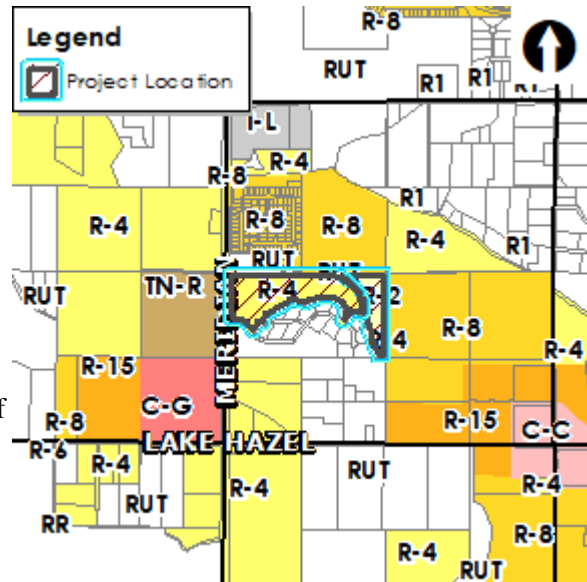


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 1/11/2022
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: FP-2021-0056
Shafer View Terrace
LOCATION: South side of W. Overland Rd., 1/4 mile east of S. Ten Mile Rd., in the NW 1/4 of Section 23, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 49 building lots and 10 common lots on 40.45 acres of land in the R-2 and R-4 zoning districts for Shafer View Terrace Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Claire Smarda, Breckon Land Design – 6661 N. Glenwood St., Garden City, ID 83714

B. Owner:

Jim Chambers, Shafer View North, LLC – 7150 W. Potomac Dr., Boise, ID 83704

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat and associated conditions of approval as required by UDC 11-6B-3C.2. There is the same number of buildable lots and common open space as shown on the approved preliminary plat. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

Note: The City Council approved a waiver to UDC 11-3A-6B to allow the McBirney Lateral to remain open and not be piped with H-2020-0117.

B. Final Plat (date: 10/25/2021)

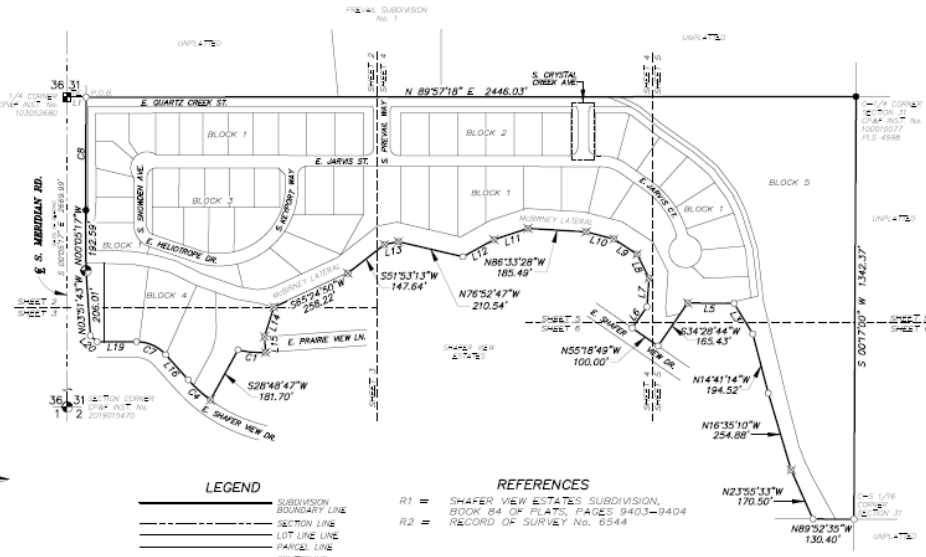
SHAHER VIEW TERRACE SUBDIVISION

A PLAT SHOWING PORTION OF LOT 4, BLOCK 1, SHAHER VIEW ESTATES SUBDIVISION,
 BOOK 84, PAGES 9403-9404, RECORDS OF ADA COUNTY, IDAHO,
 LYING WITHIN THE N 1/2 OF THE SW 1/4 OF SECTION 31, T.3N., R.1E., B.M.
 CITY OF MERIDIAN — COUNTY OF ADA — STATE OF IDAHO

