five to ten lots per their five acres, which, again, you don't expect a one to one maybe on the five acres, but, again, I think that transition -- if it could be a little bit healthier, a little bit larger would -- would appease a lot of problems and -- yeah, I think that's everything I would like to share. Thank you.

Seal: Thank you. Appreciate that. So, anybody else? Sir, come on up.

C.Smith: Craig Smith. I have the property at 7191 South Eagle Road, which directly borders the east portion of this -- this proposed development. I'm under construction right now and it just -- I echo what everyone else has said and it just -- I have five children and this is my forever home. I have five acres right here. I bought it. I paid a premium, because I thought that this was going to be low density, and it scares me for one thing to know that this road right in front of my house -- I think -- I mean like most of this community is going to be passing right by my property with my five kids. I also wish that right here

where they have got -- it looks like about five dwellings per acre butting up against my property and the Wilkins just south of me, which are both five acre parcels, which there is no intent of ever putting any more homes on those parcels. That would just make a huge difference to me if -- if it just wasn't such a -- like they made concession to The Keep, but I even have a larger -- I mean I have got five acres there and we have got all these homes butting right up against us and I just -- it just makes me really sad to see that after what I have tried to create for my family. That's all I have.

Seal: Okay. Thank you, sir. Is there anybody else who would like to come up and testify? Ma'am, come on up.

C.Miller: Commissioners, my name is Carrie Miller. I live at 6876 Pemberley Place in The Keep. Maybe I'm a little too close to that. I just, first of all, want to thank you for being here and letting us talk to you. A little bit of my background. I grew up on a farm and my dad raised cattle and he had 10,000 acres of land and there was a spot on his farm where there was a preexisting pond that he asked that he could build a reservoir and that was to irrigate some of our crops and it was already on our property and in our thoughts it was going to provide more places for wildlife to be. However, it was denied for my dad and at the time I thought how could it be denied? And now I live in The Keep and my house butts up to this subdivision that is being proposed and if you had gone to the subdivision is this -- this -- this area behind our house, it is beautiful. The pond that they already pointed out and the big trees -- huge trees that are going to be cut down that are mature and absolutely gorgeous area. I'm not proposing that we don't have a subdivision, I am proposing that the subdivision that they are asking for isn't at all what we said that we were going to have when we first moved into this property. We have lived in Boise for 18 years and 17 of those years we have been saving to build our forever home and right now when we decided to build that place we were told that this was going to be completely different than what is being proposed and I feel like that some of that should be respected, some of those feelings and concerns that we have for those of us that have saved for a very long time to be able to build our forever homes. Thank you.

Seal: Thank you, ma'am. Anybody else like to come up? Going once, going twice. Oh, sir. Come on up. Give us your name -- name and address and ask for whatever you would like.

Pond: Matthew Pond. I live at 2865 East Wickham Court in Meridian in The Keep. Is there a picture of -- that's panned out with the -- the -- like the satellite view?

Seal: I don't know.

Pond: I thought I saw one that kind of showed the proposal with the other neighborhoods. Yeah. If we can kind of look at that and kind of toggle back and forth between that plat plan -- because the thing we were talking about -- they, you know, talking as everybody else has said -- and I honestly haven't spoken at a city council meeting since I was 12 years old for my Boy Scout award -- Boy Scout merit badge, so if we can look at The Keep plan, that -- that satellite view and we are talking about that transition. If we look

here we have -- I count the two five acre properties, low density residential, plus one, two -- what is that four lots there in The Keep, zoned at the R-2 low -- low density residential and if we fast forward, the transition to the plat plan, looking at just that one area there is now where there were four lots we have one, two, three, four, five, six, seven -- at least eight lots I'm looking at, without looking at it there. So, I think a lot of people say -- and I'm just going to reiterate it again to beat that dead horse, you know, that transition -- it may be meeting the overall letter of the law, but definitely not the spirit of the law as far as, you know, that low density, the transition. You take away that little bit of a green space in the middle and you just kind of cover up like this, we are not meeting any of it. So, that the transition from what The Keep -- as true low density residential with four lots in that area, up to whatever it was, eight or nine, I think that transition point is kind of what we are focusing on and kind of emphasizing. Thank you.

Seal: Thank you. Appreciate it. Anyone else? Okay. I will take a motion to close the public hearing.

Smith: So moved.

Lorcher: Second.

Seal: Wait. Would the applicant like to come back up? Sorry. It's not that we are getting tired of you.

