



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bernt

Joe Borton
Genesis Milam
Anne Little Roberts

TRANSMITTAL TO AGENCIES FOR COMMENTS ON DEVELOPMENT PROJECTS WITH THE CITY OF MERIDIAN

To ensure that your comments and recommendation will be considered by the Meridian Planning and Zoning Commission/City Council, Please submit your comments and recommendations to cityclerk@meridiancity.org, Attention: C.Jay Coles, City Clerk by **March 29, 2019**

Transmittal Date: February 21, 2019

Hearing Date: April 4, 2019

Project Name & File Number: Gander Creek H-2019-0013 AZ, PP

Applicant: By Trilogy Development, Inc

Property Location: SW corner of N. McDermott Rd. and W. McMillan Rd.

Application Request: For an Annexation and Zoning of 125.68 acres of land with an R-8 zoning District; and a Preliminary Plat consisting of 401 building lots, 55 common lots and 5 other lots on 117.10 acres of land in the R-8 zoning district.

City Council / Planning and Zoning Commission	Valley Transit
Mayor	Idaho DEQ
Sanitary Services	West Ada School District
Building Department & Community Development	Meridian Post Office
Fire Department	Ada County Highway District
Police Department	Ada County Development Services
City Attorney	Central District Health
City Public Works	Compass
City Planner	Nampa Meridian Irrigation District
Parks Departments	Settlers Irrigation District
Economic Development	Idaho Power, Intermountain Gas, Century Link
Historic Preservation Commission	Idaho Transportation Department
New York Irrigation District	South or RR/SW Meridian
Boise Project Board of Control	NW Pipeline
Boise-Kuna Irrigation District	Ada County Associate Land Records
Downtown Projects	Meridian Development Corporation

Hearing Date: April 4, 2019

File No.: H-2019-0013

Project Name: Gander Creek

Request:

- Annexation & zoning of 125.68 acres of land with an R-8 zoning district;
- Preliminary Plat consisting of 401 building lots, 55 common lots and 5 other lots on 117.10 acres of land in the R-8 zoning district.

by Trilogy Development, Inc.

Location: The site is located at the southwest corner of N. McDermott Rd. and W. McMillan Rd., in the NE $\frac{1}{4}$ of Section 32, Township 4N., Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY: Grander Creek Sub

Project name: _____

File number(s): H-2019-0013

Assigned Planner: Sonya Allen Related files: _____

Type of Review Requested (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Accessory Use (check only 1) | <input type="checkbox"/> Final Plat Modification |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Landscape Plan Modification |
| <input type="checkbox"/> Home Occupation | <input checked="" type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Home Occupation/Instruction for 7 or more | <input type="checkbox"/> Private Street |
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Rezone |
| <input checked="" type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Certificate of Zoning Compliance | <input type="checkbox"/> Time Extension (check only 1) |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Director |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Commission |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Vacation (check only 1) |
| <input type="checkbox"/> Conditional Use Modification (check only 1) | <input type="checkbox"/> Director |
| <input type="checkbox"/> Director | <input type="checkbox"/> Commission |
| <input type="checkbox"/> Commission | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Final Plat | |

Applicant Information

Applicant name: Trilogy Development, Inc. Phone: 208-895-8858

Applicant address: 9839 W. Cable Car St. #101 Email: shawn@trilogyidaho.com

City: Boise State: ID Zip: 83709

Applicant's interest in property: Own Rent Optioned Other Related Company

Owner name: See Attached Phone: _____

Owner address: _____ Email: _____

City: _____ State: _____ Zip: _____

Agent/Contact name (e.g., architect, engineer, developer, representative): Bob Taunton

Firm name: Taunton Group, LLC Phone: 208-401-5505

Agent address: 2724 S. Palmatier Way Email: bobtaunton@tauntongroup.com

City: Boise State: ID Zip: 83716

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: see attached Township, range, section: 4N, 1W, 32

Assessor's parcel number(s): see attached Total acreage: 117.10 Zoning district: ROT (county)

Project/subdivision name: Gander Creek Subdivision

General description of proposed project/request: Annexation, Rezone to R-8, preliminary Plat

Proposed zoning district(s): R-8

Acres of each zone proposed: 117.10

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other _____

Who will own & maintain the pressurized irrigation system in this development? HOA

Which irrigation district does this property lie within? Nampa Meridian, Settlers

Primary irrigation source: Nampa Meridian Secondary: _____

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 0

Residential Project Summary (if applicable)

