


Charlene Way

From: clerk@meridiancity.org
Sent: Friday, May 21, 2021 1:38 PM
To: Charlene Way
Subject: Development Application Transmittals - Wells Street Assisted Living/Andorra CUP, AZ, PP H-2021-0024


Development Application Transmittal
Link to Project Application: Wells Street Assisted Living/Andorra CUP, AZ, PP H-2021-0024
Hearing Date: July 17th
Assigned Planner: Alan
<i>To view the City of Meridian Public Records Repository, Click Here</i>

The above "Link to Project Application" will provide you with any further information on the project.

The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to cityclerk@meridiancity.org.

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk's Office
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208.888.4433 | Email: cityclerk@meridiancity.org



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Commission Hearing Date: July 15, 2021

Planner: Alan

File No.: H-2021-0024

Project Name: Wells Street Assisted Living / Andorra Subdivision

Request:

- Annexation of 17.5 acres of land with a TN-R zoning district; and,
- Preliminary Plat consisting of 61 building lots, and 8 common lots; and,
- Conditional Use Permit to allow Assisted Living and Memory Care Facility on southern portion of property, by Jamie Koenig, Babcock Design.

Location: The sites are located at 675, 715 and 955 S. Wells St., in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 3N., Range 1E.

Administrative Applications:

- Alternative Compliance to UDC 11-3F-4-4B which limits a gated development to no more than fifty (50) dwelling units, to allow 61 dwelling units.
- Alternative Compliance to UDC 11-3C-4A, which requires parking spaces for all single-family detached dwellings to be located on the same lot as the use that they are intended to serve, to allow 32 of the required parking spaces to be accommodated within on-street bulb-outs.



Type of Review Requested

Hearing

File number:	H-2021-0024
Assigned Planner:	_____
Related Files:	_____

Applicant Information

Applicant name: JAMIE KOENIG, BABCOCK DESIGN Phone: _____
 Applicant address: 800 W MAIN STREET, BOISE, ID 83702 Email: jamie@babcockdesign.com

Owner name: WAYNE OTT, BAMBAM OPPORTUNITY DEVELOPMENT 1, LP Phone: _____ Fax: _____
 Owner address: 520 E TABERNACLE STREET, ST. GEORGE, UT 84770 Email: wayne@bambam7.com

Agent name (e.g. architect, engineer, developer, representative): JAMIE KOENIG

Firm name: BABCOCK DESIGN Phone: _____ Fax: _____
 Address: 800 W MAIN STREET Email: jamie@babcockdesign.com

Contact name: _____ Phone: _____ Fax: _____
 Contact address: _____ Email: _____

Subject Property Information

Location/street address: 715 S WELLS ST
 Assessor's parcel number(s): R5443010220
 Township, range, section: 3N1E17

Project Description

Project/Application Name: Wells ST Assisted Living and Memory Care, Office, and Single Family Homes - AZ, CUP, PP
 Description of Work: Please see uploaded project narrative.

Application Information

APPLICATION TYPES	
Annexation and Zoning - AZ:	CHECKED
Conditional Use Permit - CUP:	CHECKED
Preliminary Plat - PP:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2021-0191
TYPE OF USE PROPOSED	
Office:	CHECKED
Single-Family Detached:	CHECKED
Other Type of Use Proposed:	Assisted Living & Memory Care
PROPERTY INFORMATION	
General Location:	E Magic View DR & S Wells ST
Current Land Use:	RUT
Total Acreage:	15.63
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
County:	CHECKED
FLUM DESIGNATION(S)	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	11.07
Mixed Use Neighborhood:	CHECKED
Acreage - Mixed Use Neighborhood:	4.56
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	03/16/2021
Landscape Plan Date (MM/DD/YYYY):	04/08/2021
Elevations Date (MM/DD/YYYY):	03/16/2021
Percentage of Site Devoted to Building:	23.3%
Percentage of Site Devoted to Landscaping:	17.5%
Percentage of Site Devoted to Paving:	23%
Who will own and Maintain the Pressurized Irrigation System in this Development:	The HOA or other legal entity.
Irrigation District:	NMID
Primary Irrigation Source:	Surface water supplied by NMID.
Secondary Irrigation Source:	City water.
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	All landscaped areas are to have access to City water as a secondary source.
Minimum Square Footage of Ground Floor Area for Multi-Story Units:	900 s.f.
Proposed Building Height:	40' plus parapets and elevator overrun.
Existing Floor Area (If Applicable):	N/A

