

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



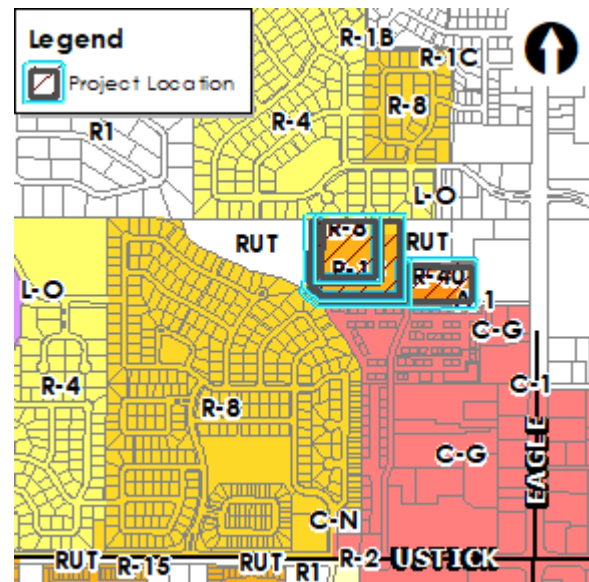
HEARING 2/16/2021
DATE:

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: FP-2021-0001
Delano No. 1

LOCATION: West of N. Eagle Rd./SH-55, south of E.
Wainwright Dr., in the SE ¼ of Section
32, Township 4N., Range 1E. (Parcel
#S0532427810, S0532417410,
R4582530320, R4582530310)



I. PROJECT DESCRIPTION

Final plat consisting of 60 buildable lots and 9 common lots on 10.45 acres of land in the R-8, R-15 and R-40 zoning districts for the first phase of Delano Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Sophia Durham, Conger Group – 4824 W. Fairview Ave., Boise, ID 83706

B. Owner:

Corey Barton, Challenger Development, Inc. – 1977 E. Overland Rd., Meridian, ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2019-00027) in accord with the requirements listed in UDC 11-6B-3C.2.

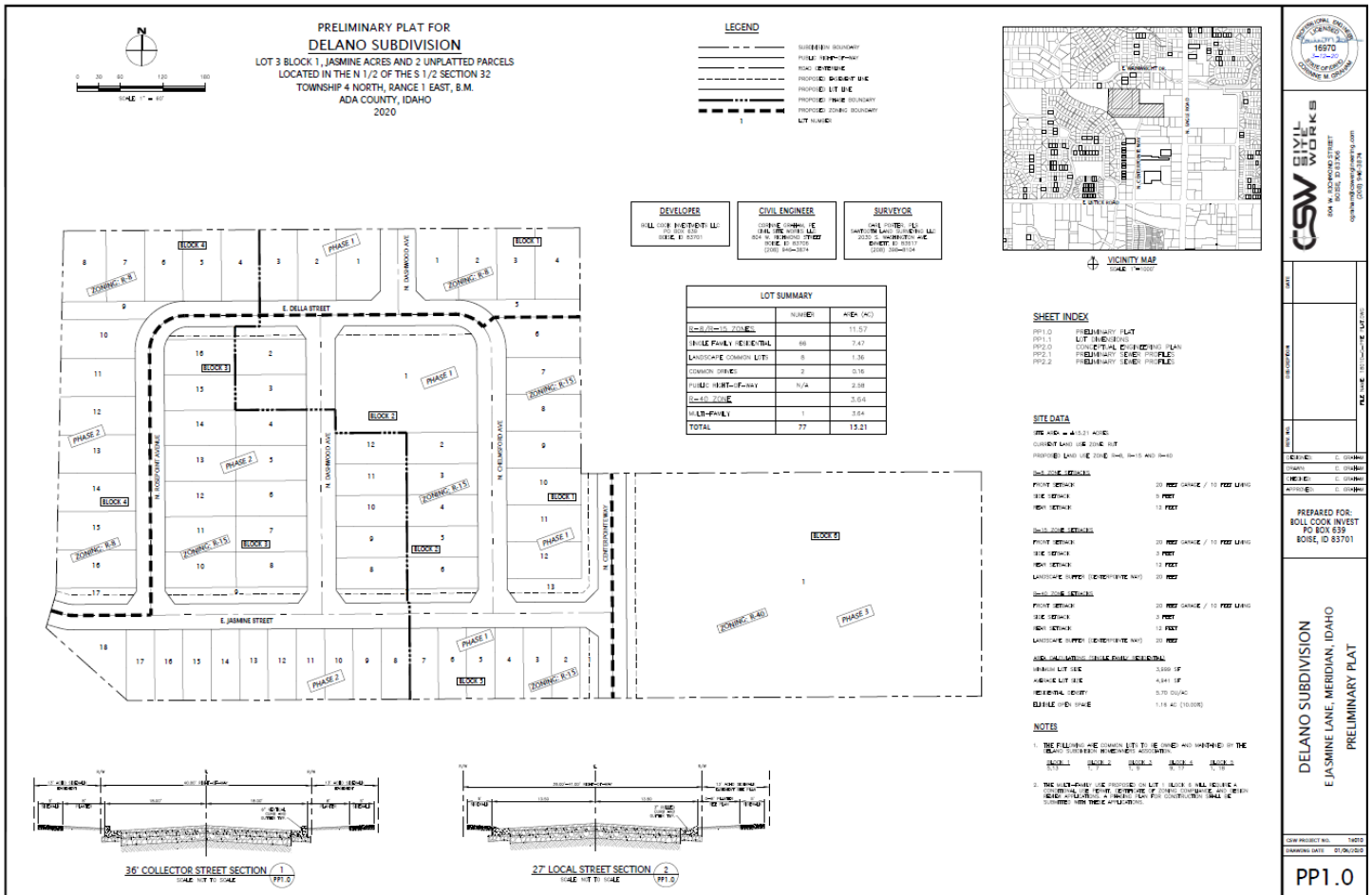
In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Staff has reviewed the proposed plat and found the number of buildable lots and the amount of common open space to be the same; therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

