



## CITY COUNCIL REGULAR MEETING AMENDED AGENDA

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Tuesday, August 04, 2020 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 INSTRUCTIONS

Limited seating is available at City Hall. Consider joining the meeting virtually:

<https://us02web.zoom.us/j/84933344613>

To call in: 1-669-900-6833

Webinar ID: 849 3334 4613

#### ROLL CALL ATTENDANCE

Jessica Perreault

Joe Borton

Brad Hoaglund

Treg Bernt

Liz Strader

Luke Cavener

Mayor Robert E. Simison

#### PLEDGE OF ALLEGIANCE

#### COMMUNITY INVOCATION

#### ADOPTION OF AGENDA

#### CONSENT AGENDA [Action Item]

#### ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

#### PUBLIC FORUM – Future Meeting Topics

*The public are invited to sign up prior to the start of the meeting to address their elected officials regarding matters of general interest or concern of public matters. This time is reserved for general topics and not specific to an active land use/development application. By law, no decisions can be made on topics presented under this public comment section. However, the City Council may request that the topic be added to a future meeting agenda for a more detailed discussion or action. The Mayor may also direct staff to further assist you in resolving the matter following the meeting.*

#### COMMUNITY ITEMS

1. Republic Services COVID-19 Operations Update

**ACTION ITEMS**

*Public Hearings related to land use applications follow this process: Once the hearing is opened, City Staff will present their analysis of the application. Following this, the applicant will be allowed up to 15 minutes to present their application. Following any questions that may be asked by Council, members of the public are allowed up to 3 minutes each to address Council regarding the application. If a person is representing a Homeowner’s Association, indicated by a show of hands, they may be allowed up to 10 minutes, provided those they are representing are yielding their time. Following all public testimony, the applicant is allowed an additional 10 minutes to respond to comments. Council may ask additional questions, and then close the public hearing. Once the hearing is closed, not further testimony will be heard.*

*City Council may move to continue the item to a future meeting or may vote to approve or deny the item with or without changes presented. 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.*

2. **City Clerk: Appeal of Denial of Mobile Sales Unit License (MSU-20-0038) by Angelo Medina**

3. **Public Hearing for Villas at Twelve Oaks East (H-2020-0014) by Jim Jewett, Located at 115 S. Linder Rd.**

A. Request: Annexation of 6.63 acres of land with a TN-R zoning district.

B. Request: Modification to the Existing Development Agreement (Inst. #2016-095715) to include the subject property and proposed development plan in the agreement and removal of the provision requiring an 8-foot tall concrete fence to be constructed.

**ORDINANCES [Action Item]**

4. An Ordinance (H-2019-0123 – Sky Mesa Highlands) for Annexation of a Portion of the Southeast Quarter of the Southeast Quarter of Section 32 Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, as Described in Attachment “A” and Annexing Certain Lands and Territory, Situated in Ada County, Idaho, and Adjacent and Contiguous to the Corporate Limits of the City of Meridian as Requested by the City of Meridian; Establishing and Determining the Land Use Zoning Classification of 31.96 Acres of Land from RUT To R-4 (Medium Low Density Residential) Zoning District in the Meridian City Code; Providing That Copies of this Ordinance Shall Be Filed With the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as Required By Law; and Providing for a Summary of the Ordinance; and Providing for a Waiver of the Reading Rules; and Providing an Effective Date.

**FUTURE MEETING TOPICS**

**ADJOURNMENT**





City Clerk's Office  
MOBILE SALES UNIT LICENSE  
Application

MSU 20-0038

**APPLICANT INFORMATION**

Applicant Name: Angelo Medina Phone: 801-710-1722  
 Applicant Address: 6225 E nine Iron Ln Nampa Id 4pt 102  
 Driver's License number: 167781333 State: UT  
 Employer: TDS telecom Phone: 208-609-4021  
 Employer E-mail Address: Dave.Zemlicka@tdstelecom.com  
 Employer Mailing Address: 9465 W Emerald St suit 202 Boise Id  
 Employer Physical Address: 9465 W Emerald St suit 202 Boise Id  
 Tax Identification Number: 004495824  
 Agent for service of process in Idaho (person responsible for receiving legal documentation on behalf of Applicant): David Zemlicka

List all infraction, misdemeanor or felony arrests/charges and dispositions (conviction, acquittal, or dismissal), including any probation violations and/or bail forfeitures: Burg 2001 (F)

**DESCRIPTION OF OPERATIONS**

Mobile Sales Unit will operate and/or travel within a park:  Yes  No  
 Dates, hours, and locations of operation: m-sat 9am-7pm  
 Goods and services to be sold, traded, given away, offered, displayed, and/or delivered: Telecom Services TV Internet, phone  
 Form(s) of conveyance or transport to be used in operation, traveling, and/or sales: Door to Door / consumer Events  
 Complete for any and all motor vehicles (attach additional pages if necessary):

License plate state and number	Make	Model	Color
<u>2C N111</u>	<u>Chrysler</u>	<u>Pacific</u>	<u>Blue</u>
<u>2C UN894</u>	<u>Ford</u>	<u>Explorer</u>	<u>BLK</u>



RECEIVED

JUL 13 2020

CITY OF MERIDIAN  
CITY CLERKS OFFICE

David Zemlicka  
TDS Telecom  
Direct Sales Supervisor  
9465 W Emerald Ste. 202  
Boise, ID 83714  
208-609-4021  
Dave.Zemlicka@tdstelecom.com

July 13, 2020

Chris Johnson  
Meridian City Clerk  
33 E. Broadway Ave.  
Meridian, ID 83642

Dear Mr. Johnson,

This letter is meant as a formal appeal to the City's decision to deny Mobile Sales Unit License Application No. MSU-20-0038 for Angelo Medina.

I am the Direct Sales Supervisor for TDS Telecom in the Boise/Meridian area and would like the opportunity to address any concerns the City Council may have regarding Angelo Medina. My company conducts very thorough background checks on all our employees prior to employment and Angelo was no exception. I have personally gotten to know him quite well and can vouch for his honesty, morality, commitment to family, and integrity to live his life as an exemplary citizen.

I am confident that after the City Council hears Angelo's testimony this denial may be overturned. Should you have any questions regarding this appeal, please feel free to contact me. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David Zemlicka", written over a large, stylized flourish that loops around the name.

David Zemlicka



RECEIVED

JUL 13 2020

CITY OF MERIDIAN  
CITY CLERKS OFFICE

Angelo Medina  
6225 E. Nine Iron Ln. #102  
Nampa, ID 83687  
208-609-4044  
Angelo.Medina@tdstelecom.com

July 13, 2020

Chris Johnson  
Meridian City Clerk  
33 E. Broadway Ave.  
Meridian, ID 83642

Dear Mr. Johnson,

I am writing to appeal the denial for Mobile Sales Unit License Application No. MSU-20-0038.

I respectfully ask to be scheduled for a public hearing on the appeal at an upcoming City Council meeting. There is much more to my background that I do not believe the Meridian Police Department considered when they made their recommendation of denial. I would like the opportunity to address the City Council with more information on my history, answer any questions on my character, and give them a clear understanding of the person I am today.

I greatly appreciate you taking the time to read this and am hopeful that you may grant my request.

Respectfully,

Angelo Medina

A handwritten signature in black ink, appearing to be "Angelo Medina", is written below the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.



Mayor Robert E. Simison

City Council Members:

Treg Bernt  
Joe Borton  
Luke Cavener

Brad Hoaglund  
Jessica Perreault  
Liz Strader

June 30, 2020

Angelo Medina  
6225 E. Nine Iron Lane Apt 102  
Nampa ID 83687

RE: Mobile Sales Unit License Application No. MSU-20-0038

Dear Mr. Medina,

This letter is to inform you that the above-referenced application for a City of Meridian Mobile Sales Unit License is hereby denied, pursuant to these provisions of Meridian City Code:

1. Meridian City Code section 3-4-2(A)(5)(d)(2), which reads, in relevant part: "The City Clerk shall deny an application for a Mobile Sales Unit License where: Investigation of such application or applications materials reveals that the provided information is invalid, false, or incomplete."; and
2. Meridian City Code section 3-4-2(A)(d)(3)(D), which reads, in relevant part: "The City Clerk shall deny an application for a Mobile Sales Unit License where: The applicant has been convicted of: Any misdemeanor charge involving theft or fraud within the five (5) years preceding the date of submission of the application, or any felony charge of theft or fraud within the fifteen (15) years preceding the date of submission of the application."

This decision is made on the basis of the recommendation of the Meridian Police Department. You may appeal this decision by delivering a written appeal stating the reasons for such appeal to the Meridian City Clerk's Office, via U.S. Mail or in person, by 5:00 p.m. on Tuesday July 14, 2020. Upon receipt of such appeal, my office will schedule a public hearing on the appeal at a City Council meeting within thirty (30) days.

Sincerely,

Chris Johnson  
Meridian City Clerk

Cc: TDS Telecom, Attn: David Zemlecka 9465 W. Emerald St. Suite 202, Boise, ID 83706

Meridian City Clerk's Office ~ 33 E. Broadway Ave. ~ Meridian, Idaho 83642  
Phone: 208-888-4433 ~ email: [cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org)