20

NOTES:

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE.
3. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES EASEMENT, LOT DRAINAGE, IRRIGATION, AND BOISE CITY STREET LIGHT EASEMENT.
4. A FIVE (5) FOOT WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EXCEPT AS OTHERWISE SHOWN. A TEN (10) FOOT WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO ALL REAR LOT LINES AND THE SUBDIVISION BOUNDARY FOR PUBLIC AND PRIVATE UTILITIES, AND IRRIGATION.
5. IRRIGATION WATER HAS BEEN PROVIDED FROM THE BOISE PROJECT BOARD OF CONTROL, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS. THE HOMEOWNER'S ASSOCIATION WILL BE OBLIGATED FOR ASSESSMENTS FROM THE BOISE PROJECT BOARD OF CONTROL.
6. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY PLANNING AND ZONING ORDINANCE.
7. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE DEVELOPMENT CODE OR AS SPECIFICALLY APPROVED BY PUD AND SUB.
8. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
9. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE. REFER TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
11. THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT. TO BE FILED AND RECORDED IN THE ADA COUNTY RECORDER'S OFFICE.
12. LOTS 1, 16, 17, 21, 24, 32, & 40; BLOCK 1, LOT 1; BLOCK 2, LOTS 1 & 2; BLOCK 3, LOT 5; BLOCK 4, ARE DESIGNATED AS COMMON AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSES.



LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- PANEL LINE
- CONVEYANCE
- CATCHMENT
- MATCHLINE
- FOUND 3 1/2" BRASS CAP MONUMENT IN ASPHALT/CONCRETE
- FOUND 2" ALUMINUM CAP IN ASPHALT/CONCRETE
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 4998
- FOUND 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
- FOUND 1/2" IRON PIN REMOVED AND REPLACED WITH 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
- P.O.B. POINT OF BEGINNING
- LOT NUMBER

REFERENCES

- R1 = SHAHER VIEW ESTATES SUBDIVISION, BOOK 84 OF PLATS, PAGES 9403-9404
- R2 = RECORD OF SURVEY NO. 6344

BASIS OF BEARING

S 00°05'17" E BETWEEN FOUND MONUMENTS BETWEEN THE 1/4 CORNER COMMON TO SECTIONS 31 & 36 AND THE SOUTHWEST CORNER OF SECTION 31.

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PARCEL AS SHOWN PER IDAHO CODE SO-301.1 FOUND AND HELD MONUMENTS PER R1 TO RESOLVE THE EXTERIOR BOUNDARY.

LINE TABLE

L.I.E.	BEARING	DETAIL
L1	N 89°57'18" E	811.32
L2	N 89°57'18" E	133.82
L3	N 89°54'47" W	123.50
L4	N 24°41'14" E	32.57
L5	N 89°59'10" E	82.81
L6	N 78°42'28" W	83.32
L7	N 89°58'51" W	81.88
L8	N 79°53'52" W	80.88
L9	S 79°44'26" W	113.88
L10	S 89°59'28" W	112.25
L11	S 78°41'58" W	42.74
L12	S 74°01'28" E	28.78
L13	S 83°58'33" E	50.00
L14	N 47°01'50" W	102.12
L15	N 89°58'39" E	126.22
L16	N 48°58'03" W	28.28

CURVE TABLE

ARC/C	ARC LENGTH	CHORD	CHORD ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.25	175.00	175.000°	N 47°48'27" E	85.00
C2	104.26	195.00	169°01'11"	N 86°53'26" E	101.22
C3	308.66	572.00	87°21'33"	N 50°59'27" E	308.66

MAPPING NOTES:

SEE LINE AND CURVE TABLE SHEET 7

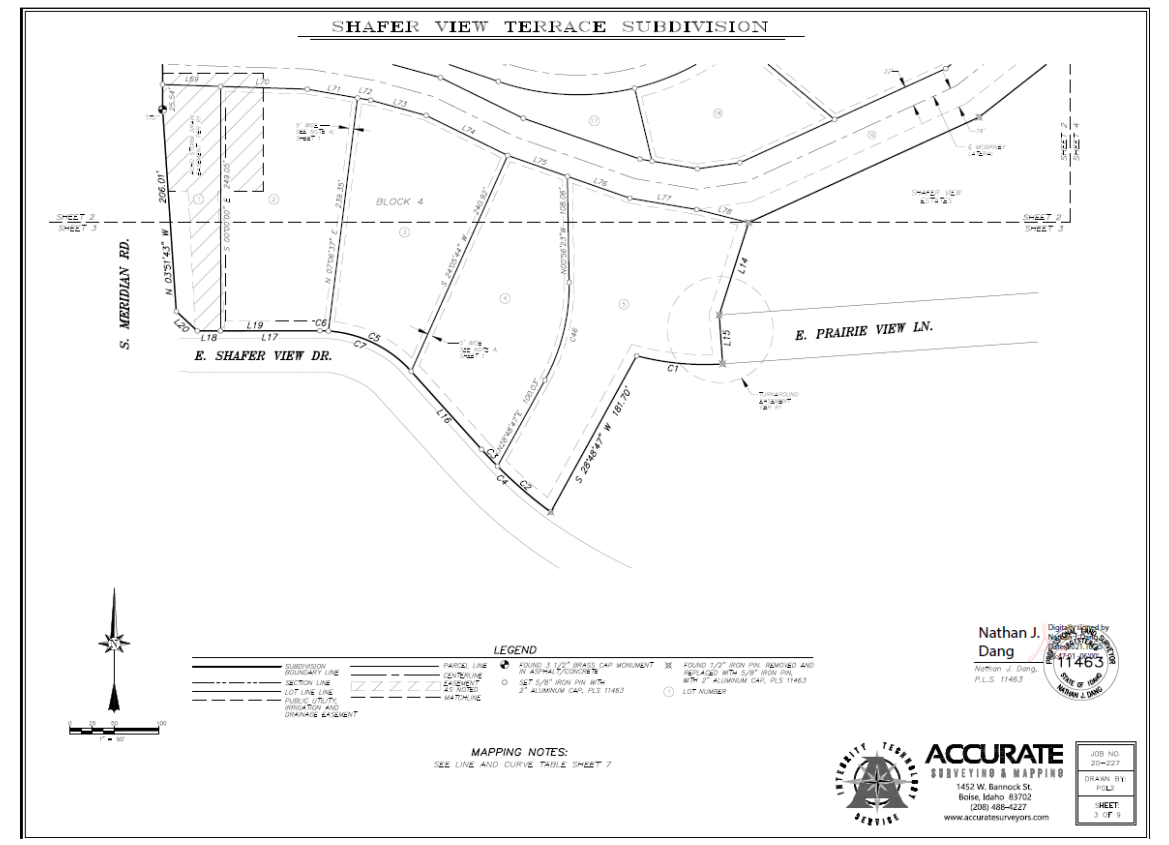
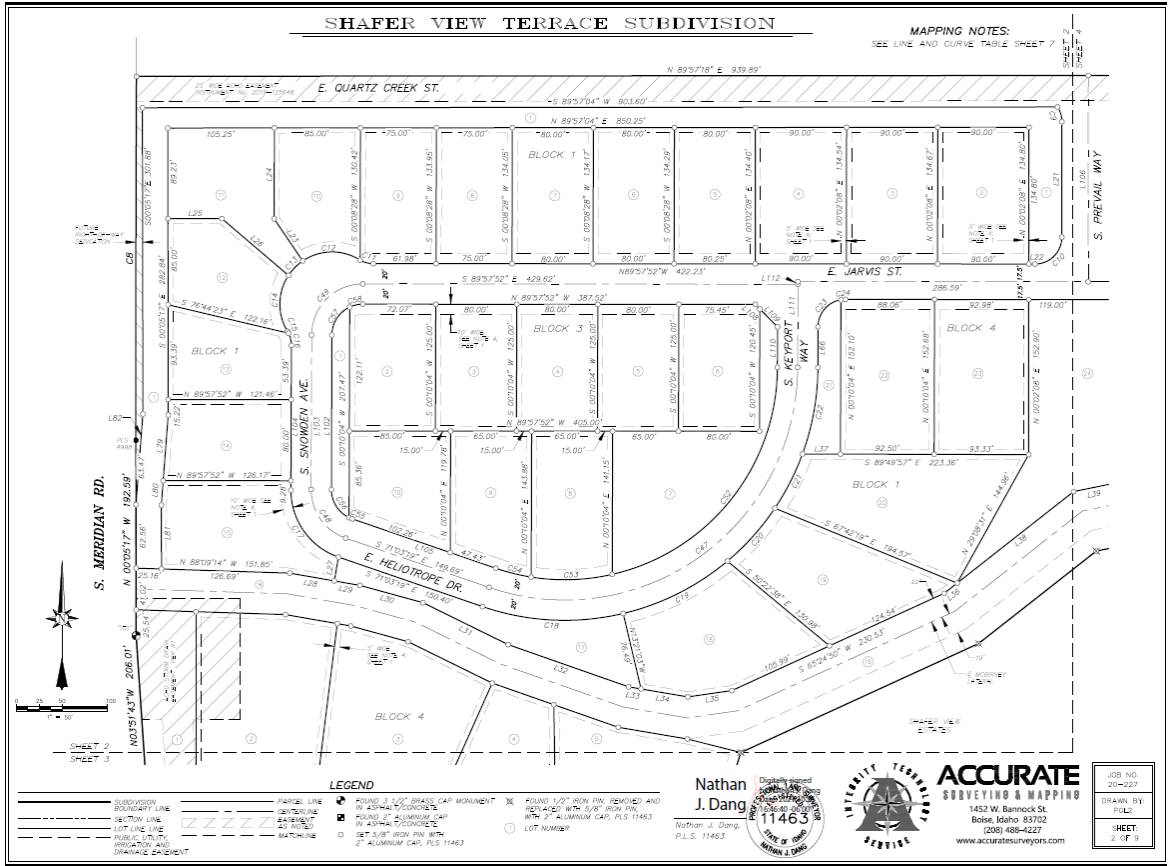
Nathan J. Dang

