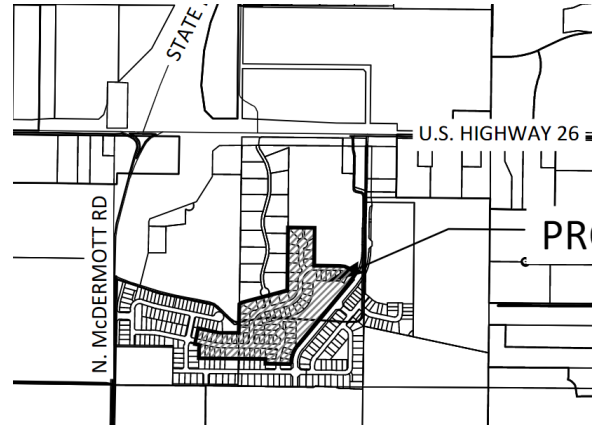


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 12/6/2022
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: FP-2022-0033
Prescott Ridge No. 3
LOCATION: West side of N. Rustic Oak Way,
approximately ¼ mile south of W.
Chinden Blvd./US 20-26, in the NW ¼
of Section 28, Township 4 North.,
Range 1 West.



I. PROJECT DESCRIPTION

Final plat consisting of 78 single-family residential building lots for detached homes and 13 common lots on 6.82 acres of land in the R-8 zoning district for the third phase of Prescott Ridge Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Christen Haisty, KM Engineering, LLP – 9233 W. State Street, Boise, ID 83714

B. Owner:

Providence Properties, LLC – 701 S. Allen St., Ste. 104, Meridian, ID 83642

C. Representative:

Same as Applicant

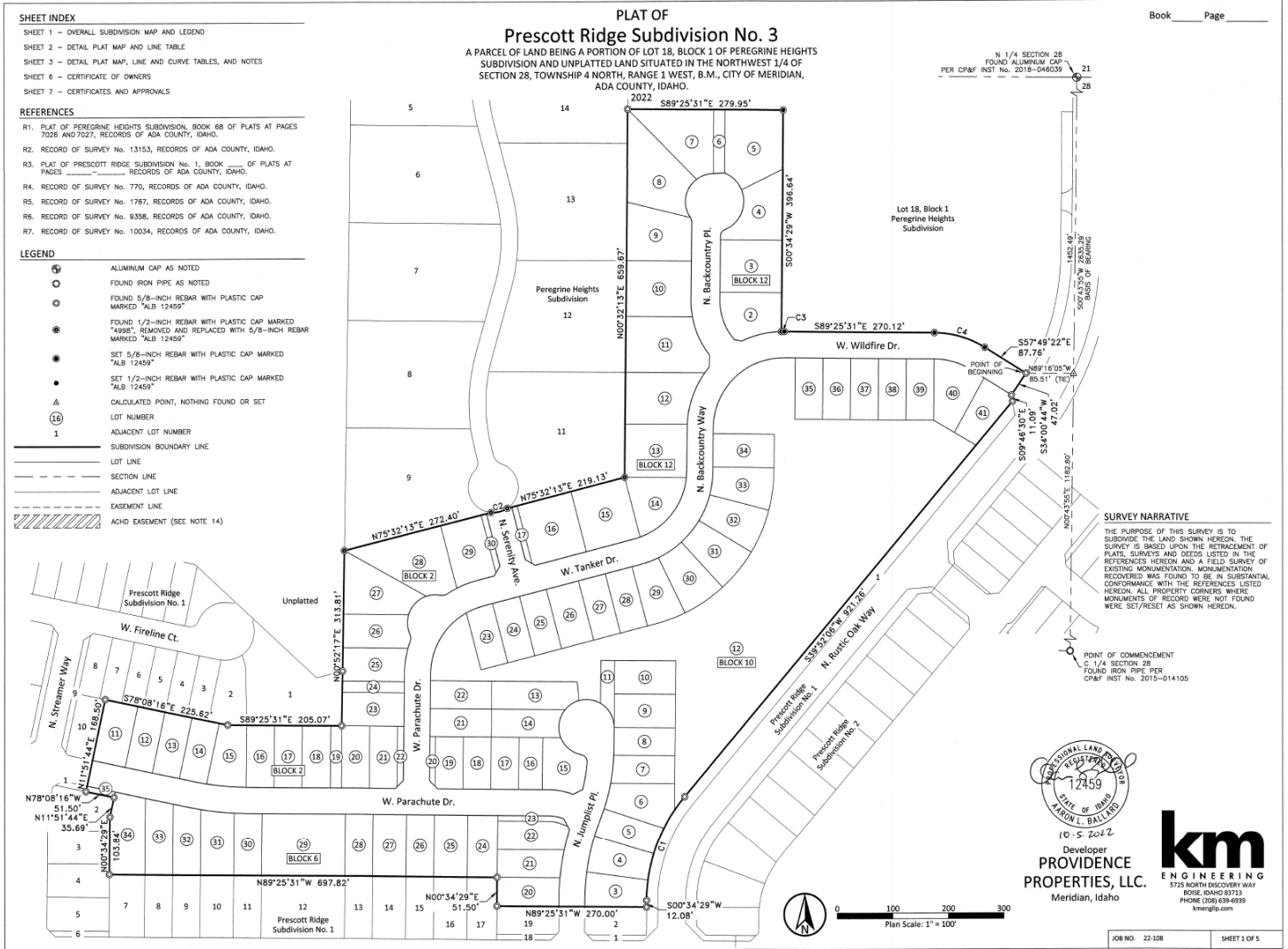
III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2020-0047) and associated conditions of approval as required by UDC 11-6B-3C.2. There is the same number of buildable lots and slightly more common open space depicted on the final plat compared to that approved with the preliminary plat for the subject area.

