

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



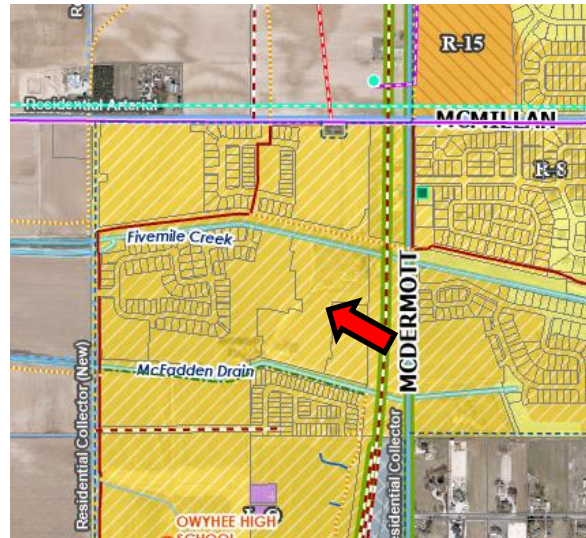
HEARING DATE: 12/13/2022

TO: Mayor & City Council

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

SUBJECT: FP-2022-0026
Gander Creek South Subdivision No. 3

LOCATION: Generally located south of W. McMillan Rd. on the south side of the Five Mile Creek, west of N. McDermott Rd., in the NE 1/4 of Section 32, T.4N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 75 single family residential building lots and 10 common lots on 13.77 acres of land in the R-8 zoning district for Gander Creek South No. 3.

II. APPLICANT INFORMATION

- A. Applicant:
Kent Brown, Kent Brown Planning Services – 3161 E. Springwood Dr., Meridian, ID 83642
- B. Owner:
Open Door Rentals, LLC – 1977 E. Overland Rd., Meridian, ID 83642
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

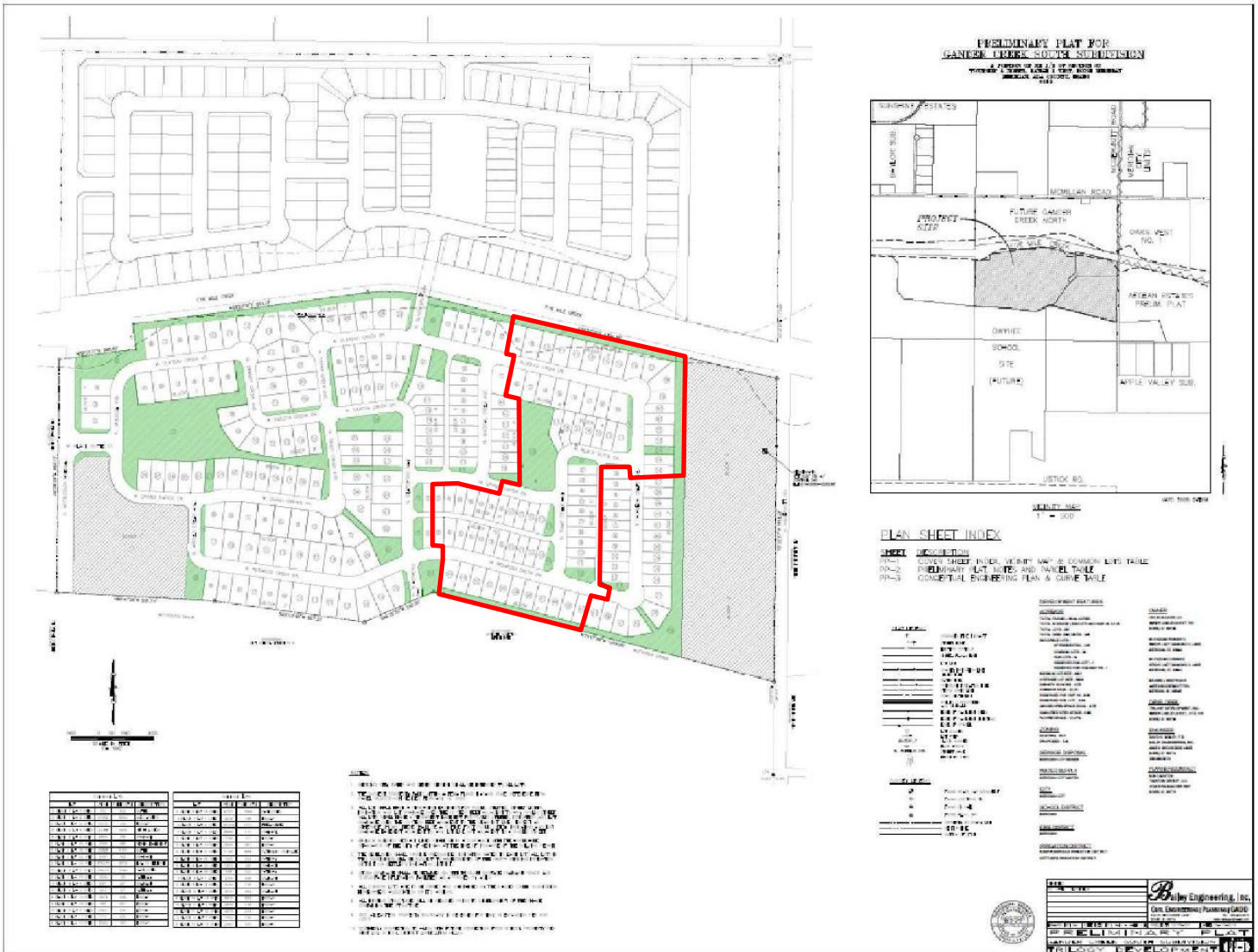
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2019-0013 – Gander Creek South Subdivision) in accord with the requirements listed in UDC 11-6B-3C.2. Because the number of buildable lots is one (1) fewer and the common area is greater than shown on the approved preliminary plat, staff deems the final plat in substantial compliance with the approved preliminary plat as required.

