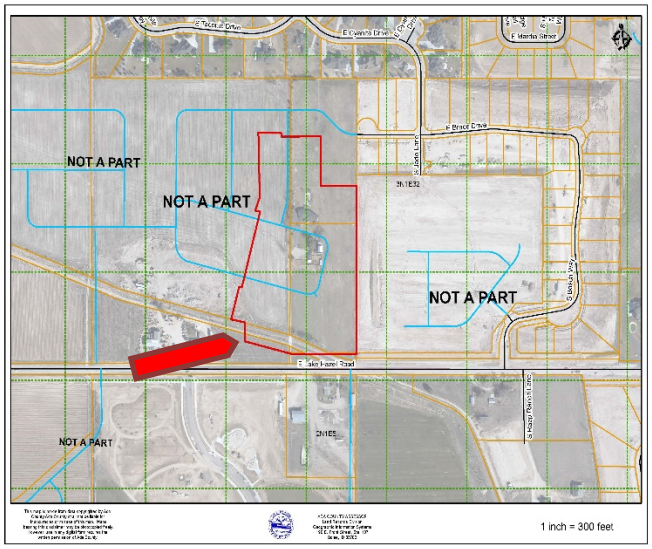
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE:	4/27/2021
TO:	Mayor & City Council
FROM:	Joseph Dodson, Associate Planner 208-884-5533
SUBJECT:	FP-2021-0016 Lavender Heights No. 2
LOCATION:	Generally located approximately ½ mile west of S. Eagle Rd. on the north side of E. Lake Hazel Rd., in the S ½ of the SW ¼ of Section 32, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Final plat consisting of 48 single-family residential building lots and 7 common lots on 11.15 acres of land in the R-4, R-8, and R-15 zoning districts.

II. APPLICANT INFORMATION

A. Applicant/Owner:

LH Development, LLC – PO Box 344, Meridian, ID 83680

B. Representative:

Ben Thomas, Civil Innovations, PLLC – 1043 E. Park Blvd. Ste. 101, Boise, ID 83712

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat as required by UDC 11-6B-3C.2. This is the second phase of development of the Lavender Heights Subdivision. The same number of buildable lots, common lots, and amount of open space is proposed as were approved in the preliminary plat.

The preliminary plat requires 6.46 acres (or 12.3% overall) of qualified open space. The first phase of development provided 3.05 acres of qualified open space; this second phase provides 0.84 acres of additional qualified open space through parkways, a segment of micro-pathway, and an area of the Farr Lateral. Therefore, the total open space provided to date is 3.89 acres, or approximately 60% of the required open space.

Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

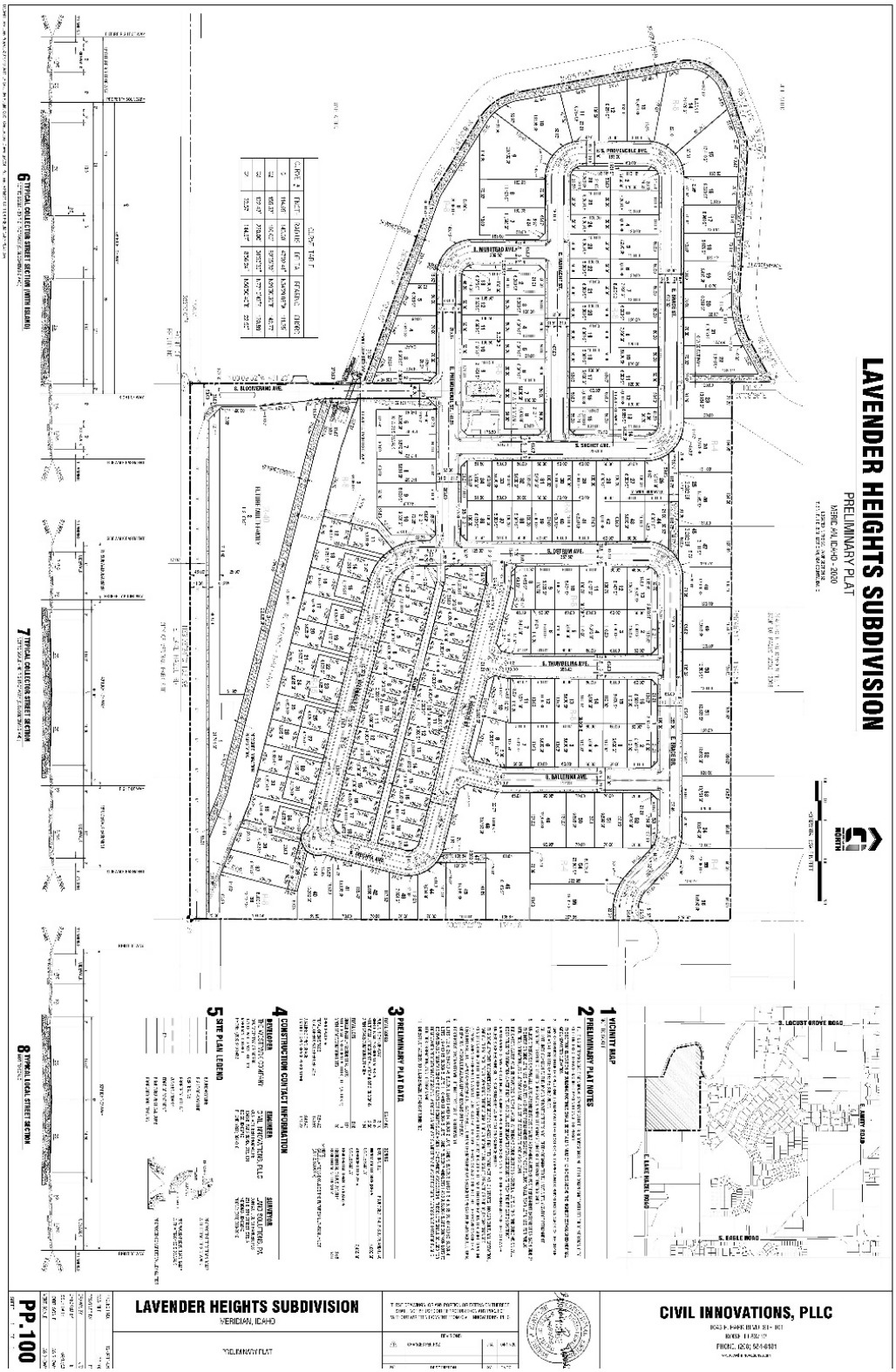
IV. DECISION

A. Staff:

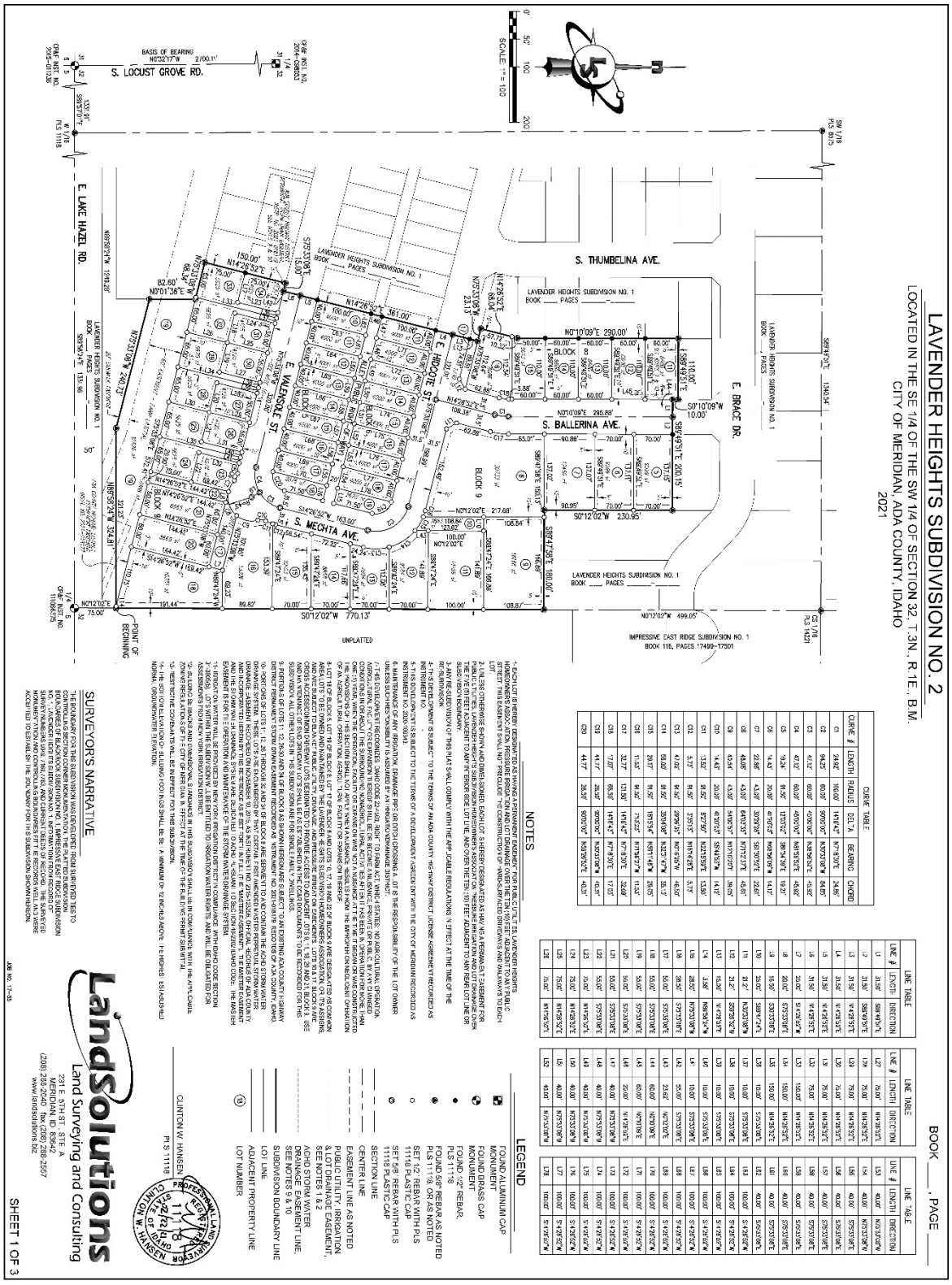
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

V. EXHIBITS

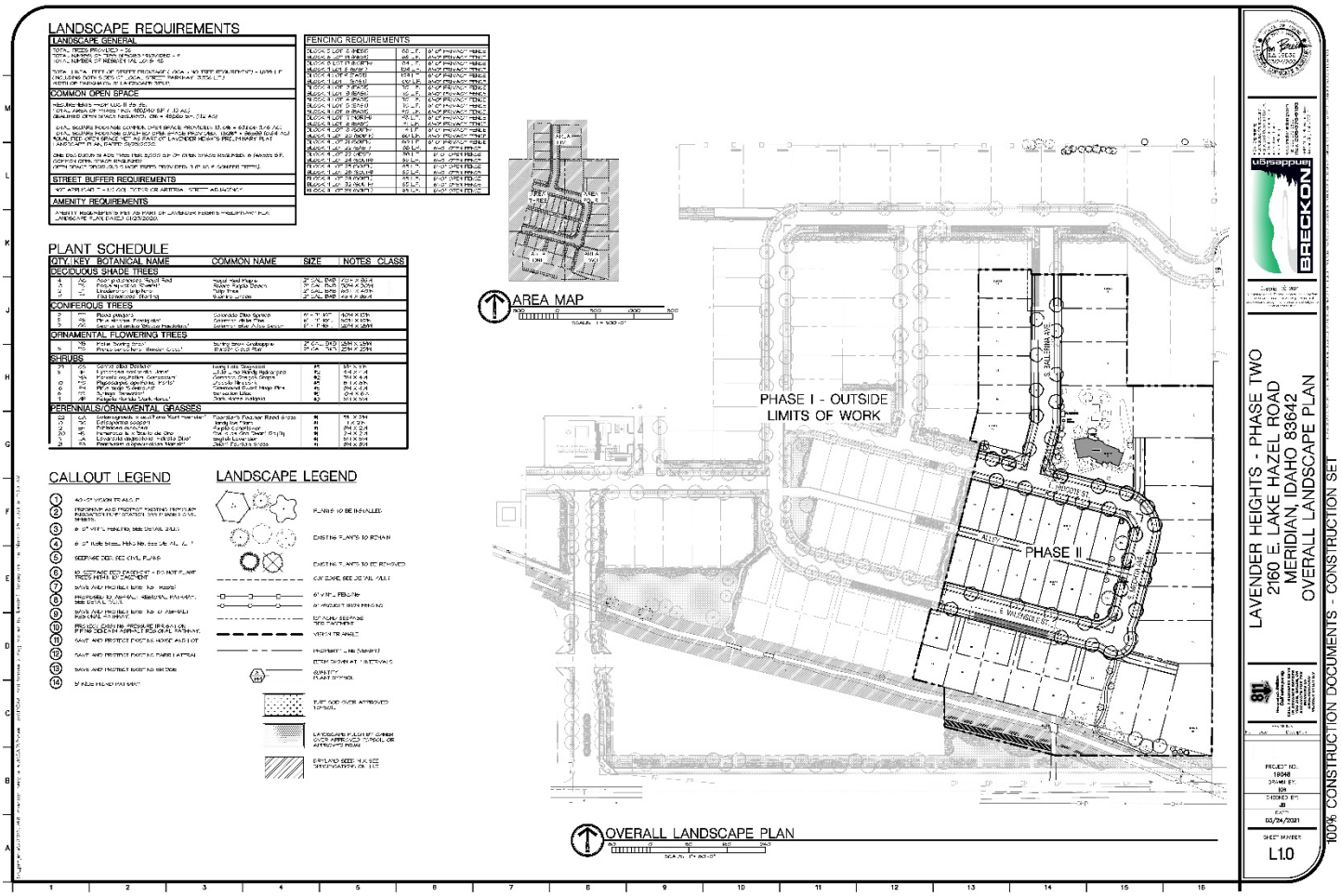
A. Preliminary Plat (date: 4/17/2020)