IV. DECISION

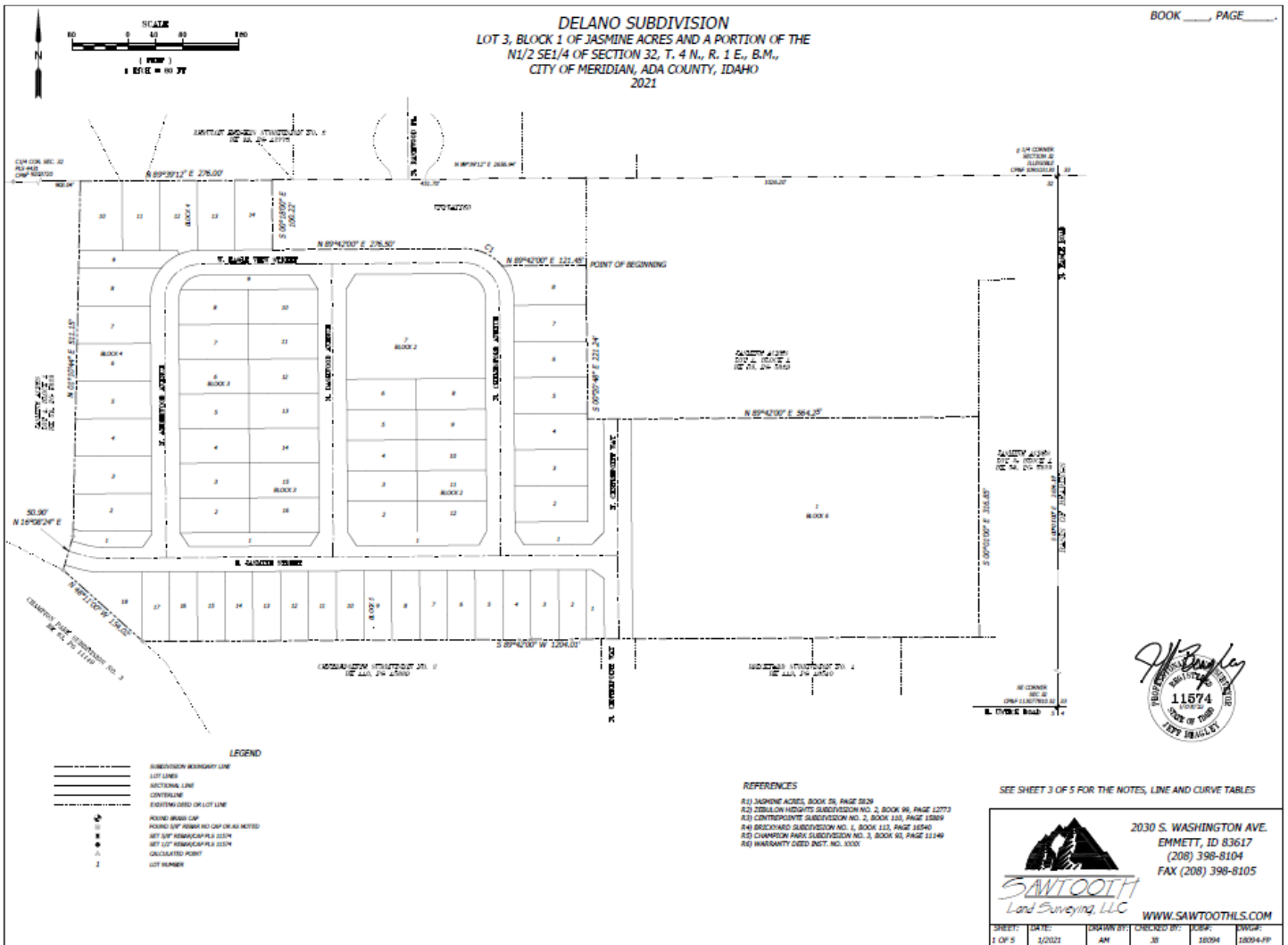
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