IV. DECISION

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

V. EXHIBITS

A. Preliminary Plat (dated: 5/13/2019)



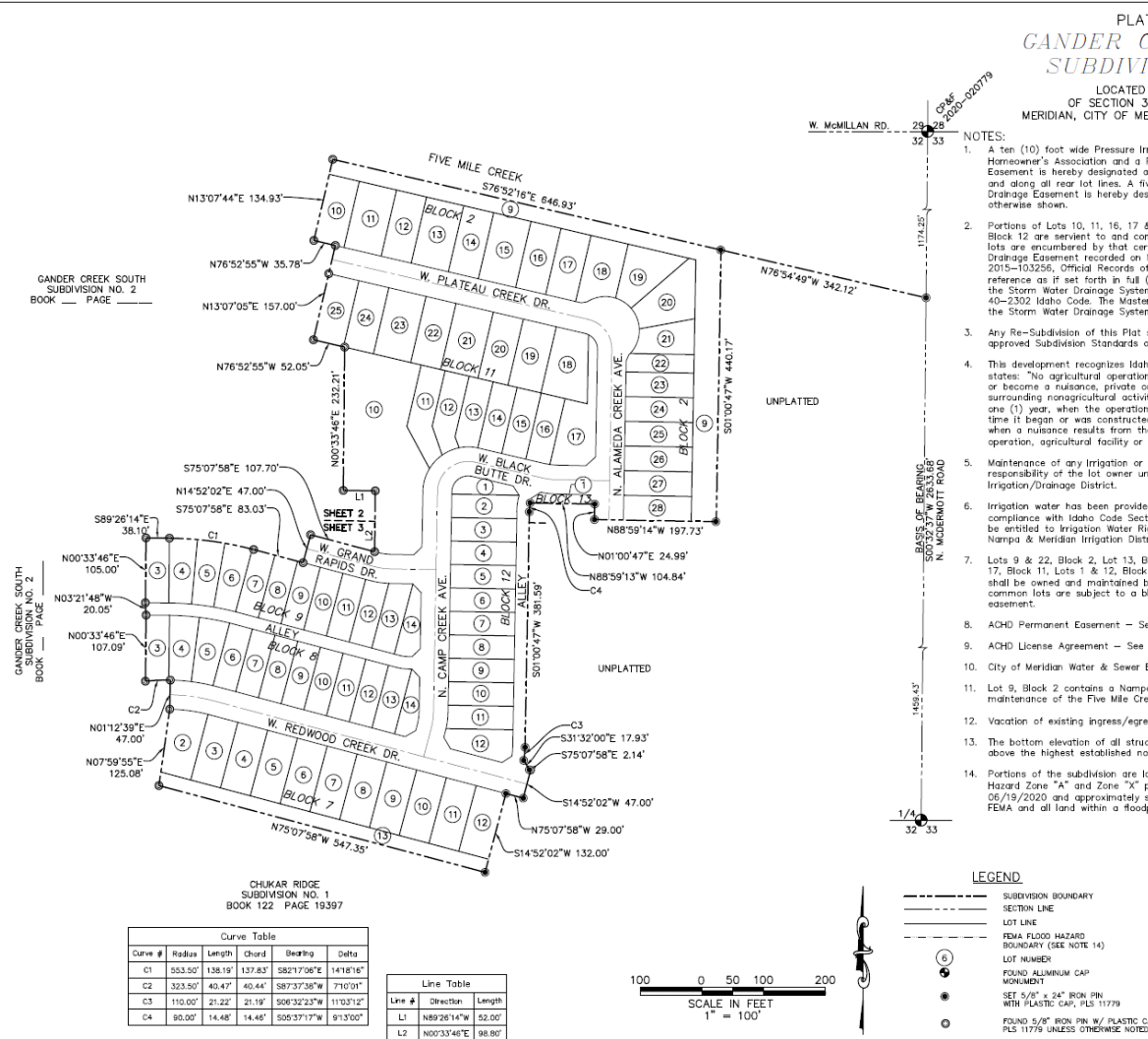
B. Final Plat (not dated)

PLAT SHOWING
GANDER CREEK SOUTH
SUBDIVISION NO. 3

LOCATED IN THE NE 1/4
OF SECTION 32, T.4N., R.1W., BOISE
MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2022

