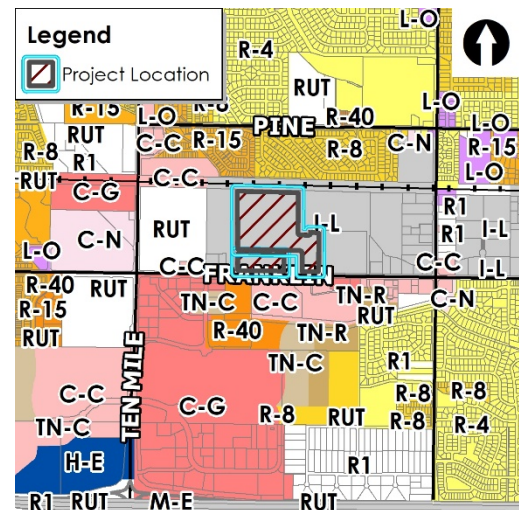


STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 9/14/2021
DATE:
TO: Mayor & City Council
FROM: Joseph Dodson, Associate Planner
208-884-5533
SUBJECT: FP-2021-0036
Chewie Subdivision
LOCATION: The site is located on the north side of W. Franklin Road; midway between N. Ten Mile Road and N. Linder Road, in the S ½ of Section 11, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

Final plat consisting of six (6) industrial lots on 43.87 acres of land in the I-L zoning district.

II. APPLICANT INFORMATION

A. Applicant/Owner:

Adler AB Owner XI, LLC – 865 W. Emerald, Suite 200, Boise, ID 83704

B. Representative:

Kent Brown, Kent Brown Planning – 3161 Springwood Drive, Boise, ID 83712

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat as required by UDC 11-6B-3C.2. The submitted plat includes the same number of buildable lots as approved with the preliminary plat.

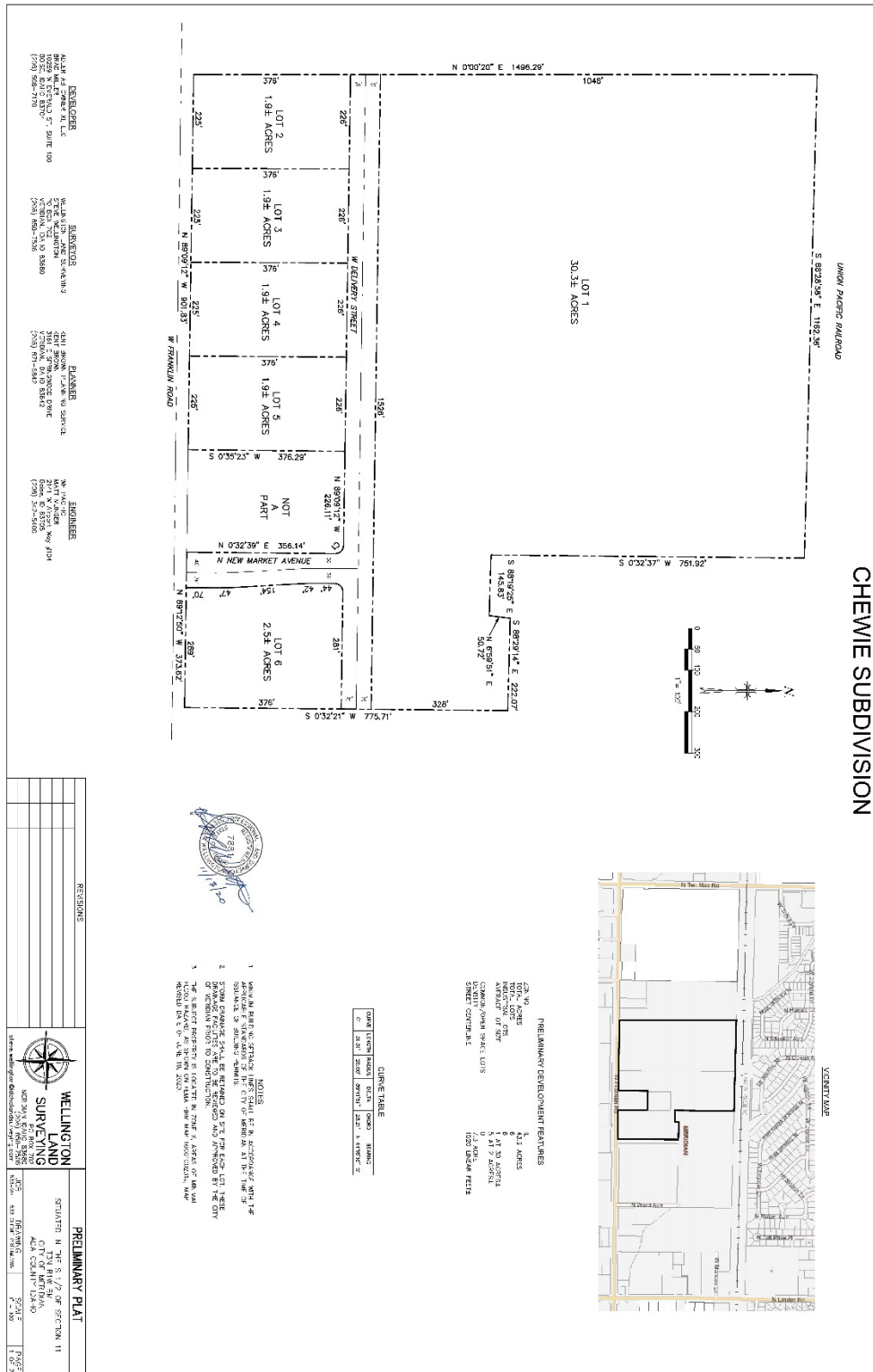
Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