Gross Floor Area Proposed:	90,000 s.f. Assisted Living & Memory Care, 8,960 s.f. Office, 4,320 s.f. Clubhouse, and 117,517 s.f. Single Family Homes
Hours of Operation (Days and Hours):	24 hours
Number of Standard Parking Spaces Provided:	345
Number of Compact Parking Spaces Provided:	0
Number of Residential Units:	61 Single Family Homes, 91 Assisted Living and Memory Care, Total 152
Minimum Square Footage of Living Area (Excluding Garage):	1,600 s.f. Single Family Homes
Gross Density:	9.7 Units / Acre
Net Density:	50.6% at north single family homes.
What was the date of your pre-application meeting?:	02/24/2021
What was the date of your neighborhood meeting?:	03/23/2021
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
TN-R:	CHECKED
Acreage - TN-R:	15.63
PLATS ONLY	
Number of Building Lots:	61
Number of Common Lots:	8
Total Number of Lots:	69
Minimum Lot Size:	4,000 s.f.
Average Lot Size:	7,016 s.f. Average of all lots except that which is to be dedicated to ACHD.
Area of Plat:	11.79 acres
Plat Date (MM/DD/YYYY):	04/07/2021
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Community Garden:	CHECKED
Ponds or Water Features:	CHECKED
Plaza(s):	CHECKED
Collector Street Buffer(s):	CHECKED
Stormwater Detention Facilities:	CHECKED
Other Qualified Open Space:	Pool deck and dog park.
Acres of Qualified Open Space:	2.74 acres.
Percentage of Qualified Open Space:	17.5%
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Fitness Facilities:	CHECKED
Picnic Area:	CHECKED

Additional 5% Open Space:	CHECKED
Dog Owner Facilities:	CHECKED
Swimming Pool:	CHECKED
Sports Courts:	CHECKED
Pedestrian or Bicycle Circulation System:	CHECKED
Walking Trails:	CHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	CHECKED
Other Qualified Site Amenities:	Horse shoe pit and fire pit.
TIME EXTENSION INFORMATION	
Number of months extension:	24
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Jamie Koenig
MISC	
Is new record:	No

Wells Street Assisted Living, Memory Care
955 S. Wells Street, Meridian ID 83642

Andorra Heights Subdivision
and

55+ Targeted Single-Family Homes and Office
675 and 715 S. Wells Street, Meridian, ID 83642
Andorra Subdivision

Project Summary

According to an independent feasibility study, the surrounding Boise Metro area continues to have sufficient demand to warrant development of Assisted Living and Memory Care facilities throughout the Treasure Valley. In addition, and according to local real estate experts, Meridian also remains a highly desirable location to help meet the increasing interest, needs, and market demands for Single-Family homes and “Senior Living” opportunities. Itterra Homes has identified 675, 715, and 955 Wells Street as the proposed site for the Wells Street Assisted Living and Memory Care, Office, and Single-Family Homes Project. The applicant’s integrated mixed-use site masterplan includes a 30,000 s.f. footprint allowable under the MU-N (Mixed Use Neighborhood) designation as it proposes to also offer office space and single-family homes targeted to, but not necessarily restricted to, 55+ age individuals. The proposed project will be comprised of mixed-use development to include a 91 unit 3-story Assisted Living and Memory Care facility (including 18 Memory Care units), 61 2-story single-family homes, and a potential 2-story office building.

SITE DEMARCATION:

The centerline of Five Mile Creek is used as a line of demarcation to describe the proposed site areas. What is referred to as the southern portion of the site is everything to the south of the center line of Five Mile Creek and includes the Assisted Living and Memory care facility. What is referred to as the northern portion of the site is everything to the north of the center line of Five Mile Creek and includes the 55+ Targeted Single-Family Homes and the Office building.

SOUTHERN PORTION:

On the south portion of the site, the Applicant proposes the Assisted Living and Memory Care facility which will be a 3-story, 90,000 s.f. building complete with residences and amenity rich interior and exterior spaces and services. Amenity spaces offered feature a restaurant, spa, salon multipurpose/movie theater, lounge, library, crafts, and other spaces. Residences in this building will consist of studio, 1 and 2 bed assisted living units with kitchens, laundry and housekeeping service and generous outdoor space. The outdoor community will feature open grassy areas at least 50’x100’, community gardens, water features, walking trails, bocce ball, outdoor courtyard, and restaurant seating. The southern portion is not impacted by FEMA floodplain areas.

NORTHERN PORTION:

On the north portion of the site, the Applicant proposes a mix of well-designed private streets and alley loaded detached single-family homes targeted to, but not restricted to, the 55+ age group. The density and design of these units will add to the variety and diversity of lot sizes, prices, and types of housing in this area. The applicant has designed expansive open spaces including a beautiful green belt and

walking path centered through the length of the site with meticulously landscaped and maintained common areas and walkway corridors to enhance safe connectivity both internally and to the surrounding community. Centered on the length of green space is the community clubhouse featuring fitness, lounge space, outdoor pool, and sun deck. Connecting with the surrounding community is the meandering “Five Mile Creek”, where residents can take an evening stroll along the creek. With over 2.4 acres of combined open and park space (21.8% of the project area), the outdoor areas will include open grassy areas at least 50’x100’, water features, walking trails, pickle ball, horseshoe pits, picnic gazebos, and a dog park. Residents enjoy all-inclusive amenities and services such as lawn care and snow maintenance, access to clubhouse, fitness, and pool areas. See attached open space exhibit. The future commercial area (2-story office building) that is situated on the North side of Five Mile Creek is currently conceptual in nature and identified for the purposes of this application and the Development Agreement. As discussed with City staff, if the lot remains in the same ownership, it may be developed in conformance with the DA and applicable City code. If the property needs to be split in the future (different ownership), it may be addressed via the City’s Short Plat processes.