**-2: MOBILE SALES UNITS:**

1. License And/Or Permit Requirements: It shall be unlawful for any person to operate, allow the operation of, or act as a mobile sales unit without each and all of the following licenses, permits, and/or certifications:
1. Any and all licenses, permits, and/or certifications required by local, State or Federal law.
  2. Any and all licenses, permits, and/or certifications required by the Central District Health Department.
  3. Any and all applicable licenses, permits, inspections, and/or certifications from the Idaho Tax Commission.
  4. Any and all licenses, permits, inspections, and/or certifications required by title 13 of this Code and/or the policies of the Meridian Parks and Recreation Department.
  5. A City of Meridian mobile sales unit license.
    - a. Application for a City of Meridian mobile sales unit license shall be made to the City Clerk, and shall include the following:
      - (1) A completed application form provided by the City Clerk, which form shall include:
        - (A) Applicant's name, physical address, mailing address, driver's license number, and social security number.
        - (B) A description of the goods and/or services to be sold, traded, given away, offered, displayed, and/or delivered under the mobile sales unit license.
        - (C) A description of the form of conveyance or transport to be used in the mobile sales unit's operation, traveling, and/or conduct of sales, trades, giveaways, offers, displays, and/or deliveries.
        - (D) A description of any and all motor vehicles to be used by the mobile sales unit, including license plate state and number, make, model, color, and other means of identification of such vehicle(s).
        - (E) A description of the hours, locations, and means at and by which the mobile sales unit will operate, travel, and/or conduct sales, trades, giveaways, offers, displays, and/or deliveries.
        - (F) A comprehensive listing of any infraction, misdemeanor and/or felony convictions; probation violations; or forfeitures of bail by or of the applicant.
        - (G) An agent upon whom service of process may be made in the state of Idaho.
      - (2) Application fee as set forth in the fee schedule of the city clerk's office, except that no application fee shall apply where applicant is or represents:
        - (A) A nonprofit organization exempt from federal income tax under 26 USC section 501(c); or
        - (B) A governmental entity.
      - (3) Two (2) photographs of the applicant. Such photographs shall be two inches by two inches (2" x 2") and shall show the head and shoulders of the applicant in a clear and distinguishable manner.
      - (4) A photocopy of applicant's driver's license or other government issued identification document.
      - (5) Fingerprints, taken by the Idaho state police, of the applicant.
      - (6) Proof of motor vehicle insurance, if the applicant seeks to operate a motor vehicle while operating or acting as a mobile sales unit.
      - (7) Proof of an insurance policy, issued by an insurance company licensed to do business in Idaho, protecting the applicant from all claims for damages to property and bodily injury, including death, which may arise from operations under or in connection with the mobile sales unit license. Such insurance shall name the city as additional insured and shall provide that the policy shall not terminate or be canceled prior to the expiration date without thirty (30) days' advance written notice to the city. Such insurance shall afford minimum limits of five hundred thousand dollars (\$500,000.00) per person bodily injury, five hundred thousand dollars (\$500,000.00) per occurrence bodily injury, and one hundred thousand dollars (\$100,000.00) per occurrence property damage.
    - b. Upon receipt of all application materials required by this subsection, the city clerk shall refer the application to the chief of police, who shall cause an investigation to determine the validity and completeness of the information therein. The chief of police or his designee shall endorse upon the application the findings of the investigation and return it to the city clerk. (Ord. 10-1453, 8-17-2010)
    - c. Upon receipt of the findings of the chief of police or his designee, but no later than thirty (30) calendar days from the date of submission of the completed application and all application materials required by this subsection, the city clerk shall either issue a city of Meridian mobile sales unit license to the applicant or deny the application. Where the city clerk denies an application for a city of Meridian mobile sales unit license, he shall notify the applicant of such denial in writing, which shall include notice of the right to appeal such decision as set forth in this subsection. Written notice of the denial shall be sent via U.S. mail to the applicant at the address set forth on the application.
    - d. The city clerk shall deny an application for a mobile sales unit license where:
      - (1) The application is incomplete or required application materials or fees have not been submitted within thirty (30) days from receipt of a partial application; (Ord. 14-1610, 5-21-2014)



(2) Investigation of such application or application materials reveals that provided information is invalid, false, or incomplete;

(3) The applicant has been convicted of:

(A) A violation of any provision of this section within the five (5) years preceding the date of submission of the application.

(B) Reckless driving, eluding a police officer, racing, and/or failure to carry insurance within the five (5) years preceding the date of submission of the application, except that such conviction shall not be grounds for denial where the applicant does not seek to operate a motor vehicle while operating or acting as a mobile sales unit.

(C) A misdemeanor charge of driving under the influence of alcohol or drugs within the five (5) years preceding the date of submission of the application, or a felony charge of driving under the influence of alcohol or drugs within the ten (10) years preceding the date of submission of the application, except that such conviction shall not be grounds for denial where the applicant does not seek to operate a motor vehicle while operating or acting as a mobile sales unit.

(D) Any misdemeanor charge involving theft or fraud within the five (5) years preceding the date of submission of the application, or any felony charge of theft or fraud within the fifteen (15) years preceding the date of submission of the application.

(E) A misdemeanor charge of battery, assault, domestic battery or assault, telephone harassment, stalking, or violation of a protective order within the five (5) years preceding the date of submission of the application, or a felony charge of battery, assault, domestic battery or assault, telephone harassment, stalking, or violation of a protective order within the ten (10) years preceding the date of submission of the application.

(F) Any crime involving, or related to, firearms or other weapons.

(G) Any crime involving, or related to, a child or children, elderly persons, and/or other vulnerable persons.

(H) Any crime involving, or related to, prostitution, indecent exposure, obscene conduct, or other sexual conduct or activity.

(I) Any crime involving, or related to, drugs or illicit substances.

(4) The applicant is or at any time has been required by any law or legal order to register as a sex offender.

e. Appeal of the city clerk's issuance or denial of an application for a mobile sales unit license may be made by any person. Such appeal shall be made in writing, shall state the reasons for such appeal, and shall be delivered to the city clerk via U.S. mail or in person within fourteen (14) days of such issuance or denial. Upon receipt of such written appeal, the city clerk shall schedule a public hearing on the appeal at a city council meeting within thirty (30) days. Following a public hearing on the appeal, city council shall either affirm or reverse the city clerk's action and shall issue written findings supporting such decision. The city council's decision on such appeal shall be a final decision.

f. The city of Meridian mobile sales unit license shall include, on its face:

(1) The name of the individual licensed to operate or act as a mobile sales unit within the city under such license;

(2) A description of the goods and/or services that may be sold, traded, given away, offered, displayed, and/or delivered under such license;

(3) The hours, locations, and means at and by which the mobile sales unit is licensed to operate, travel, and/or conduct sales, trades, giveaways, offers, displays, and/or deliveries under such license; and

(4) The dates during which such license is valid. Unless earlier revoked, such license shall expire three hundred sixty five (365) days following the date of issuance.

g. A city of Meridian mobile sales unit license shall not be required for:

(1) First amendment activity on public or private property.

(2) A mobile sales unit that is invited to the premises or place at which goods and/or services are sold, traded, given away, offered, displayed, or delivered, where such invitation is extended by the occupant or owner of such premises or place. Such invitation may be extended explicitly by such occupant or owner, or may be extended implicitly by such occupant or owner by such occupant's or owner's transaction of business with such mobile sales unit within the previous three hundred sixty five (365) days. Such invitation may be revoked by such occupant or owner by explicit communication only, and shall be effective immediately, whether conveyed orally or in writing.

(3) Any sale, trade, gift, offer, or display required by court order or by law.

(4) The occasional sale by local school students of admission to a function of their school or of goods or services in support of a school program.

h. The city clerk may revoke a mobile sales unit license where:

(1) A term or condition of the license is violated by the licensee.

(2) In the course of operating or acting as a mobile sales unit, the licensee violates a provision of this section or of any other local, state, or federal law.

(3) It is found, after issuance of such license, that it was issued pursuant to falsified, inaccurate, or incomplete information on the application.

(4) The licensee is convicted of:

- (A) Reckless driving, eluding a police officer, racing, and/or driving under the influence of alcohol, except that such conviction shall not be grounds for revocation where the applicant is not approved to operate a motor vehicle while operating or acting as a mobile sales unit.
  - (B) Any charge involving theft or fraud.
  - (C) Battery, assault, domestic battery or assault, telephone harassment, stalking, or violation of a protective order.
  - (D) Any crime involving, or related to, firearms or other weapons.
  - (E) Any crime involving, or related to, a child or children, elderly persons, and/or other vulnerable persons.
  - (F) Any crime involving, or related to, prostitution, indecent exposure, obscene conduct, or other sexual conduct or activity.
  - (G) Any crime involving, or related to, drugs or illicit substances.
- (5) The licensee is required by any law or legal order to register as a sex offender.

The city clerk shall notify the licensee of such revocation in writing, and shall mail such notice to the applicant at the mailing address set forth in the mobile sales unit license application. Such revocation shall be effective immediately upon mailing by the city clerk.

i. Appeal of the city clerk's revocation of an application of a mobile sales unit license may be made by the licensee. Such appeal shall be made in writing, shall state the reasons for such appeal, and shall be delivered to the city clerk via U.S. mail or in person within fourteen (14) days of such revocation. Upon receipt of such appeal, the city clerk shall schedule a public hearing on the appeal at a city council meeting within thirty (30) days. The city council's decision on such appeal shall be a final decision.

**B. Time Of Operation Of Mobile Sales Units:**

1. It shall be unlawful for any person to operate or act as a mobile sales unit at a time of day that is outside the scope of a valid, current mobile sales unit license.
2. It shall be unlawful for any person to operate or act as a mobile sales unit upon a date that is outside the scope of a valid, current mobile sales unit license.

**C. Place Of Operation Of Mobile Sales Units:**

1. It shall be unlawful for any person to operate or act as a mobile sales unit at a location that is outside the scope of a valid, current mobile sales unit license.
2. It shall be unlawful for any person to park any vehicle or mode of conveyance utilized in the operation or activity of a mobile sales unit in violation of any generally applicable provision of this code or local, state, or federal law.
3. It shall be unlawful for any person to operate or act as a mobile sales unit or allow such operation or activity in any area of the city or in any manner prohibited by the Meridian unified development code.
4. It shall be unlawful for any person to operate or act as a mobile sales unit or allow such operation or activity in or on any city building, or city property other than a city park, without the prior written or recorded consent of city council.

**D. Manner Of Operation Of Mobile Sales Units:**

1. It shall be unlawful for any person to operate or act as a mobile sales unit if any required license, permit, and/or certification required for such operation or activity is expired or is not valid and current for any reason.
2. If the mobile sales unit is or utilizes a motor vehicle or other mode of transportation, a valid and current mobile sales unit license shall be exhibited in a conspicuous place on such vehicle or other mode of transportation at all times during such operation or activity. Otherwise, a valid and current mobile sales unit license shall be kept on the licensee's person at all times during such operation or activity and shall be exhibited at any time upon request of any person. It shall be unlawful for any person to operate or act as a mobile sales unit if a mobile sales unit license is not exhibited as required by this subsection.
3. It shall be unlawful for any person to operate or act as a mobile sales unit where such person is not specifically licensed under a valid, current mobile sales unit license.
4. It shall be unlawful for any person operating or acting as a mobile sales unit to sell, trade, give away; offer for sale, trade, or giveaway; display goods or services for the purpose of sale, trade, or giveaway; or deliver goods or services pursuant to such sale, trade, or giveaway goods or services that are outside the scope of a valid, current mobile sales unit license.
5. It shall be unlawful for any person operating or acting as mobile sales unit to operate a musical instrument or amplification device from such mobile sales unit where such music or sound is audible beyond fifty feet (50') of the source of such music or sound.
6. It shall be unlawful for any person operating or acting as a mobile sales unit to:
  - a. Misrepresent his or her purpose or affiliation.
  - b. Continue communications with a potential customer regarding a sale, trade, giveaway, or offer thereof after such customer has stated that he or she does not wish to participate in such transaction or further communicate with such mobile sales unit.
  - c. Represent the issuance of any license under this section as an endorsement or recommendation of such licensed activity.

Item #2.

. Penalty: A violation of any provision of this section shall be a misdemeanor, punishable by such fine and/or imprisonment as established by Idaho Code. In addition to such penalty, any person violating any provision of this section shall be subject to any and all other applicable administrative, criminal, and/or civil penalties. Each day upon which a violation of this section continues or occurs may be deemed a separate and distinct violation.

F. Enforcement: Peace officers shall be empowered to enforce the provisions of this section. An officer may call upon the services of the Planning, Fire, Parks or other appropriate City Departments to assist in the enforcement of the provisions of this section or in an investigation of a suspected violation thereof. (Ord. 10-1453, 8-17-2010)



# PUBLIC HEARING INFORMATION

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**Staff Contact:** Sonya Allen

**Meeting Date:** August 4, 2020

**Topic:** **Public Hearing Continued from July 7, 2020 for Villas at Twelve Oaks East (H-2020-0014) by Jim Jewett, Located at 115 S. Linder Rd.**

A. Request: Annexation of 6.63 acres of land with a TN-R zoning district.

B. Request: Modification to the Existing Development Agreement (Inst. #2016-095715) to include the subject property and proposed development plan in the agreement and removal of the provision requiring an 8-foot tall concrete fence to be constructed.