Nathan J. Dang, P.L.S. 11463

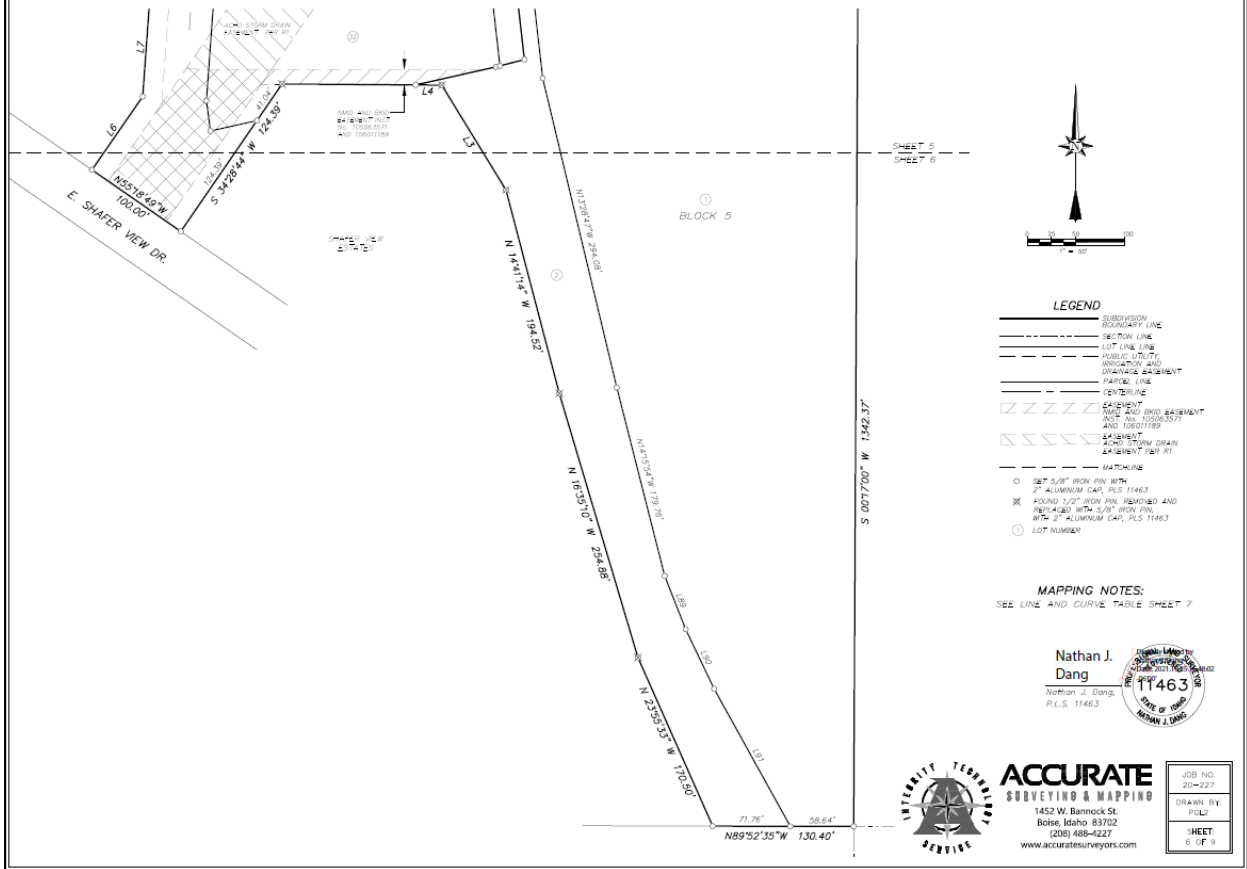


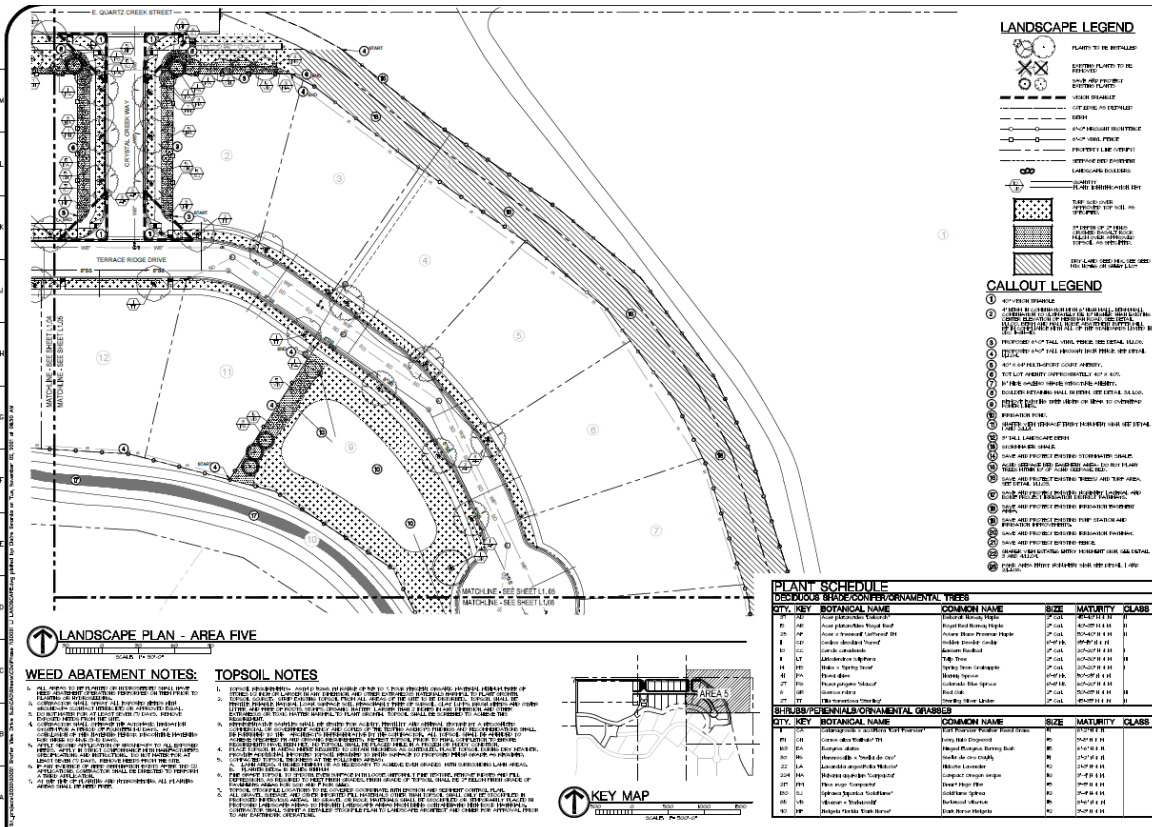
ACCURATE
 SURVEYING & MAPPING
 1452 W. Bannock St.
 Boise, Idaho 83702
 (208) 488-4227
 www accuratesurveyors.com