Of particular importance is the relationship between the proposed project’s single-family homes and the Woodbridge neighborhood along the west property line. All homes in this project are two story homes with two important distinctions designed to soften the edge along homes in the Woodbridge neighborhood. First, 11 of the 21 total homes along the property line are designed such that the two-story portion of the home is located closest to the street with the rear of the two-story portion 52’ from the west property line. The remainder of the home drops to single story as the home approaches the west property line. Second, 10 of the 21 homes are entirely two-story and the rear of those homes are 27’ from the west property line. We believe the narrow width of the homes in combination with the 52’ and 27’ distances provide both ample separation distance and variety to soften the interface with the existing Woodbridge homes.

The streets at the residential portion of the development are proposed as private streets meeting the 26’ wide requirement for fire access plus an additional 9’ at parallel parking bulb outs. The development will be accessed at two points through secured vehicle gates with entry kiosks, on-site turnaround, and emergency vehicle sensors. Stacking space at north and south gates is 100’ and 96’ respectively which are greater than the 50’ required distance. The number of proposed units is 61 which is greater than the 50 per Meridian private street standards. Therefore, we are requesting alternative compliance by providing the following:

1. 21.8% open space which is greater than the required 10%.
2. Internal pedestrian and bicycle connectivity as follows:
 - a. Detached sidewalks along both sides of all private streets.
 - b. Central open space sidewalks connecting through entire residential development in the north / south direction.
3. Pedestrian and bicycle connection points linking to the surrounding communities at the following locations:
 - a. The existing micro path leading to Woodbridge to the west.
 - b. One south-central location connecting to the continuation of the micro path north of Five Mile Creek.
 - c. One southeast location connecting to the meandering sidewalk along Wells Street in both the north and south directions.

- d. Three points of connection to East Magic View Drive to the north.
- 4. Nine proposed amenities which is greater than the required four.

We are proposing three locations where common driveways occur per the attached common drive exhibit. Our common drives meet all requirements as follows:

1. Maximum dwelling units served:
 - a. Allowed – 6 Meridian, 5 Fire.
 - b. Proposed – (1) location of 2 units and (2) locations of 3 units.
2. Width standards:
 - a. Required – 20' minimum width.
 - b. Proposed – 26' width.
3. Maximum length:
 - a. Allowed 150'.
 - b. Common drive 1 – 111'.
 - c. Common drive 2 – 112'.
 - d. Common drive 3 – 93'.
4. Improvement standards:
 - a. Shall be paved with surface with the capability of supporting fire vehicles and equipment.
 - b. Common drives are to be constructed identical to remainder of private streets and therefore meet this requirement.
5. Abutting properties:
 - a. Fencing is prohibited unless a 5' wide landscaped buffer is provided.
 - b. We are not proposing fencing at abutting properties that do not take access from the common driveway. There is one such location at each proposed common drive location.
6. Turning radius:
 - a. Common driveways are to be straight or provide a 28' and 48' turning radius.
 - b. The proposed common driveways are straight.
7. Depictions:
 - a. For any plats using a common driveway, the setbacks, fencing, building envelope and orientation of the lots and structures shall be shown on the preliminary plat and/or as an exhibit with the final plat application.
 - b. Stated information has been provided in the attached common drive exhibit and will be included with the final plat application.
8. Easement:
 - a. A perpetual ingress/egress easement shall be filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.
 - b. Understood.

The provided parking stall counts for each portion of the development are as follows:

Single family homes, 244 provided counting 32 parallel bulb out stalls = 244 required.
Office building, 40 provided > 18 required.
Assisted Living & Memory Care, 101 provided > 51 required.

As discussed with City staff, we are requesting alternative compliance by counting the 32-parallel bulb out stalls toward the single-family home parking stall number and by having an excess of open space and amenities. Per attached common drive exhibit, application and separate narrative, the bulb out stalls are 9' wide by 23' long. See attached application for Alternative Compliance.

A portion of the undeveloped ACHD right-of-way will be improved to provide access to both the single-family homes to the north and the 2-story office building to the south of the street. This street improvement will be completed as part of the north residential development or as part of the office building development whichever comes first. There has been concern expressed over the land just to the west of the improved street, becoming a derelict property due to its small size and location. We regret that all efforts made to resolve this issue were to no avail.

The Ada County Surveyor has indicated that this project cannot be platted as one because it is separated by existing/undeveloped ROW (see lots 21 and 22 of MAGIC VIEW SUB AMD)—thus requiring two plats. Upon further discussion with the City of Meridian staff, the north half of the project will follow the standard preliminary/final plat procedures. The southern portion of the project (Lot 21, Memory Care Facility) does not require any subdividing or lot splits if held under one ownership. However, if a change of ownership is desired (i.e., separate owners of Memory Care and Professional Office parcels), then a SHORT PLAT process is available.

The existing micro path from the Woodbridge neighborhood currently ends at our west property line, north of Five Mile Creek. Our proposed continued route proceeds east along the south side of the project's property to a point at which the path can turn south toward Five Mile Creek. The path then turns east and hugs along the north side of Five Mile Creek just outside of the Nampa Meridian Irrigation District easement.