NOTES:

1. A ten (10) foot wide Pressure Irrigation Easement in favor of the Gander Creek Homeowner's Association and a Permanent Public Utilities and Property Drainage Easement is hereby designated along all lot lines common to a Public Right-of-Way and along all rear lot lines. A five (5) foot wide Public Utilities and Property Drainage Easement is hereby designated along each side of interior lot lines unless otherwise shown.
2. Portions of Lots 10, 11, 16, 17 & 18, Block 11, Lot 11, Block 12 and all of Lot 12, Block 12 are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
3. Any Re-Subdivision of this Plat shall be in compliance with the most recently approved Subdivision Standards of the City of Meridian.
4. This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
5. Maintenance of any Irrigation or Drainage pipe or Ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an Irrigation/Drainage District.
6. Irrigation water has been provided by Nampa & Meridian Irrigation District in compliance with Idaho Code Section 31-3805C(1)(b). Lots within the subdivision will be entitled to Irrigation Water Rights, and will be Obligated for Assessments from Nampa & Meridian Irrigation District.
7. Lots 9 & 22, Block 2, Lot 13, Block 7, Lot 14, Block 8, Lot 14, Block 9, Lots 10 & 17, Block 11, Lots 1 & 12, Block 12 and Lot 1, Block 13 are common lots which shall be owned and maintained by the Gander Creek Homeowner's Association. All common lots are subject to a blanket public utility easement and irrigation easement.
8. ACHD Permanent Easement - See Inst. No. _____
9. ACHD License Agreement - See Inst. No. _____
10. City of Meridian Water & Sewer Easement - See Inst. No. _____
11. Lot 9, Block 2 contains a Nampa & Meridian Irrigation District Easement for maintenance of the Five Mile Creek as shown.
12. Vacation of existing ingress/egress easement - See Inst. No. _____
13. The bottom elevation of all structural footings shall be set a minimum of 12-inches above the highest established normal ground water elevation.
14. Portions of the subdivision are located within the FEMA determined special Flood Hazard Zone "A" and Zone "X" per Firm Panel No. 16001C014G, effective date 06/15/2020 and approximately shown hereon. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by the City of Meridian.



CHUKAR RIDGE
SUBDIVISION NO. 1
BOOK 122 PAGE 19397

Curve #	Radius	Length	Chord	Bearing	Delta
C1	553.50'	138.19'	127.83'	S82°17'06"E	141°16'10"
C2	323.50'	40.47'	40.44'	S87°37'36"W	71°01'1"
C3	110.00'	21.22'	21.19'	S06°32'33"W	11°03'12"
C4	80.00'	14.48'	14.46'	S05°37'17"W	9°13'00"

Line #	Direction	Length
L1	N89°26'14"W	52.00'
L2	N00°33'46"E	98.80'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- FEMA FLOOD HAZARD BOUNDARY (SEE NOTE 14)
- LOT NUMBER
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND 5/8" IRON PIN W/ PLASTIC CAP, PLS 11779 UNLESS OTHERWISE NOTED

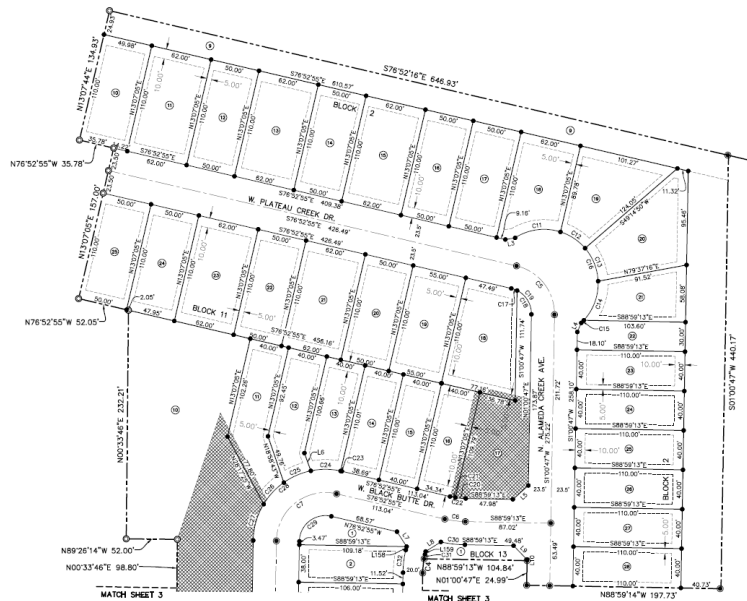
COODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9925 W. EMERALD ST
BOISE, ID 83704



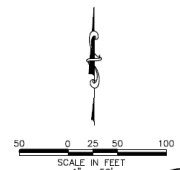
NOTE:
SEE SHEET 4 OF 6
FOR LINE & CURVE
TABLES
SHEET 1 OF 6

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1111 E. STATE STREET, SUITE 210 TEL. 208-330-0913
EAGLE, ID 83616 www.baileyengineers.com