Bailey: I would be. I get tired of myself sometimes. David Bailey again with Bailey Engineering. Sure appreciate the comments of the neighbors on this and -- and I sure get their concerns, you know, with the project. I guess -- I guess I would start with, you know, when we talk about traffic on this thing is that -- of course you guys and the highway district and everybody, you have done these -- these studies on these, you know, and we do the -- we do the capital improvement plan every -- like every six years. I have participated in three of them over 15 years and we take the city's comp plans first and we take the city's Comprehensive Plan and we decide how many lots are going to be in a particular area, going to impact the roads, and we build a model, which costs a lot of money to build that model and go through and plan these roads way into the future. What's going to happen. Then that boils down to a five year plan and, then, down to an individual plan. So, the improvements that you are seeing being built just to the north of this have been on the books for 20 years and they are -- they -- they come forward, because the model gives impact fees for the lots based on -- it calculates the impact fees based on the cost of the improvements that we are going to have to build when they are built. So, it's a responsive model that we have in the highway district and the cities and they all participate in this responsive model. As we build these we will provide the money to build the roads adjacent to them. In addition for every single project we do that has more than a hundred lots and this clearly does, you know, we provide an individual traffic study that takes into account all of that traffic information, projects that are in the process and have been approved, recent traffic studies and look at whether this is appropriate and it looks at improvements to not only within the site, but all of the major roads around and all of the intersections within a scoping area that they provide at the beginning. So,

there is a lot of homework that goes into the traffic for these and one of the issues of this is that that collector street that we built through this whole project benefits everybody in the area. Benefits the projects to the west. There is an L&R project to the west which is -- which is, you know, connected in here, which will connect this street through to Eagle Road. Provides this mid mile collector. Provides fire access. Provides emergency services access and access for people to get to where they want to go, whether it's Meridian Road or Eagle Road in this area. So, you know, the traffic planning really -- really does get a lot of thought and I know I'm preaching to the choir here, but, you know, I guess when we get the questions asked and I get a podium to answer I'm like -- I think I feel a duty to do that. This -- this project has been accepted and reviewed by Ada County Highway District. They have provided as conditions of approval, which we have agreed to and we are going to meet all the requirements and pay the impact fees they require for this project. We do not have a concern with the roads not meeting the requirements or that the roads aren't going to be there and I get it, Eagle Road is a two lane road right now, you know, adjacent of this site, but probably by the time it's built out we are going to be seeing -- be seeing that -- those lanes built out there and keep our neighborhood safe. I guess kind of the same thing goes for Fire, you know, is that that the Fire Department has reviewed this, they have approved it, we got a recommendation of approval from your staff and they are going to be able to provide, safe, adequate fire service to this site and we are confident of that and if we can't at some point, then, the city stops us regardless of our approvals; right? That's necessary to do. As far as the density of the project, you know, haven't been involved in the process since we use the Comprehensive Plans to build the -- the model that we do for the -- for this area for everybody's planning. They usually use in the mid to upper ranges of the comprehensive designation; right? So, we are talking about three to the acre on the low density portion here, which wasn't even taken up by The Keep. Granted they got bigger lots, but that -- that -- that density of use here for the planning we have done has not been taken up within that area and in the medium density residential they are probably going to use about four to five to the acre when they do their traffic model for that -- that end of it. So, I would argue that the -- the density of this project has been included in the plans of not only the highway district, but of your Fire Department of your city Planning Department, your emergency services, you know, and the sewers -- certainly the sewer water departments have this plan to provide adequate services. Schools as well, although a little more disconnected from this, and certainly the city has the ability to deny an application of the -- if the schools don't have adequate capacity to handle this. But I haven't heard any of that and the schools have - - you know, have not said a comment that we can't serve the children in this community at this density. Comprehensive Plan is what it is. You folks create the Comprehensive Plan and their problem is not necessarily with this particular project, but their comments are about the density that's specified in the Comprehensive Plan and that's what we bring into you is something that is reasonable, has reasonable density transitions on it and provides the open space that you require and provides what we think is going to be a really nice community for these folks and will not negatively impact these neighbors. Large lots next to a five acre lot. That lot could develop into -- into R-4 for reasonably. It's in the -- it's in the low -- you know, you bring that -- bring that in here with an R-4 development on that, even though they don't intend to improve it, it's still eligible for that and so what should we say, well, we will make bigger lots if they want to reduce their

density in the future. It just doesn't work that way, you know, as we go along. We think we have provided a great transition across that Farr Lateral, so that these homes in this area will not impact them. We don't connect directly to their subdivision. Traffic won't go through there. Even pedestrian traffic from this development will not go through there, you know, and we have quite a bit of separation between those homes, which are on rather large lots to the nice homes that will be on -- on rather large lots adjacent to that, so -- now as far as a compelling reason, you know, we think this thing brings a lot of benefit to the people who live here and who will be members of the community and it brings a lot of benefit to the city as well. We get a pathway -- we get pathways in here. We get a collector street built through here. We get nice amenities in here. We get connections to your city park. We get connections between Eagle Road and Meridian Road and we just add to the character of the community, which is very consistent with your comp plan and the goals of that. The landscaping we are doing, everything we do within there is really consistent with building more of the Meridian you asked us to bring you, right, with your comp plan and your standards. So, that's how we got here. I hope I addressed stuff there. But if I didn't I would be glad to stand for any questions.

