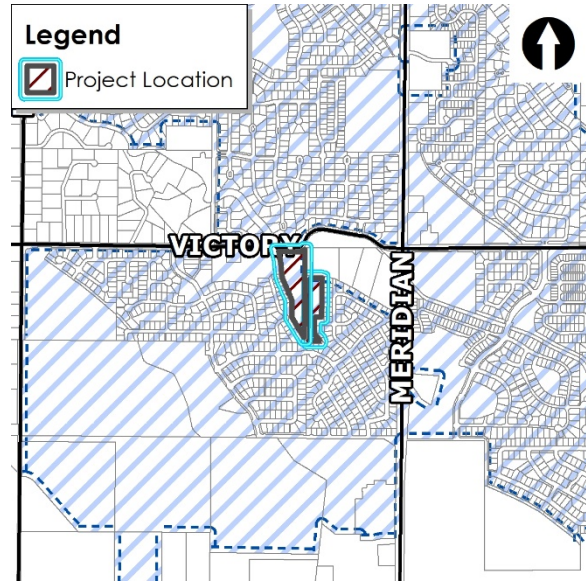


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 9/17/2020
 TO: Mayor & City Council
 FROM: Joe Dodson, Associate Planner
 208-884-5533
 SUBJECT: H-2020-0067
 Jocelyn Park Subdivision

LOCATION: The site is located on the south side of W. Victory Road, approximately ¼ mile west of S. Meridian Road, in the NW ¼ of the NE ¼ of Section 25, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

Request for Preliminary Plat approval of 67 single-family residential lots and 7 common lots in an existing R-8 zoning district.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	12.675 (R-8 zoning district)	
Future Land Use Designation	Medium Density Residential	
Existing Land Use(s)	Vacant	
Proposed Land Use(s)	Detached Single-family Residential	
Lots (# and type; bldg./common)	74 total lots – 67 single-family residential; 7 common lots.	
Phasing Plan (# of phases)	Proposed as one phase	
Number of Residential Units (type of units)	67 units – detached single-family homes	
Density (gross & net)	Gross – 5.1 du/ac.; Net – 9.76 du/ac.	
Open Space (acres, total [%]/buffer/qualified)	3.75 acres total – 2.56 acres of qualified open space (19.8%)	
Amenities	4 qualifying amenities – walking paths; shaded picnic area; tot-lot; and additional qualified open space.	
Physical Features (waterways, hazards, flood plain, hillside)	Ridenbaugh Canal – along northern and northeastern borders of property. Existing pond in south end of site is proposed to stay.	
Neighborhood meeting date; # of attendees:	April 28, 2020 (Online Zoom Meeting due to Covid-19 Virus) – 4 attendees	

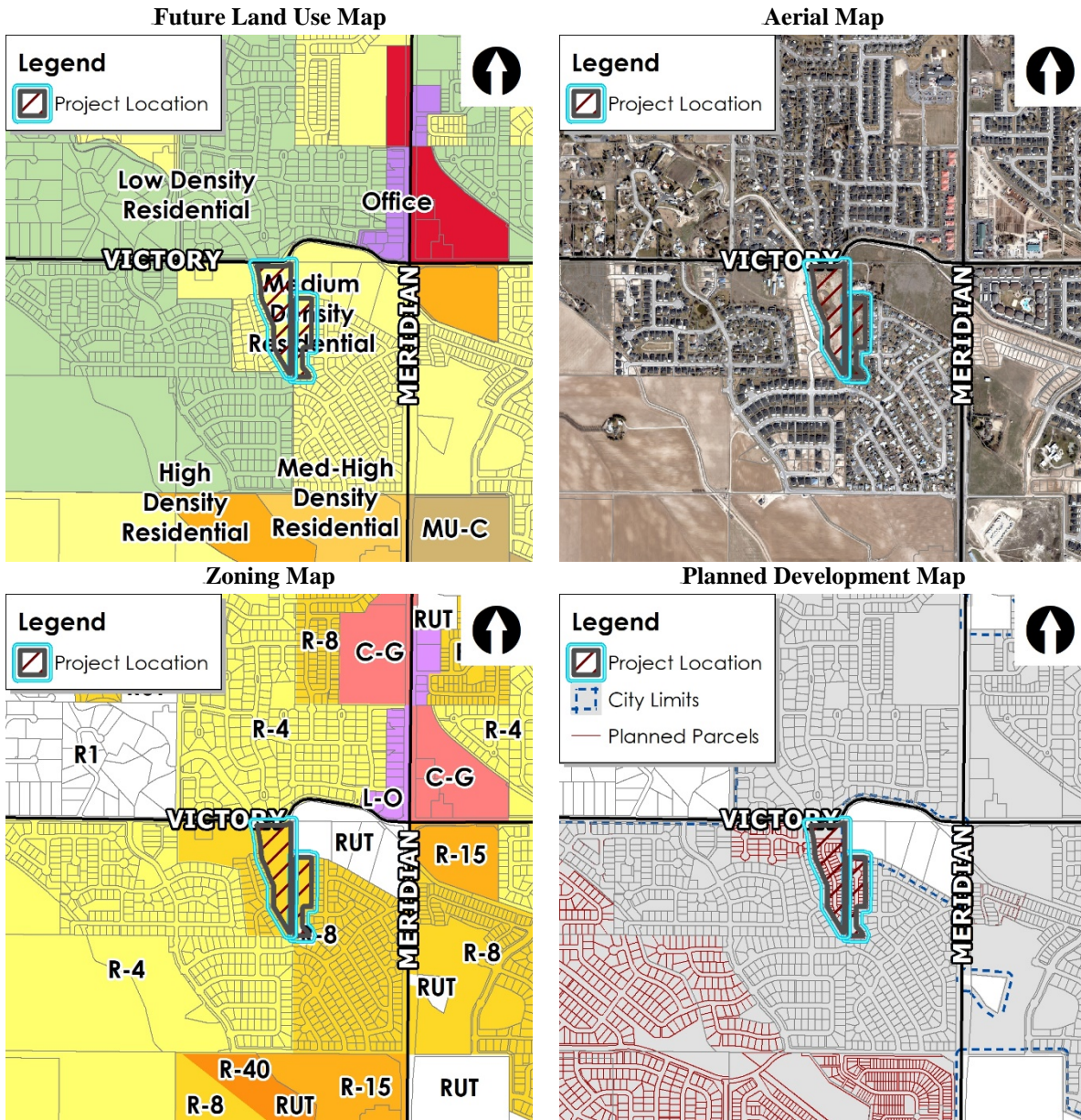
Description	Details	Page
History (previous approvals)	H-2018-0100 (PP, set to expire in December of 2020); AZ-13-014, DA Inst. #114007668.	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> Staff report (yes/no) Requires ACHD Commission Action (yes/no) 	<p>Draft Staff Report</p> <p>No</p>	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed via extending existing and proposed local streets into the development from the west and southeast. No access is proposed to W. Victory Road.	
Stub Street/Interconnectivity/Cross Access	<p>Access into this development would be from stub streets of adjacent subdivisions. The stub street in the southeast from Meridian Heights Subdivision currently exists; the stub street from Timberline No. 2 is proposed and approved in their final plat.</p> <p>This property is proposing a stub street to the adjacent property abutting the site in the northeast.</p>	
Existing Road Network	No	
Existing Arterial Sidewalks / Buffers	The subject property has a small area of arterial street frontage along W. Victory Road that is between the right-of-way and the Ridenbaugh Canal. This area is not improved with curb, gutter, and sidewalk at this time.	
Proposed Road Improvements	Applicant is not proposing to improve any right-of-way along W. Victory Road.	
Distance to nearest City Park (+ size)	0.8 miles to Bear Creek Park (18 acres in size)	
Fire Service		
<ul style="list-style-type: none"> Distance to Fire Station Fire Response Time Resource Reliability Risk Identification Accessibility 	<p>1.9 miles from Fire Station #6</p> <p>This project lies within the Meridian Fire response time goal of 5 minutes.</p> <p>Fire Station #6 reliability is unknown at this time due to it being the newest station.</p> <p>Risk Factor 2 – residential with hazards (open waterways)</p> <p>Proposed project meets all Fire required access, road widths, and turnarounds.</p>	
Police Service		
<ul style="list-style-type: none"> Distance to Station Response Time Call Data 	<p>3 miles from Meridian Police Department</p> <p>Approximately 3 minute response time to an emergency.</p> <p>Between 3/1/2019- 2/29/2020, the Meridian Police Department responded to 459 calls for service within a mile of the proposed development. The crime count on the calls for service was 26. See attached documents for details.</p> <p>Between 3/1/2019- 2/29/2020, the Meridian Police Department responded to 8 crashes within a mile of the proposed development. See attached documents for details.</p>	Section VIII.D
<ul style="list-style-type: none"> Additional Concerns 	None	