We believe our proposed project meets a growing need in Meridian and the Boise Metropolitan Statistical Area. Our beautifully designed homes, amenity-rich clubhouse, picturesque green spaces, and maintenance free living will successfully cater to the targeted 55+ age group. The assisted living and memory care facility and small destination office building provide a blend of mixed use appropriate to the surrounding area.

Annexation/Zoning/Density/CUP

We are requesting the three lots included in this project to be annexed into the City of Meridian using TN-R zoning for all parcels (see attached site plan and project rendering). The total acreage of the properties is as follows:

675 S Wells Street	4.74 acres
715 S Wells Street	6.33 acres
<u>955 S Wells Street</u>	<u>4.56 acres</u>
Total Project	15.63 acres

MDR / TN-R Density	8 Units per acre maximum
<u>MU-N / TN-R Density</u>	<u>12 Units per acre maximum</u>
Blended Density	10 Units per acre
Total Proposed Units	61 Single-Family Homes

91 Assisted Living Units

152 Total Units

Total Units per Acre 9.7

Parking

Residential

Required parking 244 stalls (4 Stalls per 3/4 bed units)

Provided parking 244 stalls.

Clubhouse

Required parking 8 stalls.

Provided parking 8 stalls.

Required HC parking 2 stalls.

Provided HC parking 2 stalls.

Office Building

Required parking 18 stalls (2 stalls per 1,000 s.f.)

Provided parking 40 stalls (4.4 stalls per 1,000 s.f.)

*Assisted Living &
Memory Care*

Required parking 0.5 stalls per bed (102*0.5) = 51 stalls

Provided parking 101 stalls (50.5% covered) & (50 employee)

55+ Targeted Single-Family Homes and Office
675 and 715 S. Wells Street, Meridian, ID 83642
Andorra Subdivision

Alternative Compliance Request for Parking

SITE DEMARCATION:

The centerline of Five Mile Creek is used as a line of demarcation to describe the proposed site area. The northern portion of the site is everything to the north of the centerline of Five Mile Creek and includes the 55+ Targeted Single-Family Homes and Office building.

PARKING REQUIREMENTS:

Per City of Meridian, Title 11 Unified Development Code, Chapter 3, Table 11-3C-6 Required Parking Spaces for Residential Use

Dwelling, Single-Family, 3/4 Bedrooms (all homes are planned as 3 bedroom)

Required Parking Spaces – 4 per dwelling unit; at least 2 in an enclosed garage, other spaces may be a minimum 10' x 20' parking pad.

Therefore 61 units require 244 parking spaces.

Provided Parking Spaces

Double stall garages	61 =	122 parking spaces.
Driveways 20' x 20'	45 =	90 parking spaces.
Bulb out 9' x 23'	32 =	32 parking spaces.
Total parking spaces		244 total parking spaces = 244 required.

As discussed with City staff, we are requesting alternative compliance by counting the 32-parallel bulb out stalls toward the single-family home parking stall number and by having an excess of open space and amenities. See the attached bulb out stall exhibit. The bulb out stalls are 9' wide by 23' long. There are 23 total bulb out stalls and they are located in close proximity to single family units that are deficient in parking.

Jamie Koenig

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Tuesday, February 16, 2021 3:03 PM
To: Jamie Koenig
Cc: Stacey Yarrington
Subject: RE: Wells ST traffic study

Jamie,

ACHD requires a traffic impact study for development that generate 100 new trips in the PM peak hour. Bases on your proposed number of beds and single family homes your development would generate approximately 88.5 trips in the PM peak hour. You will need to decide what is the best way to work with the neighbors. You can choose to do a TIS even though it isn't required.

Mindy

Mindy Wallace, AICP
Planning Review Supervisor
Ada County Highway District
208-387-6178

ACHD Development Services is open for business at our new location at 1301 N. Orchard Street, Suite 200 in the CSC building. Parking and building entrance are located on west side of building.

From: Jamie Koenig <jamie@babcockdesign.com>
Sent: Tuesday, February 16, 2021 12:12 PM
To: Mindy Wallace <Mwallace@achdidaho.org>
Cc: Stacey Yarrington <SYarrington@achdidaho.org>
Subject: RE: Wells ST traffic study

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks Mindy.

I figured that one would not, but wanted to check since we changed from 55+ at the north lots. Traffic still remains the main concern of the neighbors. We had our neighborhood meeting last Thursday and many people are concerned.

In situations like ours, what is the best plan of attack? In some ways, your clarification that the ADTs aren't high enough to warrant a traffic study should put the neighbors at ease, but I know that it won't.

If we were to have a traffic study done, what good would it do in the eyes of the neighbors?

Jamie

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Tuesday, February 16, 2021 11:35 AM
To: Jamie Koenig <jamie@babcockdesign.com>
Cc: Stacey Yarrington <SYarrington@achdidaho.org>
Subject: RE: Wells ST traffic study

Jamie,

Thank you for clarifying the number of beds. A traffic impact study is not required for this application.