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## Information Resources:

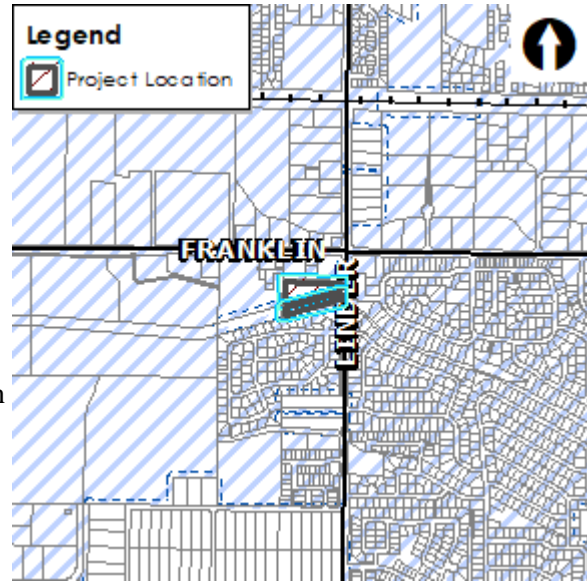
[Click Here for Application Materials](#)

[Click Here to Sign Up to Testify at the City Council Public Hearing](#)

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



HEARING DATE: August 4, 2020  
 DATE: *Continued from: July 7, 2020*  
 TO: Mayor & City Council  
 FROM: Sonya Allen, Associate Planner  
 208-884-5533  
 SUBJECT: H-2020-0014  
 Villas at Twelve Oaks East – MDA, AZ  
 LOCATION: 115 S. Linder Rd. in the NE ¼ of Section 14, Township 3N., Range 1W.



**I. PROJECT DESCRIPTION**

Annexation of 6.63 acres of land with a TN-R zoning district; and modification to the existing Development Agreement (Inst. #2016-095715) for the associated development to the west to include the subject property and proposed development plan in the agreement, and removal of the provision requiring an 8-foot tall concrete fence to be constructed.

**II. SUMMARY OF REPORT**

A. Project Summary

Description	Details	Page
Acreage	4.59	
Future Land Use Designation	Commercial	
Existing Land Use	Single-family residential (SFR) and agricultural	
Proposed Land Use(s)	Multi-family residential (MFR)	
Current Zoning	R1 in Ada County	
Proposed Zoning	TN-R (Traditional Neighborhood – Residential)	
Lots (# and type; bldg/common)	NA (property is not proposed to be subdivided)	
Phasing plan (# of phases)	1	
Number of Residential Units (type of units)	64 multi-family apartment units	
Density (gross & net)	13.94 gross/14.12 net	
Open Space (acres, total [%] / buffer / qualified)	1.59 of an acre (34.6%)	

Amenities	10' wide multi-use pathway	
Physical Features (waterways, hazards, flood plain, hillside)	The Ten Mile Creek runs along the southern boundary of this site	
Neighborhood meeting date; # of attendees:	October 17, 2019; 7 attendees	
History (previous approvals)	AZ-05-056 (Hark's Canyon Creek Subdivision DA Inst. #106180812); MDA-13-008 (1 <sup>st</sup> Addendum to DA Inst. 113103818); H-2016-0100 (2 <sup>nd</sup> Addendum to DA Inst. #2016-095715)	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	Yes	
• Requires ACHD Commission Action (yes/no)	No	
• Existing Conditions	Linder Rd. is improved with 2/3-travel lanes, between 32-33' of pavement, and no curb, gutter or sidewalk abutting this site. There is 55' of ROW for Linder Rd. (25' from centerline).	
• CIP/IFYWP	<p><b>Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):</b></p> <ul style="list-style-type: none"> <li>Linder Road is currently under construction to be widened to 5-lanes from Franklin Road to Pine Avenue.</li> <li>Linder Road is listed in the CIP to be widened to 5-lanes from Franklin Road to Overland Road between 2031 and 2035. This is to be a joint project with ITD.</li> <li>The intersection of Franklin Road and Linder Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2021 and 2025.</li> </ul>	

Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	One (1) 25' wide driveway access is proposed via S. Linder Rd., an arterial street	
Traffic Level of Service	Acceptable (Better than "E") – Franklin & Linder Roads	
Stub Street/Interconnectivity/Cross Access	A cross-access easement exists to this site from the property to the north. A driveway at the site's west boundary is proposed to be extended through the site to Linder Rd.	
Existing Road Network	None	
Existing Arterial Sidewalks / Buffers	None	
Proposed Road Improvements	None	

Fire Service		
• Distance to Fire Station	2.3 miles from Fire Stations #1	
• Fire Response Time	Falls within 5 minute response time	
• Resource Reliability	75% for Fire Station #1; does <i>not</i> meet the target goal of 80% or greater	
• Risk Identification	Risk factor of 2 – current resources would <i>not</i> be adequate to supply service to this project (see comments in Section VIII.C)	
• Accessibility	Project meets all required access, road widths and turnarounds	
• Special/resource needs	An aerial device is required; the closest truck company is 4 minutes travel time (under ideal conditions) – Fire Dept. can meet this need in the required timeframe.	
• Water Supply	Requires 1,500 gallons per minute for 2 hours; may be less if building is fully sprinklered, which all are proposed to be	
• Other Resources	NA	

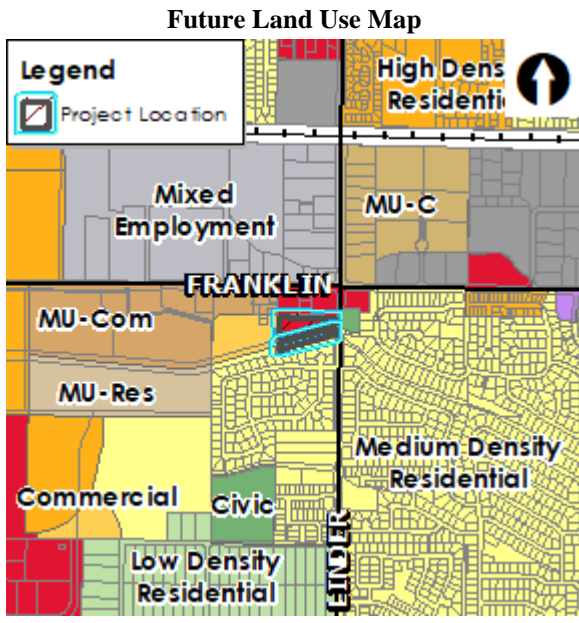
Police Service		
• Distance to Police Station	2.5 miles	
• Police Response Time	3:5 minutes	
• Calls for Service	577 within a mile of site (3/1/2019 – 2/29/2020)	
• Accessibility	No issues with the proposed access	
• Specialty/resource needs	No additional resources are required at this time; the PD already services the area	
• Crimes	67 within a mile of site (3/1/2020 – 2/29/2020)	
• Crashes	26 within a mile of site (3/1/2020 – 2/29/2020)	

West Ada School District				
1. Distance (elem, ms, hs)		<u>Enrollment</u>	<u>Capacity</u>	<u>Miles (Dev. to School)</u>
	Peregrine Elementary	562	650	.7
	Meridian Middle School	1192	1250	1.6
	Meridian High School	1965	2400	.7
2. Capacity of Schools				
3. # of Students Enrolled	Due to the abundant amount of growth in the area, West Ada is actively building new schools, and boundaries are always changing. These future students could potentially attend Pleasant View Elementary, and Owyhee High School.			
4. # of students predicted for this development	51			

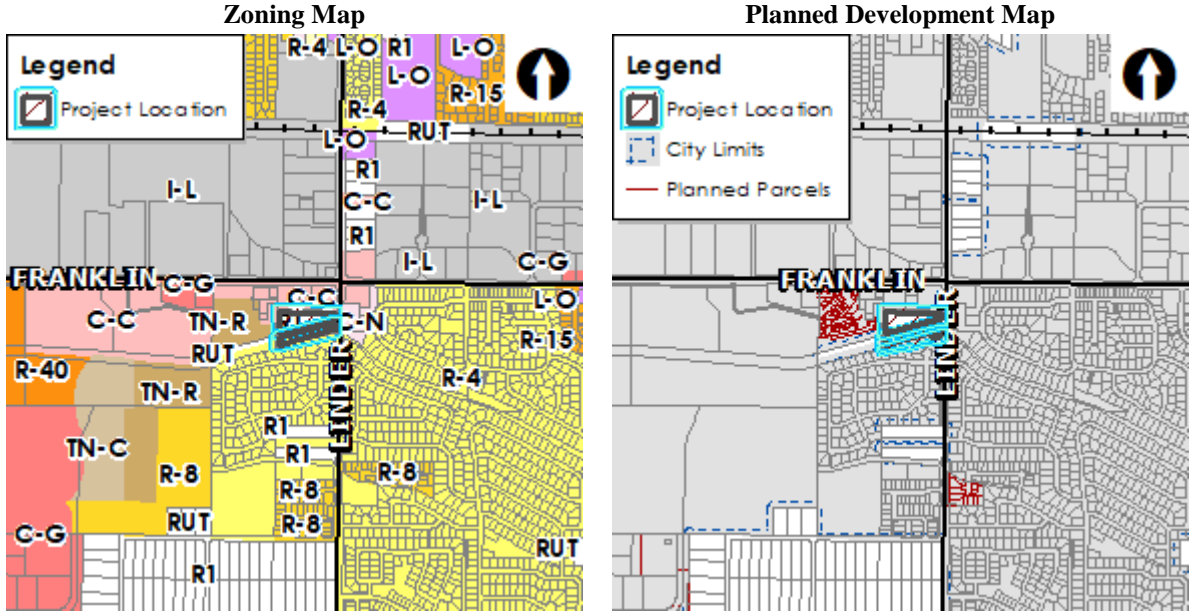
Wastewater		
• Distance to Sewer Services	Directly adjacent	
• Sewer Shed	Ten Mile Trunkshed	
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance	13.9	
• Project Consistent with WW Master Plan/Facility Plan	Yes	

<ul style="list-style-type: none"> <li>• Impacts/Concerns</li> </ul>	<p>Per the Sanitary Sewer Master Plan, this parcel is supposed to connect to sewer on the property to the north and ultimately to W. Franklin Rd. The current configuration has sewer going to the west. Under this configuration the sewage is pumped through two lift stations. It is unknown if the lift stations can handle the extra load. The City wants to avoid sending the waste to the west and through the lift stations. Please direct sewage to the north as shown in the master plan.</p>	
<b>Water</b>		
<ul style="list-style-type: none"> <li>• Distance to Water Services</li> </ul>	Directly adjacent	
<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>	None	

C. Project Maps







**III. APPLICANT INFORMATION**

- A. Applicant:  
Jim Jewett – 776 Riverside Dr., Ste. 204, Eagle, ID 83616
- B. Owner:  
Same as Applicant
- C. Representative:  
Josh Beach, Sawtooth Land Surveying – 2030 S. Washington Ave., Emmett, ID 83617

**IV. NOTICING**

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	5/15/2020	6/19/2020
Radius notification mailed to property owners within 300 feet	5/13/2020	6/16/2020
Public hearing notice sign posted on site	5/20/2020	6/25/2020
Nextdoor posting	5/13/2020	6/16/2020

## V. COMPREHENSIVE PLAN ANALYSIS

### LAND USE:

This property is designated Commercial on the Future Land Use Map in the [Comprehensive Plan](#) .