JOB NO.
20-227
 DRAWN BY:
PGL
 SHEET
1 OF 9



SHAHER VIEW TERRACE SUBDIVISION

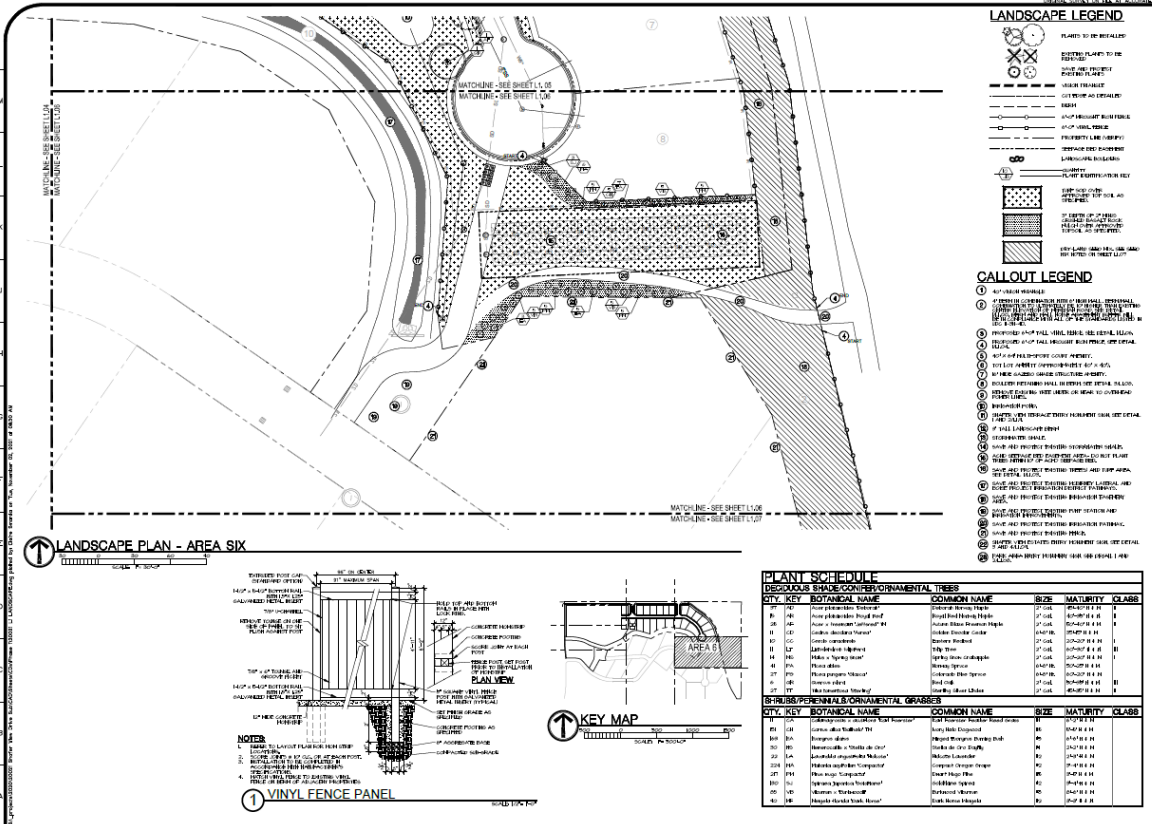




SHAHER VIEW TERRACE SUBDIVISION
MERIDIAN, ID 83642
LANDSCAPE IMPROVEMENTS
LANDSCAPE PLAN - AREA 5

BRECKON

PROJECT NO.: 20201
DATE: 08/20/2020
SCALE: 1/8" = 1'-0"
SHEET NO.: L105

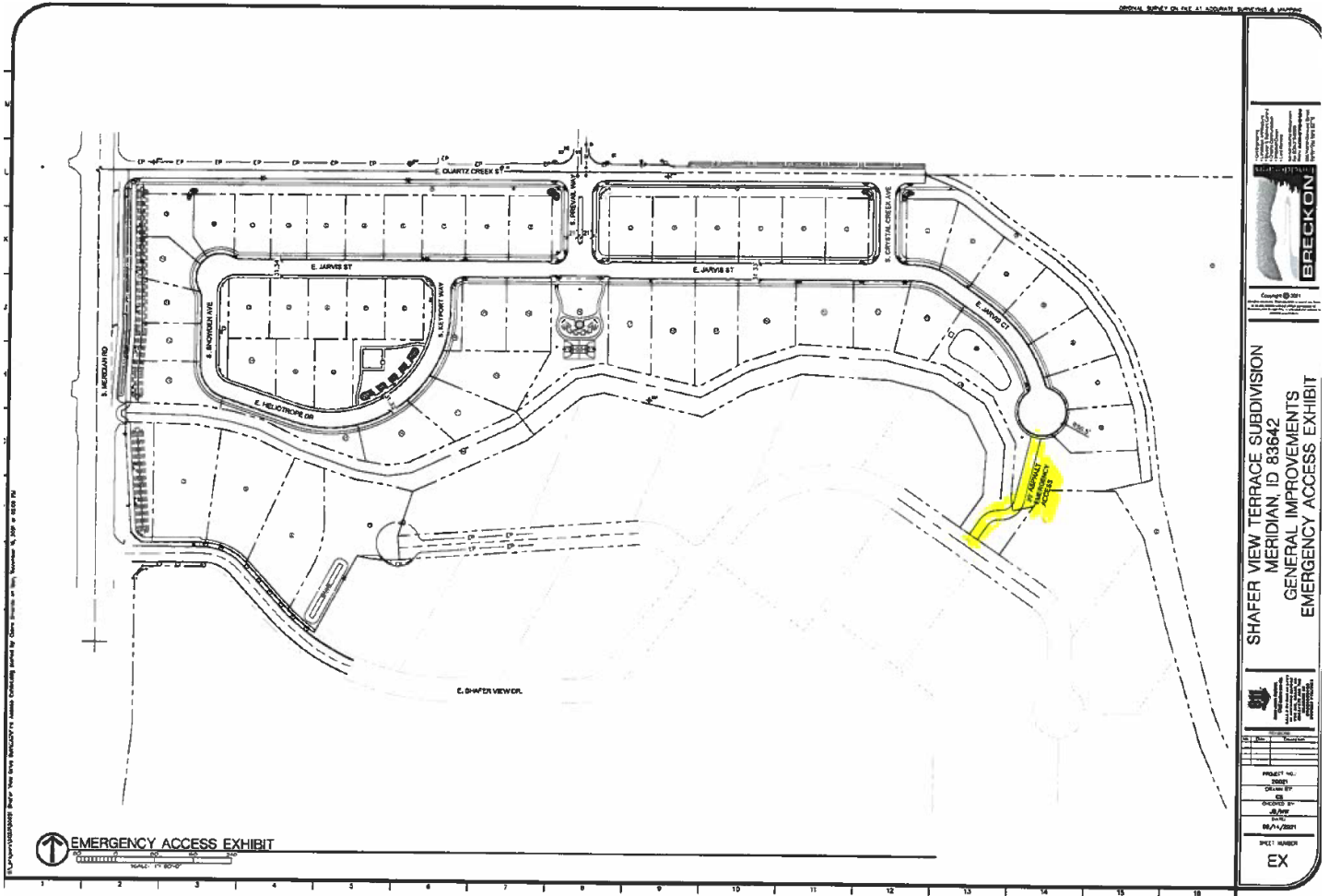


SHAHER VIEW TERRACE SUBDIVISION
MERIDIAN, ID 83642
LANDSCAPE IMPROVEMENTS
LANDSCAPE PLAN - AREA 6

BRECKON

PROJECT NO.: 20201
DATE: 08/20/2020
SCALE: 1/8" = 1'-0"
SHEET NO.: L106

D. Emergency Access Approved by Fire Dept.



The emergency access shall require Knock-over bollards or a chain, knox padlock and bollards approved by the fire department.