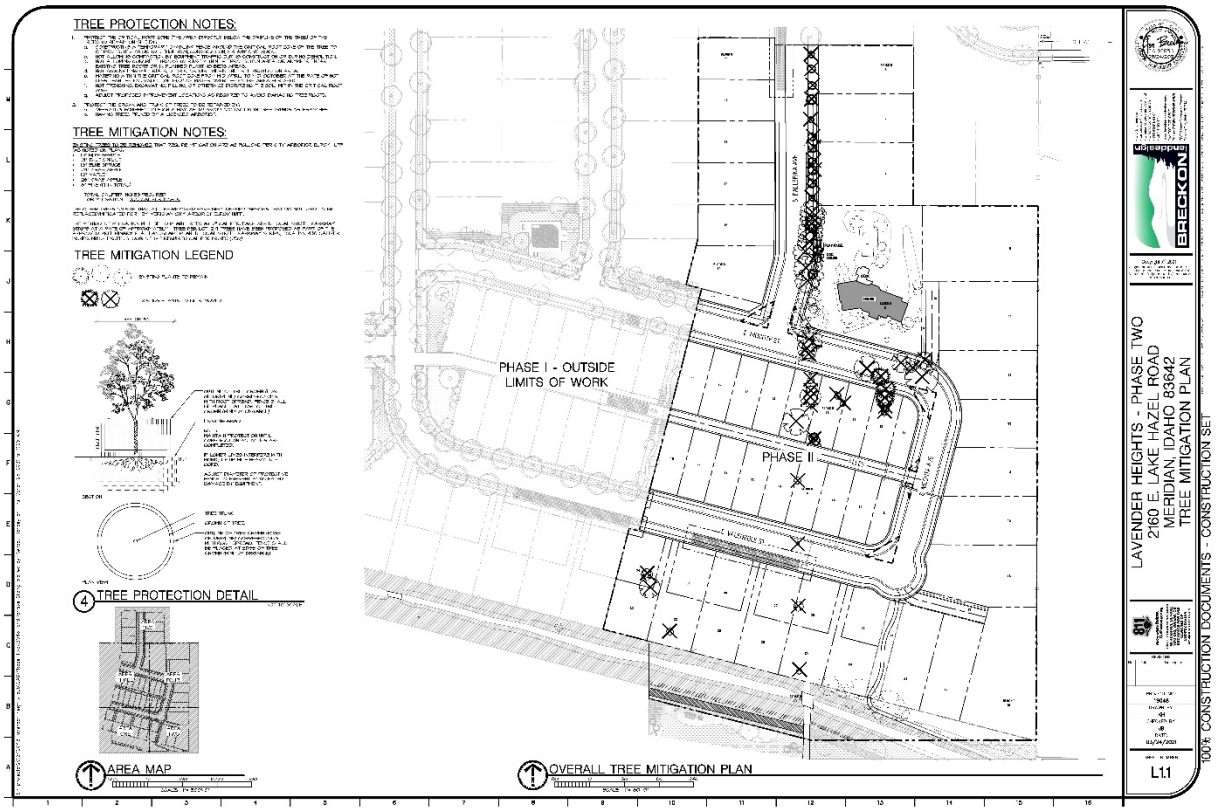


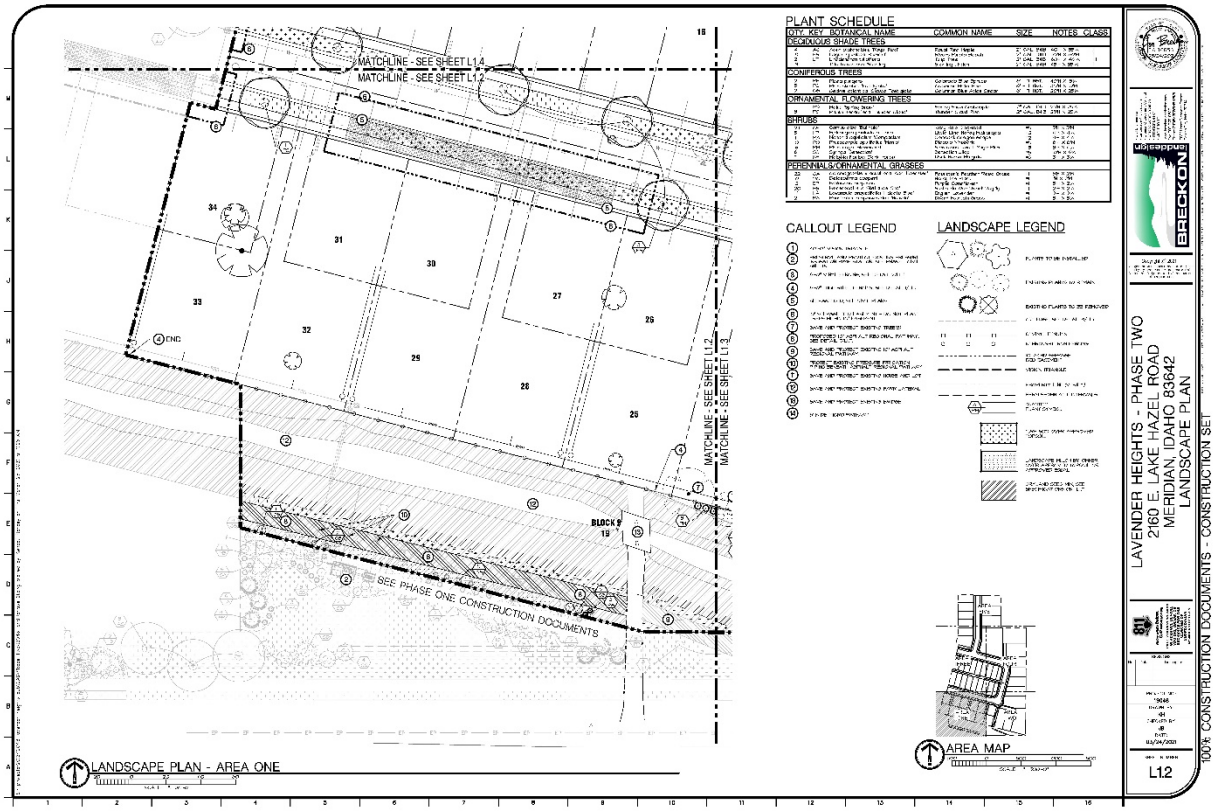
B. Final Plat (date: 2/22/2021)