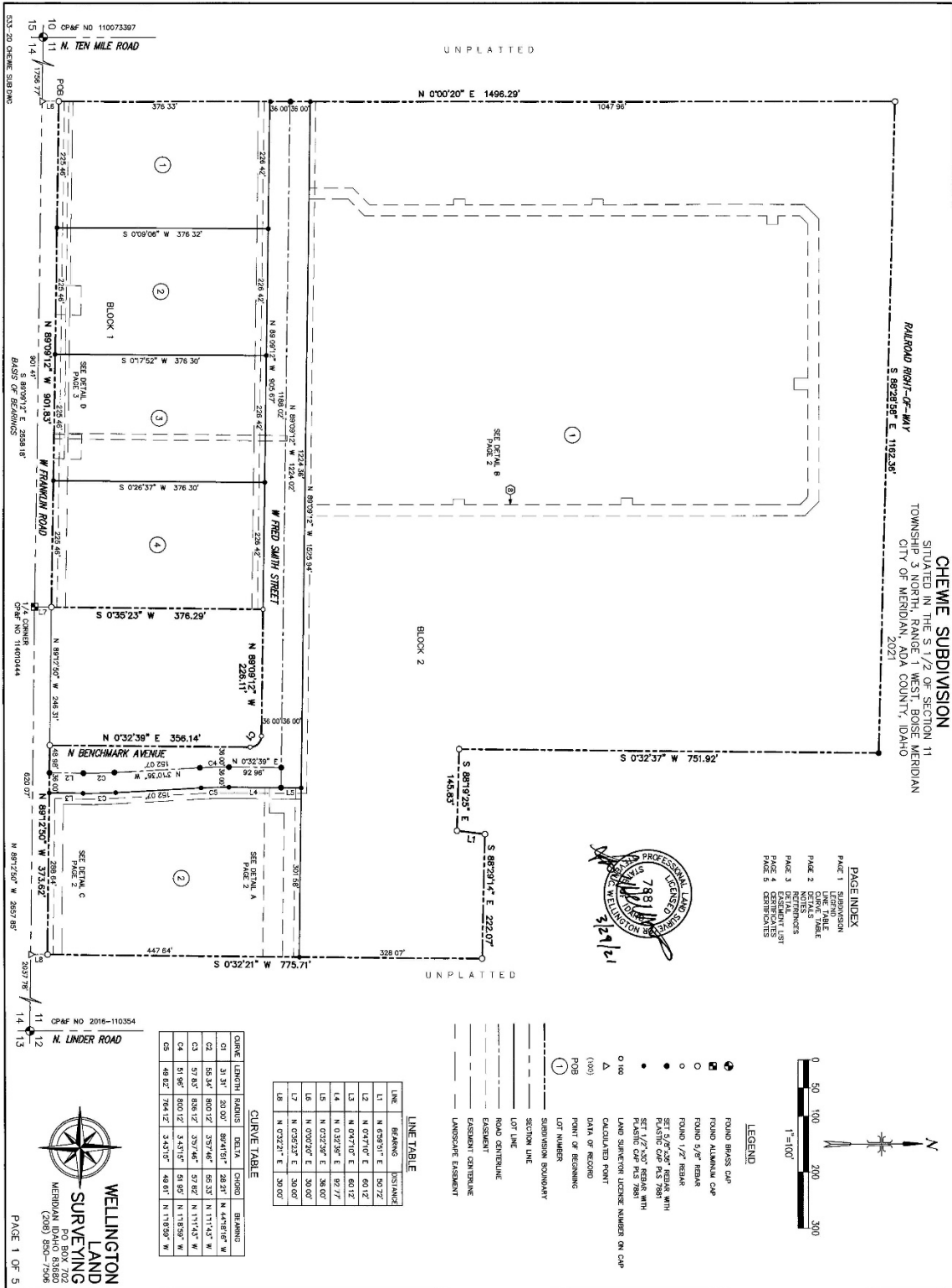
IV. DECISION

A. Staff:

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

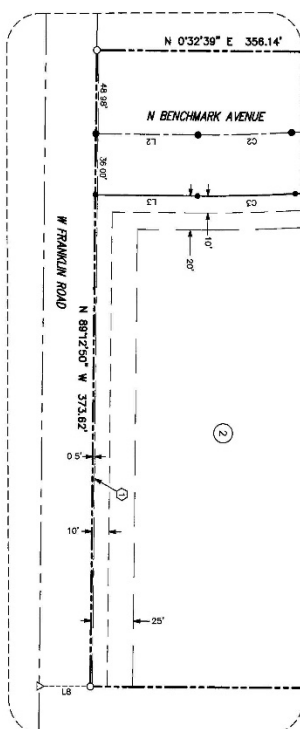
A. Preliminary Plat (date: 11/13/2020)