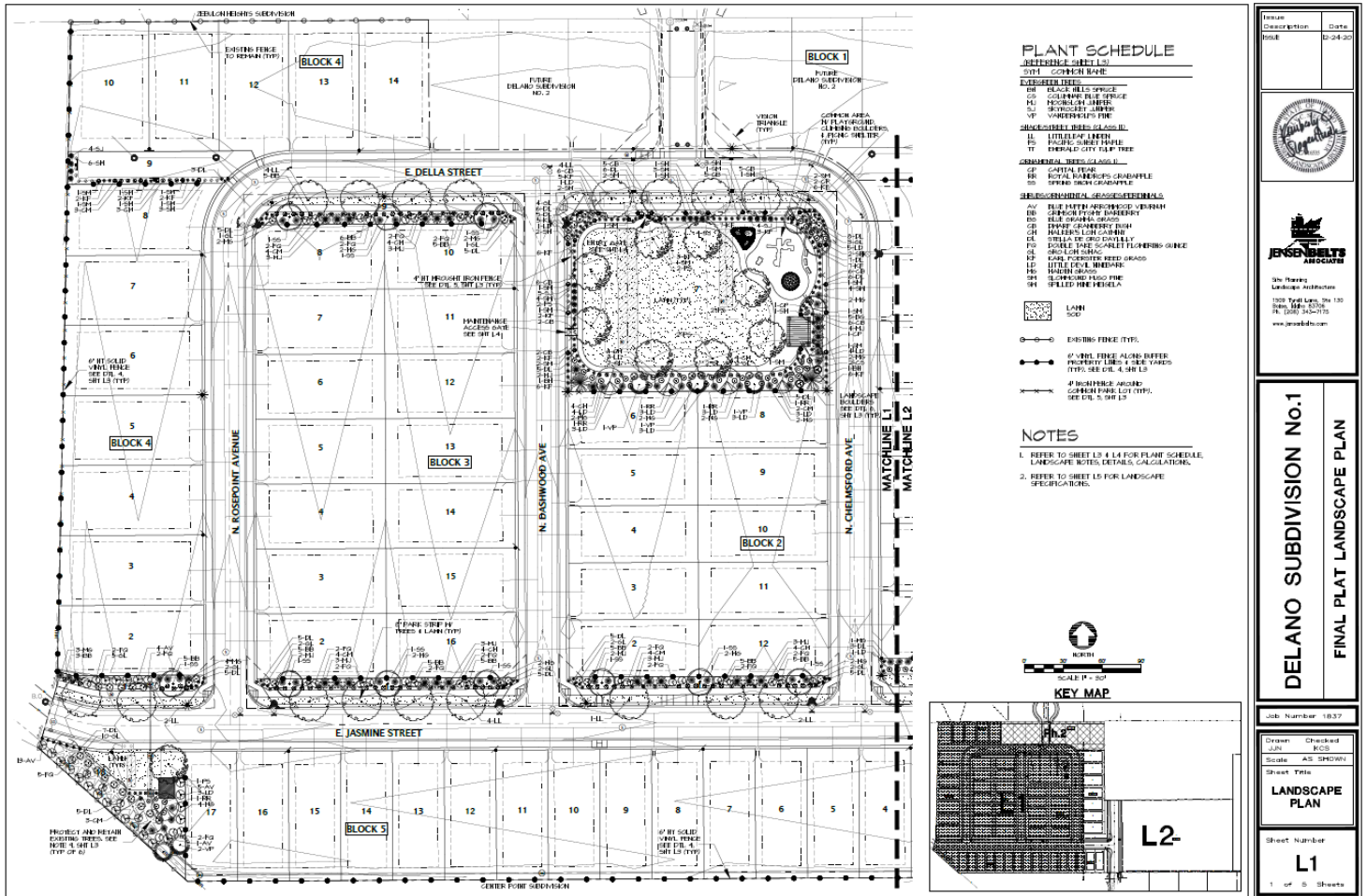
A. Preliminary Plat (dated: 3/12/2020)