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-2020-0117, Development Agreement Inst. #[2021-102396](#).
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council's approval of the preliminary plat (by June 15, 2023) 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 Accurate Surveying & Mapping, stamped on 10/25/2021 by Nathan J. Dang, shall be revised as follows:
 - a. Include a note prohibiting direct lot access via S. Meridian Rd./SH-69 and E. Quartz Creek St.
 - b. Note #2: "Minimum building setbacks shall be in accordance with the ~~Boise~~ Meridian City Zoning Ordinance."
 - c. Note #6: "The development of this property shall be in compliance with the ~~Boise~~ Meridian City Planning and Zoning ordinance."
 - d. Delete note #7 (Note #6 is sufficient as there is no PUD for this development and no variances or exceptions were approved to the UDC).
 - e. Note #8: "Lots shall not be reduced in size without prior approval from the health authority and the City of Meridian."
 - f. Include the PLS's signature and date on each sheet.
 - g. Include the year the plat will be recorded in the situate statement on Sheet 1.
 - h. The ACHD storm drainage easement should not encroach onto building lots (i.e. Lots 33-35, Block 1 and Lot 2, Block 4).

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 2/7/20, is approved as shown.
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-2 and R-4 zoning districts listed in UDC Tables 11-2A-4 and 11-2A-5, respectively.
8. A 14-foot wide public pedestrian easement for the multi-use pathway along S. Meridian Rd./SH-69 shall be submitted to the Planning Division in accord with the Park's Department requirements per the Pathways Master Plan for the portion of the pathway that is outside the public right-of-way. A copy of said easement shall be submitted to the Planning Division prior to submittal of the final plat for City Engineer signature.
9. A final plat shall be recorded that includes Lot 1, Block 5 prior to any development occurring on the property as set forth in the Development Agreement.

10. The developer shall construct a northbound right-turn lane on S. Meridian Rd./SH-69 onto E. Quartz Creek St. prior to issuance of the first building permit in this development in accord with ITD standards as set forth in the Development Agreement.
11. Noise abatement shall be provided along S. Meridian Rd./SH-69 in accord with Detail #1 "Berm Adjacent to Meridian Road" depicted on Sheet L1.00 of the landscape plan as set forth in the Development Agreement.
12. The rear and/or sides of structures on lots that abut S. Meridian Rd./SH-69 and E. Quartz Creek St. 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.*
13. The pond shall have recirculated water and shall be maintained such that it doesn't become a mosquito breeding ground as set forth in UDC [11-3G-3B.6](#).
14. 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.
15. 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. The angle at manhole SSMH #14 must be a minimum 90 degrees. Add additional manhole(s) as needed. An access pathway must be added between SSMH #11 and SSMH #14 per Meridian Standards. Sewer and Water in the common lot between SSMH #11 and SSMH #14 requires a 30' easement per General Condition #25 below. Ensure that no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement.
2. Applicant shall be required to comply with the "to and through" policy of the city of Meridian. A 12-inch water main must be constructed from the existing ~~blow off west of~~ 12-inch water main located at Prevail Way to the eastern right-of way of SH-16 via a route through the Shafer View Terrace subdivision which is acceptable to the Meridian City Engineering Department. Water line easements shall be provided to the City of Meridian as required. Provide a 20-foot wide water easement for future water connection from the west end of E Prairie View Drive west to the proposed water main.

General Conditions:

3. 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.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
14. Developer shall coordinate mailbox locations with the Meridian Post Office.
15. All grading of the site shall be performed in conformance with MCC 11-1-4B.
16. 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.
17. 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.
18. 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.
19. 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.
 20. 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.
 21. 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.
 22. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
 23. 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.
 24. 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.
 25. 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.
 26. 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.