The Commercial designation will provide a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases, but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities.

The proposed high density multi-family development will provide housing options in close proximity to the rapidly developing Ten Mile area where employment uses are planned to develop. The proposed project is an extension of the Villas at Twelve Oaks project to the west and will share amenities and common open space. A segment of the City's multi-use pathway system is planned along the southern boundary of the site adjacent to the Ten Mile Creek which will provide a pedestrian connection from Linder Rd. to the west to the future employment uses in the Ten Mile 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 high density multi-family apartment units will contribute to the variety of residential categories in the City and in close proximity to the Ten Mile area 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.*

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

*Only one housing type (i.e. mutli-family apartments) is proposed in this development which contributes to the variety of housing types in this area. In the abutting Villas at Twelve Oaks project, duplex style and 8- and 12-plex multi-family apartments were approved.*

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

*The proposed multi-family residential use and site design should be compatible with multi-family uses to the west, commercial uses to the north and single-family residential uses to the east across Linder Rd.*

- “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 proposed to be provided to and though this development in accord with current City plans.*

- “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.*

- “Annex lands into the corporate boundaries of the City only when the annexation proposal conforms to the City’s vision and the necessary extension of public services and infrastructure is provided.” (3.03.03)

*The proposed development plan is consistent with the City’s vision in terms that multi-family residential uses are proposed which are an allowed use in the Commercial FLUM designation. Public services and infrastructure are proposed to be provided.*

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

## VI. STAFF ANALYSIS

### A. ANNEXATION & ZONING

The Applicant requests annexation of 6.63 acres of land with a TN-R (Traditional Neighborhood – Residential) zoning district. A conceptual site plan and building elevations were submitted showing how the property is planned to develop with 65 multi-family apartment units; this project is planned to be an extension of the multi-family project (Villas at Twelve Oaks) in the development process on the adjacent property to the west (see Section VIII.C, D).

Multi-family developments are listed as a principal permitted use in the TN-R district per UDC Table 11-2D-2. All future development is subject to the dimensional standards listed in UDC Table 11-2D-6 for the TN-R zoning district. There is an existing home on the site that is proposed to be retained and used as an additional rental/manager’s unit.

The site plan depicts access to the proposed development via the extension of a driveway at the west boundary of the site and via S. Linder Rd. A non-exclusive vehicular/pedestrian ingress-egress easement (Inst. 113099953) exists to this site from the property to the north that is located approximately 145.3 feet from the west end of the concrete fence along the north boundary; there is an existing 8-foot tall concrete wall constructed on the property line that prevents access between the properties. **To facilitate connectivity between the residential project and the abutting commercial development, the Applicant should remove a small section of the wall (up to 24.5 feet in width as allowed by the easement) to allow for a pedestrian connection to be provided as a provision of the amended Development Agreement (DA).**

**Because this property is proposed to be included as part of the multi-family development to the west, the overall common open space and site amenities should comply with the minimum standards listed in UDC 11-3G-3 and 11-4-3-27. Staff has verified the overall common open space and site amenities exceed the minimum UDC standards. To ensure common open space and site amenities are shared between the two sites, Staff recommends a DA provision is included requiring such.**

The Pathways Master Plan depicts a segment of the City’s regional pathway on this site along the north side of the Ten Mile Creek and along the west side of S. Linder Rd. The pathway along the creek is planned to eventually provide a pedestrian connection between Linder and Ten Mile Roads. With the original Twelve Oaks project to the west, a pedestrian bridge was required to be constructed across the creek for a connection from the residential neighborhood (Whitestone Estate Subdivision) to the south to the north to Franklin Rd. Because the Pathways Plan at that time didn’t depict an east/west pathway along the creek, a pathway was not required between the east and west boundaries. **In order to facilitate**

**an east/west pathway connection between Linder and Ten Mile Roads and the Ten Mile area, Staff recommends a 10-foot wide pathway is constructed on the overall Twelve Oaks project in accord with the Plan as a provision of the amended DA.**

With development, a minimum 25-foot wide street buffer is required to be constructed along Linder Rd., landscaped per the standards listed in UDC 11-3B-7C. **Typically, a detached sidewalk would be required within the street buffer along Linder Rd., an arterial street, per UDC 11-3A-17; however, because a segment of the City's multi-use pathway is planned from the creek to the north, Staff recommends a detached 10-foot wide concrete pathway is constructed in lieu of a sidewalk in this location. The sidewalk south of the creek along Linder Rd. may be constructed in the future with the bridge widening project; ACHD is requiring a road trust for those improvements.**

Conceptual building elevations were submitted that are the same as those being constructed in the original Villas at Twelve Oaks development; no changes are proposed to the elevations in the DA (see Section VIII.D). All future structures are required to comply with the design standards listed in the Architectural Standards Manual. Detailed review of the elevations for compliance with these standards will take place with the Certificate of Zoning Compliance and Design Review application prior to application for building permits.

Based on the analysis above in Section V, Staff is of the opinion the requested annexation with the TN-R zoning and proposed development is consistent with the Commercial FLUM designation for this site and uses desired in this area.

The proposed annexation area is contiguous to City annexed property and is within the Area of City Impact Boundary. A legal description and exhibit map for the annexation area is included in Section VIII.A. Additional land on the north side of the creek on the adjacent Villas at Twelve Oaks property to the west that was inadvertently not included in the previous annexation boundary legal description is included in the proposed annexation boundary to clean up the zoning in this area.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. Because a DA exists on the associated project to the west, the Applicant proposes to amend that agreement to include the subject property rather than enter into a new agreement just for this property (see analysis below). **Staff recommends additional provisions are included in the amended DA as mentioned above as a provision of annexation of this property.**

#### **B. DEVELOPMENT AGREEMENT MODIFICATION**

A modification to the existing Development Agreement (Inst. #2016-095715) is proposed to include the subject property and proposed overall conceptual development plan in the agreement, and removal of the provision requiring an 8-foot tall concrete fence to be constructed (provision #6.1.9.). A legal description for the overall property proposed to be included in the DA is attached in Section VIII.B.

The concrete fence/wall was previously required along the east boundary of the original Villas at Twelve Oaks multi-family project to buffer the previous rural residential use on the property proposed to be annexed with this application. Because the residential property is now owned by the same developer as the adjacent project, a fence/wall is no longer needed as a buffer as the project is proposed to be integrated as one development with shared common areas and amenities.

Staff is in favor of the proposed modification to the DA with the added provisions noted in Section VI.A.

### **VII. DECISION**

#### **A. Staff:**

Staff recommends approval of the proposed Annexation & Zoning and amendment to the Development Agreement per the provisions in Section VIII in accord with the Findings in Section IX.

- B. The Meridian Planning & Zoning Commission heard this item on June 4, 2020. At the public hearing, the Commission moved to recommend approval of the subject AZ request.
1. Summary of Commission public hearing:
    - a. In favor: Josh Beach, Sawtooth Land Surveying (Applicant's Representative)
    - b. In opposition: None
    - c. Commenting: Chad Heron
    - d. Written testimony: Josh Beach, Applicant's Representative
    - e. Staff presenting application: Sonya Allen
    - f. Other Staff commenting on application: None
  2. Key issue(s) of public testimony:
    - a. The Applicant is in agreement with the staff report except for condition #B.1.2, which requires sewer to connect to the north in accord with the Master Plan rather than to the west as proposed - *The Public Works Department has re-evaluated the applicant's proposed sanitary sewer routing, as well as previous email correspondence with the applicant on the topic of routing, and finds that the current proposal is acceptable. Therefore, staff recommends the following language to replace that currently in condition #B.1.2: "The applicant shall be responsible to determine whether adequate capacity exists in the receiving sewer system, including two lift stations, to accept the additional flow from this development. If upgrades are necessary, the applicant shall be responsible for all costs associated with said upgrades."*
    - b. Concern pertaining to traffic in regard to the amount of accesses via Linder Rd. in this area combined with not enough access/interconnectivity in the adjacent development to the south (Whitestone Estates) with only one way in and one way out.
  3. Key issue(s) of discussion by Commission:
    - a. In favor of the proposed 2-story (rather than 3-story) structures as they're more compatible with adjacent residential and commercial structures; the inclusion of this site in the adjacent development and common open space & site amenities proposed for the overall development; parking in excess of UDC standards; and provision of a pedestrian connection to the north.
  4. Commission change(s) to Staff recommendation:
    - a. Modification to condition #B.1.2 in Section IX as requested by the Applicant with the language recommended by Staff.
  5. Outstanding issue(s) for City Council:
    - a. None
- C. The Meridian City Council heard these items on July 7, 2020.
1. Summary of the City Council public hearing:
    - a. In favor: Jim Jewett, Applicant
    - b. In opposition: None
    - c. Commenting: None
    - d. Written testimony: None
    - e. Staff presenting application: Sonya Allen
    - f. Other Staff commenting on application: Clint Dolsby
  2. Key issue(s) of public testimony:
    - a. None
  3. Key issue(s) of discussion by City Council:
    - a. Clarification of condition #B.1.2 that the Public Work's Dept. should make the determination if upgrades are necessary to the receiving sewer system based on the Applicant's findings (and Public Work's concurrence with their findings) on whether adequate capacity exists in the system;


- b. The retention of the existing home as a rental or manager's unit – preference for it to be removed as it's not aesthetically consistent with the rest of the development and replaced with common area with an amenity and/or parking;
- c. Desire for commercial uses to be developed in whole on the property or along just the frontage of Linder Rd. where the existing home is located.
- 4. City Council change(s) to Commission recommendation:
  - a. Clarification of condition #B.1.2 in Section IX to include that Public Works will review the Applicant's analysis for concurrence prior to acceptance of the plan.

Council asked the applicant to consider commercial uses on a portion of the development and to come back to City Council on Aug. 4<sup>th</sup> to discuss.



VIII. EXHIBITS

A. Annexation & Zoning Legal Description and Exhibit Map



**Sawtooth**  
Land Surveying, LLC

## Sawtooth Land Surveying, LLC

---

2030 S. Washington Ave. Emmett, ID 83617 F: (208) 398-8104 F: (208) 398-8106	1044 Northwest Blvd., Ste. G Coeur d'Alene, ID 83814 F: (208) 714-4844 F: (208) 292-4463	141 1 <sup>st</sup> Avenue East Jerome, ID 83338 F: (208) 329-8303 F: (208) 324-3821
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March 4, 2020  
Annexation Legal Description

**BASIS OF BEARING** for this description is South 89°13'17" East between a 5/8" rebar marking the N1/4 corner of Section 14 and a brass cap marking the section corner common to Sections 11, 12, 13 and 14, both in T 3 N., R. 1 W., B.M., Ada County, Idaho.