Mindy

From: Jamie Koenig <jamie@babcockdesign.com>
Sent: Tuesday, February 16, 2021 11:29 AM
To: Mindy Wallace <Mwallace@achdidaho.org>
Subject: RE: Wells ST traffic study

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Mindy,

The assisted living and memory care unit mix is as follows:

Assisted Living	(73) units	(79) beds
Memory Care	(18) units	(23) beds
Total	(91) units	(102) beds

Jamie

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Tuesday, February 16, 2021 11:19 AM
To: Jamie Koenig <jamie@babcockdesign.com>
Subject: RE: Wells ST traffic study

Jamie,

How many beds will there be for assisted living/memory care units?

Mindy

Mindy Wallace, AICP
Planning Review Supervisor
Ada County Highway District
208-387-6178

ACHD Development Services is open for business at our new location at 1301 N. Orchard Street, Suite 200 in the CSC building. Parking and building entrance are located on west side of building.

From: Jamie Koenig <jamie@babcockdesign.com>
Sent: Tuesday, February 16, 2021 11:04 AM
To: Mindy Wallace <Mwallace@achdidaho.org>
Cc: Stacey Yarrington <SYarrington@achdidaho.org>
Subject: Wells ST traffic study

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Mindy,

I've corresponded with Stacey Yarrington in the past about our project. I see that she is out for a week or so, so I'm hoping you could help me out.

I've included one conversation below and have highlighted one response at the bottom regarding whether a traffic study would be required. Since that correspondence, some time ago, we've updated our project design per the highlighted section directly below.

Given this change, would a traffic study be required?

Thanks for your help.

JAMIE KOENIG AIA / PROJECT MANAGER
jamie@babcockdesign.com / 208.991.8171



Babcock Design
208.424.7675
800 W Main Street Ste. 940
Boise, ID 83702
www.babcockdesign.com

From: Jamie Koenig
Sent: Saturday, February 13, 2021 4:51 PM
To: Stacey Yarrington <SYarrington@achdidaho.org>
Cc: TJ Winger <tj@babcockdesign.com>; Brent Thompson <brent@reoxygen.com>; Wayne Ott <wayne@bdoaccounting.com>
Subject: RE: Wells ST cul-de-sac question

Stacey,

I'm following up with an attached site plan modification. We have switched from 55+ cottages as the City of Meridian defines that term, to single family homes that will be targeted toward 55+ but not exclusively.

Please note the number of units has also dropped. The previous site plan showed (76) cottages + (88) assisted living and memory care units for a total of 164. The new numbers are (62) single family homes + (91) assisted living and memory care units for a total of 153. This is a drop of 11 units.

Please see email below and yellow highlighted portion regarding whether a traffic study would be required.

My question is, with the changes noted above, will a traffic study be required?

Thanks for your help.

JAMIE KOENIG AIA / PROJECT MANAGER

jamie@babcockdesign.com / 208.991.8171



Babcock Design

208.424.7675

800 W Main Street Ste. 940

Boise, ID 83702

www.babcockdesign.com

From: Stacey Yarrington <SYarrington@achdidaho.org>

Sent: Thursday, December 3, 2020 3:08 PM

To: Jamie Koenig <jamie@babcockdesign.com>

Cc: TJ Winger <tj@babcockdesign.com>

Subject: RE: Wells ST cul-de-sac question

Hi Jamie,

My answers are in red below.

Thanks,

Stacey

From: Jamie Koenig <jamie@babcockdesign.com>

Sent: Wednesday, December 2, 2020 1:11 PM

To: Stacey Yarrington <SYarrington@achdidaho.org>

Cc: TJ Winger <tj@babcockdesign.com>

Subject: Wells ST cul-de-sac question

[THIS EMAIL ORIGINATED EXTERNALLY. PLEASE USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS INSIDE THIS EMAIL.]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Stacey,

Please see attached. I think you are familiar with the old Andorra/Sawtooth project and at this location. As part of that project we were planning to vacate the length of street and cul-de-sac.

A number of things have changed. The ownership of the property has changed. The "L" shaped building at the south lot will be assisted living and memory care and the north lot is still planned for 55+ single family and townhomes. We've lost what we call the "west lot" but gained the lot on to the north and plan to continue the 55+ cottages.

My first question is, was the cul-de-sac vacation completed? If not, I assume we will be required to improve this street either up to the corner of the south property or the entire street including the cul-de-sac. How much improvement would be required? **I do not show that the cul-de-sac has been vacated. If the street/cul-de-sac are not vacated you will**

be required to improve it as one-half of a 33-foot street section and cul-de-sac with curb, gutter, and 5-foot wide concrete sidewalk, plus 12-feet of additional pavement wideing and 3-foot wide gravel shoulder on the unimproved side.