Description	Details	Page
West Ada School District—West Ada did not send any comments for this project.		
Wastewater		
• Distance to Sewer Services	N/A	
• Sewer Shed	South Black Cat Trunkshed	
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance	13.96	
• Project Consistent with WW Master Plan/Facility Plan	YES	
• Impacts/Concerns	Committed additional 1,530 gpd to model.	
Water		
• Distance to Water Services	0'	
• Pressure Zone	4	
• Estimated Project Water ERU's	See application	
• Water Quality Concerns	None	
• Project Consistent with Water Master Plan	YES	
• Impacts/Concerns	There is an existing 8-inch diameter water main on the west side of the existing pond that is not shown on the conceptual engineering plan; this water main is to be abandoned. See Exhibit VII.D for illustration of the extent of this main to be abandoned.	
COMPASS		
Job/Housing Ratio	0.5 (range of 1-1.5 is ideal; lower number indicates an employment need)	
Nearest Services	Bus Stop – 1.5 miles Public Park – 0.8 miles Grocery Store – 1.1 miles	
Additional Comments	The site is not currently served by public transportation, although ValleyConnect 2.0 proposes bus service from downtown Kuna to the Boise Research Center along Victory Road and Stoddard Road. The closest bus stop would be less than ¼ mile in distance when that route is operational. Sidewalks and bicycle lanes and safe crossing of Victory Road are recommended.	

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Bonnie Layton, WHPacific, Inc., an NV5 Company – 690 S. Industry Way, Meridian, ID 83642

B. Agent for Owner:

Cooperative DevCo, LLP, Austin Edwards – 3573 E. Longwing Lane, Ste. 210, Meridian, ID 83642

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	7/17/2020	8/28/2020
Radius notification mailed to properties within 300 feet	7/14/2020	8/26/2020
Site Posting	7/20/2020	8/21/2020
Nextdoor posting	7/14/2020	8/28/2020

V. STAFF ANALYSIS

The subject property was annexed in 2013 as part of a larger area known as Victory South (AZ-13-014). There is an existing Development Agreement (DA) associated with this annexation and property but the requested application and the recorded DA do not require modification as the proposed development is consistent with the provision contained in the agreement. In addition, a preliminary plat was approved for this property in 2018 for the same titled plat name, Jocelyn Park. The existing plat is set to expire in December, 2020 but the current developer wishes to obtain approval of a new plat with higher density more in line with the dimensional standards of the existing R-8 zoning district. Please see further Staff analysis below.

A. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

Medium Density Residential – This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The subject site is located in an area of the City where low and medium density residential developments are existing and anticipated. The subject site is surrounded by existing City of Meridian zoning and development except for a small parcel that abuts its northeastern property boundary. Therefore, this project is an infill development per the definitions in City code. The proposed development has a gross density of 5.1 du/ac meeting the density requirements for this future land use designation. In addition, the existing R-8 zoning allows for detached single-family residences with average lot sizes above 4,000 square feet. The proposed development meets these requirements as well. Staff finds the proposed use and gross density to meet the intent of the future land use designation of Medium Density Residential.

B. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

The applicable Comprehensive Plan policies are cited below with Staff analysis in italics.

“Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City” (2.01.01G). *The proposed development has existing R-8 zoning on the subject site. A majority of the surrounding development has R-4 zoning which requires lot sizes twice as large as the ones proposed within this development. There is a pocket of additional R-8 zoning to the east of the subject site that the proposed density is consistent with. Overall, adding a development of this density flows with the existing development naturally and adds to the availability of smaller lots in this area of the City.*

“Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices” (3.07.01A). *The proposed project design connects the two local streets that are stubbed to this property which adds to the overall connectivity in this immediate area. In addition, the proposed density of this project matches that of adjacent subdivisions to the east and west and therefore is not in a*

geographic position to offer transitional density. This development would be screened from Victory Road, an arterial street, by way of a large open space lot in the north of the site. The Applicant is also proposing a large open space lot in the south of the project site which also offers further buffering of this development. Sidewalks are shown throughout the project with some micro-path connections that will help connect open space in this development to that in adjacent developments.

“Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks” (3.02.01G). All public utilities are available for this project site due to the existing subdivisions surrounding the development. This project also lies within the Fire Department response time goal and the Meridian Police Department has stated this development can be serviced if approved. W. Victory Road is only a 2-lane road in this area of the City but there is no access proposed to Victory other than through the approved access through Timberline No. 2 to the west (this road network has not yet been constructed). Instead, access to this development will be through two adjacent subdivisions, one to the east and one to the west.

West Ada School District has not offered comments on this project at this time. Staff understands that school enrollment is a major issue that is continually being monitored and worked through.

Staff finds that the existing and planned development of the immediate area create conditions for adequate levels of service to for this proposed project.

“Preserve, protect, and provide open space for recreation, conservation, and aesthetics” (4.05.01F). There is an existing open water pond in the south end of the subject site; the Applicant has proposed to keep this pond open and beautify it with landscaping and will recirculate the water according to city code. This pond is in excess of the 25% of the common lot and therefore cannot count towards the qualified open space. However, Staff finds that preserving and beautifying this pond is a great asset to this development and likely the development directly to the east and south because this open space lot abuts open space in adjacent subdivisions to the west and south (Timberline No. 1 and Biltmore Estates, respectively). In addition to this pond and open space lot, the Applicant is proposing nearly twice as much qualified open space than is required by code. Staff finds the areas of open space in this development will be extensively used despite not being wholly located in the center of the development.

*“Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity” (2.02.01D). Jocelyn Park is proposed with attached sidewalks throughout the subdivision that are also interconnected via micro-paths and open space. The non-qualifying open space lot in the south of the development with the open water pond abuts open space in two other adjacent subdivisions which offers connectivity between the developments. **In addition, the Applicant is using the micro-paths and sidewalks as an avenue to promote pedestrian connectivity and link this subdivision to adjacent ones; specifically, by placing one of the micro-paths on the west boundary and in line with adjacent open space in the Timberline Subdivision to the west, the interconnectivity and overall pedestrian access is further increased.***

Staff finds this development to be generally consistent and in alignment with the Comprehensive Plan.