GANDER CREEK SOUTH SUBDIVISION NO. 3



- LEGEND**
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - - - EASEMENT LINE (SEE NOTE 1)
 - - - EXISTING EASEMENT LINE (AS NOTED)
 - STREET CENTERLINE
 - LOT LINE
 - LOT NUMBER
 - ▨ ACHD STORM DRAIN EASEMENT (SEE NOTE 2)
 - SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
 - SET 3/4" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
 - FOUND 3/4" IRON PIN W/ PLASTIC CAP, PLS 11779 (INDEXED OTHERWISE NOTED)



CODY W. MCCAMMON, PLS 11779
 5445 SUNSET SHOPS
 9925 N. OVERLAD ST
 BOULDER, CO 80504

SHEET 2 OF 6

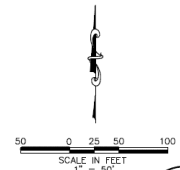
Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1116 E. STATE STREET, SUITE 210
 BOULDER, CO 80501
 TEL: 303.440.0213
 WWW.BAILEYENGINEERS.COM

NOTE:
 SEE SHEET 1 OF 6 FOR NOTES, SEE SHEET
 4 OF 6 FOR LINE & CURVE TABLES

GANDER CREEK SOUTH SUBDIVISION NO. 3



- LEGEND**
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - - - EASEMENT LINE (SEE NOTE 1)
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SHEET 3 OF 6

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 4 OF 6 FOR LINE & CURVE TABLES

CHUKAR RIDGE
 SUBDIVISION NO. 1

GANDER CREEK SOUTH SUBDIVISION NO. 3

Curve #	Radius	Length	Chord	Bearing	Delta
C1	553.50'	136.19'	137.83'	S82°17'06"E	14°16'14"
C2	323.50'	40.47'	42.44'	S87°37'38"W	7°10'01"
C3	110.00'	21.22'	21.19'	S06°32'23"W	11°03'21"
C4	90.00'	14.48'	14.46'	S02°37'17"W	6°13'00"
C5	50.00'	67.88'	62.86'	N37°56'04"W	77°53'42"
C6	100.00'	21.13'	21.09'	S82°56'04"E	12°06'18"
C7	50.00'	89.10'	77.77'	S52°03'36"W	102°08'18"
C8	100.00'	24.18'	24.12'	S82°03'36"E	12°51'15"
C9	100.00'	24.18'	24.12'	N07°56'34"E	12°51'15"
C10	300.00'	71.51'	71.34'	N81°07'40"W	13°38'23"
C11	55.00'	48.03'	46.52'	N82°34'46"E	50°01'51"
C12	55.00'	30.38'	30.00'	S56°34'46"E	31°38'12"
C13	55.00'	36.74'	36.06'	S21°37'08"E	38°18'00"
C14	55.00'	43.48'	42.34'	S20°09'18"W	45°19'30"
C15	55.00'	3.67'	3.67'	S44°40'54"W	7°48'24"
C16	55.00'	162.24'	108.48'	N37°56'04"W	169°02'30"
C17	26.50'	6.30'	6.28'	N70°04'29"W	13°36'34"
C18	26.50'	29.73'	28.20'	N31°07'39"W	64°16'54"
C19	26.50'	36.03'	33.32'	S37°56'04"E	77°53'42"
C20	76.50'	10.50'	10.49'	S80°03'19"E	7°51'48"
C21	76.50'	5.66'	5.66'	S79°00'00"E	4°14'30"
C22	76.50'	18.16'	18.13'	S82°56'04"E	12°06'18"
C23	73.50'	1.31'	1.31'	S77°23'29"E	1°01'07"
C24	73.50'	30.91'	30.28'	S88°47'31"E	23°46'58"
C25	73.50'	30.13'	29.82'	N86°34'20"E	23°29'18"
C26	73.50'	30.23'	30.02'	N43°02'42"E	23°33'53"
C27	73.50'	38.80'	38.38'	N16°08'10"E	30°14'31"
C28	73.50'	130.98'	114.33'	N52°03'36"E	102°08'18"
C29	26.50'	47.22'	41.22'	S52°03'36"W	102°08'18"
C30	123.50'	24.71'	24.66'	S82°13'22"E	11°27'42"
C31	90.00'	4.54'	4.54'	N11°40'28"E	2°53'18"
C32	110.00'	23.24'	23.20'	N07°03'56"E	12°06'18"
C33	76.50'	18.50'	18.40'	S82°03'36"E	13°51'15"