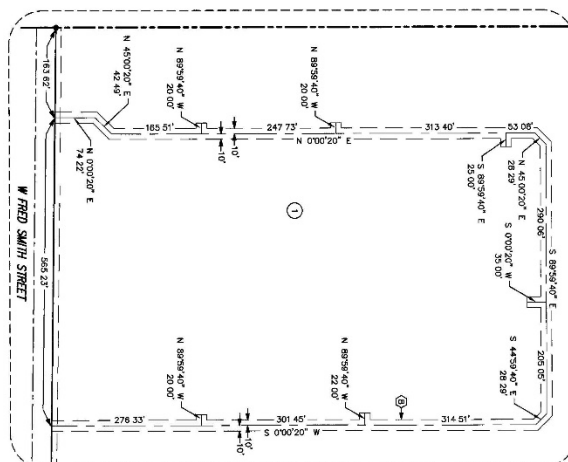


DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE



DETAIL C
NOT TO SCALE



DETAIL B
NOT TO SCALE

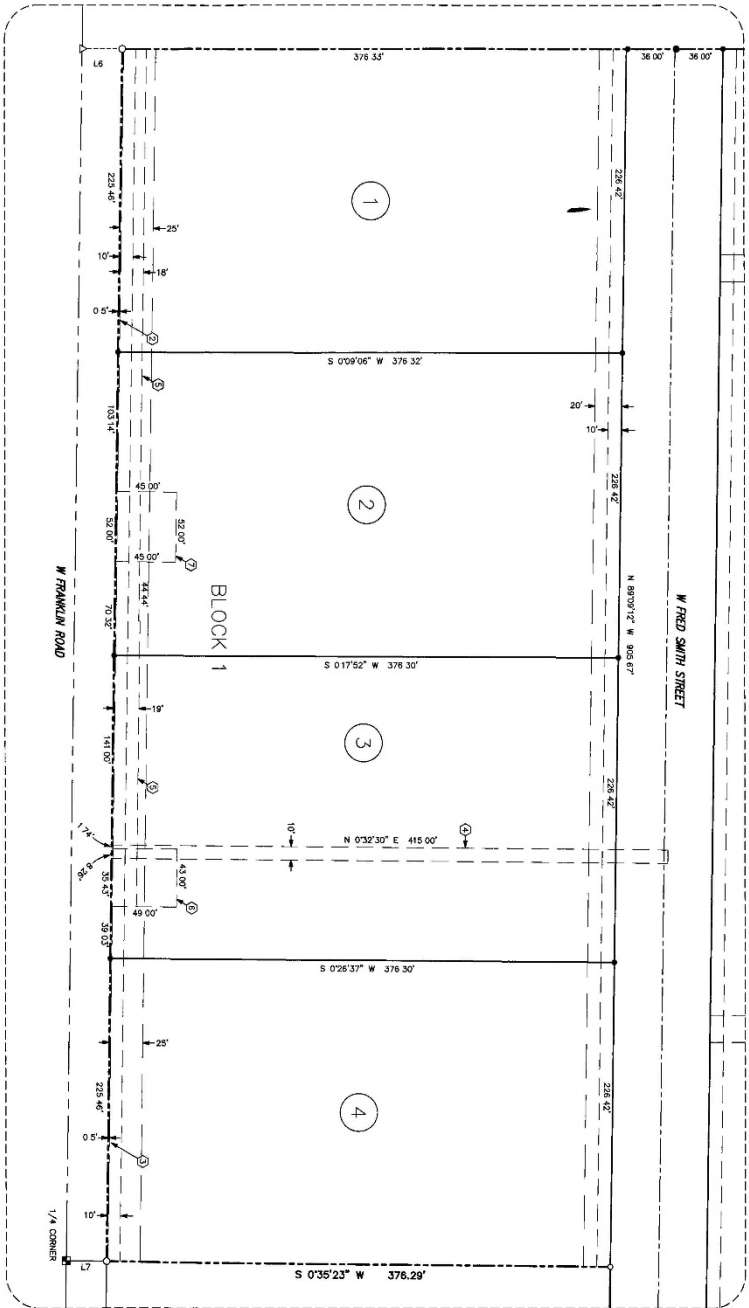
1. ALL LOTS ARE COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITY DRAINAGE DITCH, AND CITY OF ABERDEEN STREET. LOTS BEHIND DITCH.
2. THE PROPOSED DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE CITY OF ABERDEEN SUBDIVISION MAP. THE PROPOSED DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE CITY OF ABERDEEN SUBDIVISION MAP. THE PROPOSED DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE CITY OF ABERDEEN SUBDIVISION MAP.
3. ANY REVISIONS OF THE CITY OF ABERDEEN SUBDIVISION MAP SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION MAP.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE DIMENSIONAL STANDARDS OF THE ZONING ORDINANCE IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