C. Existing Structures/Site Improvements:

The subject site is vacant at this time with no known site improvements. There is an existing open water pond at the south end of the site that has been used for irrigation only. The applicant

intends on preserving this pond for the benefit of the development. There are no existing improvements along Victory Road.

The previous preliminary plat that was approved in 2018 received conditions from ACHD to construct curb, gutter, and attached sidewalk along W. Victory Road. Staff has not yet received a draft staff report for this application but has been notified that this condition will remain. Therefore, Staff is recommending a condition of approval to revise the plat and landscape plan to show these improvements along Victory Road, including 5-foot attached sidewalk.

Furthermore, the adjacent property owner to the northeast has a shed that is actually on the subject property. The Applicant has created a specific lot (shown as Lot 1, Block 3) in the plat in order for the adjacent property owner to later purchase the property and correct the boundary dispute. Staff supports and appreciates this consideration from the property owner regarding this property boundary issue.

D. Proposed Use Analysis:

The proposed use is single-family residential; single-family detached dwellings are listed as principally permitted uses in the R-8 zoning district per UDC Table 11-2A-2. This development is proposed as one (1) phase with no direct accesses to W. Victory Road. The average lot size is 4,455 square feet with the largest lot being 7,238 square feet. The proposed use appears to comply with all UDC requirements for the R-8 zoning district.

E. Dimensional Standards ([UDC 11-2](#)):

The submitted Preliminary Plat shows lots that are at least 4,000 square feet in size with street frontages of at least 40 feet in accord with the required dimensional standards for the R-8 zoning district. In addition, all local streets are proposed with 5-foot attached sidewalks as required by code. Subdivision developments are also required to comply with Subdivision Design and Improvement Standards (UDC 11-6C-3).

The proposed preliminary plat appears to meet the UDC requirements for the R-8 zoning district as well as those requirements in UDC 11-6C-3.

F. Access ([UDC 11-3A-3](#), [11-3H-4](#)):

Access to and for this development is proposed via extension of local stub streets. The stub street located in the southeast corner of the site (W. Winnipeg Street) is an existing stub from Meridian Heights Subdivision. The other proposed connection is located in the northwest corner of the site but is not yet constructed. This stub street will be built with the second phase of the Timberline Subdivision directly to the west of the subject site. These two local streets will supply the access points for this development. In addition, the Applicant is proposing to stub a street to the property located to the northeast of the site for future connectivity. On this stub street, the Applicant is also constructing a temporary hammerhead type turnaround to ensure safe fire turnaround. *NOTE: In discussion with ACHD the hammerhead type design will not meet their requirements for adequate turnaround and the Applicant will have to construct a temporary turnaround that meets both ACHD and MFD requirements.*

G. Parking ([UDC 11-3C](#)):

Off-street parking is required to be provided in accord with the standards listed in [UDC Table 11-3C-6](#) for single-family dwellings based on the number of bedrooms per unit. In addition, the Applicant is proposing 33-foot street sections within 47-feet of right-of-way which would allow on-street parking where there are no driveways. Staff finds that if the single-family lots are developed according to UDC standards, the proposed plat offers adequate on and off-street parking for the development.

H. Pathways ([UDC 11-3A-8](#)):

There are no multi-use pathways proposed or required with this development. There is existing multi-use pathway on the north side of Victory Road, directly north of the subject site. However, the Applicant is proposing micro-pathways in multiple locations in the development to add pedestrian and bicycle connections throughout. These pathways connect the central open space area with the 5-foot attached sidewalks located along the local streets throughout the development. The Applicant is also proposing a micro-pathway connection on the west side of the project to connect with a pathway and open space connection in Timberline No. 1. In addition, a pathway is proposed within the large open space lot abutting the Ridenbaugh Canal.

Staff supports the addition of micro-pathways throughout the development but has some concerns regarding their placement. First, Staff believes the micro-path connection from the central open space lot to the western street should be relocated two lots further north, between Lots 10 & 11, Block 3 to help with potential visibility issues and crime prevention. Second, Staff has concerns over how the pathway within the large open space lot along the Ridenbaugh Canal is depicted on the submitted plans and where it shown to connect to the Timberline Subdivision to the west. The Timberline lot directly abutting the subject site in the northwest corner is a buildable lot and will have a privacy fence on the shared property boundary. Therefore, the proposed layout of the pathway shown would likely never become a reality. The only other pedestrian access out to Victory Road from this site would be via the irrigation district access road but this is not supported by staff nor the irrigation district at this time. This access road will likely be fenced off from this open space lot to ensure a safer open space area along the canal. Because of these issues, staff proposes that the proposed pathway be completely out of the irrigation district easement and looped around this northern open space lot for a walking path around the perimeter of the lot and connect back to the proposed sidewalks along the extended W. Cumberland Drive.

I. Sidewalks ([UDC 11-3A-17](#)):

Attached sidewalks are proposed along all internal streets as part of the overall pedestrian circulation, in accord with the standards listed in UDC 11-3A-17. Staff supports the sidewalk and pedestrian circulation plan for this development with the specific changes noted above and in the conditions of approval.

J. Landscaping ([UDC 11-3B](#)):

A 25-foot wide street buffer is required adjacent to W. Victory Road, an arterial street, landscaped per the standards listed in [UDC 11-3B-7C](#).

*The Ridenbaugh Canal and the Victory Road right-of-way appear to take up all of the required landscape buffer along the arterial street. Because of the physical lack of space between the right-of-way and the irrigation easement, the Applicant is not proposing any landscaping directly along Victory. **Despite the constrained area, Staff recommends that the Applicant coordinate with the irrigation district to determine if landscaping along the north side of the canal is feasible or doable prior to the City Council hearing. If allowed, the applicant would be required to obtain a license agreement for these improvements, subject to NMID requirements.***

Landscaping is required along all pathways (including micro-pathways) in accord with the standards listed in [UDC 11-3B-12C](#). The total lineal feet of pathways with the required and proposed number of trees are NOT included in the Landscape Calculations table but the Applicant appears to show the required number of trees per the UDC. *Staff is ok with this as the correct number of trees are shown.*

Common open space is required to be landscaped in accord with the standards listed in *UDC 11-3G-3E*. The total square footage of common open space and the required number of trees to demonstrate compliance with UDC standards is included in the Landscape Calculations table.

Although the correct number of trees are shown on the landscape plans and within the calculations table, the required shrubs and other vegetative ground cover is not depicted on the landscape plans. Therefore, Staff is recommending a condition of approval to show the required shrubs along the micro-pathways per UDC 11-3B-12C.2.

K. Qualified Open Space (*UDC 11-3G*):

A minimum of 10% **qualified** open space meeting the standards listed in *UDC 11-3G-3B* is required. Based on the proposed plat of 12.93 acres, a minimum of 1.29 acres of qualified common open space should be provided to satisfy this requirement.

According to the open space exhibit (see Exhibit VII.B), the applicant is proposing a total of 3.65 acres of open space. The exhibit shows three (3) distinct areas of open space: one area in the south that contains the pond; one area along the entire northern boundary of the subject site; and one centralized area. The large open space lot containing the pond abuts open space area in the Timberline No. 1 subdivision currently under construction. In addition, there is an end cap lot and a micro-pathway connection to the west shown on the open space exhibit. The submitted open space exhibit shows all of this area as qualifying but upon Staff's review, some of this area is not qualifying.