Seal: Okay. Thank you, David. Commissioners, questions, comment? Oh. Hold on. Hold on a second. Yeah. Generally we are not going to call you back up. So, if there is --

Starman: Mr. Chairman --

Seal: Go ahead.

Starman: Mr. Chairman, you can make a decision, but, you know, we can't have comment from the audience. We can't pick it up for the record. So, I think either you as a chair can make a decision to invite the gentleman back to the podium if you want. That would be atypical for probably not take testimony from -- from the audience, because we can't capture that for the record.

Seal: Understood. So, at this point I -- I -- and I can probably address some of that as we go into comments, so --

Smith: Mr. Chair?

Seal: Commissioner Smith, go ahead.

Smith: I do have a question. So, I'm going to be completely honest, I think the western half of the project I love. I think it's great. And I think I'm close to the eastern half of -- the eastern half as well. I do -- I get some of the concerns about the transition and I know that you have done -- you have made efforts to kind of create a transitory space. Looking at kind of some of the numbers, what it looks like in that low density range, you are kind of pushing the upper end of the low density, but on the medium density area you are kind of right in the middle of what that allotted -- allotted space is, so with that kind of a consideration I am just curious, could you walk me through -- and you don't have to go



into detail -- but maybe how you arrived at like this level of -- this gradient I guess of increasing density as you get further west and south and why, just as an example. You don't have necessarily maybe larger lot sizes near the north, offset by maybe some townhomes mixed in at the bottom as to the transition, you know, in -- into that medium density, just -- could you walk me through kind of the decision making for this level of density at the very top and kind of a smoother transition versus maybe something that is -- starts a little bit less dense and, then, gets a little denser near the bottom. Does that make sense?

Bailey: Mr. Chairman, Commissioner Smith, I want to make sure I understand your first -- your question first, is that I think you are asking should there be -- what was the thought process that went into making the transition? You had this specific level of density -- a specific level of transition and in my experience -- and I laid this out myself, so I'm the right one to talk to about this -- is that usually, you know, we will look at adjacent lots for transition purposes and your code doesn't specify -- there is no specific code for this. Am I wrong on that? Some consideration, but there is no dimensional -- dimensional said you have to meet two for one or anything like that. But we do understand those standards and historically, you know, Boise city used to have a two to one, Kuna used to have a two to one -- or one and a half to one -- or put a number on it: right? The City of Meridian code does not. But we still look at that when we do the transitions that we don't do more than two to one is usually kind of my rule and that's on the adjacent -- immediately adjacent lots; right? And a lot of times we will have requests to not do two stories on those, even if they are two stories on the ones next door and, you know, we often try not to follow those, because they don't make sense. The number -- the distance you are away when you are doing those transitions doesn't make sense, but we don't have that problem here. The other thing we will look to do is if we match the size of the minimum lot size in the zone for the adjacent lots, right, then that -- that -- that in our experience is a really great transition; right? So, I'm not even going two to one from the rezone. So, there could be a lot on that side that would be -- you know, that would be 12,500 square feet. If I meet that, you know, then, here -- and I'm -- we are asking for an R-8 zone, so, obviously, they could be a lot smaller within that, but we didn't think that would be appropriate. So, usually matching that zone minimum size is a really good transition, okay, in my experience, meaning less than two to one is acceptable, right, and, then, matching lot line for lot line if it's close is what I would really love to do in a lot of cases, but, you know, 24,000 square foot lots in here to match those one -- one per one on those lot lines or can I make these 90 feet deep, you know, and -- and 200 feet wide doesn't make any sense either. Matching those -- those one for one on there didn't make sense for this area and -- and for this builder; right? This builder building on a 24,000 square foot lot doesn't make any -- any sense for them. But we do want to provide a transition. What this also does -- it makes those lots really deep, so those houses are going to be closer to the road, you have big backyards, you have the pathway in between that, plus the Farr Lateral as separating view for those. So, that -- that's on the immediate adjacent stuff. When we have really large like five acre parcels in there we will say what could it be zoned to and we would match -- match that zone of what would be reasonable for them to develop. So, that's the east side is what we did here. And, then, we will usually do another tier of -- in between. So, we go from R-2 to R-4 size, which we did there.