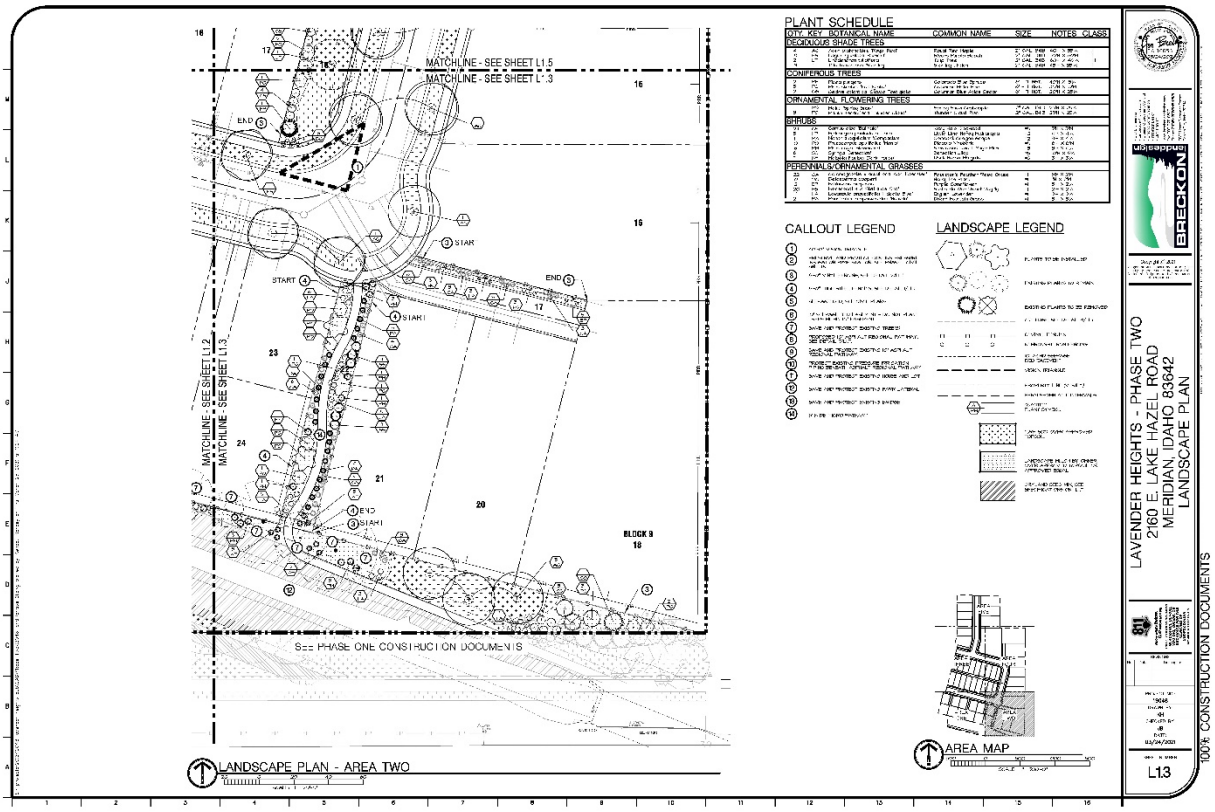


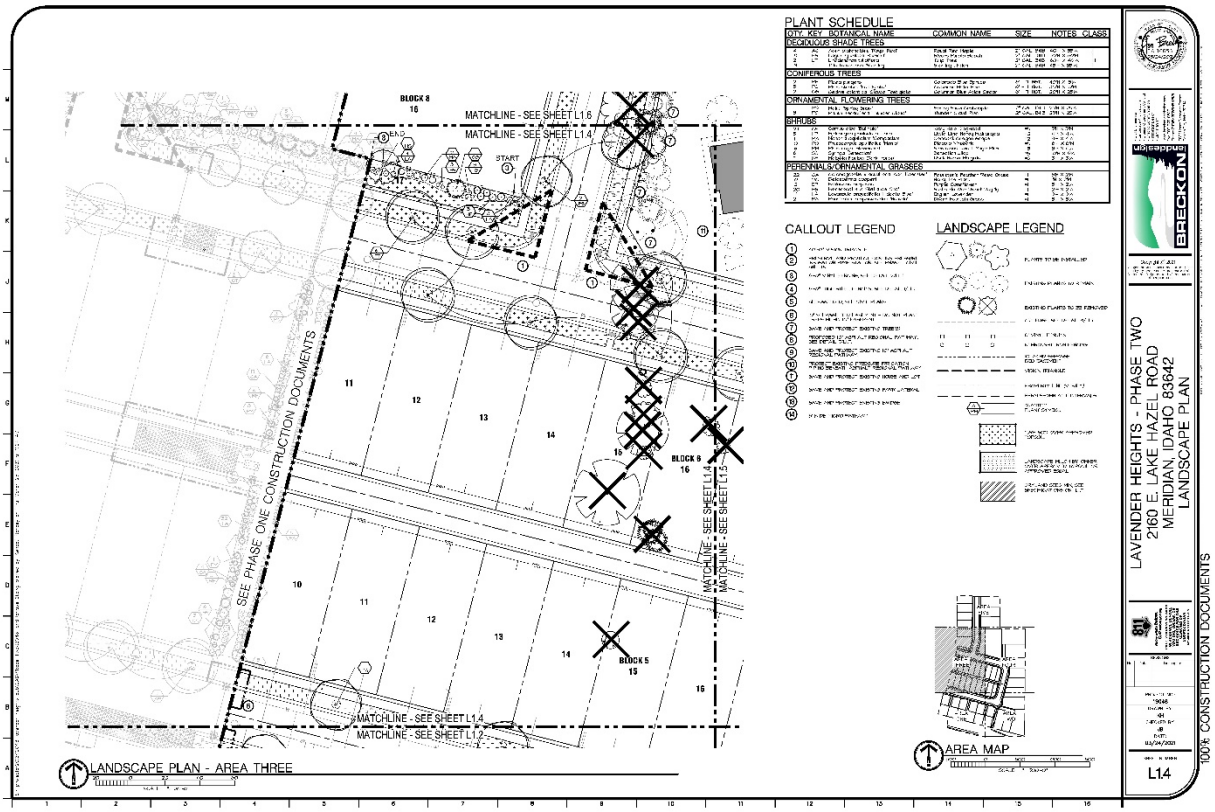
C. Landscape Plans (date: 3/24/2021)