The existing pond is more than 25% of the lot in which it resides and therefore the entire lot is not qualifying open space per the standards listed in UDC 11-3G-3B.7. The other area of open space that is listed as qualifying but is indeed non-qualifying is the end cap lot located at the south end of the lot (approximately 4,200 square feet) directly north of the pond. This area meets neither the 50' by 100' dimensions nor the 5,000 square foot minimum size in order to count towards the qualified open space. After removing the end cap lot and the lot containing the pond from the open space calculations, there are 2.46 acres of area that is all qualifying open space. Staff is recommending a condition to revise the open space exhibit prior to the City Council hearing to ensure a clean record.

An area of additional concern for Staff is the open space area directly north of Lots 35-37, Block 3 (the lots at the end of S. Garibaldi Court in the eastern half of the site). The Applicant is proposing to leave an area of open space between the rear yards of these three homes and the irrigation district access road. The access road must be fenced off from this development which leaves a thin area behind homes with the only true visibility coming from the open vision fencing of these three homes' rear fence. This area leads to nowhere and does not appear to offer any usable benefit for the development if left as is. Even with the required open vision fencing along the rear of these lots, Staff is concerned this area of open space will be neglected due to the slope of the terrain and its location. Therefore, Staff is recommending that this area be added to the adjacent lots, Lots 35-37, Block 3, instead of remaining open space. The open space calculations should then be revised to remove this area from the calculations table.

L. Qualified Site Amenities (*UDC 11-3G*):

Based on the area of the proposed plat (12.93 acres), a minimum of one (1) qualified site amenity is required to be provided per the standards listed in [UDC 11-3G-3C](#).

The applicant is proposing four (4) qualified amenities to satisfy the requirements in this section of the UDC: a child's play structure, a shaded picnic area, walking paths, and an additional 20,000 square feet of qualified open space. The proposed amenities exceed the minimum

requirements of the UDC. *Staff finds the proposed amenities to be great additions to the community and should serve as more than adequate for the proposed development.*

M. Fencing ([UDC 11-3A-6](#), [11-3A-7](#)):

All fencing is required to comply with the standards listed in UDC 11-3A-7. Proposed fencing is shown on the landscape plans submitted to Staff and as seen in Exhibit VII.C. The proposed fencing does not meet all UDC requirements.

The non-qualified open space area containing the pond (Lot 24, Block 2) abuts open space in the adjacent Timberline subdivision, as noted above. This area of open space was not fenced by the developer of Timberline No. 1 and Staff supports no fencing along this shared boundary to allow better integration of both open spaces as required by the UDC. The submitted landscape plan shows closed vision fencing along this shared property line which is not in line with the UDC. Staff is recommending a condition of approval to remove the fencing in this area so that the open space is continuous between the two developments.

The proposed children's play structure located in the north open space lot should also be fenced off from the Ridenbaugh Canal to ensure an area of safe play for everyone within the development. The only fencing shown on the submitted landscape plans in this area is a fence on the north side of the irrigation district access road. As noted in the comments from the Parks Department, the fence should be on the south side of the access road, in order to separate the access road from the open space and proposed play structure. Therefore, Staff is recommending a condition of approval to correct this and show the fencing on the opposite side of the access road.

N. Building Elevations ([UDC 11-3A-19](#) | [Architectural Standards Manual](#)):

The Applicant has submitted conceptual elevations for the single-family homes for this development as seen in Exhibit VII.E. Staff has been made aware that the submitted elevations do not show the full mixture of materials that will be used and the Applicant states that some high-end masonry will be used with most of the housing designs. *The submitted elevations, with the inclusion of masonry elements, meet the required design standards for detached single-family homes.*

O. Waterways ([UDC 11-3A-6](#)):

The Ridenbaugh Canal runs through the northern portion of the subject site. Per UDC, this waterway is required to be tiled. However, the Applicant wishes to keep the canal open and act as a buffer between W. Victory Road, an arterial street, and the common open space lot proposed south of the canal. *Staff supports this proposition by the Applicant. The Applicant is requesting a Council Waiver to keep the canal open.*

VI. DECISION

A. Staff:

Staff recommends approval of the requested preliminary plat application per the Findings in Section IX of this staff report.

B. The Meridian Planning & Zoning Commission heard these items on August 6, 2020. At the public hearing, the Commission moved to recommend approval of the subject Preliminary Plat request.

1. Summary of Commission public hearing:

- a. In favor: Bonnie Layton, Applicant Representative;
- b. In opposition: None
- c. Commenting: Bonnie Layton

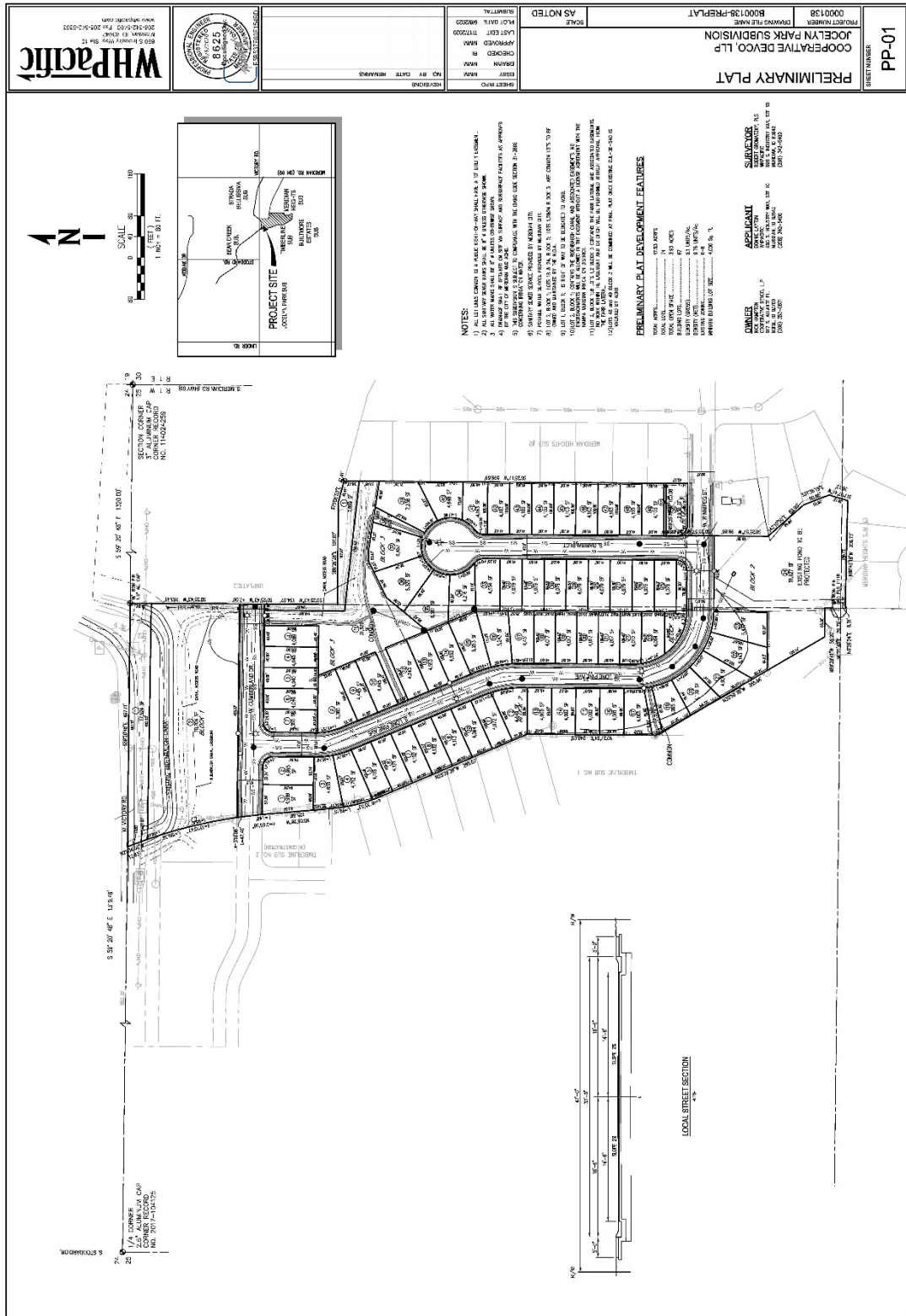
- d. Written testimony: None
- e. Staff presenting application: Joseph Dodson, Associate Planner
- f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. None
- 3. Key issue(s) of discussion by Commission:
 - a. Applicability and location of the required sidewalk along Victory Road;
 - b. Location of fencing along Ridenbaugh Canal and the mislabeling of the irrigation district's access road as a pathway for the proposed plat;
 - c. Layout, placement, and usability of the proposed open space – specifically, how an amenity can be added to the open space lot containing the pond and how to open up the central open space lot more;
 - d. Issue of the sliver of open space behind the cul-de-sac lots as outlined by Staff with a proposed change to rotate three of these lots to move micro-pathway to the east and help this sliver be usable area;
 - e. Clarify Staff's comment on the fencing within the north and south open space lots.
- 4. Commission change(s) to Staff recommendation:
 - a. Strike condition number four (4);
 - b. Modify conditions 1.A and 3.B to reflect rotating those lots to the west;
 - c. Add condition to lose a buildable lot around the central open space lot in order to open it up;
 - d. Add condition to provide a looped sidewalk within the north open space lot;
 - e. Add condition to add or move an amenity that will provide seating to the open space lot containing the open water pond.
- 5. Outstanding issue(s) for City Council:
 - a. The Applicant was unable to find a solution with ACHD or NMID regarding the location for the required sidewalk along Victory Road. The Applicant will need to provide this sidewalk or obtain an approval from City Council for an alternative.

