

# **Commission Hearing Date: March 18, 2021**

**Planner:** Alan

File No.: H-2020-0127

Project Name: Skybreak Neighborhood

Request:

- Annexation of 80.46 acres of land with an R-8 and R-15 zoning districts; and,
- Preliminary plat consisting of 329 building lots, 40 common lots and 14 other lots (i.e. 12 common driveway lots, 1 private street lot and 1 lot for the existing home) on 79.69 acres of land in the R-8 and R-15 zoning districts, by Laren Bailey, Conger Group.

Location: The site is located at 3487 E. Adler Hoff Ln and 7020 S. Eagle Rd., in the south  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 4, Township 2N., Range 1E.

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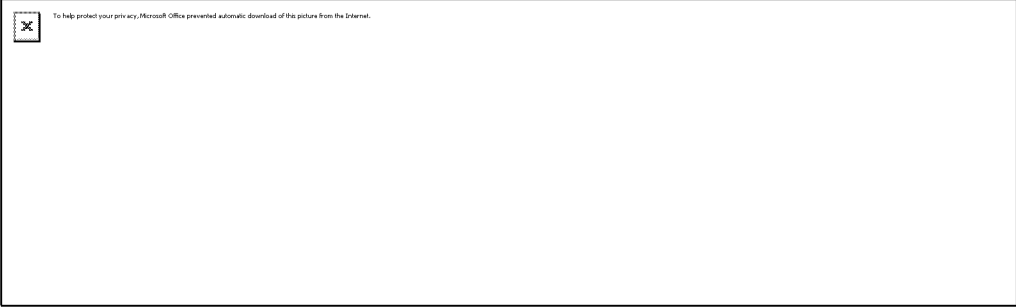
Administrative Applications:

- Alternative Compliance to UDC 11-3F-4A.6, which prohibits common driveways off private streets, to allow such in three locations within the gated area of the subdivision.

## Charlene Way

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**From:** clerk@meridiancity.org  
**Sent:** Thursday, February 11, 2021 3:15 PM  
**To:** Charlene Way  
**Subject:** Development Application Transmittals - Skybreak ALT, AZ, PP, PS H-2020-0127


<b>Development Application Transmittal</b>
<b><u><a href="#">Link to Project Application: Skybreak ALT, AZ, PP, PS H-2020-0127</a></u></b>
<b>Hearing Date: March 18<sup>th</sup>, 2021</b>
<b>Assigned Planner: Alan Tiefenbach</b>
<i>To view the City of Meridian Public Records Repository, <a href="#">Click Here</a></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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**Type of Review Requested**

Hearing

File number: H-2020-0127  
Assigned Planner: Alan Tiefenbach  
Related Files: \_\_\_\_\_

**Applicant Information**

Applicant name: SOPHIA DURHAM Phone: \_\_\_\_\_

Applicant address: 4824 W FAIRVIEW AVE, BOISE, ID 83706 Email: sophia@congergroup.com

Owner name: JIM CONGER, C4 LAND LLC Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner address: 4824 W FAIRVIEW AVE, BOISE, ID 83706 Email: sophia@congergroup.com

Agent name (e.g. architect, engineer, developer, representative): JIM CONGER

Firm name: G20 LLC Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 4824 W FAIRVIEW AVE Email: sophia@congergroup.com

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact address: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Location/street address: \_\_\_\_\_

Assessor's parcel number(s): S1404233650

Township, range, section: 2N1E4

**Project Description**

Project/Application Name: Skybreak Preliminary Plat - ALT, AZ, PP, PS

Description of Work: Skybreak Preliminary Plat with narrative

## Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	CHECKED
Annexation and Zoning - AZ:	CHECKED
AZ - Staff Prepared Consensual:	No
Preliminary Plat - PP:	CHECKED
Private Street - PS:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2020-0402
TYPE OF USE PROPOSED	
Residential:	CHECKED
Single-Family Detached:	CHECKED
Single-Family Attached:	CHECKED
PROPERTY INFORMATION	
General Location:	Eagle Rd & Lake Hazel Rd
Current Land Use:	RUT
Total Acreage:	79.69
Traffic Study Required per ACHD:	No
FLUM DESIGNATION(S)	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	79.69
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	12/11/2020
Landscape Plan Date (MM/DD/YYYY):	12/11/2020
Elevations Date (MM/DD/YYYY):	12/11/2020
Percentage of Site Devoted to Building:	63
Percentage of Site Devoted to Landscaping:	20
Percentage of Site Devoted to Paving:	17
Who will own and Maintain the Pressurized Irrigation System in this Development:	HOA
Irrigation District:	New York Irrigation District
Primary Irrigation Source:	Surface Water
Secondary Irrigation Source:	City
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	631,000
Number of Residential Units:	329
Minimum Square Footage of Living Area (Excluding Garage):	1900
Gross Density:	4.13
Net Density:	6.61
What was the date of your pre-application meeting?:	12/04/2020
What was the date of your neighborhood meeting?:	12/16/2020
In Reclaimed Water Buffer:	No

<b>PROPERTY POSTING</b>	
<b>I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:</b>	CHECKED
<b>AZ / RZ ONLY</b>	
<b>R-8:</b>	CHECKED
<b>Acreage - R-8:</b>	79.69
<b>PLATS ONLY</b>	
<b>Number of Building Lots:</b>	329
<b>Number of Common Lots:</b>	53
<b>Total Number of Lots:</b>	382
<b>Minimum Lot Size:</b>	4000
<b>Average Lot Size:</b>	6592
<b>Area of Plat:</b>	79.69
<b>Plat Date (MM/DD/YYYY):</b>	12/11/2020
<b>QUALIFYING OPEN SPACE</b>	
<b>Open Grassy Area (min. 50' x 100'):</b>	CHECKED
<b>Arterial Street Buffer(s):</b>	CHECKED
<b>Parkways:</b>	CHECKED
<b>10' Parkway Along Arterials:</b>	CHECKED
<b>QUALIFYING SITE AMENITIES</b>	
<b>Picnic Area:</b>	CHECKED
<b>Additional 5% Open Space:</b>	CHECKED
<b>Dog Owner Facilities:</b>	CHECKED
<b>Children's Play Structure:</b>	CHECKED
<b>Pedestrian or Bicycle Circulation System:</b>	CHECKED
<b>Walking Trails:</b>	CHECKED
<b>TIME EXTENSION INFORMATION</b>	
<b>Number of months extension:</b>	24
<b>APPLICATION DISCLAIMER</b>	
<b>I have read and accept the above terms:</b>	CHECKED
<b>Your signature:</b>	Sophia Durham
<b>MISC</b>	
<b>Is new record:</b>	No