Number of residential units: 401 Number of building lots: 401

Number of common lots: 55 Number of other lots: 5

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): TBD Maximum building height: 35'

Minimum property size (s.f.): 4,000 Average property size (s.f.): 6,002

Gross density (Per UDC 11-1A-1): 3.42 Net density (Per UDC 11-1A-1): 4.15

Acreage of qualified open space: 12.55 AC. Percentage of qualified open space: 13% of developed area

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): 10.72% of gross area
See Excel spreadsheet & exhibit

Amenities provided with this development (if applicable): Pool, playground, picnic shelter, grass playfields, pathways

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse

Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

Number of building lots: _____ Common lots: _____ Other lots: _____

Gross floor area proposed: _____ Existing (if applicable): _____

Hours of operation (days and hours): _____ Building height: _____

Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization / representative

Print applicant name: Bob Taunton

Applicant signature: B Taunton Date: 1-24-19

representative

GANDER CREEK DEVELOPMENT REVIEW APPLICATION

Parcel Numbers

- S0432110450 (Union Square LLC)
- S0432110100 (Union Square LLC)
- S0432110565 (Heartland Townhomes Property Management, LLC)
- S0432141800 (Heartland Townhomes Property Management, LLC)
- S0432110500 (Maxwell)

Owners' Contact Information

- Union Square, LLC/ Heartland Townhomes Property Management, LLC
 - 9839 W. Cable Car St., Suite 101, Boise ID 83709
 - 208-895-8858
 - shawn@trilogyidaho.com
- Kenneth P Goldbach & Melynda A Maxwell
 - 4455 McDermott Rd., Meridian ID 83646
 - 208-870-2114
 - kpgoldieg@gmail.com

Taunton Group

Community Development

January 23, 2019

Ms. Sonya Allen
Associate City Planner
Community Development Department
33 E. Broadway Ave., Meridian, Idaho 83642

Re: Gander Creek Project Description

Dear Sonya,

On behalf of the applicant, Trilogy Development, Inc., I am pleased to submit a Development Review Application for the Gander Creek project with the following checklists:

- Annexation/Rezone
- Preliminary Plat

The property totals 117.10 acres and is located at the southwest corner of McMillan Rd. and McDermott Rd. in unincorporated Ada County. Five separate parcels comprise the property:

- S0432110450 (Union Square LLC)
- S0432110100 (Union Square LLC)
- S0432110565 (Heartland Townhomes Property Management, LLC)
- S0432141800 (Heartland Townhomes Property Management, LLC)
- S0432110500 (Maxwell)

The applicant controls Heartland and Union Square applicant.

The site extends south approximately 2,300 feet from McMillan Rd. to the McFadden Drain and properties owned by the West Ada School District and Spriggel. McDermott Rd. is the east boundary and the future half-mile collector roadway is the west boundary. The Five Mile Creek bisects the property from east to west in a parcel owned by Nampa Meridian Irrigation District. The McFadden Drain is adjacent the south boundary of the property. Currently, the property is in agricultural production with some rural residences and outbuildings.

A small 0.43-acre out parcel at 6595 W. McMillan Rd includes a residence and lies on the south side of McMillan Rd. The applicant has spoken to the property owners, and they have declined to sell their property or be included in the annexation request. The owners will also not agree to an easement for a sidewalk along McMillan Rd.

The Idaho Transportation Department has identified the future right-of-way needed (approximately 300 feet west of McDermott Rd.) to construct the extension of State Highway 16 from Chinden Blvd. to Interstate 84. The future right-of-way for the highway and slope easements for the planned McMillan Rd. overpass have been incorporated into the development plan.

The applicant has held several pre-application meetings with Meridian staff and other agencies. The most recent meeting occurred on December 4, 2018, following the addition of the Maxwell parcel. A copy of the meeting notes prepared by staff is included with the application.

A neighborhood meeting was noticed to property owners within 300 feet of the property. The meeting took place on December 17, 2018, at Meridian City Hall and was attended by seven property owners. The meeting notice, address labels, and sign-in sheet are included.

Annexation/Zoning Application

The property is zoned RUT (Rural Urban Transition) in Ada County, and the City's Future Land Use Map designates the property as Medium Density Residential. The property is contiguous to the City of Meridian on its east and south boundaries. The applicant is requesting the City annex the property and rezone it to the R-8 Medium Density Residential District to permit the development of 401 single-family units of various sizes and configurations at a density of 3.42 units per acre. R-8 is an implementing zone for the Medium Density Residential designation.