5. THE DEVELOPMENT OF THE SECTION 22-42-00 OF THE DAVID CO. RIGHT TO FARM ACT, WHICH STATES "NO PERSON SHALL BE REQUIRED TO RELOCATE OR ABANDON ANY AGRICULTURAL ACTIVITIES AFTER THEY HAVE BEEN IN OPERATION FOR TEN YEARS OR MORE IN THE ZONED AREA." THE PROPOSED DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE CITY OF ABERDEEN SUBDIVISION MAP. THE PROPOSED DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE CITY OF ABERDEEN SUBDIVISION MAP.
6. THE PROPOSED DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE CITY OF ABERDEEN SUBDIVISION MAP. THE PROPOSED DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE CITY OF ABERDEEN SUBDIVISION MAP.
7. A TWENTY-FOOT (20) FOOT WIDE EASEMENT FOR A LANDSCAPE BUFFER IS HEREBY RESERVED ADJACENT TO W. PARKMAN ROAD. A TWENTY-FOOT (20) FOOT WIDE EASEMENT FOR A LANDSCAPE BUFFER IS HEREBY RESERVED ADJACENT TO W. PARKMAN ROAD. A TWENTY-FOOT (20) FOOT WIDE EASEMENT FOR A LANDSCAPE BUFFER IS HEREBY RESERVED ADJACENT TO W. PARKMAN ROAD.