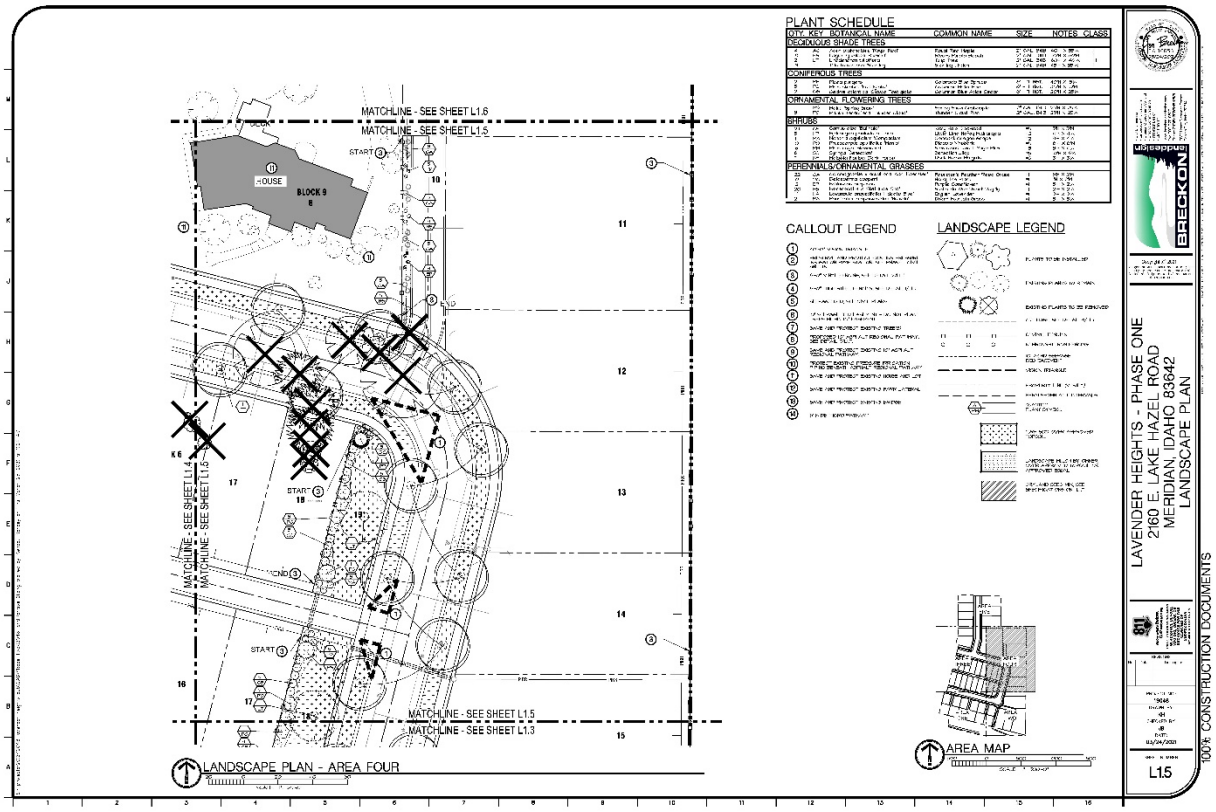


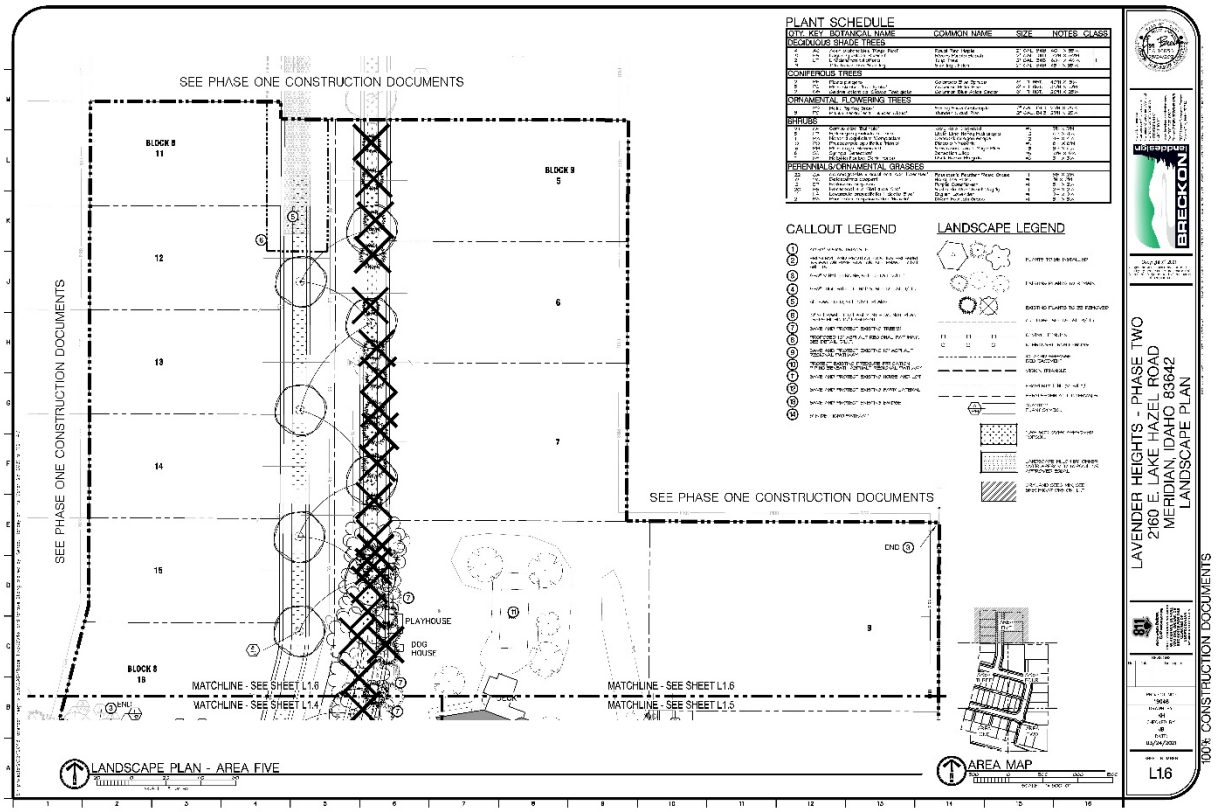

TREE PROTECTION NOTES:
TREE MITIGATION NOTES:
TREE MITIGATION LEGEND
TREE PROTECTION DETAIL
PHASE I - OUTSIDE LIMITS OF WORK
PHASE II
AREA MAP
OVERALL TREE MITIGATION PLAN
LAVENDER HEIGHTS - PHASE TWO
2160 E. LAKE HAZEL ROAD
MERIDIAN, IDAHO 83642
TREE MITIGATION PLAN
100% CONSTRUCTION DOCUMENTS - CONSTRUCTION SET
L1.1