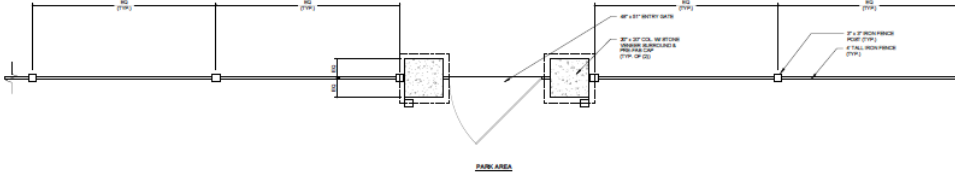


B. Final Plat (dated: 12/12/20)

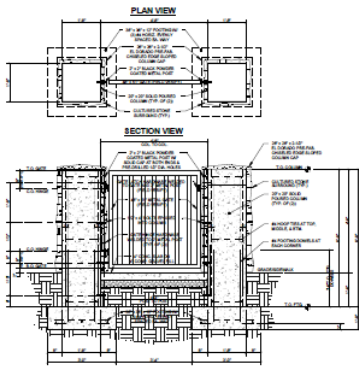


C. Landscape Plan (dated: 12/24/2020) & Amenity Details

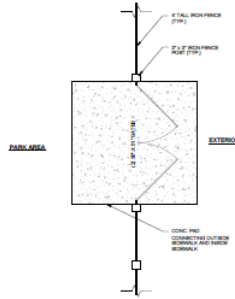




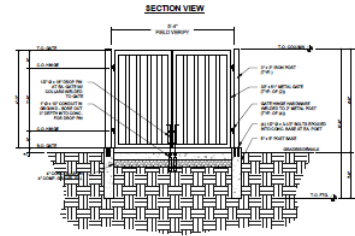
① ENTRY GATE - PLAN VIEW
SCALE: 1/8\"/>



② ENTRY GATE - ELEVATION
SCALE: 1/8\"/>



③ MAINTENANCE ENTRANCE
SCALE: 1/8\"/>



④ MAINTENANCE ENTRY GATE
SCALE: 1/8\"/>

Issue:	Date:
01/04/20	01/04/20



JENSEN DELTAS ASSOCIATES
 3101 1st Avenue
 Seattle, WA 98101
 Tel: (206) 345-7775
 www.jensendeltas.com