Those are -- those are matching that size there and, then, we will move down into -- into the next zone from there. So, the R-8 below that. As far as -- you know, we certainly always want to maximize the density on the property without just overdoing it; right? I mean that's just our job is -- is to see that. That provides homes for people at the prices that makes sense for them to buy it at, you know, so all that goes down the road as doing that. So, the reason we didn't provide more there -- and we just pushed against that -- against that three to the acre limit, you know, but we made sure that we were under that and that we weren't violating any requirements and we think this is a really great transition, you know, for those neighbors there. I can't ask them to agree with me on that. But in my experience -- and a lot of lots I have done this is a really good transition. Thank you.

Seal: Other questions?

Lorcher: Mr. Chair, I have a question.

Seal: Commissioner Lorcher.

Lorcher: When there is -- in regard to transitions from R-2, is there anything in code that says it needs to go to R-4 before it goes to R-8 or is it -- or is there some -- because there is a lateral in between it doesn't -- it's not considered adjacent?

Allen: Mr. Chair, Commissioner Lorcher, Commissioners, there is nothing in the code that requires a transition. There are policies in the Comprehensive Plan and goals so far is transition, but there is nothing specific.

Lorcher: So, it's really up to the discretion of the developer?

Allen: And the -- and the approval body. Yeah. Commission and Council as well.

Lorcher: Thank you.

Allen: Thank you. This is an annexation, so you could require, you know, a greater transition if you would like.

Lorcher: Okay. Thank you.

Smith: Mr. Chair?

Seal: Commissioner Smith.

Smith: I do have one other question I just remembered. I know there was some discussion about trees and maybe some older growth trees. I don't know the specifics of the trees in that location, but have there been any -- is there any discussion or consideration on your end about opportunities to kind of maintain some of those trees where possible or to, you know, transition them somewhere else, you know, rather than cutting them down? Just curious about any of those thoughts or discussions.

Bailey: So, we have had a lot of discussion about that -- that, obviously, and our plan here is to -- you know, to keep some of those around the park, you know, in areas where we can around the area there where we can keep them, but in addition to that, you know, we have a landscape plan that meets the city's requirements for the preliminary plat, but you do have a landscape ordinance specifically and a -- and a city arborist and the requirement in the condition of approval that we provide all of the mitigation required for all of the trees that are there and so we will follow that plan or landscape architecture will be that and they will be counted -- they will be counted as we go along to provide that mitigation and as we understand there is going to be some mitigation required -- off site probably even, because we probably don't have the room to do it all -- all we need to do here, so -- but we are fully prepared to meet the city's code requirements, you know, and to go through that and meet that.

Smith: Thank you.

Seal: Any other questions? Thank you very much.

Bailey: Thank you very much.

Seal: With that I will take a motion to close the public hearing for File H-2023-0050 for Reveille River Subdivision.

Smith: So moved.

Lorcher: Second.

Seal: It's been moved and seconded to close public hearing for File No. H-2023-0050. All in favor, please, say aye. Opposed nay? The public hearing is closed.

**MOTION CARRIED: FIVE AYES. TWO ABSENT.**

Seal: I will jump in on this and try and address both sides of it. So, first off I will just address the school. So, my -- my least favorite issue and the thing that I disagree with probably the most adamantly is how the cities do business. So, their models are you -- if you build it we will -- we will come. You know, that's how they fund this. That's how they build these. That's why the schools get super overcrowded and, then, they build a new school and, then, they are not overcrowded and, then, they build in -- you know. And, then, they get overcrowded -- so I mean it just -- that's just the way they operate and to me that's frustrating. So, it's gotten to the point in Meridian where they don't even submit a report anymore, because it was just -- it was -- it provides no value. Basically they can't say they cannot service it. So, I recommend that you go to the school board for this and let them know that that's not okay, because to me it's not okay. It's why -- you know, my son attends a charter school, because the public schools just -- I have had other children that were in our public schools that went through this. Overcrowded, not overcrowded, overcrowded, not overcrowded as communities grow. So, I don't necessarily agree with