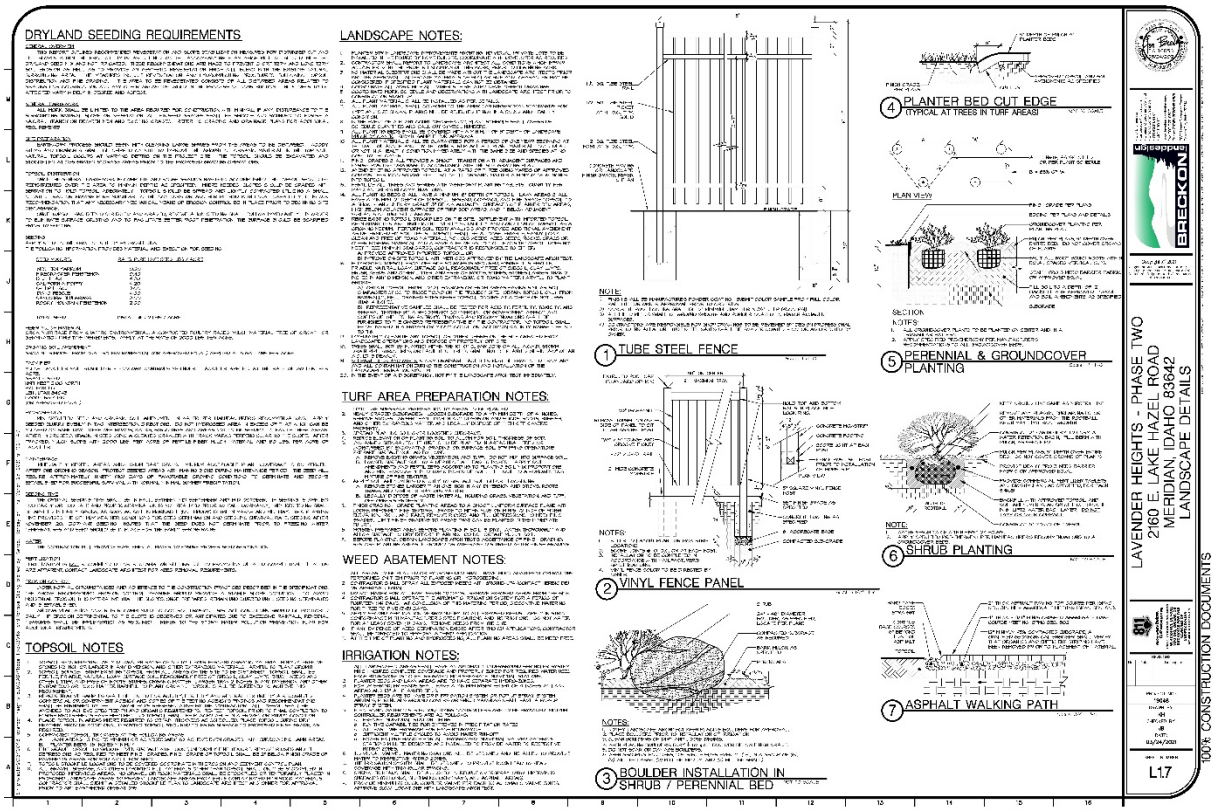

MATCHLINE - SEE SHEET L1.4
MATCHLINE - SEE SHEET L1.2
PLANT SCHEDULE
CALLOUT LEGEND
LANDSCAPE LEGEND
SEE PHASE ONE CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN - AREA ONE
AREA MAP
LAVENDER HEIGHTS - PHASE TWO
2160 E. LAKE HAZEL ROAD
MERIDIAN, IDAHO 83642
LANDSCAPE PLAN
100% CONSTRUCTION DOCUMENTS - CONSTRUCTION SET
L1.2

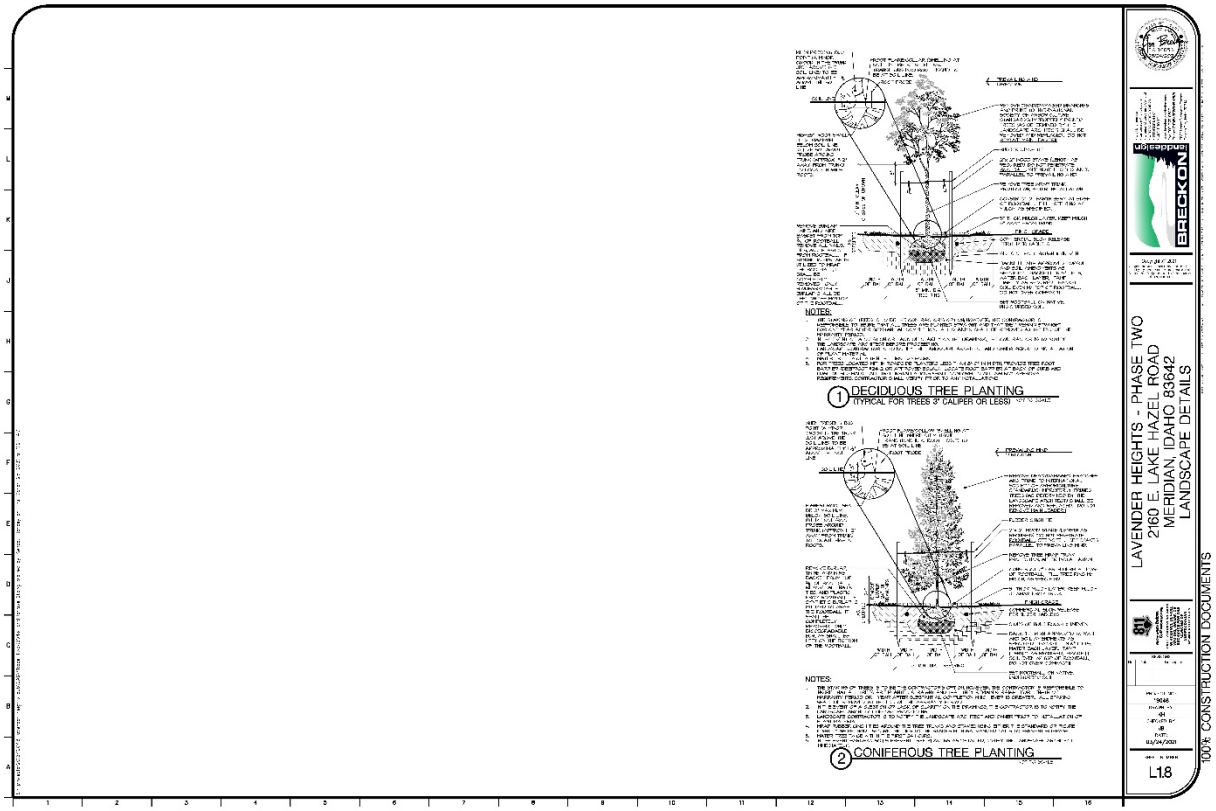

PLANT SCHEDULE
CALLOUT LEGEND
LANDSCAPE LEGEND
MATCHLINE - SEE SHEET L1.5
MATCHLINE - SEE SHEET L1.3
MATCHLINE - SEE SHEET L1.2
MATCHLINE - SEE SHEET L1.3
SEE PHASE ONE CONSTRUCTION DOCUMENTS
BLOCK 9
18
LANDSCAPE PLAN - AREA TWO
AREA MAP
LAVENDER HEIGHTS - PHASE TWO
2160 E. LAKE HAZEL ROAD
MERIDIAN, IDAHO 83642
LANDSCAPE PLAN
100% CONSTRUCTION DOCUMENTS
L1.3