C. City Council:

To be heard at future date.

VII. EXHIBITS

A. Preliminary Plat (dated: July 17, 2020 / 9/08/2020)



SHEET NUMBER
PP-01

PROJECT NUMBER
0000138
DRAWING FILE NAME
B000138-PRFPLAT
OWNER
COOPERATIVE DEVO, LLP
PROJECT NAME
JOCELVN PARK SUBDIVISION
PRELIMINARY PLAT

AS NOTED	
DATE	
SCALE	

REVISIONS	
NO.	REV. DATE REVISIONS

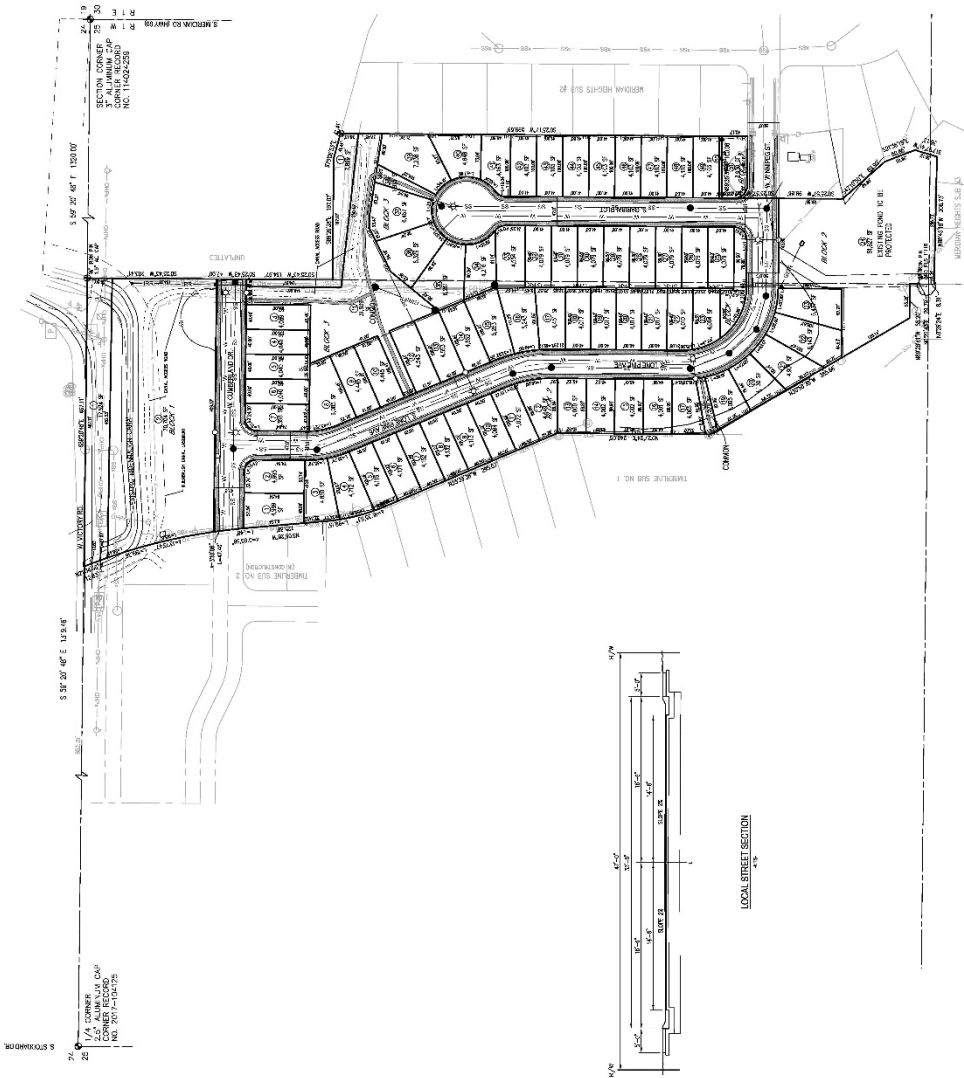


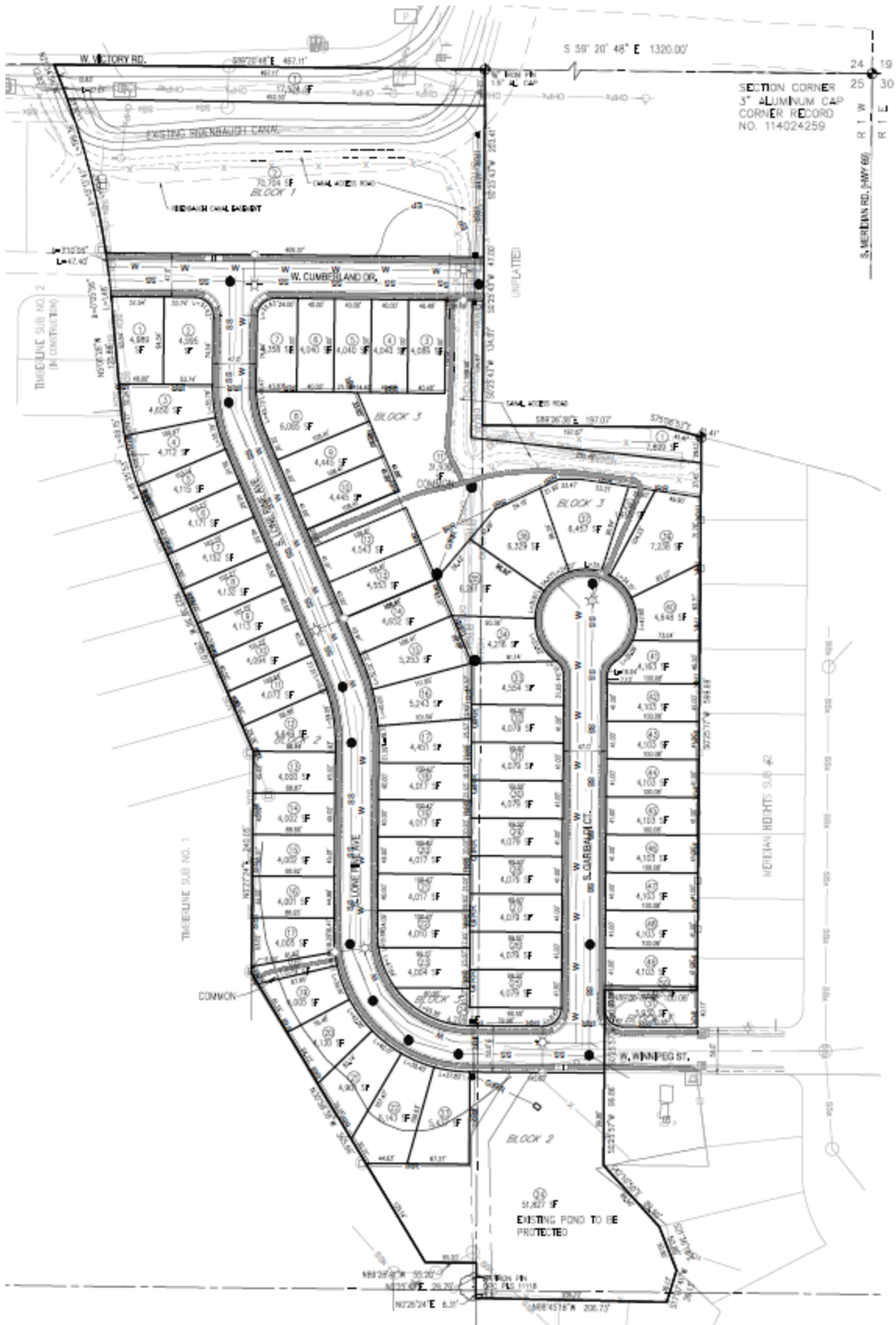
NOTES:

- 1) ALL LOTS ARE TO BE CONVEYED BY DEED TO THE BUYER.
- 2) ALL LOTS ARE TO BE CONVEYED BY DEED TO THE BUYER.
- 3) ALL LOTS ARE TO BE CONVEYED BY DEED TO THE BUYER.
- 4) ALL LOTS ARE TO BE CONVEYED BY DEED TO THE BUYER.
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- 10) ALL LOTS ARE TO BE CONVEYED BY DEED TO THE BUYER.
- 11) ALL LOTS ARE TO BE CONVEYED BY DEED TO THE BUYER.
- 12) ALL LOTS ARE TO BE CONVEYED BY DEED TO THE BUYER.

PRELIMINARY PLAT DEVELOPMENT FEATURES