This phase consists includes phases 3 and 6 as shown on the phasing plan approved with the preliminary plat.

An access easement is required for the proposed emergency access via Serenity Ln., a private street, in the adjacent Peregrine Heights Subdivision to the west. If an easement isn't attainable, a minimum 20-foot wide emergency access driveway constructed to Fire Dept. standards shall be provided to the

B. Final Plat (date: 10/5/2022)



SHEET INDEX
 SHEET 1 - OVERALL SUBDIVISION MAP AND LEGEND
 SHEET 2 - DETAIL PLAT MAP AND LINE TABLE
 SHEET 3 - DETAIL PLAT MAP, LINE AND CURVE TABLES, AND NOTES
 SHEET 4 - CERTIFICATE OF OWNERS
 SHEET 5 - CERTIFICATES AND APPROVALS

REFERENCES
 R1. PLAT OF PEREGRINE HEIGHTS SUBDIVISION, BOOK 68 OF PLATS AT PAGES 7026 AND 7027, RECORDS OF ADA COUNTY, IDAHO.
 R2. RECORD OF SURVEY No. 13153, RECORDS OF ADA COUNTY, IDAHO.
 R3. PLAT OF PRESCOTT RIDGE SUBDIVISION No. 1, BOOK _____ OF PLATS AT PAGES _____ RECORDS OF ADA COUNTY, IDAHO.
 R4. RECORD OF SURVEY No. 770, RECORDS OF ADA COUNTY, IDAHO.
 R5. RECORD OF SURVEY No. 1767, RECORDS OF ADA COUNTY, IDAHO.
 R6. RECORD OF SURVEY No. 9358, RECORDS OF ADA COUNTY, IDAHO.
 R7. RECORD OF SURVEY No. 10034, RECORDS OF ADA COUNTY, IDAHO.

LEGEND

- ⊙ ALUMINUM CAP AS NOTED
- FOUND IRON PIPE AS NOTED
- ⊙ FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- ⊙ FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "4918", REMOVED AND REPLACED WITH 5/8-INCH REBAR MARKED "ALB 12459"
- SET 5/8-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- ▲ CALCULATED POINT, NOTHING FOUND OR SET
- ① LOT NUMBER
- 1 ADJACENT LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 14)

PLAT OF
Prescott Ridge Subdivision No. 3
 A PARCEL OF LAND BEING A PORTION OF LOT 18, BLOCK 1 OF PEREGRINE HEIGHTS SUBDIVISION AND UNPLATTED LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO.