At the north edge of the property, we show a street. Our plan is that all of the streets in the cottage neighborhood will be private streets with gates. Magic View is the east/west street and there is another drive north of Magic View. I assume we are either required to align with that street or to offset a certain distance. What is the required offset distance in this case? **Yes, you will either need to align with Fiddle Avenue or offset 75-feet (centerline to centerline) for the private road. If the private streets are gated, they require the gate or keypad (whichever is closer) to be located 50-feet into the site from the edge of the street and an on-site turnaround be provided.**

Along Wells Street at the "L" building, we currently show three curb cuts in a row. Would these curb cuts be allowed? If not, what is the distance that would be required? I would like to have the two narrower drives at the main entry roughly as shown. I'm thinking the north drive of the three could move north to the end of the parking lot to work better. Thoughts? **As Wells Street is a local street, other than the 75-feet from an intersection, there is no offset requirements. You would be able to do as you describe. Any existing driveway not used would be required to be closed with curb, gutter, and sidewalk.**

Given the size of the project and the nature of 55+ and assisted living / memory care vehicular traffic, will there be enough average daily trips to trigger a traffic study? If not, would it be possible to get a letter stating that? Based on the concept plan for the number of units for Assisted Living (88) and Senior Adult Housing- Attached (76) a TIS would not be required as the estimated trip generation would only be 510 ADT with 43 in the PM peak hour.

Do you have any other comments or advice? **As stated above, you need to plan on the gate requirements with on-site turnarounds. Otherwise, I don't see any real issues at this time.**

Thanks.

JAMIE KOENIG AIA / PROJECT MANAGER
jamie@babcockdesign.com / 208.991.8171



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800 W Main Street Ste. 940
Boise, ID 83702
www.babcockdesign.com

From: [Bill Parsons](#)
To: [Mindy Wallace](#); [Sonya Allen](#)
Cc: [Alan Tiefenbach](#)
Subject: RE: Andorra Subdivision - CUP_ACHD Discussion
Date: Friday, April 23, 2021 3:14:54 PM
Attachments: [image003.png](#)

Mindy,

Nothing out of the ordinary. I am curious to see if you are going to require the full buildout of the ROW north of the creek. Their plan does not include improving the cul-de-sac. Are there any documents that I can send to you now before you meet with them?

Take Care,

Bill Parsons, AICP | Planning Supervisor

City of Meridian | Community Development Dept.
33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642
Phone: 208-884-5533 | Direct: 208-489-0571



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From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Friday, April 23, 2021 12:44 PM
To: Bill Parsons <bparsons@meridianscity.org>; Sonya Allen <sallen@meridianscity.org>
Subject: FW: Andorra Subdivision - CUP_ACHD Discussion

External Sender - Please use caution with links or attachments.

Bill and Sonya,

Anything I need to know before I schedule this?

Mindy

Mindy Wallace, AICP
Planning Review Supervisor
Ada County Highway District
208-387-6178

From: Van Elg <velg@jub.com>
Sent: Friday, April 23, 2021 12:05 PM
To: Mindy Wallace <Mwallace@achdidaho.org>; Stacey Yarrington <SYarrington@achdidaho.org>

Cc: Keith Morse <kmorse@jub.com>

Subject: Andorra Subdivision - CUP_ACHD Discussion

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Mindy and Stacey,

We've read the attached staff report issued to the previous owner (see attached-MER20-0005/H-2019-0127/AZ/VAC). There are some specific changes in our new application that we want to identify and briefly discuss. Also, we need to make sure we understand the status and requirements for the bridge over Fivemile Creek. Note that the Assisted Living and Memory Care portion will likely begin developing first (south of Fivemile Creek).

We want to schedule a brief discussion to address the new Andorra CUP project and platting. Keith and I are happy to set up an in-person meeting, conference call, or online zoom meeting. We don't think this will take more than 10-20 minutes.

Do both/either of you have some time next week?

Van Elg

Sr. Planner/Project Manager

J-U-B ENGINEERS, Inc.

2760 W EXCURSION LN STE 400, Meridian, ID 83642

e velg@jub.com w www.jub.com

p 208 376 7330 c 208 870 7270



J-U-B Engineers Inc

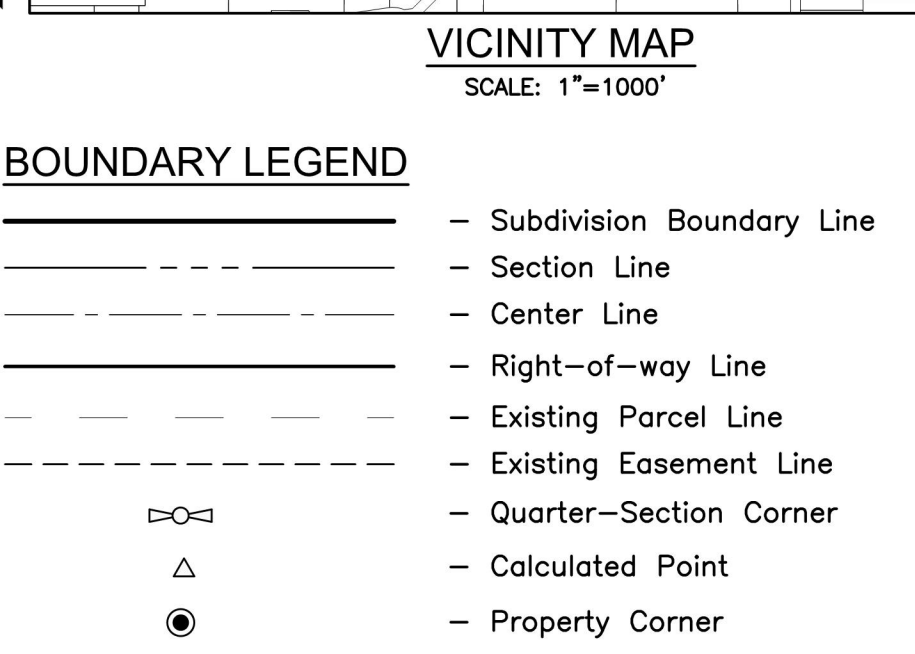
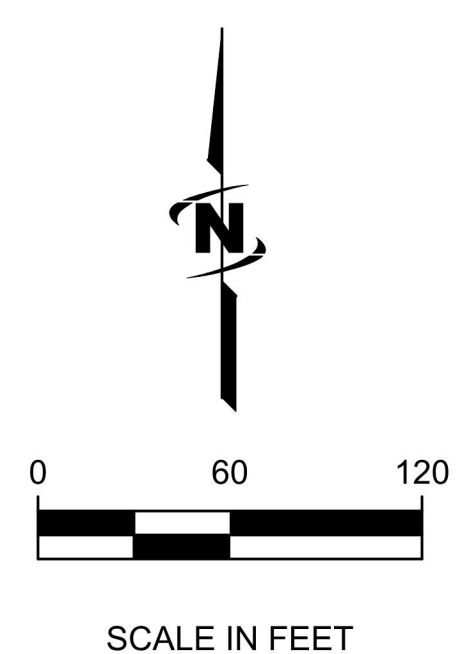