the model that they use for that. Unfortunately, it's the model that they use. You know, as far as the roads and just the way that I go about some of this stuff, because I think that the growth in Meridian -- in order to be responsible that we have to look for areas that we can pump the brakes, so schools are one of them. You know, if the school presents a really good case -- and, again, I have been doing this for six, seven years now. I have never had the school district present a good case as to why not to do this. They have always said yes. That's all they ever say. So, ACHD, they have submitted reports that show that the roadway systems are not going to support what's going in. Don't currently support it, won't support what's going in. Great reason to pump the brakes, you know, and we have. You know, we have recommended denial or denied applications that have come through on that. So, you know, we try to be mindful of that as -- as we move forward. Fortunately or unfortunately, this area looks really good as far as roadways. I mean the roads around this whole area are set to develop to accommodate all this traffic. That's not something we are used to. I live in the area of Black Cat and Ustick where those two roads intersect. Trust me, I feel your pain every time I have to go through that intersection. Before there was a stoplight in there it was -- it was almost impossible to take a left turn to go west on -- on Ustick. So, I completely understand what you are saying. But, again, this -- this area to me has developed better than a lot of places in the city. I started -- my first home was in Kuna, so I completely understand. You go south of Amity or other roads that are out there, yeah, there is not a lot -- there is not a lot out there, but I guarantee there will be. Last time I drove -- drove down Ten Mile Road out to Kuna I had to pull over, because I thought I was lost. I thought maybe they extended the road over the river or over the creek out there, because there was just so much development out there. I didn't even recognize it until I got to what's now the junior high. So, surprising amount of development that's happening out there. So, as far as the application itself, I do agree that the transition could be better, but it's really hard to make -- it's hard to develop a product at this stage of our growth and how much housing costs that's going to align correctly with that, you know, adequately. One to one is probably never going to happen. So, I mean the -- the idea that, you know, acre lot to five acre lots are going to be readily -- readily available in Meridian is probably a thing of the past, just because it's -- it's just so expensive to do that. You know, there is just so few people that can actually do that anymore. So, being responsible about the lot lines and having just the acknowledgement that two to one is really what we try to do and we really press hard on people to try to meet that requirement, try to align the lot -- you know, try to line things up as much as humanly possible. Where you do have yards that backup to each other, don't put windows on the second story, just things like that we have -- you know, we have been through this and we fight pretty hard for those things as they come through. This application, honestly, there is no shared driveways. You know, the transition to me looks like something that was very well thought out, because we get so many applications in here that are just cookie cutter and they are literally designed to cram a house on every square foot that they possibly can. They are pushing every -- every limit that they can on there as far as, you know, how many houses they can put in there. The least amount of amenities they can put in there. They don't want to put in ten foot pathways. They kind of argue everything as -- as it goes forward. This is not one of them. I mean they basically have a park in the middle of this thing. They are doing ten foot pathways. They are working with their neighbors to connect the ten foot pathways to provide safe connectivity

to the park system. So, speaking to the gentleman that has kids, this is going to help your kids safely get to the park. I mean this right here is golden to me. I -- where I live at there is a section that's between Liberty Road and Ten Mile Road that has this -- basically the same thing there. A ten foot pathway with little amenities along the way. Little tiny parks, little tiny tot lots and things like that there along the way. I can't describe how much better that makes the community to have that safe passage between two very very busy roads. Unfortunately, it just ends at Linder Road. It just comes out, spills on a road that has a lot of schools, doesn't go anywhere. So, we have a lot -- a lot more work to do. But things like this to me definitely do provide some of that safety that you are looking for for your children. So, you know, as I think about, you know, they are going to want to go to the park, what's the safest way to get there? You have a ten foot way -- you know, pathway in the middle of a giant green -- you know, green section that's going to get them there. So, that -- that helps. As far as the -- you know, the higher density housing that's out there, I also have a son that's -- you know, he is -- wants to stay in this community. Really really does. Has a great job. He is an engineer out at Micron. Got married and struggles to afford a house. You know, every time he thinks he's got 20 percent socked away he goes and tries to bid on a house and gets outbid by ten grand. It's tough. It's hard play. You know, he is a smart kid. He has done everything right. It's hard for him to live in the community. So, that's what this -- you know, a lot of this housing to me represents, you know, the -- the ability for somebody to have some affordable housing in there and there is all kinds of people that are going to be living in our communities. So, I live in a nice house on a nice size lot. I can appreciate the fact that not everybody can do that. So, I don't look at those -- you know, I don't look at people that can't live where I live or how I live is that they are going to lower my property values, so -- I haven't seen a property value in Meridian lower since I bought my house over a decade ago. So, they are still a pretty hot commodity. So, I -- there is not much that's going to drive down the value of property in -- in -- in Meridian at this point. I mean if -- if development stops, then, yeah, that will drive down the price of your house. So, anyway, I hate to get too preachy on this, but I really liked this application for a lot of the reasons that I just mentioned. I mean they are not using every square foot to try and cram everything in here. They are just doing a lot of things right here. So, to be honest, I wish more developers develop like this. So, that's all I got., So sorry to get a little preachy there.

Smith: Mr. Chair?

Seal: Go ahead.