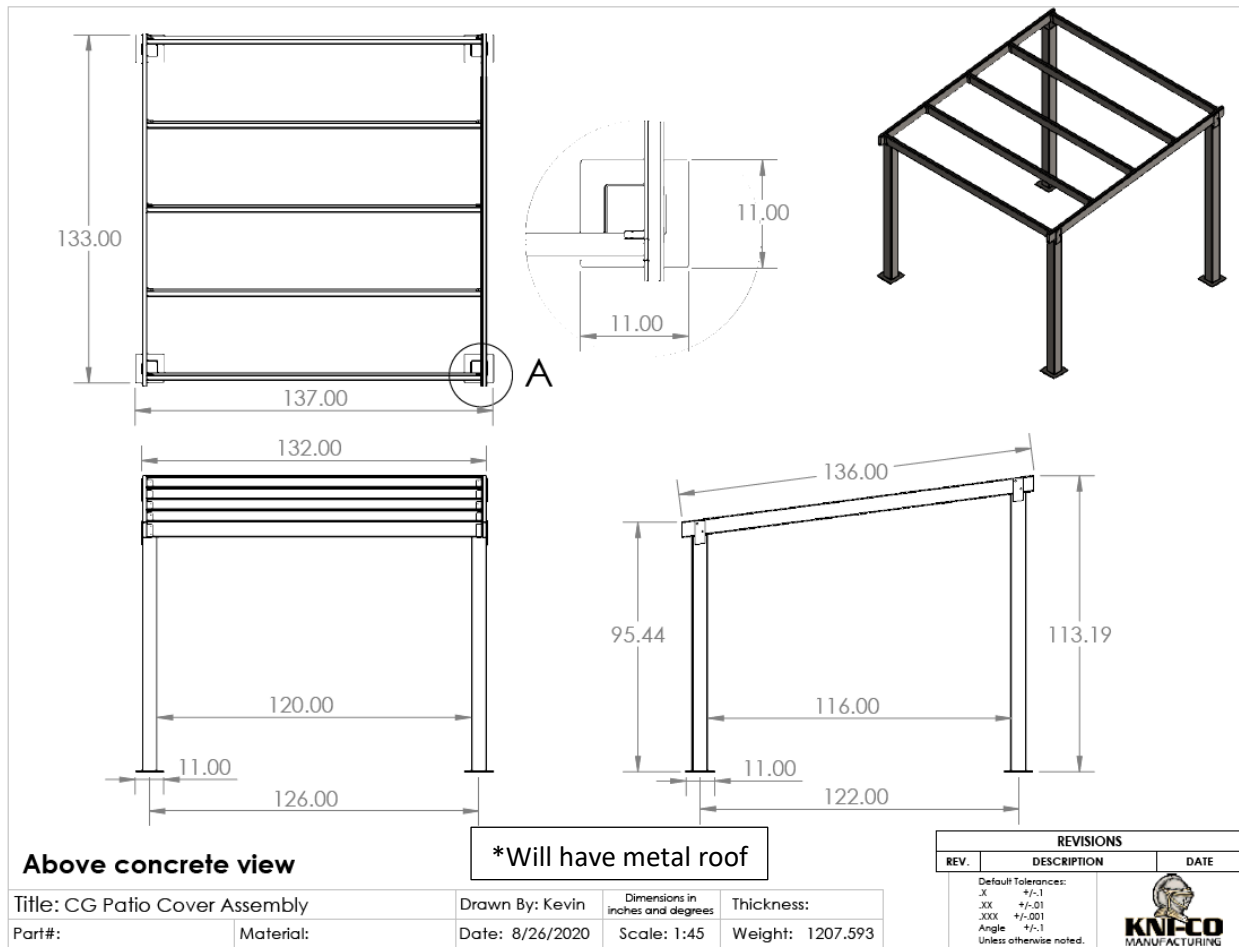
DELANO SUBDIVISION No.1 **FINAL PLAT LANDSCAPE PLAN**

Job Number:	18037
Drawn:	Checked:
JUN	KCS
Scale:	AS SHOWN
Sheet Title:	
LANDSCAPE DETAILS	
Sheet Number:	
L4	
4 of 5 Sheets	

PROJECT AMENITIES

As the *developer* we have researched and interviewed potential homeowners and followed the city ordinance to plan the most productive amenities for this area and this development. The amenity package exceeds the requirement of Meridian City Development Code, which requires that the application have one amenity for projects up to 20 acres. We are proposing four additional amenities for a total of five, including a large half-acre neighborhood park comprising of a play structure, climbing rocks, shade structure, dome swing set and seating areas.