Book _____ Page _____

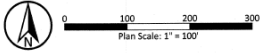
N 1/4 SECTION 28
 FOUND ALUMINUM CAP
 PER CPA& INST No. 2018-046539

SURVEY NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

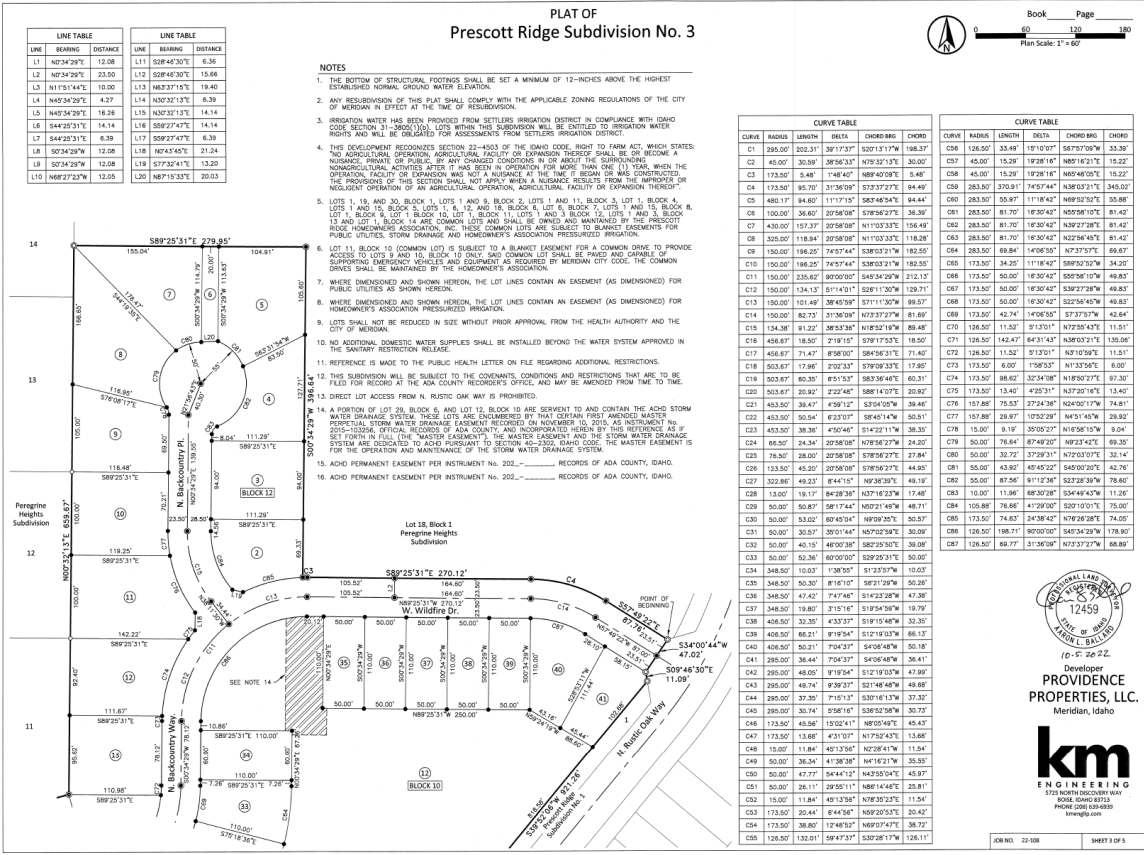
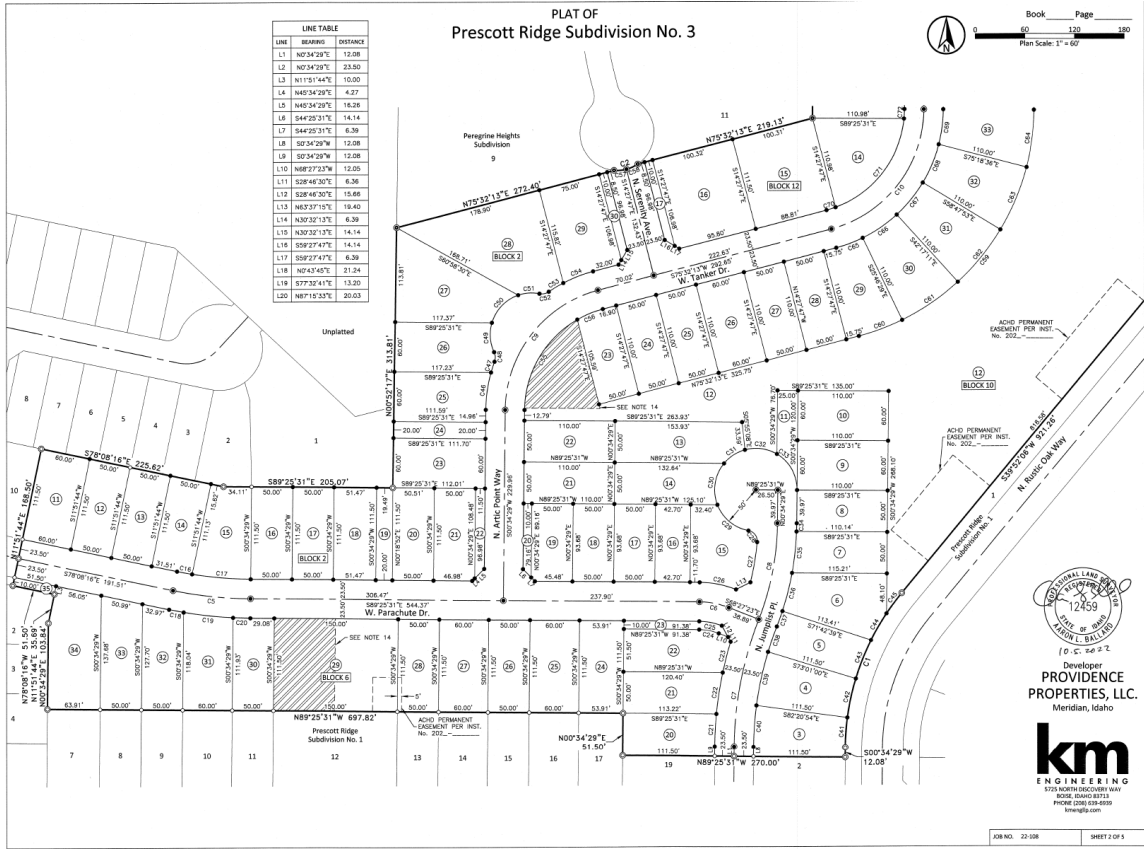