Curve #	Radius	Length	Chord	Bearing	Delta
C34	123.50'	26.84'	26.86'	N81°50'47"W	13°23'38"
C35	123.50'	6.92'	6.92'	N88°48'24"W	0°20'36"
C36	123.50'	29.86'	29.79'	S82°03'36"E	13°51'15"
C37	40.00'	9.67'	9.65'	S82°03'36"E	13°51'15"
C38	448.50'	2.46'	2.46'	S70°17'23"E	0°18'51"
C39	448.50'	36.28'	36.27'	S77°45'52"E	4°38'06"
C40	448.50'	36.38'	36.38'	S82°42'23"E	4°38'06"
C41	448.50'	36.84'	36.83'	S87°02'02"E	4°42'24"
C42	447.68'	111.97'	111.68'	N82°17'06"W	14°19'51"
C43	428.50'	1.27'	1.27'	N89°21'08"W	0°10'13"
C44	428.50'	48.54'	48.52'	N88°01'19"W	6°29'28"
C45	428.50'	50.03'	50.00'	N79°23'55"W	6°41'21"
C46	428.50'	7.14'	7.14'	N75°38'36"W	0°57'46"
C47	428.50'	106.68'	106.70'	N82°17'06"W	14°18'18"
C48	80.00'	14.81'	14.47'	N87°03'16"W	13°51'15"
C49	76.50'	18.50'	18.48'	N07°56'34"E	13°51'15"
C50	323.50'	7.14'	7.14'	S79°45'54"E	1°10'52"
C51	323.50'	36.02'	36.00'	S79°35'13"E	6°22'48"
C52	323.50'	33.80'	33.83'	S80°46'58"E	6°00'46"
C53	323.50'	2.39'	2.39'	S89°00'02"E	0°20'21"
C54	323.50'	77.11'	76.92'	N81°57'40"W	13°39'23"
C55	230.50'	52.83'	52.80'	N87°16'07"W	13°02'28"
C56	276.50'	2.87'	2.87'	N75°28'27"W	0°36'58"
C57	276.50'	85.80'	85.70'	N81°57'40"W	13°39'23"
C58	90.00'	14.72'	14.71'	N02°42'00"E	6°22'38"
C59	123.50'	4.21'	4.21'	S13°53'30"W	1°57'05"
C60	123.50'	25.66'	25.61'	S06°57'52"W	11°54'11"
C61	123.50'	29.86'	29.79'	S07°38'24"W	13°51'15"
C62	563.50'	45.47'	45.46'	N87°05'07"W	4°42'24"
C63	563.50'	44.91'	44.89'	N82°42'23"E	4°38'06"
C64	563.50'	45.35'	45.34'	N77°44'05"W	4°41'41"
C65	563.50'	2.46'	2.46'	N75°15'30"W	0°15'18"

Line #	Direction	Length
L1	N89°28'14"W	52.00'
L2	N80°33'46"E	88.80'
L3	N80°20'23"E	10.00'
L4	S23°47'28"W	10.00'
L5	N48°18'11"E	21.16'
L6	N19°53'47"W	19.23'
L7	N32°52'42"W	18.00'
L8	N57°47'47"E	16.38'
L9	S43°59'13"E	18.88'
L10	S01°00'47"W	0.86'
L11	N46°00'47"E	18.38'
L13	N43°58'13"W	19.31'
L14	N46°00'47"E	16.38'
L15	S89°59'13"E	8.37'
L16	N89°59'13"W	8.37'
L17	N43°59'13"W	18.38'
L18	N14°52'02"E	11.53'
L19	N59°52'02"E	18.86'
L20	N57°37'43"E	19.09'
L21	S30°07'58"E	21.57'
L198	N13°07'05"E	3.49'
L199	N13°07'05"E	3.06'



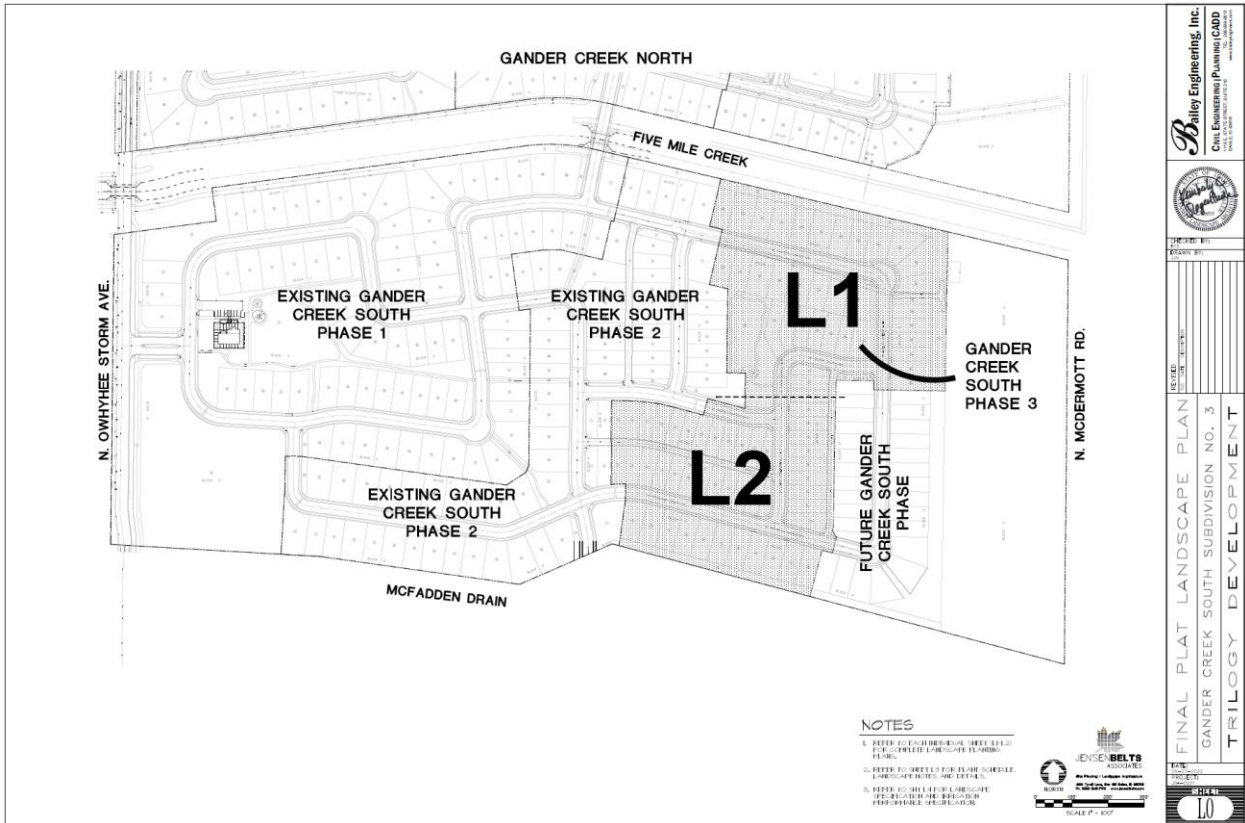
ODDY W. MCCAMMON, PLS 11779
 BOARD SURVEY GROUP
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SHEET 4 OF 6