PLANT SCHEDULE
CALLOUT LEGEND
LANDSCAPE LEGEND
BLOCK 8
16
MATCHLINE - SEE SHEET L1.6
MATCHLINE - SEE SHEET L1.4
SEE PHASE ONE CONSTRUCTION DOCUMENTS
BLOCK 9
16
BLOCK 5
13
MATCHLINE - SEE SHEET L1.4
MATCHLINE - SEE SHEET L1.2
LANDSCAPE PLAN - AREA THREE
AREA MAP
LAVENDER HEIGHTS - PHASE TWO
2160 E. LAKE HAZEL ROAD
MERIDIAN, IDAHO 83642
LANDSCAPE PLAN
100% CONSTRUCTION DOCUMENTS
L1.4

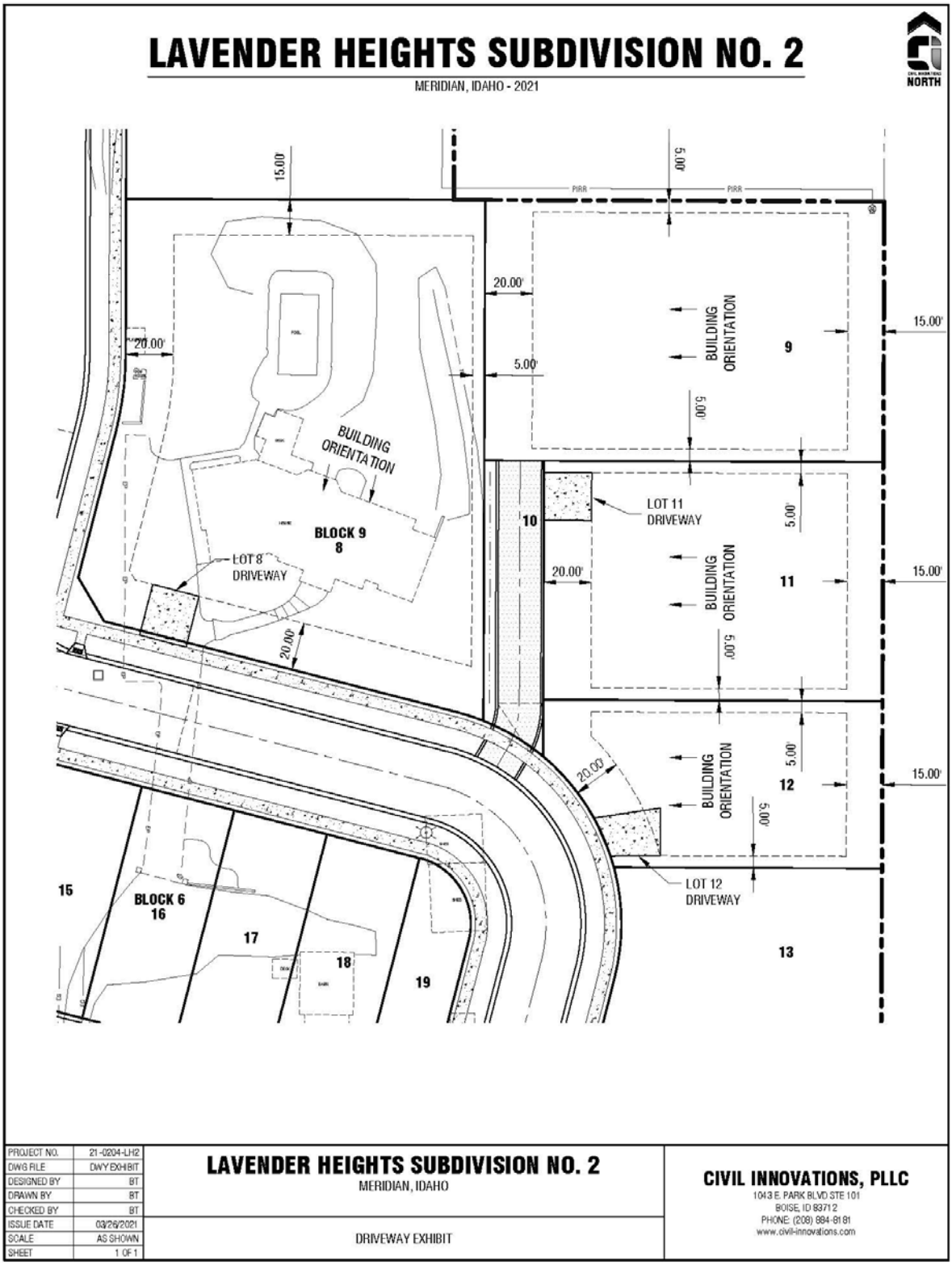

PLANT SCHEDULE
CALLOUT LEGEND
LANDSCAPE LEGEND
MATCHLINE - SEE SHEET L1.6
MATCHLINE - SEE SHEET L1.5
MATCHLINE - SEE SHEET L1.4
MATCHLINE - SEE SHEET L1.3
HOUSE
BLOCK 9
LANDSCAPE PLAN - AREA FOUR
AREA MAP
LAVENDER HEIGHTS - PHASE ONE
2160 E. LAKE HAZEL ROAD
MERIDIAN, IDAHO 83642
LANDSCAPE PLAN
100% CONSTRUCTION DOCUMENTS
L1.5


PLANT SCHEDULE
CALLOUT LEGEND
LANDSCAPE LEGEND
SEE PHASE ONE CONSTRUCTION DOCUMENTS
BLOCK 8
BLOCK 9
PLAYHOUSE
DOG HOUSE
MATCHLINE - SEE SHEET L1.6
MATCHLINE - SEE SHEET L1.4
MATCHLINE - SEE SHEET L1.5
LANDSCAPE PLAN - AREA FIVE
AREA MAP
LAVENDER HEIGHTS - PHASE TWO
2160 E. LAKE HAZEL ROAD
MERIDIAN, IDAHO 83642
LANDSCAPE PLAN
100% CONSTRUCTION DOCUMENTS
L1.6


DRYLAND SEEDING REQUIREMENTS
LANDSCAPE NOTES:
TURF AREA PREPARATION NOTES:
WEED ABATEMENT NOTES:
IRRIGATION NOTES:
TOPSOIL NOTES
1 TUBE STEEL FENCE
2 VINYL FENCE PANEL
3 BOULDER INSTALLATION IN SHRUB / PERENNIAL BED
4 PLANTER BED CUT EDGE
(TYPICAL AT TREES IN TURF AREAS)
5 PERENNIAL & GROUNDCOVER PLANTING
6 SHRUB PLANTING
7 ASPHALT WALKING PATH
LAVENDER HEIGHTS - PHASE TWO
2160 E. LAKE HAZEL ROAD
MERIDIAN, IDAHO 83642
LANDSCAPE DETAILS
100% CONSTRUCTION DOCUMENTS
L1.7