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PRELIMINARY PLAT FOR
ANDORRA SUBDIVISION
 LOTS 7 AND 22, BLOCK 1 OF AMENDED MAGIC VIEW SUBDIVISION
 SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 MERIDIAN, IDAHO
 2021



LINE #	DIRECTION	LENGTH
L1	S9°50'57"W	25.00'



BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Existing Easement Line
- Quarter-Section Corner
- Calculated Point
- Property Corner

- NOTES:**
- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
 - ALL DRIVEWAYS PROPOSED IN THIS DEVELOPMENT ARE PRIVATE DRIVES AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MERIDIAN STANDARDS FOR PRIVATE DRIVES WITH A MINIMUM GRADIENT OF 0.40%.
 - ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOT 1, BLOCK 1, WHICH IS A COMMON DRIVEWAY, PARKING AREA LOT. AND LOTS 24, 30, 31, 34, 41 AND 51, BLOCK 1 WHICH ARE COMMON AREA LOTS.
 - STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
 - PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
 - A PRESSURIZED IRRIGATION SYSTEM SHALL BE CONSTRUCTED TO THE CITY OF MERIDIAN STANDARDS AND SHALL BE MAINTAINED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.
 - THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
 - DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF MERIDIAN.
 - SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF MERIDIAN.
 - IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE ABANDONED AND RE-GRADED.
 - LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
 - THIS PROPERTY IS PARTIALLY IN ZONE X WITH A PORTION IN SPECIAL FLOOD HAZARD AREA ZONE AE OF FLOOD INSURANCE RATE MAP NO. 16001C0251 H, COMMUNITY PANEL NO. 0265 H, WHICH BEAR AN EFFECTIVE DATE OF FEBRUARY 19, 2003

LAND USE SUMMARY

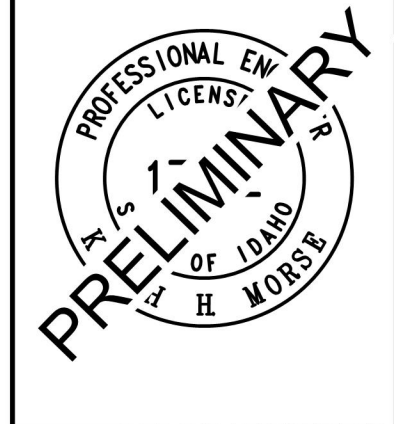
TOTAL AREA:	11.79 AC.
TOTAL LOTS:	69 LOTS
RESIDENTIAL LOTS:	61 LOTS
CLUBHOUSE LOT:	1 LOT
COMMON AREA LOTS:	7 LOTS
RESIDENTIAL UNITS:	61 UNITS
RESIDENTIAL DENSITY:	5.17 DU/AC
COMMON AREA	2.88 AC. (24.43%)
AVERAGE RESIDENTIAL LOT SIZE:	4,000 S.F.
SMALLEST RESIDENTIAL LOT:	4,000 S.F.
DEDICATED RIGHT-OF-WAY	1.27 AC.
EXISTING ZONE:	RUT
PROPOSED ZONE:	TN-R
REQUIRED RESIDENTIAL PARKING:	244 SPACES
REQUIRED CLUBHOUSE PARKING:	8 SPACES
TOTAL REQUIRED PARKING:	252 SPACES
REQUIRED HANDICAP PARKING:	2 SPACES
RESIDENTIAL SPACES PROVIDED:	244 SPACES
COVERED SPACES PROVIDED:	122 SPACES
UNCOVERED SPACES PROVIDED:	122 SPACES
CLUBHOUSE SPACES PROVIDED:	15 SPACES
COVERED HANDICAP SPACES:	0 SPACES
UNCOVERED HANDICAP SPACES:	2 SPACES
TOTAL SPACES PROVIDED:	244 SPACES