Smith: I wanted to add some thoughts. I think you covered a lot well. As I may not look it, but as someone who has only been able to afford a home in the last couple of years despite the balding head and starting a young family, it's a -- I have been in the position that you are talking about of not being able to afford to live in your hometown and so I get that. I also get the concerns of -- you know, concerns around transitory -- your transition space and things like that, but I think you are spot on. I live in a spot near Settlers Park, but there is a development between and rather than an obstacle, that is the route we take, rather than walking down Meridian. It feels safer. It feels more pleasant. You can ride your bike down and not have to worry about constantly looking over your shoulder at

traffic, making sure that you are safe. One thing I wanted to add regarding this -- I think -- I agree that this is -- is developed really well relative to some other areas in the city. I would encourage you guys to look at the integrated five year work plan that -- that the city submits to ACHD every year. There are some areas that are not in very good shape, you know, on -- been on that list for a bit. But I think another thing that's helpful is with an integrated five year work plan it is -- it is rolling and so we are constantly looking five years out. I have the pleasure of sitting on the Transportation Commission as well and we just passed -- we just put to the City Council what we think should be in the integrated five year work plan and we are constantly tweaking that and making adjustments based on developments and changes to traffic patterns and things like that and working with staff to make the -- the asks that we make to ACHD -- or recommend City Council make to ACHD fit the neighborhood and I think one thing that we didn't mention that I really appreciate, especially given the -- some of the concerns is that phasing plan that we have an integrated five year work plan and that the phasing plan is six years long. I think there are some benefits there of being able to keep an eye on things and -- and monitor and by the time -- you know, if something happens in phase one of this development, by the time the rest of the development is complete there is potential to have addressed it in the -- in the five year work plan. So, I will stop myself from getting preachy, but I just -- I wanted to also just extend that as a resource to keep an eye on and if you have concerns there are other outlets to -- to bring them to -- you know, bring them to -- in the city and other commissions, to ACHD, and they are heard, they are, you know, worked on and they are addressed, so --

Seal: Commissioner Lorcher, anything?

Lorcher: Yes. Briefly, Mr. Chair. I was concerned about the one person who testified that there was a bait and switch, that they were told one thing and it became something else and I -- I think about the story that you tell about Rock Harbor Church on Chinden. It's right in front of Spur Wing Country -- Subdivision Country Club over there. Originally it was proposed to be storage units -- single story storage units and a person who lives in that subdivision said, you know, not in my neighborhood, it's not going to happen. So, they got the storage units out there that were going to be single story and, then, a three story Rock Harbor Church went right in front of her subdivision and, you know, blocked everything. And kind of channeling Commissioner Yearsley from years ago, we can only -- you can only control where you live and the surrounding areas around you, you know, we don't own and so if a developer comes in three years, five years down the line and fits the code, it's very difficult for us to say no, because it was already slated to be that way at the beginning. So, I don't like the transition between the lateral to the -- the lower density, you know, because they are R-2 and you are going straight to R-8, but I understand that it's everybody's backyard and there is a lateral and there is a pathway in between there, but I have a five acre parcel as well and I have the benefit of having five acre parcels behind me, so I don't -- I don't have to look at that; right? It's not going to be part of my vision and whereas you are going to be looking at your backyards and you are going to see, you know, these houses, whether they are one story or two. So, from a design standpoint of the subdivision I would love to see a little bit more less density just on that portion of it, but as residents of The Keep whatever that real estate person told



you what was going to happen, you know, may or may not have come to fruition, because they don't own it. It wasn't their development to be able to -- you know, to tell you and so it concerns me that if a person is telling you one thing and it turns out to be something else and they are not informed and that's -- that's a disservice to you as homeowners who are buying something that you think you are going to get and, then, all of a sudden, you know, it turns into something else. So, overall I do like the plan. I would like to see that transition a little bit less dense for those people who are in The Keep or whomever have those larger lots, because they talk about that to have that open space, but I agree with Commissioner Smith and you, Mr. Chair, that these pathways are actually a huge benefit to this community.

Seal: Thank you.

Sandoval: Mr. Chair, one thing --

Seal: Commissioner Sandoval, go right ahead.

Sandoval: Mr. Chair, I will be quick. I echo everyone's thoughts up here and I appreciate the testimony and concern. It does appear that it adheres to all the UDC and comp plan requirements and I think the distribution density is fair. That's all I have.

Seal: Thank you. Commissioner Smith?

Smith: Yes. Sorry about that. I do think from the question we asked the applicant and if -- so, if I'm incorrect someone please correct me. I do think that transition, just speaking to Commissioner Lorcher's comments -- like the zoning is R-8, but from what I understood based on the response is that it is -- the -- the density that they have allocated is as if it is the minimum R-2 lot size and, then, it steps to R-4 and, then, R-8 as it gets south -- and the applicant is nodding. So, I think that is the case. So, I do agree, you know, I do have is -- it is about two to one. If we can make it 1.5 to one or something, just a little bit nicer, that would be nice. But I personally don't have too -- like too much of a problem with it. I think doing that -- I don't even know what other trade-offs of it elsewhere in the development that would create and so I think to me this looks like a good development and I don't want to make the perfect be the enemy of the good I guess.

Seal: Anything else?