OWNER: COOPERATIVE DEVO, LLP
PROJECT NAME: JOCELVN PARK SUBDIVISION
APPLICANT: WHPacific
SURVEYOR: Nathan J. Noyes
DATE: 9/08/2020





B. Open Space Exhibit (date: 6/2/2020)



■ QUALIFIED OPEN SPACE

SITE DATA:

TOTAL PROPERTY: 11.87 ACRES

OPEN SPACE	ACRES	SF
COMMON LOT SITES	1.20	30,704
COMMON LOT SITES	0.8	20,136
COMMON LOT SITES	1.09	47,867
COMMON LOT SITES	0.11	2,706
COMMON LOT SITES	0.04	1,079

TOTAL OPEN SPACE: 3.65

OPEN SPACE PROVIDED: 31%

18,648 SF Pond in Common Lot complies 25% of required open space

STACK ROCK GROUP
 LANDSCAPE ARCHITECTURE & MASTER PLANNING
 (208) 945-0500
 404 S 2nd St #1184
 Boise, ID 83702
 StackRockGroup.com
 WILLET O. HOWARD, PLA
 OFFICE: (208) 945-0500 EMAIL: w.ohoward@stackrock.com
 www.stackrockgroup.com

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 STATE OF IDAHO
 LICENSE NUMBER 14-19330
 WILLET O. HOWARD
 LANDSCAPE ARCHITECT