LAND SURVEYOR
 ROBERT L. KAZARINOFF, P.L.S.
 J-U-B ENGINEERS
 2760 W. EXCURSION LN. STE. 400
 MERIDIAN, ID 83642
 208-376-7330

OWNER
 TERRA HOMES, LLC
 316 E. 1400 S., STE. 2A
 ST. GEORGE, UT 84790
 435-862-9515

CIVIL ENGINEER
 KEITH H. MORSE, P.E.
 J-U-B ENGINEERS
 2760 W. EXCURSION LN. STE. 400
 MERIDIAN, ID 83642
 208-376-7330

JUB
 J-U-B ENGINEERS, INC.
 2760 W. EXCURSION LN.
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com



REVISION

NO.	DESCRIPTION	BY	DATE

**ANDORRA SUBDIVISION
 MERIDIAN, IDAHO**

PROPOSED CONDITIONS

FILE: 10-21-031 PRE-PLAT
 JUB PROJ. #: 10-21-031
 DRAWN BY: ####
 DESIGN BY: ####
 CHECKED BY: ####
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 3/31/2021
 SHEET NUMBER:
PP-01



File Date: 3/31/2021 6:26 AM Plotted By: Vian, Clayd
 Date Created: 3/17/2021 JUB.COM\CENTRAL\Clients\TERRAHOMES\PROJECTS\10-21-031_WELLSSTREET\DESIGN\CADD\PRE-PLAT\CADD\SHEET\10-21-031_PPRE-PLAT.DWG

Van Elg

From: Van Elg
Sent: Monday, March 22, 2021 12:30 PM
To: Sub Name Mail; Keith Morse
Cc: Rob Kazarinoff
Subject: Re: Andorra Subdivision Name Reservation

Thank you Glen.
We will proceed with Andorra Sub for now.

Van Elg

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From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Monday, March 22, 2021 12:27 PM
To: Van Elg
Cc: Rob Kazarinoff
Subject: RE: Andorra Subdivision Name Reservation

External Email

March 22, 2021

Robert Kazarinoff, J-U-B Engineers
Van Elg, J-U-B Engineers

RE: Subdivision Name Reservation: **ANDORRA SUBDIVISION**

Names are reserved for properties that are actively being developed. Since Parcel R5443010210 is to be developed later and as you stated “. . . will NOT require platting for the intended uses. We will likely process it as a short plat”, then it appears that a Meridian short plat is not under the purview of Idaho Code 50-13, so a name and subsequent reservation of Andorra Heights would not be required.

Since the name “Andorra” is being reserved, any adjacent parcel that is being subdivided under I.C. 50-13 could later use the name under Ada County’s name policy, with restrictions regarding permissions if the ownership is different.

According to the information below, at your request I will reserve the name **Andorra Subdivision** for your project on Parcels R5443010070 and R5443010220. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 office
(208) 287-7909 fax

From: Van Elg <velg@jub.com>
Sent: Friday, March 19, 2021 11:17 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Jerry Hastings <jhastings@adacounty.id.gov>
Subject: [EXTERNAL] RE: Subdivision Name Request-Andorra Subdivision

Glen and Jerry,

Thank you for the clarification below.

Based on our discussions with the City this morning (Bill Parsons), it appears that the southern portion of the site (south of the undeveloped ROW in question) will NOT require platting for the intended uses. We will likely process it as a short plat.

I've attached a vicinity map with the parcel numbers and contacts that you requested below. Therefore, we ask that you reserve the following names:

1. Andorra Subdivision for the northern half of the project.
2. Andorra Heights Subdivision for the southern half of the project (which we anticipate may be platted via a short plat in the future).

Please call me directly if you have any additional questions as we are trying to finalize and submit this application to the City of Meridian.

Thanks,

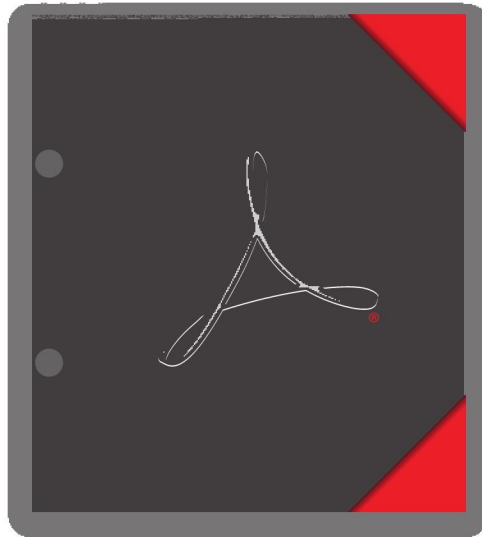
Van Elg

J-U-B ENGINEERS, Inc.
2760 W EXCURSION LN STE 400, Meridian, ID 83642
e velg@jub.com w www.jub.com [jub.com]
p 208 376 7330 c 208 870 7270

From: Keith Morse <kmorse@jub.com>
Sent: Wednesday, March 17, 2021 7:41 AM
To: Van Elg <velg@jub.com>
Subject: FW: Subdivision Name Request

I'm not sure if you got this. A little more difficult than usual.

Thanks,
KEITH H. MORSE, PE



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