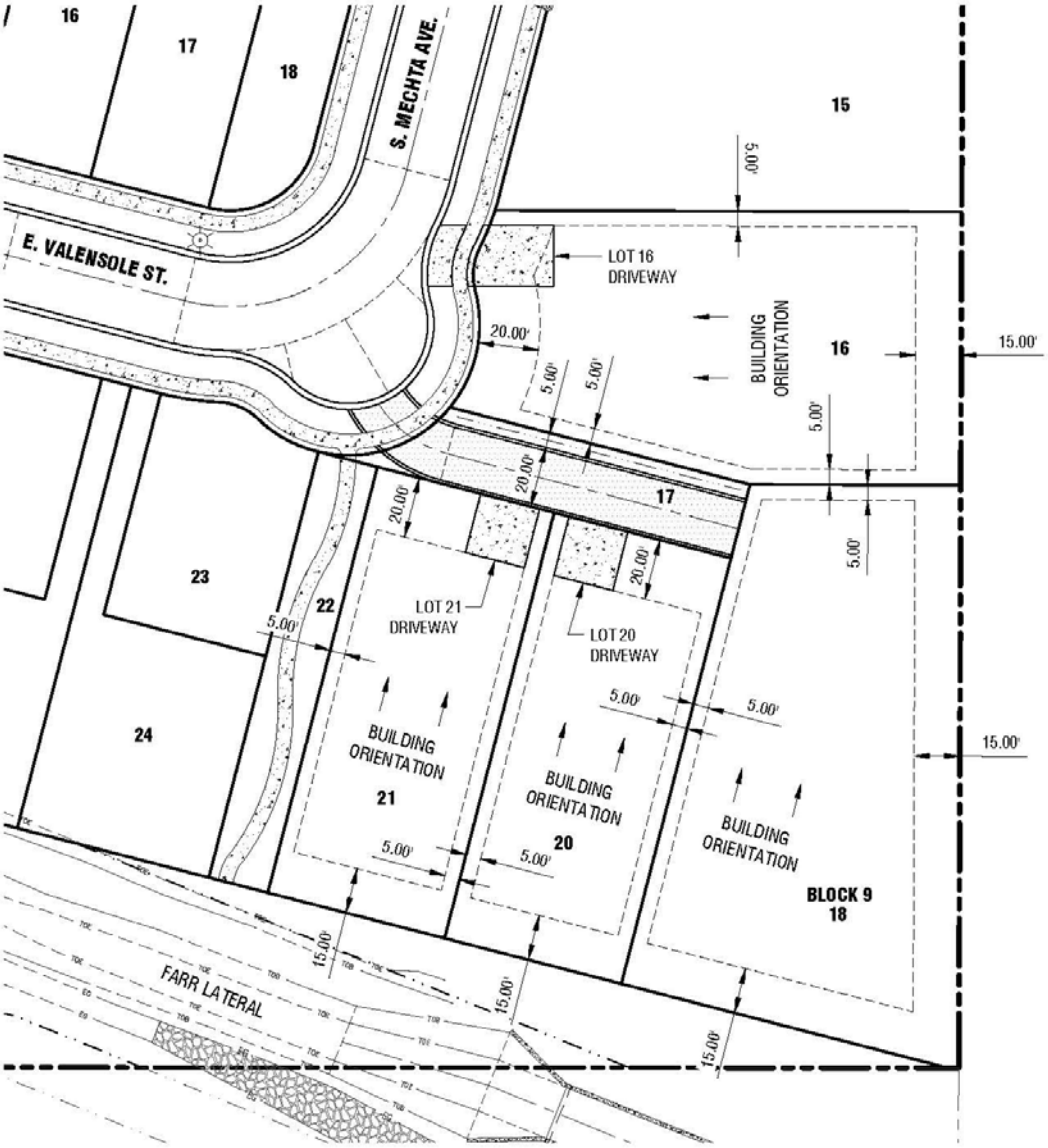

1 DECIDUOUS TREE PLANTING
(TYPICAL FOR TREES 3" CALIPER OR LESS)
2 CONIFEROUS TREE PLANTING
LAVENDER HEIGHTS - PHASE TWO
2160 E. LAKE HAZEL ROAD
MERIDIAN, IDAHO 83642
LANDSCAPE DETAILS
100% CONSTRUCTION DOCUMENTS
L1.8

D. sCommon Drive Exhibits (Lots 10 and 17, Block 9)



LAVENDER HEIGHTS SUBDIVISION NO. 2

MERIDIAN, IDAHO - 2021



PROJECT NO.	21-0204-LH2	**LAVENDER HEIGHTS SUBDIVISION NO. 2** MERIDIAN, IDAHO	**CIVIL INNOVATIONS, PLLC** 1043 E. PARK BLVD STE 101 BOISE, ID 83712 PHONE: (208) 884-8181 www.civil-innovations.com
DWG FILE	DWY EXHIBIT		
DESIGNED BY	BT		
DRAWN BY	BT		
CHECKED BY	BT		
ISSUE DATE	03/26/2021	DRIVEWAY EXHIBIT	
SCALE	AS SHOWN		
SHEET	1 OF 1		

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development (H-2020-0009, DA Inst. #2020-106343).
2. The applicant shall obtain the City Engineer's signature on the final plat by May 12, 2022, within two (2) years of the date of approval of the preliminary plat (May 12, 2020), OR within two (2) years of the date of City Engineer signature on the previous final plat phase, in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid or a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B, prepared by Land Solutions, stamped on 02/22/21 by Clinton W. Hansen, is approved with the following conditions:
    a. Note #4: Add instrument number;
    b. Add the Book and Pages for the Lavender Heights Subdivision No. 1 on the final plat.
5. The landscape plans shown in Section V.C, prepared by Breckon Land Design, dated 03/24/21, are approved as submitted.
6. Prior to signature of the City Engineer on this final plat, the applicant shall submit proof of the recorded public access easements for the multi-use pathway required with Phase 1 development.
7. Future homes constructed in this phase shall be generally consistent with the elevations approved with the preliminary plat application (H-2020-0009) with materials and architectural features to be the same or of higher quality as shown in the elevations.
8. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Sue Prescott, at 887-1620 for more information.
9. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.
10. The multi-use pathway along the south side of the Farr Lateral shall be owned and maintained by the HOA and incorporated into a common lot with a future phase of development.

A. PUBLIC WORKS

Site Specific Conditions:

1. The soil report information is from May of 2006. The applicant shall provide updated geotechnical or soils information to be reviewed prior to signature of the final plat.

General Conditions:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms

of easements for any mains that are required to provide service. 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. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.

3. 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.

4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.

5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.

6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water 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 applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. 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.

7. 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, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing 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.

8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.

9. 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.

10. 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.

11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.

12. Developer shall coordinate mailbox locations with the Meridian Post Office.

13. All grading of the site shall be performed in conformance with MCC 11-1-4B.

14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.

15. The 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.

16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.

17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.

18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.

19. 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 81/2" 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 signature of the final plat by the City Engineer.

20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.

21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.

22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.

23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). 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 development plan approval.

B. 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.