The Comprehensive Plan states that Medium Density Residential densities should range from 4-8 units per acre and should be designed conducive to walking with all housing and other uses sharing an interconnected sidewalk and street system. The minimum lot size is 4,000 square feet.

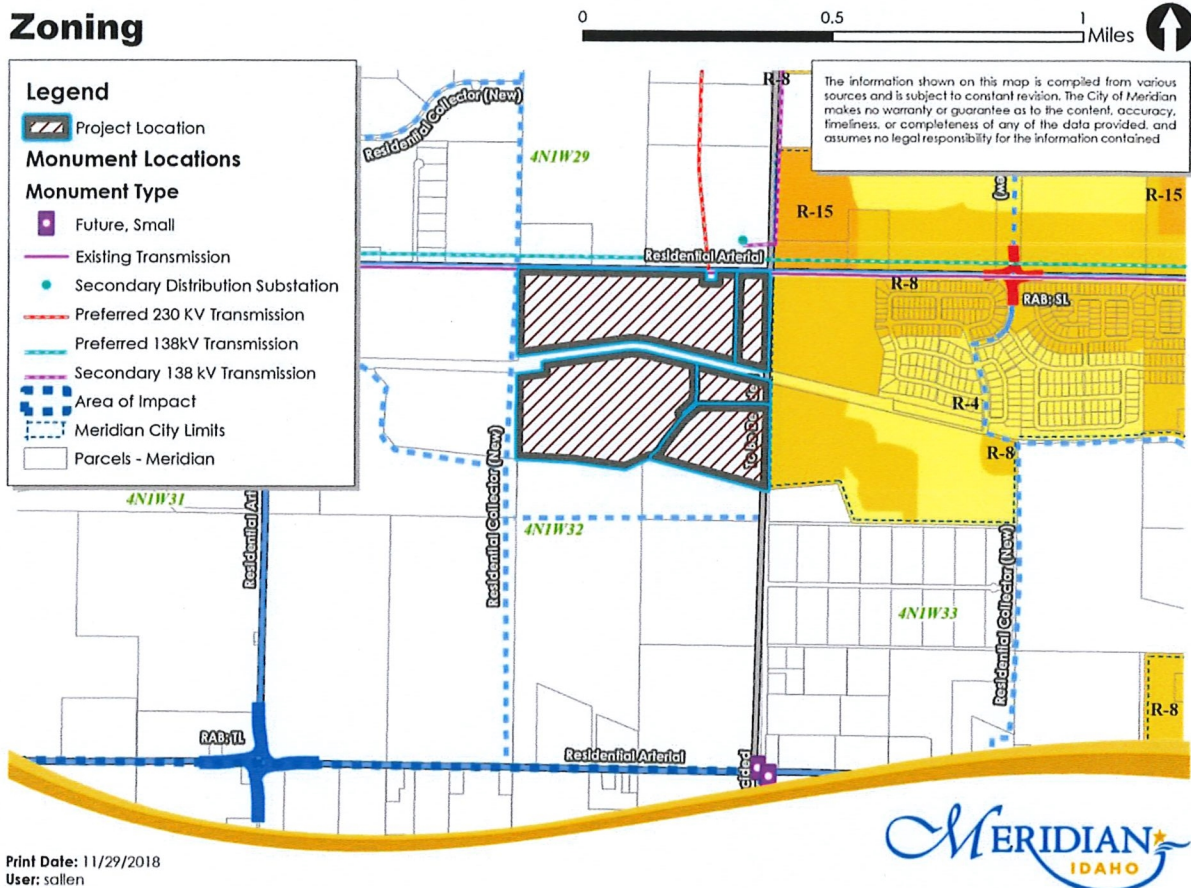
The Gander Creek gross density is lower than 4-8 units per acre range due to the inclusion of land reserved for the ITD facilities and 4-acre parcel reserved for the City of Meridian to construct a future fire station and service center. The development area net of the land reservations totals 96.54 ac. so the density is 4.15 units/ac.

On October 23, 2018, the Meridian City Council approved the annexation of 108.76 acres owned by the West Ada School District and Robert Spriggel. Both properties were zoned R-8, and the School District also received a Conditional Use Permit for the Owyhee High School. An elementary school is also planned.

On September 27, 2018, Heartland Townhomes Property Management, LLC signed a Memorandum of Agreement with the West Ada School District. A copy of the agreement is included. Heartland and West Ada will enter into a binding agreement upon the annexation of their respective properties. Heartland committed to extending a mid-mile collector road (N. McCrosson Ave.) from the north boundary of the West Ada parcel to McMillan Rd. and complete construction by the time the Owyhee High School is substantially complete and the District is ready to seek a certificate of occupancy from the City. The completion of the collector will provide the District with two points of public access to the school, which is anticipated to open in the Fall of 2021.