Developer
PROVIDENCE
PROPERTIES, LLC.
 Meridian, Idaho

km
 ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83733
 PHONE (208) 639-6939
 kmengr.com



JOB NO. 22-108 SHEET 1 OF 5





A SCHEMATIC CLUBHOUSE

AMENITIES

- A** - POOL AND CLUBHOUSE
1360 SF BUILDING
54'X30' POOL
17 PARKING SPACES
- B** - LARGE TOT LOT
- C** - SMALL TOT LOT
- D** - DOG PARK/POCKET PARK
- E** - OPEN SPACE



B LARGE TOT LOT



C SMALL TOT LOT

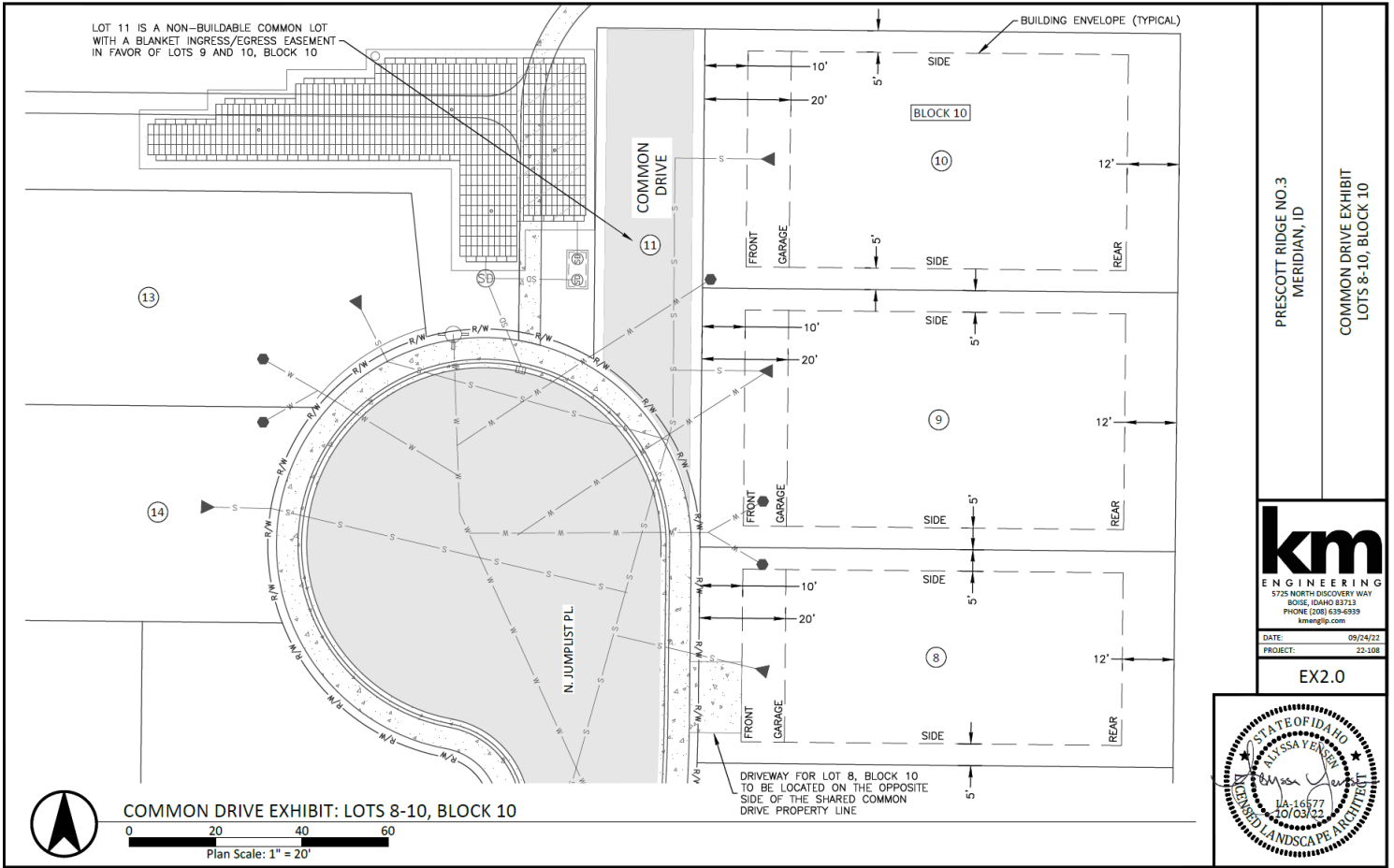


D DOG PARK/POCKET PARK

D. Fencing Plan



E. Common Driveway 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-2020-0047, Development Agreement Inst. #[2021-132713](#)].
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the second phase final plat as set forth in 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 KM Engineering, stamped on 10/5/2022 by Aaron L. Ballard, shall be revised as follows:
 - a. Note #5: Correct lot and block numbers to coincide with this plat.
 - b. Note #15: Include the recorded instrument number for the ACHD permanent easement.
 - c. Note #16: Include the recorded instrument number for the ACHD permanent easement (or delete note if this is a duplicate of note #15).
 - d. Under References, R3 – include the Book and Page numbers of Prescott Ridge Subdivision No. 1.
 - e. If the medical facility property to the north isn't able to obtain an access easement for emergency access via Serenity Lane, a private street in Peregrine Heights subdivision to the west, a minimum 20-foot wide emergency access driveway constructed to Fire Dept. standards shall be depicted between Lots 5 and 7, Block 12. *Note: The emergency access isn't required to be functional until the overall area of the building on the site to the north exceeds 124,000 square feet or three (3) or more stories in height; however, the access should be planned for and constructed with the subject plat.*

An electronic copy of the revised plat shall be submitted prior to signature on the final plat by the City Engineer.

5. The landscape plan shown in Section V.C, dated 10/3/22, is approved.