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NOTE:
 SEE SHEET 1 OF 6 FOR NOTES. SEE SHEET
 4 OF 6 FOR LINE & CURVE TABLES

C. Landscape Plan (dated: 07/19/2021)

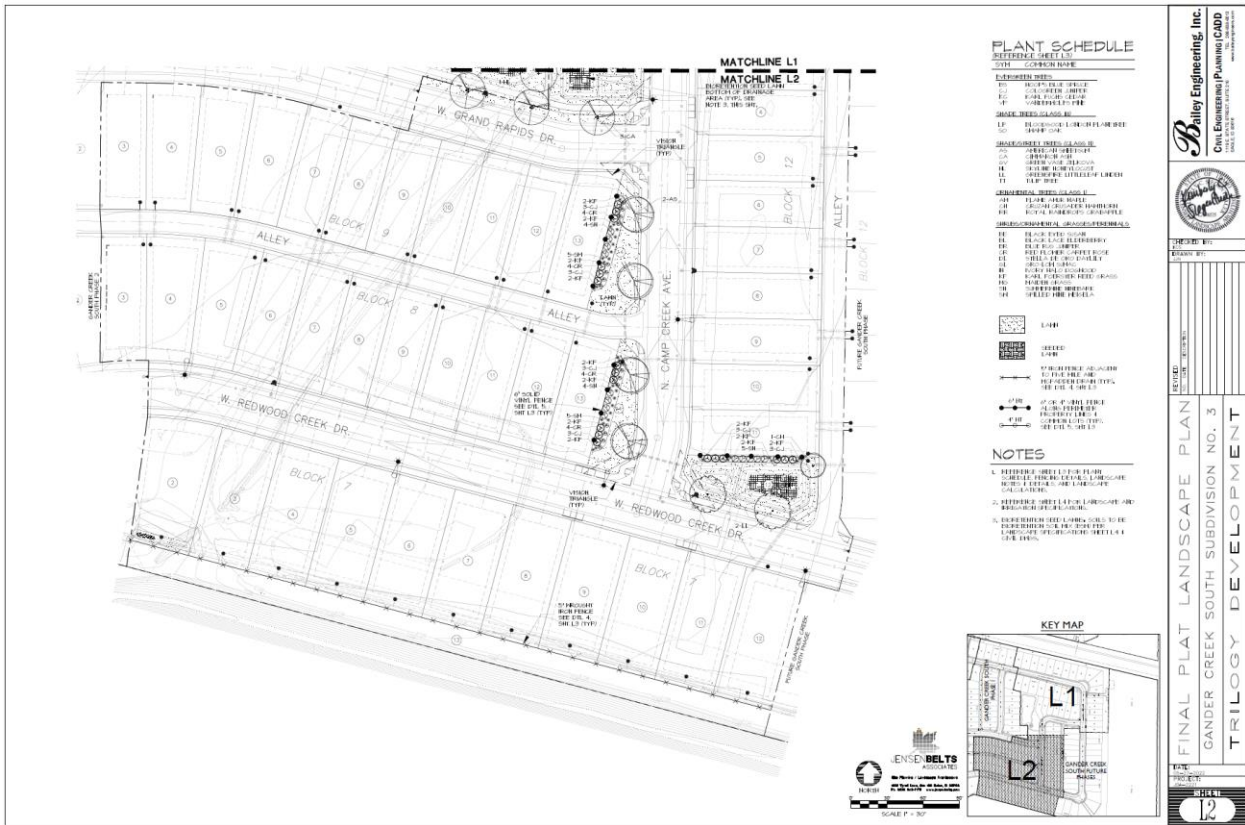




FINAL PLAT LANDSCAPE PLAN
GANDER CREEK SOUTH SUBDIVISION NO. 3
TRILOGY DEVELOPMENT

DATE: 03/08/2018
PROJECT: GANDER CREEK SOUTH SUBDIVISION NO. 3
SHEET: 11

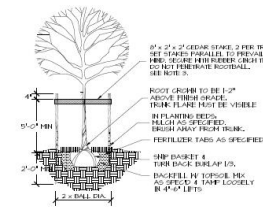
Bailey Engineering, Inc.
Civil Engineering/Planning/CADD
1000 S. 1000 E. SUITE 100
SALT LAKE CITY, UT 84143
PHONE: 801.487.8888
WWW.BAILEYENGINEERING.COM