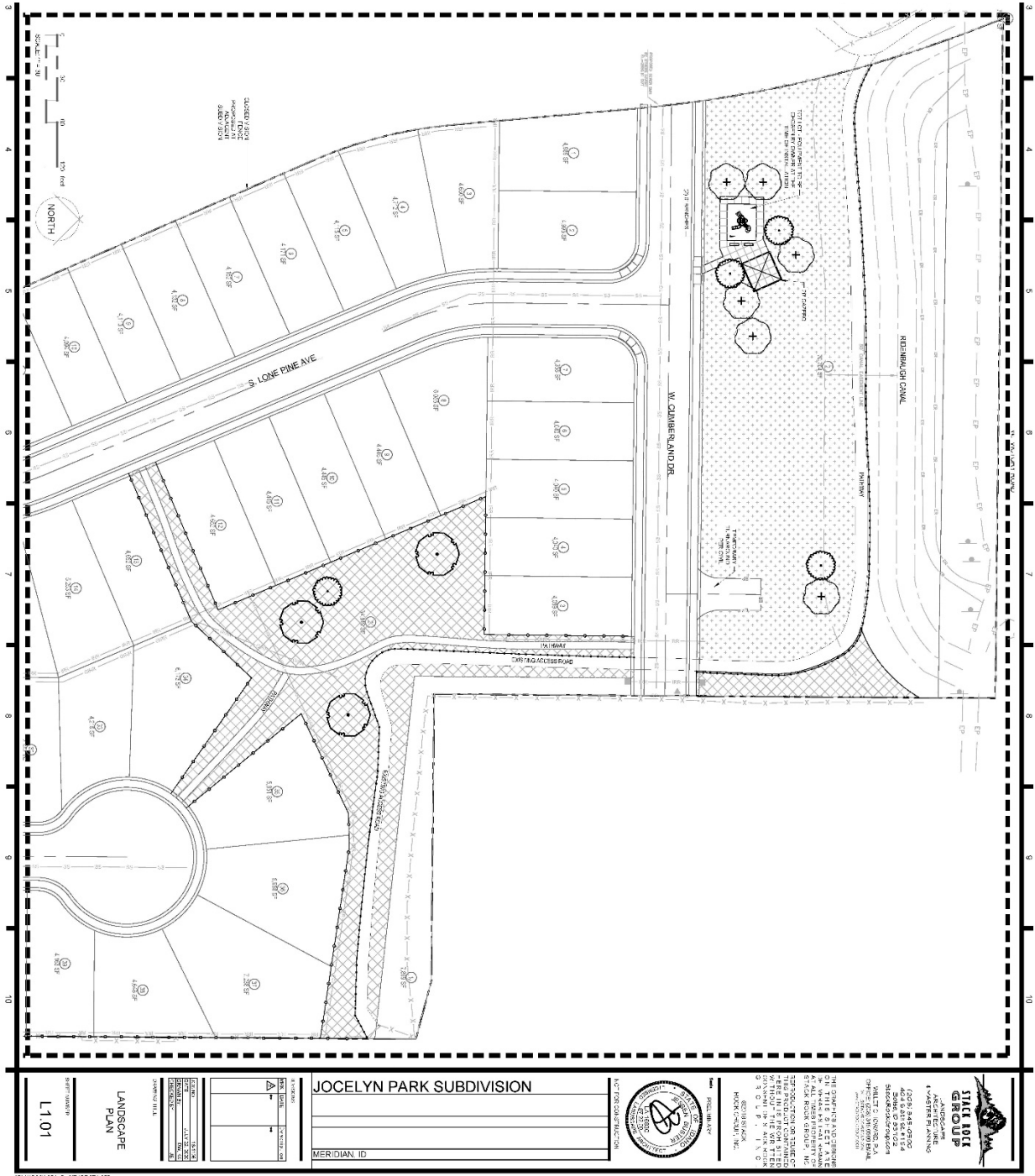
NOT FOR CONSTRUCTION
 JOCELYN PARK SUBDIVISION
 MERIDIAN, ID

NO.	DATE	DESCRIPTION
1	06/02/20	ISSUED FOR PERMIT

DATE: 06/02/20
 DRAWN BY: [Name]
 CHECKED BY: [Name]

DRAWING TITLE
OPEN SPACE EXHIBIT
 SHEET NUMBER
L1.01

C. Landscape Plans (date: 7/22/2020)



11/10/17
L1.01

LANDSCAPE PLAN

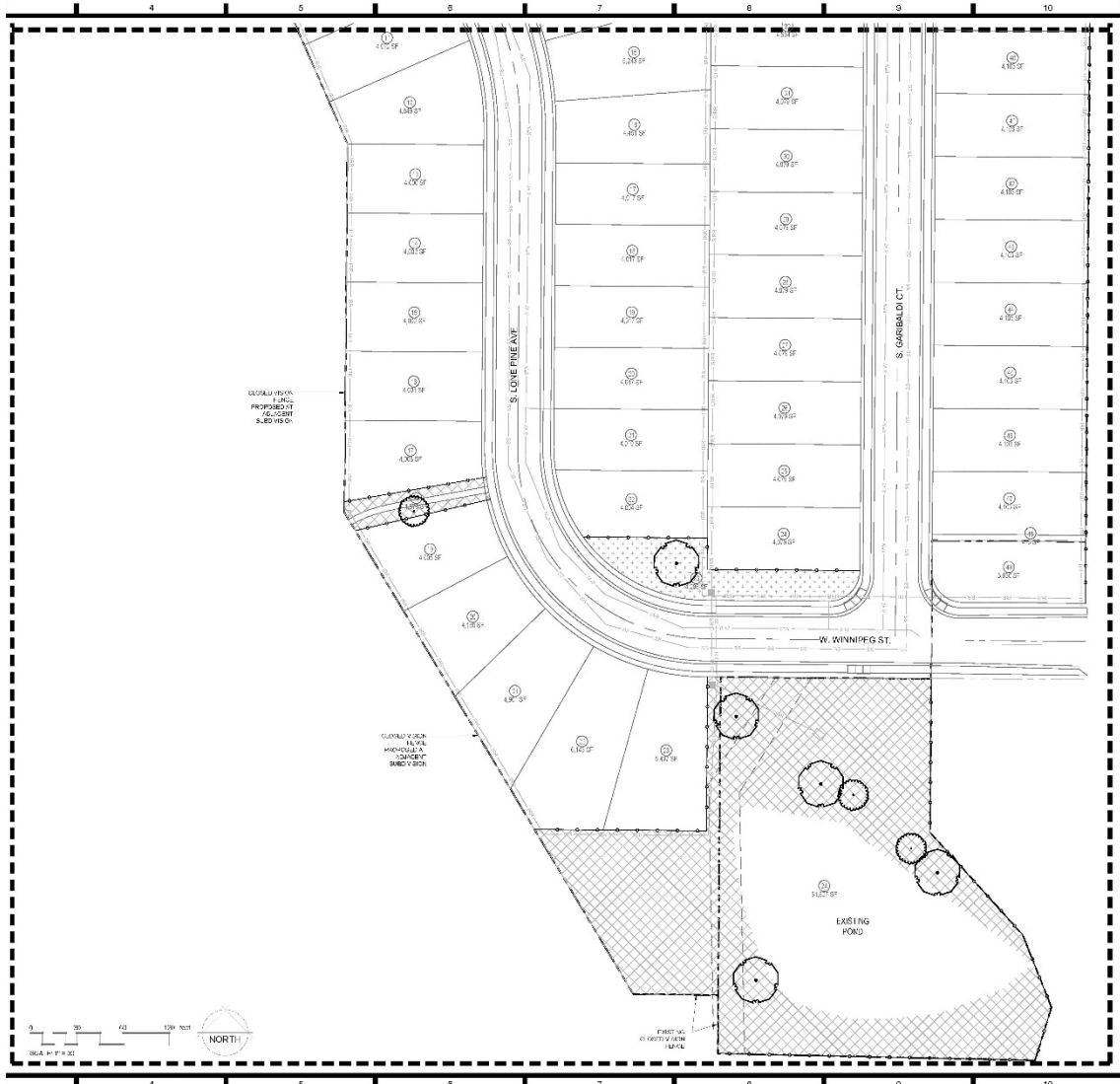
JOCELYN PARK SUBDIVISION
MERIDIAN ID



NOT FOR CONSTRUCTION

STILL ROOT GROUP
LANDSCAPE ARCHITECTS
1001 S. 10th Street, Suite 100
Tulsa, Oklahoma 74106
Phone: (918) 438-1111
www.stillrootgroup.com

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NOTE FOR CONSULTANTS

JOCELYN PARK SUBDIVISION	
PROJECT NO.	12345
DATE	12/31/2024
SCALE	AS SHOWN
DATE	12/31/2024
SCALE	AS SHOWN
DATE	12/31/2024
SCALE	AS SHOWN