Lorcher: Mr. Chair. Is that something that the city -- when it goes to City Council for annexation, is that something that they would take up as well, the transition? Would they, you know, ask the developer to change -- instead of two to one to 1.5?

Seal: Yeah. I have -- I have been -- I mean just on this body alone I have been -- in annexation we have a lot more latitude to kind of make sure that it fits. So, as it's been -- you know, as I have been educated on it, so -- and I mean if you -- if that's something that you feel strongly about what I found is I would be careful about putting something in there that's too rigid as far as a recommendation. That said, you do have to spell it out

pretty well and, Kurt, if -- you know, if you want to add to that statement I just made I would appreciate it for sure.

Starman: Mr. Chairman, Members of the Commission, I agree with that assessment. I think that with annexation you have some discretion and in particular the rules require in the best interest of the city gives you quite a bit of latitude. So, I think it's within your purview to -- to make a recommendation in that regard. So, if the Commission as a whole was inclined to do so, I think that would be appropriate to include it in -- in a motion or recommendation to Council.

Seal: Okay.

Lorcher: I mean I don't think I'm an expert on this, I just want it to be able to point out to the -- to the City Council that we have concerns about the transition. I don't know how to put that in a motion. You know, just be aware that, you know, we have concerns about the transition. I'm not -- I don't have any specific numbers, because I'm not qualified to do that.

Starman: Mr. Chairman, Members of the Commission, I have two thoughts. One is I know for a fact that all of our Council Members review the minutes and/or video of your meetings, so just by having the discussion you had tonight I know that the Council Members will hear that discussion and we will take notes. So, that's a possible course of action. Secondly, if you want to sort of craft a motion that is recommending approval in accordance with the staff report, which the applicant has agreed to in terms of conditions and, then, add a supplemental thought or even a second motion that you would, you know -- I don't want to put words in your mouth, but something to the effect that you would recommend that Council take a closer look at the transition from, you know, The Keep to the northern portion of this particular subdivision. You can probably do it that way as well. So, I think -- but I will take -- you know, I said just a moment ago, I know the Council Members do read your minutes and/or watch your video, so I know they get the message regardless, but you could make it more explicit by taking that second alternative.

Seal: And in the past what we have done -- I mean, essentially, kind of makes -- you know, you get to make City Council -- and they are the decision makers and so I was -- I call them they are the bad guys; right? So -- but what -- what we have done in the past is basically just recommend that City Council, you know, review the transition for appropriateness, just something along those lines, so it's not so rigid that, you know, it's kind of out of our purview, but at the same time it's something that genuinely we know of just by, you know, reading of it that that's something that we want them to take a look at, because, again, I mean outside of that I mean I just -- I -- personally I have no issues with this -- with this development. So, are we ready for a motion?

Lorcher: All right. Mr. Chair?

Seal: Okay.

Lorcher: You might have -- you all might have to help me here, but I will give it a go. After considering all staff, applicant, and public testimony, I move to recommend approval to City Council for File No. H-2023-0050 as presented in the staff report for the hearing date of February 15th and ask that the City Council review the transition of R-2 to R-8 along the Farr Lateral between the two subdivisions as is -- as if to be in the best interest of the city. Is that right?

Seal: That was beautiful.

Lorcher: Okay. That's my motion.

Smith: Second.

Seal: Okay. It has been moved and seconded to recommend approval to City Council of File No. H-2023-0050, with the aforementioned modification. All in favor, please, say aye. Opposed nay? Motion passes. Thank you, everyone. Really appreciate your testimony there.

**MOTION CARRIED: FIVE AYES. TWO ABSENT.**



## AGENDA ITEM

**ITEM TOPIC:** Ordinance No. 24-2049: An ordinance (Cole Valley Christian Schools Pre-K-12 – H-2023-0011) annexing the west half of the southeast quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described in Exhibit “A”; rezoning 71.28 acres of such real property from RUT (Rural Urban Transition) to R-15 (Medium High-Density Residential) zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.

**CITY OF MERIDIAN ORDINANCE NO. 24-2049**

**BY THE CITY COUNCIL:**

**BORTON, CAVENER, LITTLE ROBERTS,  
OVERTON, STRADER, TAYLOR**

**AN ORDINANCE (COLE VALLEY CHRISTIAN SCHOOLS PRE-K-12 – H-2023-0011) ANNEXING THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; REZONING 71.28 ACRES OF SUCH REAL PROPERTY FROM RUT (RURAL URBAN TRANSITION) TO R-15 (MEDIUM HIGH-DENSITY RESIDENTIAL) ZONING DISTRICT; DIRECTING CITY STAFF TO ALTER ALL APPLICABLE USE AND AREA MAPS AS WELL AS THE OFFICIAL ZONING MAPS AND ALL OFFICIAL MAPS DEPICTING THE BOUNDARIES AND THE ZONING DISTRICTS OF THE CITY OF MERIDIAN IN ACCORDANCE WITH THIS ORDINANCE; PROVIDING THAT COPIES OF THIS ORDINANCE SHALL BE FILED WITH THE ADA COUNTY ASSESSOR, THE ADA COUNTY TREASURER, THE ADA COUNTY RECORDER, AND THE IDAHO STATE TAX COMMISSION, AS REQUIRED BY LAW; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Meridian received a written request from property owner *Cole Valley Christian Schools, Inc.* to annex and rezone the land described in the legal description attached hereto as Exhibit “A” and the map attached hereto as Exhibit “B” (“Subject Property”), which exhibits are incorporated herein by reference;