RECORD OF SURVEY	INSTRUMENT NUMBER 0135778
RECORD OF SURVEY	INSTRUMENT NUMBER 105056701
RECORD OF SURVEY	INSTRUMENT NUMBER 10871753
RECORD OF SURVEY	INSTRUMENT NUMBER 108717539
RECORD OF SURVEY	INSTRUMENT NUMBER 2019-0204644
RECORD OF SURVEY	INSTRUMENT NUMBER 2019-1298665
RECORD OF SURVEY	INSTRUMENT NUMBER 2020-1309228



CHEWIE SUBDIVISION

DETAIL D
NOT TO SCALE



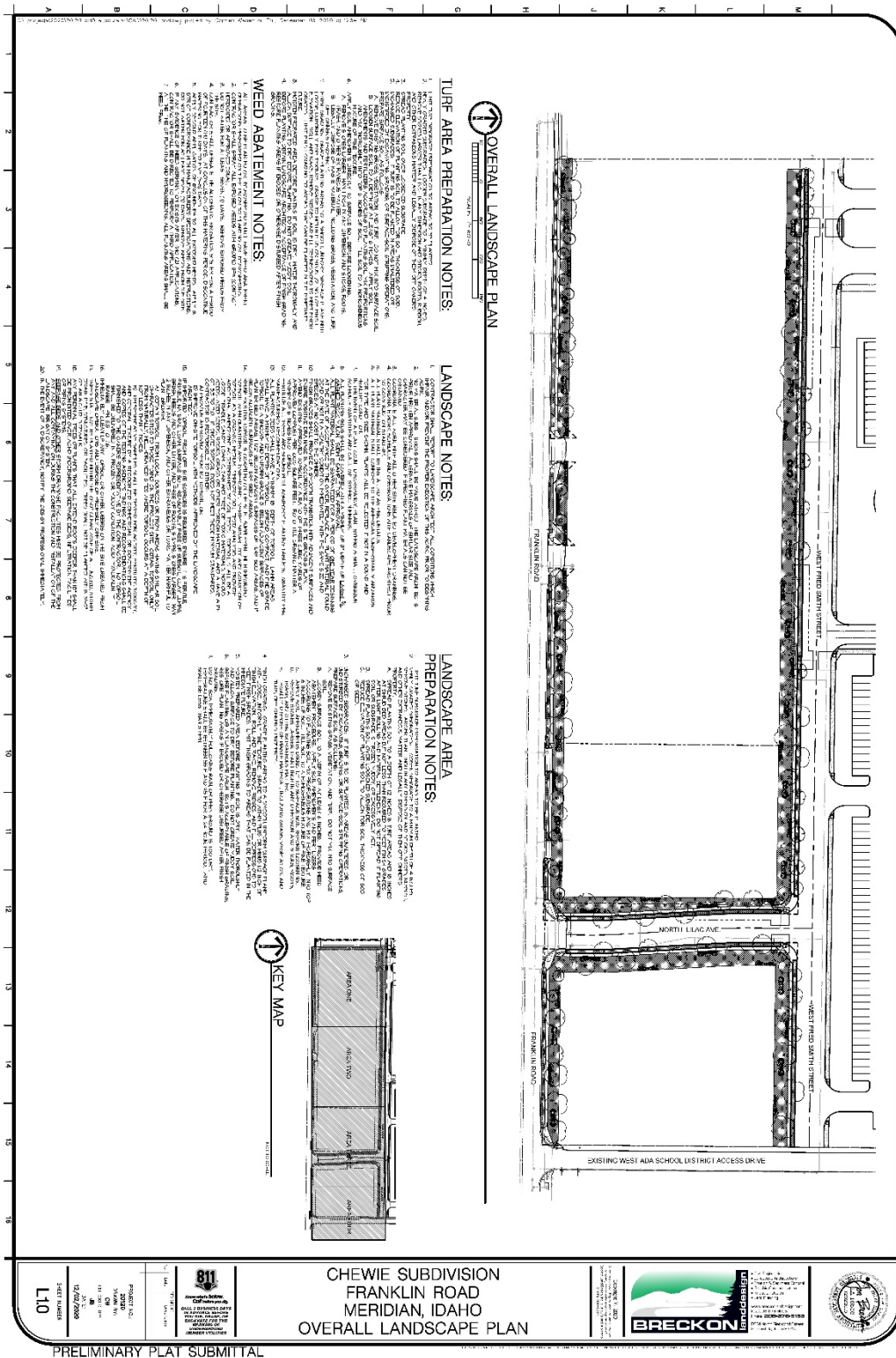
EASEMENTS

- ① IDAHO POWER COMPANY EASEMENT
INSTRUMENT NO 302133
NO EASEMENT WIDTH IS SPECIFIED ONLY THE CENTERLINE IS SHOWN HEREON
- ② IDAHO POWER COMPANY EASEMENT
INSTRUMENT NO 302961
NO EASEMENT WIDTH IS SPECIFIED ONLY THE CENTERLINE IS SHOWN HEREON
- ③ IDAHO POWER COMPANY EASEMENT
INSTRUMENT NO 302961
NO EASEMENT WIDTH IS SPECIFIED ONLY THE CENTERLINE IS SHOWN HEREON
- ④ IDAHO POWER COMPANY EASEMENT
INSTRUMENT NO 34102485
NO EASEMENT WIDTH IS SPECIFIED ONLY THE CENTERLINE IS SHOWN HEREON
- ⑤ ADA COUNTY HIGHWAY DISTRICT PERMANENT SIDEWALK & SLUPE EASEMENT
INSTRUMENT NO 11303859
- ⑥ CITY OF MERIDIAN SANITARY SEWER, WATER AND RECYCLED WATER MAIN EASEMENT
INSTRUMENT NO 11303859
- ⑦ CITY OF MERIDIAN 20' WIDE WATER LINE EASEMENT
INSTRUMENT NO _____
- ⑧ CITY OF MERIDIAN SANITARY SEWER AND WATER LINE EASEMENT
INSTRUMENT NO _____
- ⑨ CITY OF MERIDIAN 20' WIDE WATER LINE EASEMENT
INSTRUMENT NO _____



WELLINGTON
LAND
SURVEYING
PO BOX 702
MERIDIAN IDAHO 83480
(208) 860-7506

C. Landscape Plans (date: 12/2/2020)



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-2020-0120 (PP); A-2020-0194 (CZC/DES); A-2020-0188 (PBA).
2. The applicant shall obtain the City Engineer's signature on the final plat by March 23, 2023, within two (2) years of the date of approval of the preliminary plat (March 23, 2021), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid or a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B, prepared by Land Solutions, stamped on 03/29/21 by Steven C. Wellington, is approved with the following conditions:
 - a. Note #7: Revise to state the landscape easement is required on both the north and the south side of W. Fred Smith Street, and depict said easement on the plat;
 - b. Add the instrument numbers for easement notes 8-10, as shown on Sheet 3 of 5.
 - c. Note #6: Revise to say West Franklin Road instead of East Franklin Road; also include the City of Meridian.