The current zoning map that staff provided for the Pre-Application meeting is included below; however, the City has not officially updated the map with the School District and Spriggel properties rezoned to R-8.

Zoning



Preliminary Plat Application

The preliminary plat depicts a planned community that includes 401 single-family residential lots and 60 common lots. The common lots are comprised of 55 lots to be owned by the homeowner's association, 4 lots for ITD and 1 lot for the City. Open space is 14.1% of the developed area net of the ITD right-of-way and City parcel.

The applicant has submitted a detailed spreadsheet and map exhibit that indicates the qualified open space. The total area is 12.55 acres or 13% of the developed site (96.54 acres), which exceeds the requirement of 10%.

In addition to the preliminary plat, landscape plan is submitted that illustrates the landscape character for the community.

Community Development Principles

Before creating the preliminary plat and landscape plan, the applicant established the following community development principles to guide planning and design:

1. Create a healthy community that is active, walkable and connected
2. Provide recreational opportunities for a wide range of user groups and ages
3. Design activity areas and amenities for community gathering and social engagement
4. Utilize open space as an organizing element in neighborhood design
5. Offer a diversity of housing choices to match consumer incomes, preferences, and life stages
6. Interconnect residential areas and amenities with the use of streets and separated pathways
7. Create streetscapes that are safe, pleasant, and comfortable for a diverse population
8. Create a system of streets with short blocks, intersection density, and mid-block pedestrian connections
9. Connect the community to regional pathways

Lot Pattern

To encourage a mix of housing types and price points, lot sizes range for 4,000 to 10,693 square feet and comprise groupings that are 4,000, 5,000, 6000, 7,000 and 8,000 square feet. The lot configuration includes traditional front-loaded lots and rear-loaded alley lots. Many of the lots back onto developed and active open space and others side on to green spaces.

Conceptual house elevations have been provided to illustrate the mix and character of the homes.

Vehicular Access and Circulation

The applicant has held several meetings with ITD to confirm the right-of-way for Highway 16 and the slope easements required for the McMillan Rd. overpass. Kittelson & Associates prepared the project Traffic Impact Study (TIS) for review by ITD and ACHD. ACHD has accepted the TIS and will begin the detailed review of the report.

McMillan Rd. can be described as a farm to market road. It is designated as a residential arterial and the applicant will re-construct the road as a half-street per ACHD policies. The work will include curb, gutter, and detached sidewalk along the frontage plus 28 feet of pavement. The detached sidewalk will be set back 18 feet from the curb to allow for the existing 138kv Idaho Power overhead power line. Between N. McCrosson Ave. and N. Glassford Ave. the sidewalk will be 5 feet and east of the entry it will become 10 feet.

N. Glassford Ave. will provide access to the Gander Creek community from McMillan Rd. Additional primary access will be at two locations on the future N. McCrosson Ave. mid-mile collector consistent with ACHD policy. Quarter-Mile access is planned on the south boundary at the McFaddan Drain connecting to the future roadway on the School District parcel. All crossings of the McFaddan Drain will be the responsibility of the School District.

The planned N. McCrosson Ave. residential collector along the western boundary of the project will also meet ACHD policies for a half-street. A 10-foot detached multi-use pathway will be constructed from the north edge of the McFaddan Drain to the north boundary of Five Mile Creek. From this point, a 5-foot detached sidewalk will connect to McMillan Rd.

The existing W. Lazy Diamond C Lane will be vacated.

Internal streets within the subdivision will be 33-feet. In the section north of the Five Mile Creek, the right-of-way will be 57 feet to accommodate a detached 5-foot sidewalk and will be 47 feet with a 5-foot attached sidewalk in the section south of the creek. All "end cap" landscaped areas will have detached sidewalks.

Two streets in the north section, Carmel Creek Ave. and Beecum Creek Ave. are 24-foot minor local streets in a 28-foot right-of-way. These streets are single-frontage without a sidewalk. The sidewalks will be located within the park.

The circulation plan is consistent with the ITD access plan for Highway 16.

Pedestrian/Bike Circulation

The preliminary plat includes ample opportunities for pedestrian and biking connectivity within the community. Tree-lined and low-volume streets without cul-de-sac configurations enable residents to easily walk or bike to the amenities, the future schools and to visit neighbors.