A parcel of land being a portion of Lot 6, Block 1 of Van Hees Subdivision as shown in Book 12 of Plats, at Page 688, Ada County Records and a portion of the Ten Mile Drain, located in the NE1/4 of the NE1/4 of Section 14, T. 3 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows:

**COMMENCING** at a 5/8" rebar cap marking the N1/4 corner of said Section 14;

Thence South 89°13'17" East, coincident with the north line of the NE1/4 of the NE1/4 of said Section 14, a distance of 1993.41 feet;

Thence South 0°33'43" West, coincident with the west line of Lot 1, Block 1, of said Van Hees Subdivision, 296.60 feet to the NW corner of said Lot 6, Block 1, of Van Hees Subdivision and the **POINT OF BEGINNING**;

Thence South 89°13'17" East, coincident with the north line of said Lot 6, Block 1, of Van Hess Subdivision, 664.51 feet to the centerline of S. Linder Road;

Thence South 0°33'08" West, coincident with said centerline of S. Linder Road, 233.15 feet;

Thence North 89°26'52" West 24.99 feet;

Thence 37.45 feet along arc of said curve and coincident with said south bank of the Ten Mile Drain, having radius of 76.40 feet, a central angle of 28°04'59", subtended by a chord bearing, South 89°18'15" West, 37.07 feet;

Thence South 75°15'46" West, coincident with the north line of Whitestone Estates Subdivision, 624.62 feet to a 5/8" rebar PLS 972;

Thence South 75°07'43" West, coincident with said north line of Whitestone Estates Subdivision, 689.45 feet;

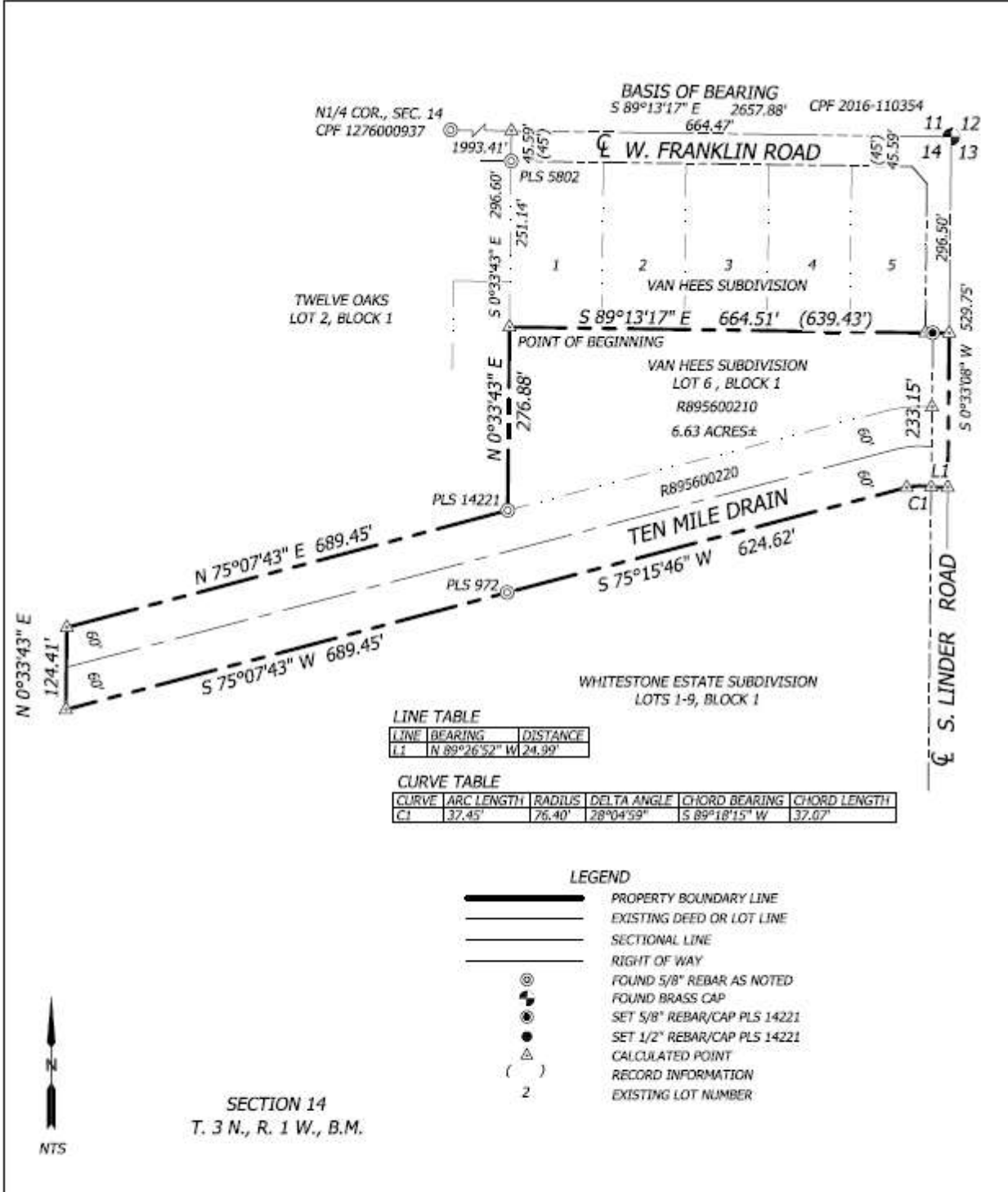
Thence North 0°33'43" East, 124.41 feet;

Thence North 75°07'43" East, 689.45 feet;

Thence North 0°33'43" East, 276.88 feet to the **POINT OF BEGINING**;

The above described parcel contains 6.63 acres, more or less.

Page | 1 P:\2019\19393-TWELVE OAKS EXPANSION\Survey\Drawings\Descriptions\19393 annexation legal REV 1.docx



PROJECT: <b>VILLAS AT TWELVE OAKS ANNEXATION EXHIBIT MERIDIAN, IDAHO</b>	OWNER/DEVELOPER: OPEN DOOR RENTALS LLC	2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 19393-EX
	DATE: 3/4/2020		PROJECT# 19393
			SHEET 1 OF 1



B. Legal Description & Exhibit Map for Property to be Included in Amended Development Agreement



Sawtooth Land Surveying, LLC

2030 S. Washington Ave.  
Emmett, ID 83617  
P: (208) 398-8104  
F: (208) 398-8105

1044 Northwest Blvd., Ste. G  
Coeur d'Alene, ID 83814  
P: (208) 714-4544  
F: (208) 292-4453

141 1<sup>st</sup> Avenue East  
Jerome, ID 83338  
P: (208) 329-5303  
F: (208) 324-3821

March 12, 2020  
Development Legal Description

**BASIS OF BEARING** for this description is South 89°13'17" East between an aluminum cap marking the N1/4 corner of Section 14 and a brass cap marking the section corner common to Sections 11, 12, 13 and 14, located in T. 3 N., R. 1 W., B.M., Ada County, Idaho.

A parcel of land being Lots 1 and 2, Block 1 of Twelve Oaks Subdivision as shown in Book 108 of Plats, at Page 15179 and a portion of Lot 6, Block 1 of Van Hees Subdivision as shown in Book 12 of Plats, at Page 688, Ada County Records and a portion of the Ten Mile Drain, located in the NE1/4 of the NE1/4 of Section 14, T. 3 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows:

**COMMENCING** at an aluminum cap marking the N1/4 corner of said Section 14;

Thence South 89°13'17" East, coincident with the north line of said NE1/4 of Section 14, a distance of 1328.94 feet; to E 1/16 corner of said Section 14;

Thence South 0°34'42" West, 48.00 feet to the NW corner of said Lot 2, Block 1, Twelve Oaks Villas Subdivision and the **POINT OF BEGINNING**;

Thence South 89°13'17" East, coincident with the north line of said Lot 1 and 2 of Block 1, Twelve Oaks Subdivision, a distance of 556.16 feet;

Thence North 89°30'20" East, 108.33 feet to a 5/8" rebar PLS 5802 marking the Northeast corner of said Lot 1, Block 1, Twelve Oaks Subdivision;

Thence South 0°33'41" West, coincident with the east line of said Lot 1, Block 1, Twelve Oaks Subdivision, a distance of 250.17 feet to a 5/8" rebar PLS 14221;

Thence South 89°13'17" East, coincident with the north line of Lot 6, Van Hees Subdivision, 639.51 feet to a 5/8" rebar PLS 14221;

Thence South 0°33'08" West, 233.25 feet to the south right of way of Ten Mile Drain and the beginning of a non-tangent curve to the left;

Thence 37.45 feet along arc of said curve, coincident with said south right of way of Ten Mile Drain, having radius of 76.40 feet, a central angle of 28°04'59", subtended by a chord bearing South 89°18'15" West, 37.07 feet;

Thence South 75°15'46" West, coincident with said south right of way of Ten Mile Drain, 624.62 feet to a 5/8" rebar PLS 972;

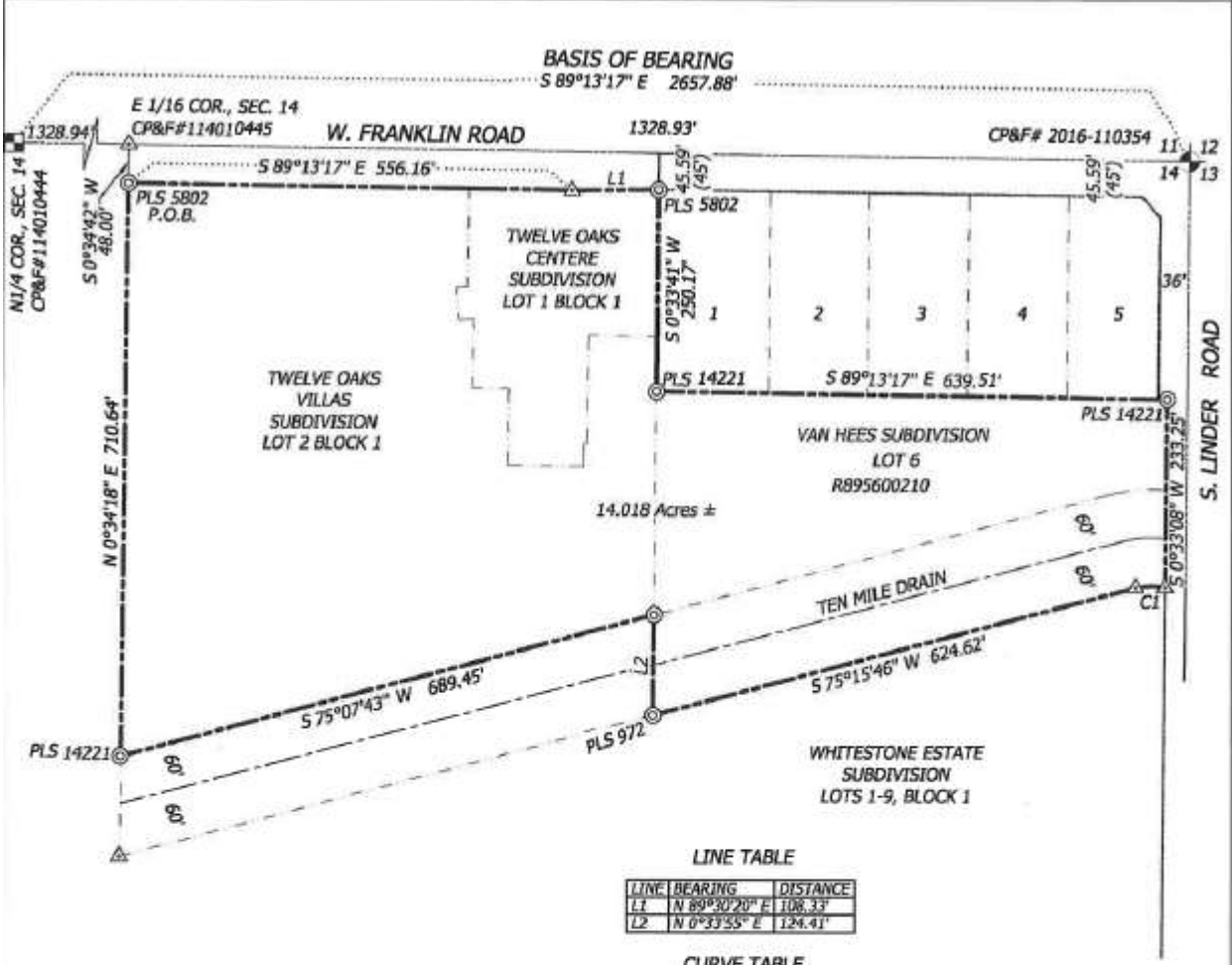
Thence North 0°33'55" East, 124.41 feet to a 5/8" rebar PLS 14221;