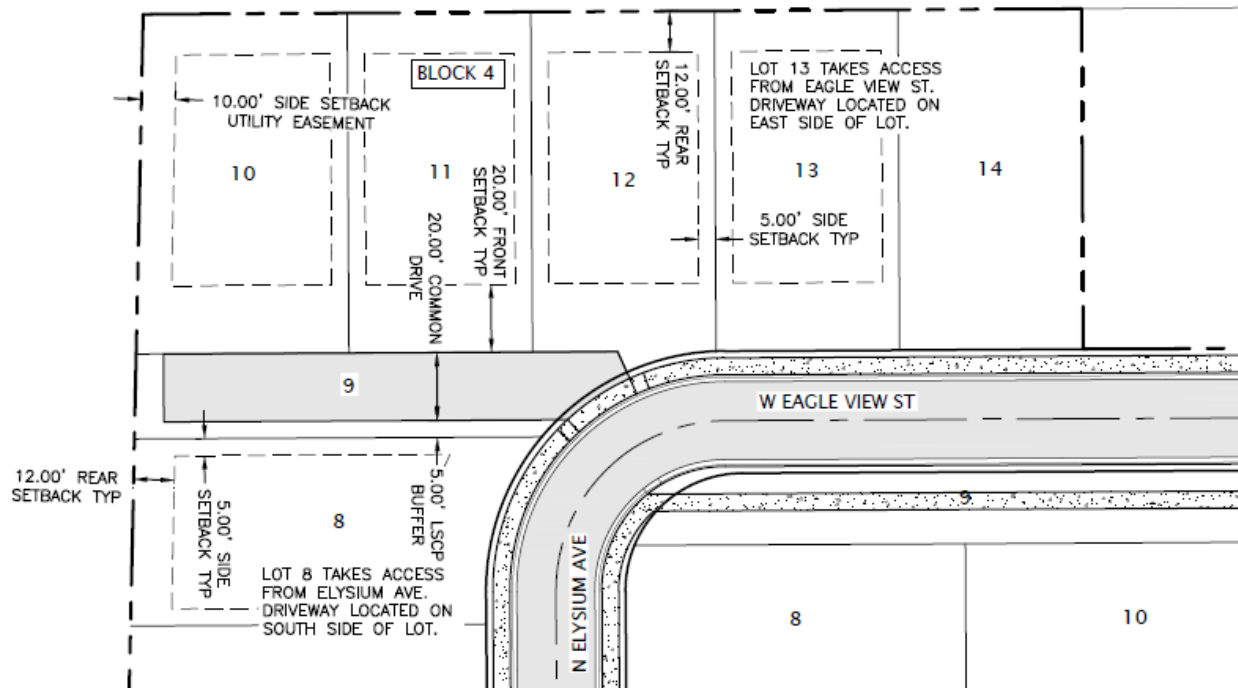




Public Art:

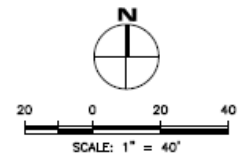


D. Common Driveway Exhibit

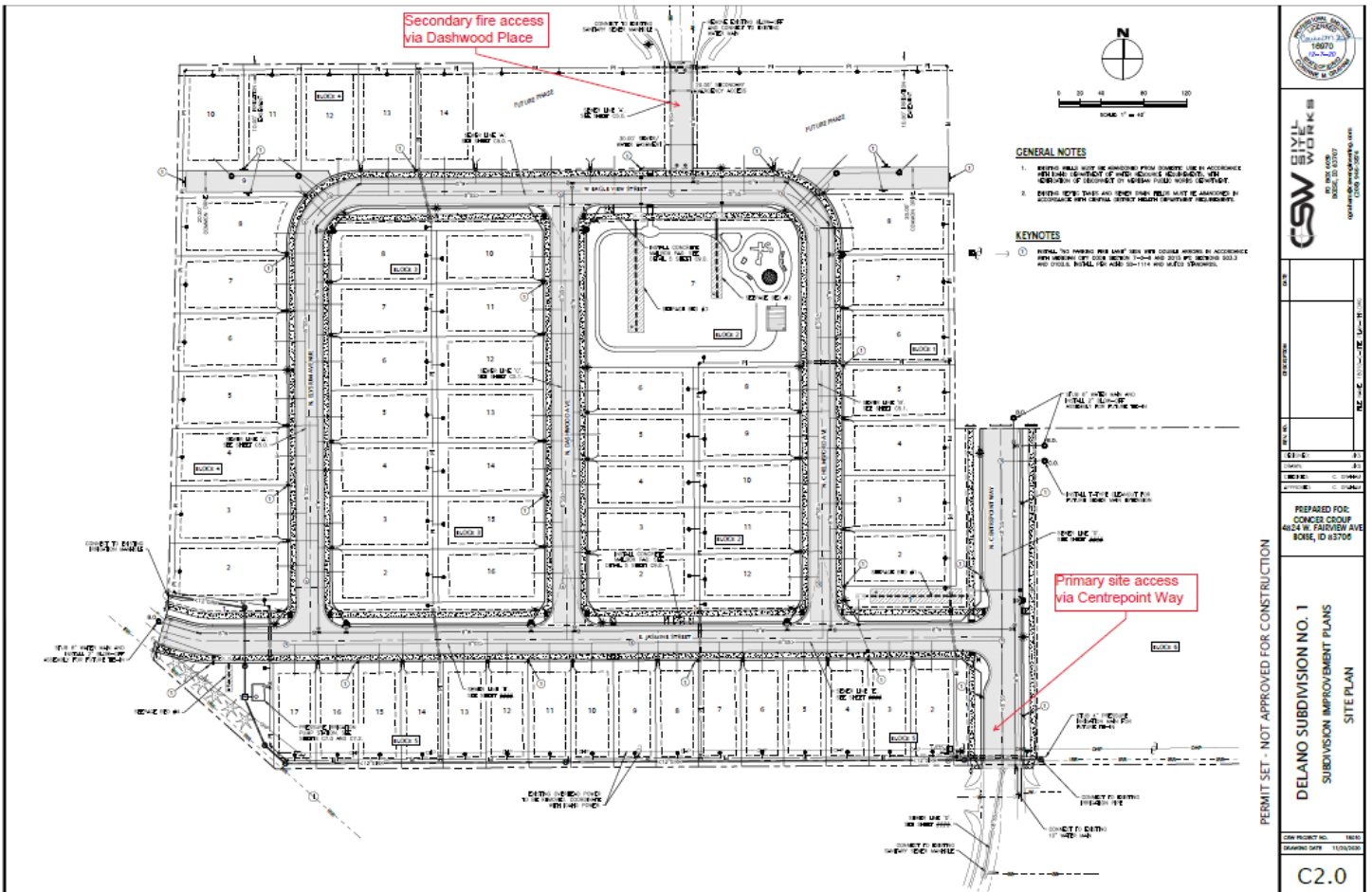


PO BOX 6059
BOISE, ID 83707
Ph: (208) 946-3874
cgraham@csengineering.com

COMMON DRIVE EXHIBIT
LOT 8-13 BLOCK 4



E. Emergency Access Exhibit



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-2019-0027; Development Agreement Instrument Number 2020-131190).
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Council's approval of the preliminary plat (on or before August 11, 2022); or apply for a time extension, in accord with UDC 11-6B-7.
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 prepared by Sawtooth Land Surveying, LLC stamped by Jeff Beagley, dated: 1/5/2021, included in Section V.B shall be revised as follows:

Plat Notes:

- a. Plat Note #4: ~~"... Meridian City Code unless otherwise modified by conditional use permit."~~
- b. Plat Note #7: Include the ACHD License Agreement recorded instrument number.
- c. Plat Note #11: Include ACHD sidewalk easement recorded instrument number.
- d. Plat Note #12: Remove note as it's not applicable.

Legend:

- e. Include the recorded instrument number of the 30' water/sewer easement.

Face of the plat:

- f. Depict the common lot line for Lots 1 and 7, Block 2.
- g. Depict the street buffer on Lot 1, Block 6 in a minimum 20-foot wide common lot as set forth in UDC 11-3B-7C.2a; and include lot and block number in Note #6.
- h. Depict the Block number (i.e. Block 1) on Sheet 1.
- i. Include the Phase # (i.e. 1) in the subdivision name.
- j. Depict the location of the cross-access/ingress-egress easement on Lot 1, Block 6 to the east to Parcel #R4582530202 required in condition #12 below.

A copy of the revised plat shall be submitted with the final plat for City Engineer signature.