FINAL PLAT LANDSCAPE PLAN
GANDER CREEK SOUTH SUBDIVISION NO. 3
TRILOGY DEVELOPMENT

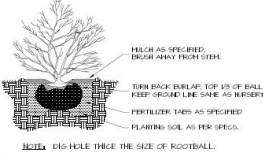
DATE: 03/08/2018
PROJECT: GANDER CREEK SOUTH SUBDIVISION NO. 3
SHEET: 12

Bailey Engineering, Inc.
Civil Engineering/Planning/CADD
1000 S. 1000 E. SUITE 100
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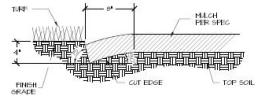


1. REMOVE ALL TREE STAKES OR BRIDGES FROM ALL TREES.
2. REMOVE TOP 4\"/>

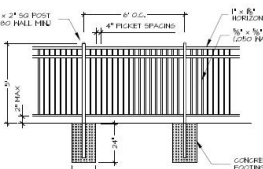
1 TREE PLANTING/STAKING NOT TO SCALE



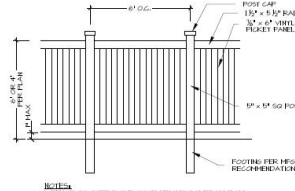
2 SHRUB PLANTING NOT TO SCALE



3 PLANTER CUT BED EDGE NOT TO SCALE



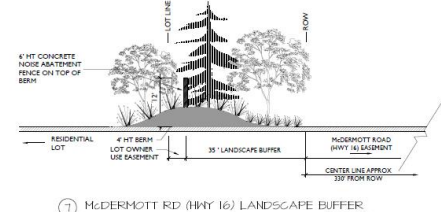
4 WROUGHT IRON FENCE NOT TO SCALE



5 VINYL PRIVACY FENCE NOT TO SCALE



6 CONCRETE NOISE ABATEMENT WALL NOT TO SCALE



7 McDERMOTT RD (HWY 16) LANDSCAPE BUFFER NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
UNDERPLANTING			
DS	ROSE HILL SERVICE	FRAXILLO SPINOSA	6-8\"/>
ES	GLASSIER JASMINE	FRAXILLO SPINOSA	6-8\"/>
FL	ROSE HILL SERVICE	FRAXILLO SPINOSA	6-8\"/>
VP	VINEHEDGE VINE	FRAXILLO SPINOSA	6-8\"/>
SHADE TREES (CLASS II)			
LF	FLORIDIAN LOROPHYLLUM	FRAXILLO SPINOSA	2\"/>
SO	SOFTWOOD	FRAXILLO SPINOSA	2\"/>
SHADE TREES (CLASS III)			
AL	ALBICEPES	FRAXILLO SPINOSA	2\"/>
CA	CAROLINIAN	FRAXILLO SPINOSA	2\"/>
GV	GREEN VINE	FRAXILLO SPINOSA	2\"/>
IL	SLY THE BENTWOOD	FRAXILLO SPINOSA	2\"/>
IS	SHRUBBED LINDLEY OF LINCOLN	FRAXILLO SPINOSA	2\"/>
TL	TULIP TREE	FRAXILLO SPINOSA	2\"/>
PERENNIALS (CLASS I)			
AL	ALICE	FRAXILLO SPINOSA	6-8\"/>
AN	ANEMONE	FRAXILLO SPINOSA	2\"/>
BN	BURNING BUSH	FRAXILLO SPINOSA	2\"/>
RY	ROYAL HANDBOOK	FRAXILLO SPINOSA	2\"/>
PERENNIALS (CLASS II)			
BL	BLACK BERRY	FRAXILLO SPINOSA	1\"/>
DL	DEER LICK	FRAXILLO SPINOSA	1\"/>
EL	ELDER	FRAXILLO SPINOSA	1\"/>
FL	FLORIDIAN	FRAXILLO SPINOSA	1\"/>
GL	GLASSIER	FRAXILLO SPINOSA	1\"/>
IL	IRIS	FRAXILLO SPINOSA	1\"/>
IS	ISLAND	FRAXILLO SPINOSA	1\"/>
IS	ISLAND	FRAXILLO SPINOSA	1\"/>
IS	ISLAND	FRAXILLO SPINOSA	1\"/>
IS	ISLAND	FRAXILLO SPINOSA	1\"/>
IS	ISLAND	FRAXILLO SPINOSA	1\"/>
IS	ISLAND	FRAXILLO SPINOSA	1\"/>