Thence South 75°07'43" West, coincident with said south right of way of Ten Mile Drain, 689.45 feet;

Thence North 0°34'18" East, 710.64 feet to the **POINT OF BEGINNING**.

The above described parcel contains 14.018 acres, more or less.





LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°30'20" E	108.33'
L2	N 0°33'55" E	124.41'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	76.40'	37.45'	37.07'	S 89°18'15" W	28°04'59"

LEGEND

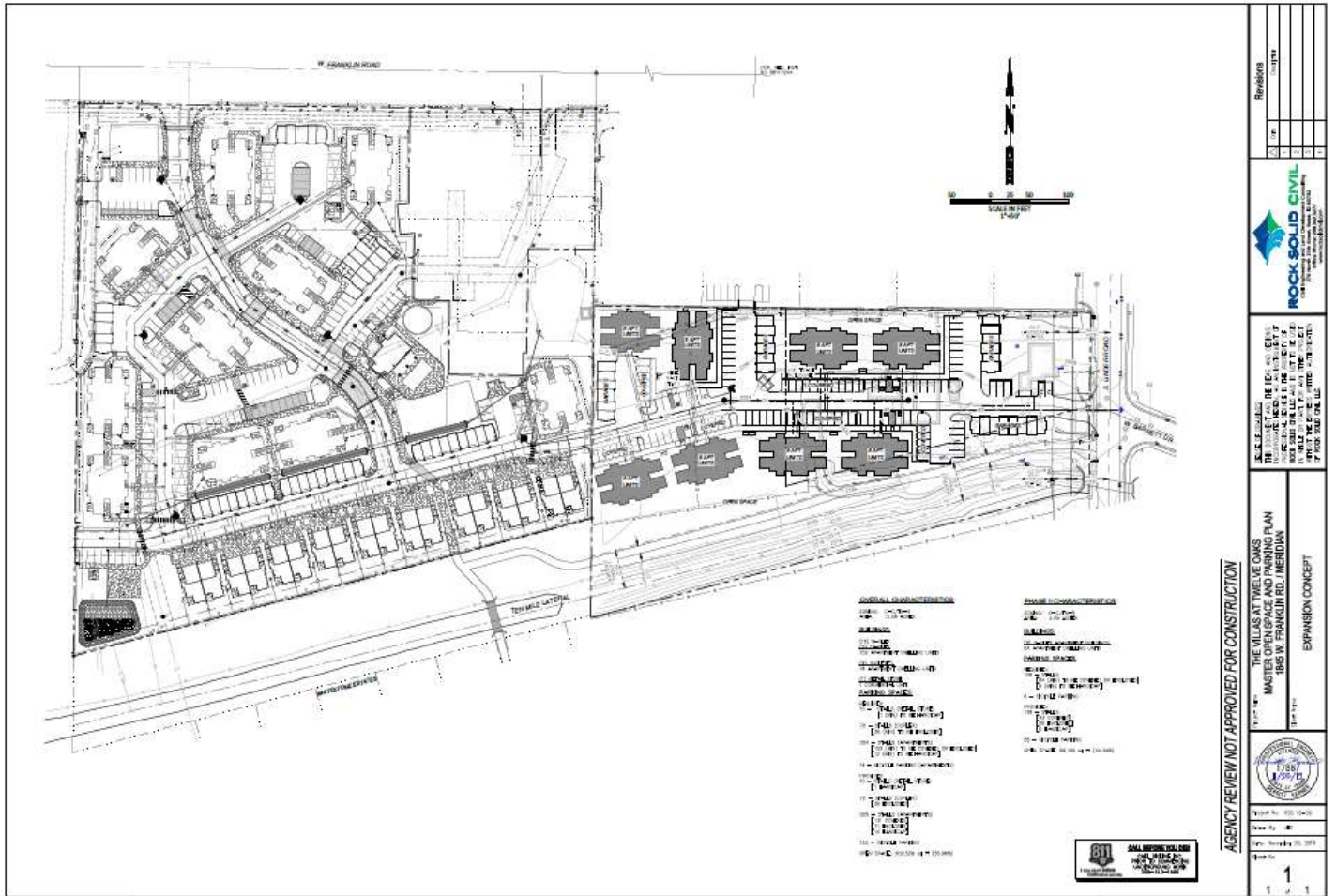
- PROPERTY BOUNDARY LINE
- - - EXISTING DEED OR LOT LINE
- SECTIONAL LINE
- RIGHT OF WAY
- ⊙ FOUND 5/8" REBAR AS NOTED
- ⊙ FOUND BRASS CAP
- ⊙ FOUND ALUMINUM CAP MONUMENT
- ⊙ SET 5/8" REBAR/CAP PLS 14221
- ⊙ SET 1/2" REBAR/CAP PLS 14221
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- 2 EXISTING LOT NUMBER



SECTION 14  
T. 3 N., R. 1 W., B.M.

<b>PROJECT:</b> TWELVE OAKS DEVELOPMENT AGREEMENT BOUNDARY EXHIBIT MERIDIAN, IDAHO	<b>OWNER/DEVELOPER:</b> OPEN DOOR RENTALS LLC	2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	<b>DWG #</b> 19393-EX
	<b>DATE:</b> 4/13/2020		<b>PROJECT #</b> 19393
			<b>SHEET</b> 1 OF 1

C. Overall Conceptual Site Plan to be Included in Amended Development Agreement (dated: 11/25/19)



Revisions

NO. DATE

1 11/25/19

ROCK SOLID CIVIL  
 1000 W. 11th Street, Suite 100  
 Fort Worth, TX 76102  
 Phone: 817.635.1234  
 Fax: 817.635.1235  
 www.rocksolidcivil.com

THE VILLAGES AT TWELVE OAKS  
 MASTER OPEN SPACE AND PARKING PLAN  
 SUBMITTED FOR REVIEW  
 BY: ROCK SOLID CIVIL, INC.  
 DATE: 11/25/19

AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

1



D. Conceptual Building Elevations & Floor Plans (dated: 5/6/16)



CONCEPTUAL DESIGN DRAWINGS 5.6.16

1 TYPICAL SIDE ELEVATION (TYPE 2 & 3)

2 TYPICAL FRONT ELEVATION (TYPE 1, 2 & 3)

3 TYPICAL SIDE ELEVATION (TYPE 1)

**The Villas at Twelve Oaks**  
Private Club | 12000 Oaks Blvd

EXT. ELEVS. TYPE 1, 2 & 3
DATE
BY
REV
<b>A6.1</b>



1 TYPICAL SIDE ELEVATION (TYPE 4)



3 TYPICAL SIDE ELEVATION (TYPE 5)

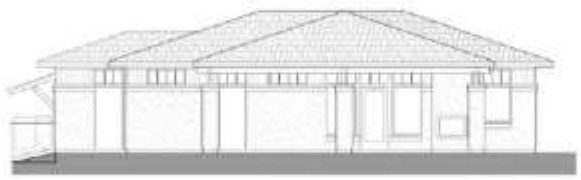


2 TYPICAL FRONT ELEVATION (TYPE 4 & 5)

ENGINEER'S SEAL  
 PROJECT TITLE  
 PROJECT NO.  
 SHEET NO.  
 DATE  
 EXT. ELEV.  
 TYPE 4 & 5  
 A6.2



1 FRONT ELEVATION (WEST)



2 REAR ELEVATION (EAST)



3 SIDE ELEVATION (NORTH)



4 SIDE ELEVATION (SOUTH)

ENGINEER'S SEAL  
 PROJECT TITLE  
 PROJECT NO.  
 SHEET NO.  
 DATE  
 EXT. ELEV.  
 CLUBHOUSE  
 A6.61

CONCEPTUAL DESIGN DRAWINGS 5.6.16



1 FRONT ELEVATION (DUPLEX D1, D4, & D7)



2 REAR ELEVATION (DUPLEX D1, D4, & D7)



4 SIDE ELEVATION (DUPLEX D1, D4, & D7)



3 SIDE ELEVATION (DUPLEX D1, D4, & D7)

**LINDGREN LARSEN ARCHITECTURE**

**The Villas at Twelve Oaks**  
Franklin Road - Meridian, Idaho 83442

DATE: 02/04/16

NO.	DATE	DESCRIPTION

EXT. ELEV. DUPLEX (D1, D4 & D7)

DATE: 02/04/16

SCALE: AS NOTED

**A6.71**

CONCEPTUAL DESIGN DRAWINGS 5.6.16



1 FRONT ELEVATION (DUPLEX D2, D5 & D8)



2 REAR ELEVATION (DUPLEX D2, D5 & D8)



4 SIDE ELEVATION (DUPLEX D2, D5 & D8)



3 SIDE ELEVATION (DUPLEX D2, D5 & D8)

**LINDGREN LARSEN ARCHITECTURE**

**The Villas at Twelve Oaks**  
Franklin Road - Meridian, Idaho 83442

DATE: 02/04/16

NO.	DATE	DESCRIPTION

EXT. ELEV. DUPLEX (D2, D5 & D8)

DATE: 02/04/16

SCALE: AS NOTED

**A6.72**

CONCEPTUAL DESIGN DRAWINGS 5.6.16



1 FRONT ELEVATION (DUPLEX D3, D6 & D9)



2 REAR ELEVATION (DUPLEX D3, D6 & D9)



4 SIDE ELEVATION (DUPLEX D3, D6 & D9)



3 SIDE ELEVATION (DUPLEX D3, D6 & D9)

**LINDOGEN LABRIE ARCHITECTURE**

**The Villas at Twelve Oaks**  
Franklin Road - Meridian, Idaho 83642

NO.	DATE	REVISION

EXT. ELEV. DUPLEX (D3, D6 & D9)