 - d. Revise Note #10 to note a cross-access easement and maintenance agreement since no private street has been applied for OR apply for Private Street approval prior to final plat signature.
5. Prior to City Engineer signature on this final plat, revise the landscape plans shown in Section V.C, prepared by Breckon Land Design, dated 12/02/21, as follows:
 - a. Show the required 20-foot landscape buffer along the north side of the extended collector street (W. Fred Smith Street).
 - b. Show the existing access points from Lots 3 & 4, Block 1 to Franklin Road to be closed as required with the preliminary plat.
 - c. Remove the landscaping shown adjacent to the Morrow property along W. Fred Smith Street as it is not part of the plat and will not be installed.
6. Prior to City Engineer signature on the final plat, the applicant shall provide the recorded cross-access and maintenance agreement with West Ada School District (WASD) and Republic Services to allow these agencies to utilize the private driveway across Lot 2, Block 1 to access W. Fred Smith Street.
7. Prior to City Engineer signature on the final plat, provide planning staff with proof of a cross-access easement between Lot 4, Block 1 and the Morrow property and show/note said easement on the plat.
8. The Applicant shall obtain Administrative Design Review and Certificate of Zoning Compliance approval for all future structures within the subdivision, where applicable, prior to applying for building permits on each site.
9. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

A. PUBLIC WORKS

SITE SPECIFIC CONDITIONS:

1. No permanent structures including but not limited to trees, bushes, fences, buildings, etc. shall be allowed in any City utility easement. It appears there are multiple spots where trees and shrubs are in conflict with the utility easements, these must be removed.
2. The applicant shall provide geotechnical or soils information to be reviewed prior to signature of the final plat.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.

9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 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 (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.
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.