Safe walking and cycling routes for students east of McDermott Rd. to the future high school and elementary school are included in the plan

Specific circulation features include:

- A 10-foot separated multi-use pathway links the West Ada school sites to McMillan Rd.
- A Five Mile Creek crossing in the middle of the community at N. Scenic Way connects the north and south sections
- 5-foot micropaths link the neighborhoods to parks and amenities.
- N. Scenic Creek Way provides a future connection to the high school and planned elementary school

Community Features and Amenities

N. Scenic Way and Black Butte St. are designed to create a pleasant arrival experience at the community entries on McMillan Rd. and N. McCrosson Ave. Both streets will have landscaped medians and offer immediate views of the neighborhood park and amenities.

Three neighborhood parks are distributed throughout the community to provide all residents with convenient access to the amenities. The parks are 2.11 acres in the north section and 2.65 and 0.97 acres in the south portion. The north park will be a significant activity area with a pool and basketball court. All three parks will have picnic shelters, and grass playfields and two will have playgrounds. The street network design and the placement of 4-foot high yard fencing adjacent the park spaces provide visual access for public safety.

To create a more open feel to the community fencing along the Five Mile Creek and McFaddan Drain will be 5-foot wrought iron view fencing.

Following UDC 11-3H-4D, a 40-foot landscaped buffer has been placed parallel to the future ITD right-of-way for Highway 16. The applicant will construct a 4 to 5-foot berm and a 6-foot noise abatement wall within the buffer. A detail of the design is included in the landscape plan.

Sewer, Water, and Pressurized Irrigation

The Oaks lift station provides connection to the Meridian sewer system. The applicant will extend trunk lines from McDermott Rd. and is subject to a sewer reimbursement agreement for the lift station. The gravity drainage area to the lift station is very restricted and limits development west of McDermott Rd. to a half-mile. North of McMillan Rd. the drainage area is further limited to a quarter-mile or less. This sewer service limitation will function as a de facto urban growth boundary until a regional lift station is constructed at Can-Ada Rd. many years from now.

A water trunk line will be extended west along McMillan Rd. from an existing point of connection at McDermott Rd.

A pressurized irrigation system will be installed throughout the community.

Drainage/Flood Plain

A small portion of the property adjacent the Five Mile Creek is in the FEMA Flood Zone A. A drainage study is currently underway, and a Floodplain Development Permit will be submitted to the City for review before development. The applicant will design the crossing of the Five Mile Creek following an analysis of the study and with direction from the irrigation district.

Retention areas will be landscaped subject to the requirements of UDC-3B-11 and will provide an attractive landscape area. The retention areas will have a similar design to those at the Jump Creek Subdivision developed by the applicant.

Nampa Meridian Irrigation District has directed that a maintenance road along the Five Mile Creek will be along the south bank and pathways are permitted only on the north side. Existing Irrigation ditches on the property will be piped.

Fire Department Site

The applicant has held several meetings with the Meridian Fire Department to discuss a site for a future fire station and equipment service facility. The agreed location is a 3.84-acre site with all street and utility improvements at the southwest corner of the project with access to N. McCrosson Ave. and proximity the Owyhee High School. The transfer to the Fire Department will be a combination donation and purchase transaction. The City's legal staff is preparing a letter of intent for signature by the applicant. The site would be transferred at the time of recording the final plat that includes the parcel.

Conceptual Phasing

The applicant has provided a conceptual phasing plan for the development. The initial phase will be the middle third of the north section of the preliminary plat. It will include the greening up of the 2.11-acre park, 10-foot pathway, and construction of the playground and picnic shelter. The pool and basketball court will be added during the development of the second phase of the community.

Primary access will be from McMillan Rd. with a temporary 20' paved secondary access following the sewer alignment from McDermott Rd. and the future W. Deer Creek Dr.

Waiver Request – Utility Extension to Existing Homes

The applicant is requesting a waiver of the requirement to hook existing homes that will not be removed up to sewer and water utilities within sixty days of those services being available. The homes that will remain (parcels S0432110100 and S0432110500) are within the future ITD right-of-way and are leased back to the previous or existing owners. It does not make practical sense to undertake connections when ITD right-of-way acquisition is about to commence.

I have included the application fee, executed affidavits of legal interest, recorded deeds, and other required items. Please contact me if you have any questions or require any additional information related to the application. We look forward to working with City staff during the review of the application.

Bob Taunton

Bob Taunton, Applicant Representative
Taunton Group, LLC
2724 S. Palmatier Way
Boise ID 83716
208-401-5505
bobtaunton@tautongroup.com