PROJECT: VILLAS AT TWELVE OAKS

DATE: 05/16/16

SCALE: AS NOTED

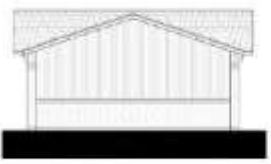
DATE: 05/16/16

**A6.73**

CONCEPTUAL DESIGN DRAWINGS 5.6.16



2 VISIBLE SIDE ELEVATION



1 NON VISIBLE SIDE ELEVATION



3 FRONT ELEVATION



4 REAR ELEVATION

**LINDOGEN LABRIE ARCHITECTURE**

**The Villas at Twelve Oaks**  
Franklin Road - Meridian, Idaho 83642

NO.	DATE	REVISION

EXT. ELEV. GARAGE 6

PROJECT: VILLAS AT TWELVE OAKS

DATE: 05/16/16

SCALE: AS NOTED

DATE: 05/16/16

**A6.81**

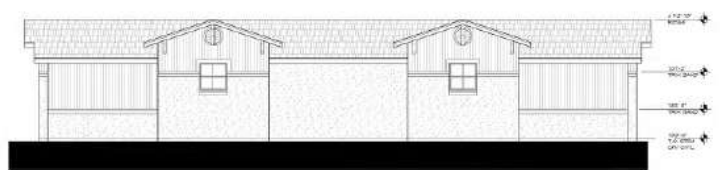
CONCEPTUAL DESIGN DRAWINGS 5.6.16



1 TYPICAL SIDE ELEVATION



2 FRONT ELEVATION



3 REAR ELEVATION



LINDGREN-LASRIE  
ARCHITECTS

The Villas at Twelve Oaks  
Franklin Road - Meriden, Idaho 83442

NO.	DATE	ISSUES

EXT. ELEV.  
GARAGE 5

PROJECT:  
LOCATION: WLEBO  
DATE: AS NOTED  
SCALE: 1/8" = 1'-0"  
DATE: 11/14

A6.82

CONCEPTUAL DESIGN DRAWINGS 5.6.16



1 FRONT ELEVATION



2 REAR ELEVATION



4 SIDE ELEVATION



3 SIDE ELEVATION



LINDGREN-LASRIE  
ARCHITECTS

The Villas at Twelve Oaks  
Franklin Road - Meriden, Idaho 83442

NO.	DATE	ISSUES

EXT. ELEV.  
GARAGE 05

PROJECT:  
LOCATION: WLEBO  
DATE: AS NOTED  
SCALE: 1/8" = 1'-0"  
DATE: 11/14

A6.83



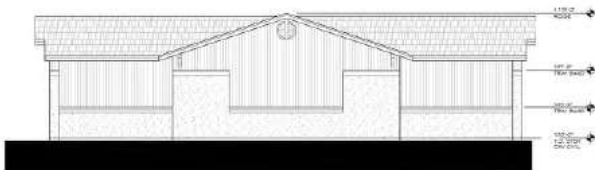
CONCEPTUAL DESIGN DRAWINGS 5.6.16



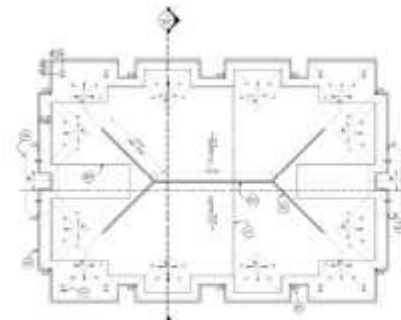
1 SIDE ELEVATION  
1/4" = 1'-0"



3 FRONT ELEVATION  
1/4" = 1'-0"



4 REAR ELEVATION  
1/4" = 1'-0"



3 ROOF PLAN - TYPE 1  
1/8" = 1'-0"



1 FIRST FLOOR PLAN - TYPE 1  
1/8" = 1'-0"



2 SECOND FLOOR PLAN - TYPE 1  
1/8" = 1'-0"

**LINDGREN LARRIE ARCHITECTURE**

**The Villas at Twelve Oaks**  
Franklin Road - Meridian, Idaho 83642

NO.	DATE	REVISION

EXT. ELEV. GARAGE 4

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

**A6.84**

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE NOTED.
3. ALL FINISHES SHALL BE AS NOTED.
4. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

**LEGEND**

- 1. EXTERIOR WALL FINISH
- 2. INTERIOR WALL FINISH
- 3. CEILING FINISH
- 4. FLOOR FINISH
- 5. ROOF FINISH

**SHEET NOTES**

1. THIS SHEET IS A CONCEPTUAL DESIGN DRAWING AND IS NOT TO BE USED FOR PERMITS OR CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE NOTED.
3. ALL FINISHES SHALL BE AS NOTED.
4. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

**LINDGREN LARRIE ARCHITECTURE**

**The Villas at Twelve Oaks**  
Franklin Road - Meridian, Idaho 83642

NO.	DATE	REVISION

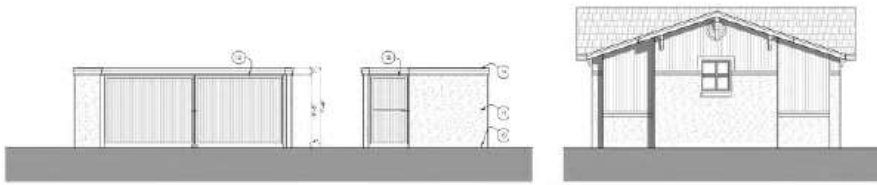
FLOOR & ROOF PLANS TYPE 1

SCALE: 1/8" = 1'-0"

**A2.1**



Item #3.

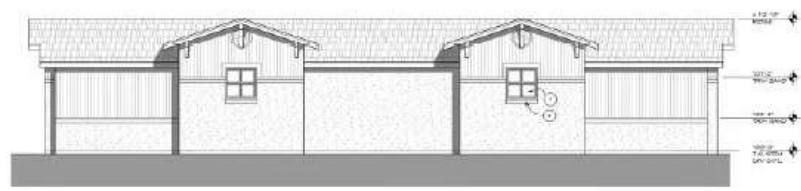


- 1. ARCHITECTURAL COMPOSITE SHINGLE ROOFING
- 2. PAINTED METAL, GUTTER, EAVES, AND SOFFIT PANELS
- 3. PAINTED WOOD SIDING
- 4. BRICKY BRICK FINISH
- 5. PAINTED BRICKY BRICK FINISH
- 6. PAINTED BRICKY BRICK FINISH
- 7. PAINTED BRICKY BRICK FINISH
- 8. PAINTED BRICKY BRICK FINISH
- 9. PAINTED BRICKY BRICK FINISH
- 10. PAINTED BRICKY BRICK FINISH
- 11. PAINTED BRICKY BRICK FINISH

1 TYPICAL SIDE ELEVATION  
1/4" = 1'-0"



2 FRONT ELEVATION  
1/4" = 1'-0"



3 REAR ELEVATION  
1/4" = 1'-0"



LINDGREN-LABRIE  
ARCHITECTURE

The Villas at Twelve Oaks  
Franklin Road - Meridian, Idaho 83642

NO.	DATE	REVISION

EXT. ELEV.  
GARAGE 5

DESIGNED BY: NLS/SL  
CHECKED BY: DE SAAR 12/10  
DATE: AS NOTED  
SCALE: 1/4" = 1'-0"  
DATE: 11/10/10

**A6.82**



E. Proposed Amendments to Existing Development Agreement

*Staff's recommended amendments are noted in underline text.*

- ~~6.1.9~~ ~~An 8 foot tall concrete fence is required to be constructed along the east boundary of the site adjacent to the Roam property (Parcel No. R8956000200) to match the existing fence along the north boundary of the Roam property.~~
- 6.1.9 A pedestrian connection shall be provided between the Villas at Twelve Oaks East property and the commercial property to the north (i.e. Van Hees Subdivision) as facilitated by the previously recorded access easement in the location and width specified in the easement (Inst. #113099953).
- 6.1.10 A 10-foot wide multi-use pathway shall be constructed along the north side of the Ten Mile Creek and a detached 10-foot wide multi-use pathway shall be constructed along the west side of S. Linder Rd. in accord with the Pathways Master Plan prior to issuance of the first Certificate of Occupancy within the Villas at Twelve Oaks East portion of the development.
- 6.1.11 A 14-foot wide public pedestrian easement shall be submitted to the Planning Division for the multi-use pathways on the site prior to issuance of the first Certificate of Occupancy within the Villas at Twelve Oaks East portion of the development.
- 6.1.12 The common open space and site amenities shall be shared between the Villas at Twelve Oaks and the Villas at Twelve Oaks East developments.

## IX. CITY/AGENCY COMMENTS & CONDITIONS

### A. PLANNING DIVISION

1. The amended Development Agreement (DA) proposed by the Applicant, including new provisions recommended by Staff as a provision of annexation of this property, shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation.

### B. PUBLIC WORKS

#### 1. Site Specific Conditions of Approval

- 1.1 A street light plan will need to be included in the final plat or building permit application. Street light plan requirements are listed in section 6-7 of the City's Design Standards.
- 1.2 Per the Sanitary Sewer Master Plan, this parcel is supposed to connect to sewer on the property to the north and ultimately to W. Franklin Rd. The current configuration has sewer going to the west. Under this configuration the sewage is pumped through two lift stations. It is unknown if the lift stations can handle the extra load. The City wants to avoid sending the waste to the west and through the lift stations. Please direct sewage to the north as shown in the master plan. The applicant shall be responsible to determine whether adequate capacity exists in the receiving sewer system, including two lift stations, to accept the additional flow from this development. Public Works shall review the Applicant's analysis for concurrence prior to acceptance of the plan. If the Public Work's Dept. determines upgrades are necessary based on those findings, the applicant shall be responsible for all costs associated with said upgrades."

## 2. General Conditions of Approval

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
- 2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
- 2.6 All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
- 2.7 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Engineering Department at (208)898-5500 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources Contact Robert B. Whitney at (208)334-2190.
- 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
- 2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
- 2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.

- 2.11 All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
- 2.12 Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
- 2.13 It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.
- 2.17 Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
- 2.18 The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
- 2.19 The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
- 2.20 At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
- 2.21 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at [http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272).
- 2.22 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
- 2.23 The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.