5. The landscape plan prepared by Jensen Belts Associates, dated 12/24/2020, included in Section V.C, shall be revised as follows:
 - a. Depict the location of the proposed swing set on Lot 7, Block 2 and public art on Lot 18, Block 5 on the plan.
 - b. Widen the street buffer along the east side of N. Centrepoint Way to a minimum of 20-feet and depict landscaping in the entire street buffer in accord with the standards listed in UDC 11-3B-7C.3. Depict trees and shrubs in the street buffer along the east side of N. Centrepoint Way. Depict the street buffer in a common lot as required in condition #4.g above.
 - c. Correct the street names consistent with that shown on the plat (i.e. E. Della St. should be W. Eagle View St.; N. Rosepoint Ave. should be N. Amberwood Ave.; and N. Centerpoint Way should be N. Centrepoint Way).

- d. Include the linear feet of parkways and the required vs. proposed number of trees in the Landscape Calculations table demonstrating compliance with the standards in UDC 11-3A-17 and 11-3B-7C.
6. 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.
7. All fencing shall comply with the standards of UDC 11-3A-7C.
8. Future homes constructed in this development shall be generally consistent with the conceptual building elevations approved with the [preliminary plat](#).
9. Single-family homes along the west and north perimeter boundaries of the development shall be restricted to a single-story in height as proposed by the Developer (i.e. Lots 2-8 and 10-14, Block 4). Homes along the west boundary are allowed to have a bonus room but no rear facing windows shall be allowed for the bonus room (i.e. Lots 2-8, Block 4).
10. The rear and/or side of 2-story structures on Lots 2-6, Block 1 and Lot 2, Block 5 that face N. Centrepointe Way shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines. Single-story structures are exempt from this requirement.
11. The emergency access driveway from N. Dashwood Pl. to E. Eagle View St. at the northern boundary of the site shall be constructed with the first phase of development as shown in Section V.E; this access shall serve as emergency and pedestrian access *only* and shall not be extended (now or in the future) as a public street. Bollards shall be installed at each end of the access driveway as depicted on the landscape plan that comply with Fire Dept. requirements.
12. A vehicular connection and cross-access/ingress-egress easement (or a local street) shall be provided to the property to the east of Lot 1, Block 6 (i.e. Parcel #R4582530202). The Applicant should coordinate with the developer of that property on a location for the access. A copy of the recorded easement shall be submitted to the Planning Division prior to signature on the final plat by the City Engineer.
13. A Conditional Use Permit is required to be submitted and approved for the multi-family development on Lot 1, Block 6 prior to submittal of applications for Certificate of Zoning Compliance and Design Review.
14. Future development of the multi-family development on Lot 1, Block 6 shall comply with the design standards listed in the Architectural Standards Manual. An application for Design Review and Certificate of Zoning Compliance shall be submitted and approved for all multi-family structures prior to submittal of building permit applications.
15. Provide address signage for homes accessed by the common driveway on Lot 9, Block 4 at the entrance of the common driveway from the public street for emergency wayfinding purposes.
16. A perpetual ingress/egress easement is required to be filed with the Ada County Recorder for all common driveways, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. A copy of the recorded easement shall be submitted to the Planning Division prior to signature on the final plat by the City Engineer.
17. The 50-foot wide private street easement (i.e. Jasmine Lane) shall be relinquished where it crosses the subject property. Proof of relinquishment shall be submitted to the Planning Division prior to signature on the final plat by the City Engineer.

18. Parking is restricted to only one side of the 27-foot wide street sections; signage shall be installed prohibiting parking on one side of the street to ensure emergency access can be provided.
19. All existing structures on the site shall be removed prior to City Engineer signature on the final plat phase in which they are located.
20. 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.

B. Public Works

Site Specific Conditions:

1. Provide to-and-through sewer and water stubs to 14104 W Eagle View (R4582530100).
2. Slope leading to SSMH A-6, SSMH C-1, and SSMH E-2 needs to be 0.6%. This is the same case for SSMH B-3. Minimum cover over sanitary sewer mainlines is 3-feet.
3. Revise the street light spacing on E. Jasmine Lane to meet spacing requirements of drawing 6c of the Meridian Design standards. As presented, there is a 300' gap between the two west lights. Ensure that the street light on north side of Eagle View Street is not in a future access point.

General Conditions:

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.
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.
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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. All grading of the site shall be performed in conformance with MCC 11-1-4B.
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.
18. 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.
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.
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.
21. 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.
22. 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 signature of the final plat by the City Engineer.

23. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
24. 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 Water Department at (208)888-5242 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.
25. 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.
26. 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.
27. 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.