6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
7. All development shall comply with the dimensional standards for the R-8 zoning district listed in UDC [Table 11-2A-6](#).
8. Address signage shall be provided at the public street for homes accessed via the common driveway for emergency wayfinding purposes.
9. Common driveways shall be constructed in accord with the standards listed in UDC 11-6C-3D.
10. Structures on Lots 9 and 10, Block 10 shall comply with the common driveway exhibit in Section V.E above.
11. The rear and/or side of structures on Lots 3-10 and 41, Block 10 along N. Rustic Oak 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

that are visible from the subject public street. *Single-story structures are exempt from this requirement.*

12. An electronic gate that is approved by the Fire Department shall be provided for access to Serenity Ln. from the south.
13. A 14-foot wide public pedestrian easement shall be submitted to the Planning Division for the 10-foot wide multi-use pathway proposed along N. Rustic Oak Way as required by the Park's Department, prior to signature on the final plat by the City Engineer for the phase in which they are located
14. Pathways shall be constructed in accord with the standards listed in UDC 11-3A-8.
15. 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.
16. A Certificate of Zoning Compliance and Design Review application is required to be submitted and approved prior to submittal of any building permit applications for the clubhouse and swimming pool facility. The design of the clubhouse is required to comply with the design standards listed in the Architectural Standards Manual.
17. 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

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 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.

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 (UDC 11-3B-6). 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.
24. 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.