**C. FIRE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=186317&dbid=0&repo=MeridianCity>

**D. POLICE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=188198&dbid=0&repo=MeridianCity>

**E. PARK'S DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=189330&dbid=0&repo=MeridianCity>

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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=187167&dbid=0&repo=MeridianCity>

**G. CENTRAL DISTRICT HEALTH DEPARTMENT (CDHD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=186408&dbid=0&repo=MeridianCity>

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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=186721&dbid=0&repo=MeridianCity>

**I. WEST ADA SCHOOL DISTRICT (WASD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=187589&dbid=0&repo=MeridianCity>

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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=188453&dbid=0&repo=MeridianCity>

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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=187880&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;**

*The Commission finds the Applicant's proposal to annex the subject 6.63 acre property with TN-R zoning and develop multi-family apartment dwellings on the site at a gross density of 13.9 units per acre is consistent with the associated Commercial FLUM designation for this property. (See section V above for more information.)*

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

*The Commission finds the proposed map amendment and development complies with the regulations for the commercial district and 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 multi-family residential uses should be compatible with adjacent multi-family, single-family and commercial 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.*

- 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.*



**CITY OF MERIDIAN ORDINANCE NO.**

**BY THE CITY COUNCIL:**

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

**AN ORDINANCE (H-2019-0123 – SKY MESA HIGHLANDS) FOR ANNEXATION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AS DESCRIBED IN ATTACHMENT “A” AND ANNEXING CERTAIN LANDS AND TERRITORY, SITUATED IN ADA COUNTY, IDAHO, AND ADJACENT AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF MERIDIAN AS REQUESTED BY THE CITY OF MERIDIAN; ESTABLISHING AND DETERMINING THE LAND USE ZONING CLASSIFICATION OF 31.96 ACRES OF LAND FROM RUT TO R-4 (MEDIUM LOW DENSITY RESIDENTIAL) ZONING DISTRICT IN THE MERIDIAN CITY CODE; PROVIDING THAT COPIES OF THIS ORDINANCE SHALL BE FILED WITH THE ADA COUNTY ASSESSOR, THE ADA COUNTY RECORDER, AND THE IDAHO STATE TAX COMMISSION, AS REQUIRED BY LAW; AND PROVIDING FOR A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR A WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.**

**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 following described land as evidenced by attached Legal Description herein incorporated by reference as Exhibit “A” are within the corporate limits of the City of Meridian, Idaho, and that the City of Meridian has received a written request for annexation and re-zoning by the owner of said property, to-wit: *Donald Cantrell*.

**SECTION 2.** That the above-described real property is hereby annexed and re-zoned from RUT to R-4 (Medium Low Density Residential) Zoning District in the Meridian City Code.

**SECTION 3.** That the City has authority pursuant to the laws of the State of Idaho, and the Ordinances of the City of Meridian to annex and zone said property.

**SECTION 4.** That the City has complied with all the noticing requirements pursuant to the laws of the State of Idaho, and the Ordinances of the City of Meridian to annex and re-zone said property.

**SECTION 5.** That the City Engineer is hereby directed to alter all 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 6.** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

**SECTION 7.** This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

**SECTION 8.** The Clerk of the City of Meridian shall, within ten (10) days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman manner, including the lands herein rezoned, with the following officials of the County of Ada, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall also file simultaneously a certified copy of this ordinance and map with the State Tax Commission of the State of Idaho.

**SECTION 9.** That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

**PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this**  
\_\_\_\_\_ day of \_\_\_\_\_, 2020.

**APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this**  
\_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
**MAYOR ROBERT E. SIMISON**

**ATTEST:**

\_\_\_\_\_  
**CHRIS JOHNSON, CITY CLERK**

STATE OF IDAHO,        )  
                                  ) ss:  
County of Ada         )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, 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 FOR IDAHO  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATION OF SUMMARY:**

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

\_\_\_\_\_  
William L. M. Nary, City Attorney

**SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. \_\_\_\_\_**

An ordinance (H-2019-0123 Sky Mesa Highlands) for annexation of a parcel of land as defined in the map published herewith; establishing and determining the land use zoning classification from RUT zoning district to R-4 (medium low density residential) zoning district; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; 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



J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

## SKY MESA HIGHLANDS SUBDIVISION CITY OF MERIDIAN ANNEXATION LEGAL DESCRIPTION

That portion of the Southeast Quarter of the Southeast Quarter of Section 32, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, particularly described as follows:

**BEGINNING** at the southeast corner of said Section 32, Township 3 North, Range 1 East, Boise Meridian, from which the south quarter corner of said Section 32 bears North 89°56'45" West, 2,659.18 feet;

Thence N 89°56'45" W, 275.07 feet along the south line of said Section 32;

Thence N 00°03'15" E, 40.00 feet to the northerly right-of-way line of East Lake Hazel Road and the southerly line of Lot 1 in Block 1 of Diamond Ridge Estates Subdivision according to the official plat thereof filed in Book 71 of Plats at Pages 7308-7309, Ada County Records;

Thence along the southerly line of said Lot 1 the following twelve (12) courses:

- 1) N 00°03'15" E, 109.46 feet;
- 2) N 68°00'17" W, 288.92 feet;
- 3) N 69°22'09" W, 74.72 feet;
- 4) S 86°16'08" W, 79.22 feet;
- 5) N 63°20'09" W, 24.81 feet;
- 6) N 45°18'10" W, 20.07 feet;
- 7) N 45°23'07" W, 105.37 feet;
- 8) N 36°35'59" W, 199.55 feet;
- 9) N 75°46'48" W, 61.61 feet;
- 10) S 75°04'22" W, 88.17 feet;
- 11) S 44°58'11" W, 89.60 feet;
- 12) N 89°50'51" W, 197.33 feet to the west line of said Southeast Quarter of the Southeast Quarter;

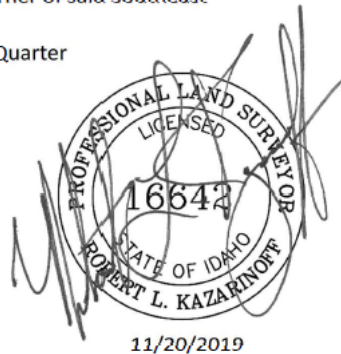
Thence N 00°13'08" E, 874.31 feet along said west line to the northwest corner of said Southeast Quarter of the Southeast Quarter;

Thence S 89°48'42" E, 1,329.75 feet along the north line of said Southeast Quarter of the Southeast Quarter to the east line of said Section 32;

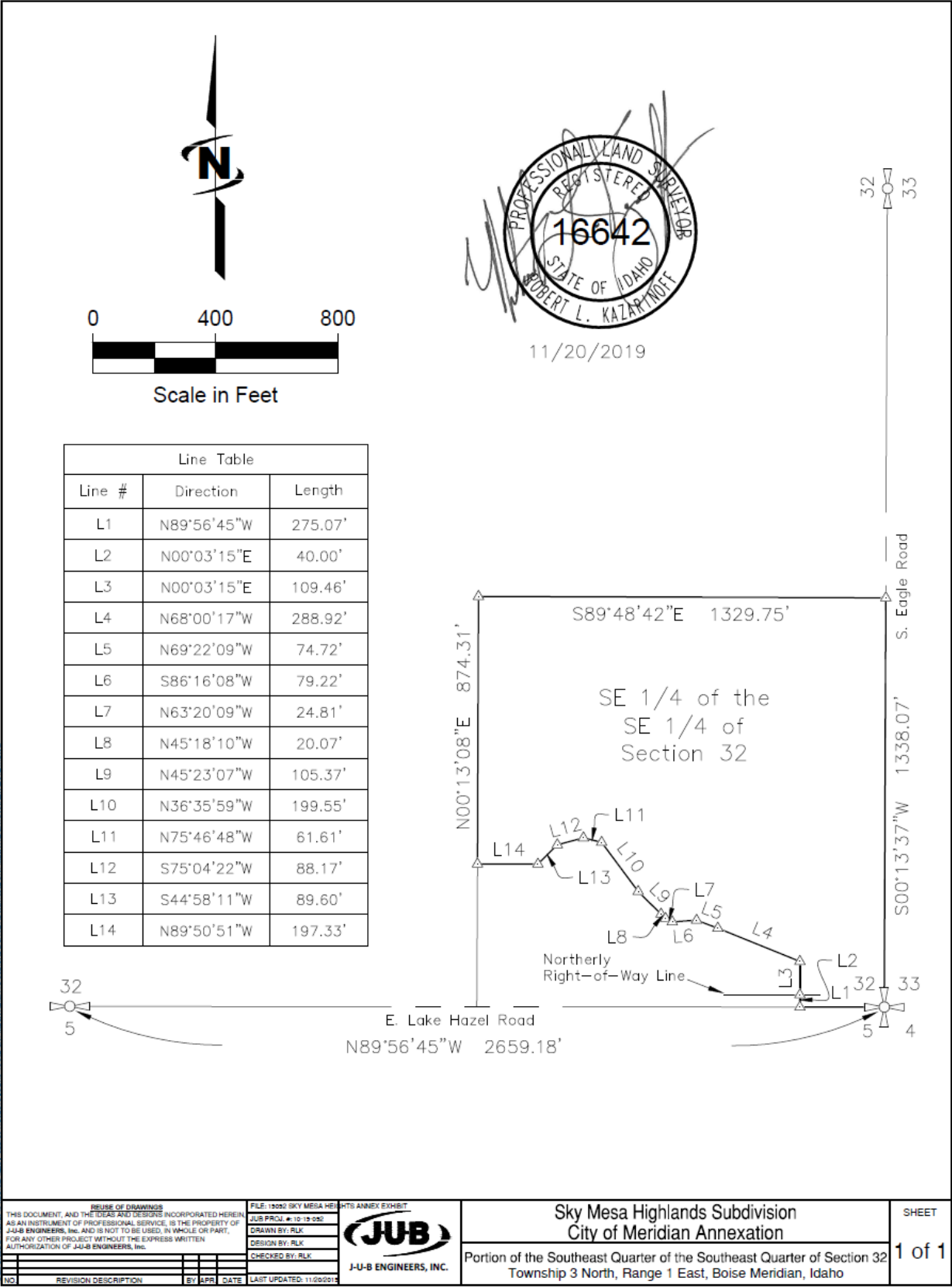
Thence S 00°13'37" W, 1,338.07 feet along said east line to the **POINT OF BEGINNING**, containing 31.96 acres, more or less.

### END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.



# EXHIBIT B



Line Table		
Line #	Direction	Length
L1	N89°56'45"W	275.07'
L2	N00°03'15"E	40.00'
L3	N00°03'15"E	109.46'
L4	N68°00'17"W	288.92'
L5	N69°22'09"W	74.72'
L6	S86°16'08"W	79.22'
L7	N63°20'09"W	24.81'
L8	N45°18'10"W	20.07'
L9	N45°23'07"W	105.37'
L10	N36°35'59"W	199.55'
L11	N75°46'48"W	61.61'
L12	S75°04'22"W	88.17'
L13	S44°58'11"W	89.60'
L14	N89°50'51"W	197.33'

FILE: C:\PROJECTS\190901 SKY MESA HIGHLANDS\190901 SKY MESA HIGHLANDS\190901 SKY MESA HIGHLANDS ANNEX EXHIBIT.DWG

<small>REUSE OF DRAWINGS</small> THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, INC.		<small>FILE: 190901 SKY MESA HIGHLANDS ANNEX EXHIBIT</small> JUB PROJ. #: 19-19-0901 DRAWN BY: RLK DESIGN BY: RLK CHECKED BY: RLK J-U-B ENGINEERS, INC.			
NO.	REVISION DESCRIPTION	BY	APPR.	DATE	LAST UPDATED: 11/20/2019

<b>Sky Mesa Highlands Subdivision</b> <b>City of Meridian Annexation</b> Portion of the Southeast Quarter of the Southeast Quarter of Section 32 Township 3 North, Range 1 East, Boise Meridian, Idaho	SHEET <b>1 of 1</b>
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