LANDSCAPE PLAN
 SHEET NUMBER
L1.02

D. Water Main Exhibit – portion of water main to be abandoned (per Public Works)



E. Conceptual Building Elevations







VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. The preliminary plat included in Section VII.A, dated July 17, 2020, shall be revised as follows at least ten (10) days prior to the City Council hearing:
 - a. ~~Revise the plat to include some of the area behind~~ rotate Lots 35-37 and 36, Block 3 to the west and subsequently move the proposed micro-pathway to the east to make the open space area behind them more usable and accessible, as part of these building lots instead of common open space up to the boundary of the irrigation district easement.
 - b. ~~Revise the plat to show the micro-pathway to be located between Lots 10 & 11, Block 3 instead of between Lots 12 & 13, Block 3.~~
 - c. Revise the plat to show the additional right-of-way along W. Victory Road as required by ACHD; this should include a 5-foot wide sidewalk located at least 31-feet from centerline.
 - d. ~~Replace the temporary hammerhead type turnaround with an approved temporary cul de sac at the terminus of W. Cumberland Drive at the eastern property boundary in accord with ACHD and Meridian Fire Department standards.~~
2. The landscape plan included in Section VII.C, dated 06/18/2020, shall be revised as follows prior to Final Plat application submittal:
 - a. Revise the landscape plans to show shrubs and other vegetative ground cover to the areas along all pathways in accord with UDC 11-3B-12C.
 - b. Revise the landscape plans to show the fencing along the Ridenbaugh Canal to be on the south side of the irrigation district access road and maintain accordance with UDC 11-3A-6 to separate the open space and play structure from the canal.
 - c. Show the micro-pathway to be located between Lots 10 & 11, Block 3 instead of between Lots 12 & 13, Block 3.
 - d. Show the required sidewalk along W. Victory Road.
 - e. ~~Remove~~ Revise the fencing shown along the western subdivision boundary located on the common open space lot, shown as Lot 24, Block 2, to include a break in the fencing to allow for the adjacent open space to be continuous with this open space lot.
 - f. An amenity that adds seating shall be added to the open space lot containing the open water pond, shown on Lot 24, Block 2.
 - g. Revise the landscape plans to reflect the revised plat layout.
3. The Open Space Exhibit and calculations table shall be corrected as follows at least ten (10) days prior to the City Council hearing:
 - a. Revise the calculations table to show the correct amount of qualified versus non-qualified open space in accord with UDC 11-3G-3.
 - b. Revise the open space exhibit ~~to show and calculations table to remove that area behind~~ Lots 35-37 and 36, Block 3 rotated to the west and the micro-pathway relocated to the east to match the revised preliminary plat layout up to the boundary of the irrigation district easement.
 - c. Revise the open space calculations to remove that area where the required temporary turnaround is located on the common open space lot, Lot 2, Block 1.

- ~~4. At least ten (10) days prior to the City Council hearing, the Applicant shall revise the preliminary plat, landscape plans, and open space exhibit to show the proposed pathway in the northern open space lot (Lot 2, Block 1) as completely separate from the irrigation district access road and loop through the open space lot to connect back to the proposed W. Cumberland Drive in the northwest corner of the site.~~
5. The Applicant shall remove a buildable lot that surrounds the central open space lot (Lot 2, Block 3) to help this open space lot be more open and visible from an adjoining street; any relevant plans shall be revised prior to Final Plat application submittal.
6. The Applicant shall add a sidewalk that loops through the northern open space lot (Lot 2, Block 1) and revised the landscape plans and open space exhibit prior to Final Plat application submittal.
7. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.
8. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per dwelling.
9. The Applicant shall be required to fence the proposed children's play area separately from other fences to ensure a safe play environment; the fencing shall meet UDC requirements in 11-3A-7.
- ~~10. The Applicant shall comply with all ACHD conditions of approval.~~
11. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
12. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
13. At least ten (10) days prior to the City Council hearing, the Applicant shall coordinate with the irrigation district to determine if landscaping is feasible on the north side of the Ridenbaugh Canal.
14. Prior to the City Engineer's signature of the final plat, the Applicant shall transfer ownership of Lot 1, Block 3 to the owner of the parcel located to the northeast (parcel #S1225110160) to ensure the existing shed is not spanning property lines.
15. Architectural design of the future homes shall be generally consistent with the submitted building elevations with the addition of masonry finishes as proposed by the Applicant.
16. The preliminary plat approval shall become null and void if the applicant fails to either 1) obtain the City Engineer signature on a final plat within two years of preliminary plat approval by City Council (date unknown at this time); or 2) obtain approval of a time extension as set forth in UDC 11-6B-7.
17. The Applicant shall comply with all ACHD conditions of approval.
18. 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. **NOTE: The applicant is seeking City Council waiver to leave the adjacent waterways open.**

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 There is an existing 8-inch diameter water main on the west side of the existing pond that is not shown on the conceptual engineering plan; this water main is to be abandoned. See Exhibit VII.D for illustration of the extent of this main to be abandoned.
- 1.2 A street light plan will need to be included in the final plat application. Street light plan requirements are listed in section 6-7 of the City's Design Standards. A future installation agreement is required for the streetlights on Chinden Blvd. Contact the Meridian Transportation and Utility Coordinator for additional information.
- 1.3 A sanitary sewer service will need to be installed to serve the parcel at the end of W. Winnipeg Street.
- 1.4 **Much of this development is within an area once occupied by a sanitary sewage lagoon. The area has been reclaimed by means of imported fill materials of various sources. The GeoTechnical Engineering Report by Materials Testing & Inspection Co. (MTI) dated March 14, 2019 makes note of the various materials found at ground surface, as well as the special considerations that must be followed to ensure that structures are constructed on suitable bearing soils. It shall be required that personnel from MTI, or another qualified geotechnical engineer, verify the bearing soil suitability for each structure at the time of construction. Evidence of such determination shall be presented to the Meridian Building Inspector prior to footing inspection.**

2. General Conditions of Approval

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 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 development plan approval.
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). 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 receiving development plan approval.
- 2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
 - 2.6 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.
 - 2.7 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 Engineering Department at (208)898-5500 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 Contact Robert B. Whitney at (208)334-2190.
 - 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
 - 2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
 - 2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
 - 2.11 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.
 - 2.12 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.
 - 2.13 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.
 - 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
 - 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
 - 2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.
 - 2.17 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.
 - 2.18 The design 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.
 - 2.19 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.

- 2.20 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.
- 2.21 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
- 2.22 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse 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 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.
- 2.23 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, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate 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.

C. FIRE DEPARTMENT (MFD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191324&dbid=0&repo=MeridianCity>

D. POLICE DEPARTMENT (MPD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191275&dbid=0&repo=MeridianCity>

E. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=192297&dbid=0&repo=MeridianCity>

F. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=192103&dbid=0&repo=MeridianCity>

G. BOISE PROJECT BOARD OF CONTROL (BPBC)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191405&dbid=0&repo=MeridianCity>

H. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=192040&dbid=0&repo=MeridianCity>

I. CENTRAL DISTRICT HEALTH DEPARTMENT (CDH)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191385&dbid=0&repo=MeridianCity>

J. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191616&dbid=0&repo=MeridianCity>

K. ADA COUNTY HIGHWAY DISTRICT (ACHD)

Only a draft staff report has been submitted at this time. Following receipt of the final report and the Planning & Zoning Commission hearing, Staff will add the link to their report. Due to the unresolved issue regarding the sidewalk along Victory Road, ACHD has not yet issued an official staff report.

IX. FINDINGS

A. Preliminary Plat Findings:

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the Comprehensive Plan;

Commission finds that the proposed plat, with Staff's recommendations, is in substantial compliance with the adopted Comprehensive Plan in regard to land use, density, transportation, and pedestrian connectivity. (Please see Comprehensive Plan Policies in, Section V of this report for more information.)

2. Public services are available or can be made available and are adequate to accommodate the proposed development;

Commission finds that public services will be provided to the subject property with development. (See Section VIII of the Staff Report for more details from public service providers.)

3. The plat is in conformance with scheduled public improvements in accord with the City's capital improvement program;

Because City water and sewer and any other utilities will be provided by the development at their own cost, Commission finds that the subdivision will not require the expenditure of capital improvement funds.

4. There is public financial capability of supporting services for the proposed development;

Commission finds there is public financial capability of supporting services for the proposed development based upon comments from the public service providers (i.e., Police, Fire, ACHD, etc.). (See Section VII for more information.)

5. The development will not be detrimental to the public health, safety or general welfare; and,

Commission is not aware of any health, safety, or environmental problems associated with the platting of this property. ACHD considers road safety issues in their analysis but has not provided comments at this time.

6. The development preserves significant natural, scenic or historic features.

Commission is unaware of any significant natural, scenic or historic features that exist on this site that require preserving. The Applicant is proposing to keep the existing pond on the property for the benefit of the development which Staff fully supports.