**WHEREAS**, the Subject Property is contiguous to the corporate limits of the City of Meridian, Idaho;

**WHEREAS**, the City of Meridian is authorized by Idaho Code section 50-222(2) to annex the Subject Property;

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

**SECTION 1.** That the City Council of the City of Meridian hereby annexes the Subject Property.

**SECTION 2.** That the City Council of the City of Meridian hereby rezones 71.28 acres of the Subject Property from RUT (Rural Urban Transition) to the R-15 (Medium High-Density Residential) Zoning District.

**SECTION 3.** That City Staff is hereby directed to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance.

**SECTION 4.** That the City Clerk is hereby directed to file a certified copy of this ordinance and its exhibits with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, within ten (10) days following the effective date of this ordinance.

**SECTION 5.** That all ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed.

**SECTION 6.** That this ordinance shall be in full force and effect upon publication, in accordance with law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.**

**APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.**

\_\_\_\_\_  
**MAYOR ROBERT E. SIMISON**

**ATTEST:**

\_\_\_\_\_  
**CHRIS JOHNSON, CITY CLERK**

STATE OF IDAHO,        )  
                                  ) ss:  
County of Ada         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **Robert E. Simison** and **Chris Johnson** known to me to be the Mayor and City Clerk, respectively, of the City of Meridian, Idaho, and who executed the within instrument, and acknowledged to me that the City of Meridian executed the same.

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

(SEAL)

\_\_\_\_\_  
Notary Public  
Commission Expiration: \_\_\_\_\_





**CERTIFICATION OF SUMMARY:**

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

---

William L. M. Nary, City Attorney

**SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. 24-2049**

An ordinance (Cole Valley Christian Schools Pre-K-12 – H-2023-0011) annexing the west half of the southeast quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described in Exhibit “A”; rezoning 71.28 acres of such real property from RUT (Rural Urban Transition) to R-15 (Medium High-Density Residential) zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date. A full text of this ordinance is available for inspection at City Hall, City of Meridian, 33 East Broadway Avenue, Meridian, Idaho. This ordinance shall be effective as of the date of publication of this summary.

[Publication to include map as set forth in Exhibit B.]

# EXHIBIT A

## LEGAL DESCRIPTION

Page 1 OF 1



February 1, 2024  
Project No.: 121048

### EXHIBIT "A"

#### COLE VALLEY CHRISTIAN SCHOOLS McMILLAN ROAD PROPERTY PARCEL A DESCRIPTION

A parcel of land located in the West Half of the Southeast Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;  
Thence North  $89^{\circ}22'00''$  West, a distance of 2642.71 feet on the South line of said Section 29 to the South Quarter Corner of said Section 29, said point being the POINT OF BEGINNING;

Thence North  $00^{\circ}51'06''$  East, a distance of 2630.21 feet on the north-south mid-section line of said Section 29 to the Center Quarter Corner of said Section 29;

Thence South  $89^{\circ}22'35''$  East, a distance of 1325.02 feet on the east-west mid-section line of said Section 29 to the Center-East 1/16th Corner of said Section 29;

Thence South  $00^{\circ}56'00''$  West, a distance of 2630.45 feet on the north-south 1/16th Section line of the Southeast Quarter of said Section 29 to the East 1/16th Corner common to Sections 29 and 32;

Thence North  $89^{\circ}22'00''$  West, a distance of 454.52 feet on the South line of said Section 29;

Thence North  $00^{\circ}56'00''$  East, a distance of 487.34 feet;

Thence North  $89^{\circ}43'44''$  West, a distance of 774.21 feet;

Thence South  $00^{\circ}16'16''$  West, a distance of 21.70 feet;

Thence South  $00^{\circ}51'07''$  West, a distance of 460.74 feet to a point on the South line of said Section 29;

Thence North  $89^{\circ}22'00''$  West, a distance of 93.49 feet on said South line of Section 29 to the POINT OF BEGINNING.

The above described parcel contains 71.28 acres more or less.

PREPARED BY:

The Land Group, Inc.

James R. Washburn, PLS