NOTES

1. ALL PLANTING AREAS SHALL BE BOUNDARY BY THE ADJACENT PROPERTY OF THE PROPERTY OWNER. REFER TO SHEET 14 - SPECIFICATIONS FOR LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE PLANTED WITH AN AUTOMATIC IRRIGATION SYSTEM SHALL REFER TO SHEET 14 - SPECIFICATIONS FOR IRRIGATION SYSTEM SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES BEFORE CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN 10' OF THE CLEAR ZONE OF ALL ADJACENT DRIVEWAYS, DRIVEWAYS, OR PARKING AREAS UNLESS THE TREE IS PLANTED WITHIN THE CLEAR ZONE AND ALL CLEAR ZONE AREAS ARE PROTECTED BY A CONCRETE NOISE ABATEMENT WALL. ALL TREES PLANTED WITHIN THE CLEAR ZONE SHALL BE PLANTED WITHIN THE CLEAR ZONE AND ALL CLEAR ZONE AREAS ARE PROTECTED BY A CONCRETE NOISE ABATEMENT WALL.
5. TREES SHALL NOT BE PLANTED WITHIN 10' OF THE CLEAR ZONE OF ALL ADJACENT DRIVEWAYS, DRIVEWAYS, OR PARKING AREAS UNLESS THE TREE IS PLANTED WITHIN THE CLEAR ZONE AND ALL CLEAR ZONE AREAS ARE PROTECTED BY A CONCRETE NOISE ABATEMENT WALL.
6. TREES SHALL BE PLANTED NO CLOSER THAN 10' FROM DRIVEWAYS OR SIDEWALKS.
7. TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 10' OF POWER LINES OR OVERHEAD CABLES.
8. PLANTING IS SUBJECT TO THE AVAILABILITY OF PLANT MATERIAL. AVAILABILITY, SIZE AND AGE OF TREES TO BE PLANTED SHALL BE AS SPECIFIED BY THE CONTRACTOR. ALL TREES SHALL BE PLANTED WITHIN THE CLEAR ZONE AND ALL CLEAR ZONE AREAS ARE PROTECTED BY A CONCRETE NOISE ABATEMENT WALL.
9. THERE ARE NO EXISTING TREES ON THE PROPOSED DEVELOPMENT.

LANDSCAPE CALCULATIONS

LOCATION	BUFFER HEIGHT	LENGTH	REQUIRED	PROVIDED
McDERMOTT RD	4'	4,200' (50' x 84')	12 TREES	0 TREES
TOTAL NUMBER OF TREES			12 TREES	0 TREES

Balliey Engineering, Inc.
 CIVIL ENGINEERING/PLANNING/CADD
 1000 W. 10TH STREET, SUITE 100
 DENVER, CO 80202
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PROJECT NO.:
 DRAWN BY:
 CHECKED BY:
 DATE:

FINAL PLAN LANDSCAPE PLAN
 GANDER CREEK SOUTH SUBDIVISION NO. 3
 TRILOGY DEVELOPMENT

DATE: 10/13/2011
 PROJECT: 13
 SHEET: 13

JENSEN BELTS ASSOCIATES
 1000 W. 10TH STREET, SUITE 100
 DENVER, CO 80202
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VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development ([H-2019-0013](#); DA Instrument Number #[2019-060657](#)).
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Engineer's signature on the previous phase final plat, *or* apply for a time extension, in accord with UDC 11-6B-7. *Gander Creek North and Gander Creek South preliminary plats are allowed to develop as one project in accord with the phasing plan for the overall development, per the DA.*
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by Bailey Engineering, Inc. by Cody McCammon, included in Section V.B shall be revised as follows:
 - a. Note #8: Include the recorded Instrument Number for the ACHD Permanent Easement.
 - b. Note #9: Include the recorded Instrument Number for the ACHD License Agreement.
 - c. Note #10: Include the recorded Instrument Number for the City of Meridian Water & Sewer Easement.
 - d. Note #12: Include the recorded Instrument Number for the vacation of the existing ingress/egress easement.
 - e. Revise Lot 12, Block 11 to comply with the minimum 30-foot wide street frontage requirement in UDC 11-2A-3B.1, measured as a chord measurement.
 - f. All buildable lots shall have a minimum 40-foot wide street frontage, except for properties with street frontage on cul-de-sacs or at approximately a 90-degree angle, which shall be a minimum of 30 feet, measured as a chord measurement; correct all lots that don't conform.
5. The landscape plan prepared by Jensen Belts Associates, dated 05/27/2022, included in Section V.C, shall be revised as follows:
 - a. In the Landscape Calculations table, include the required vs. provided number of trees along pathways that demonstrate compliance with UDC [11-3B-12C.2](#).
 - b. Depict a 6-foot tall berm with a 6-foot tall wall on top of the berm as noise abatement along the east boundary of the site adjacent to future SH-16 as required by City Council at the hearing on May 28, 2019 in accord with set forth in UDC 11-3H-4D for residential uses adjoining state highways; also modify the detail for the berm. *The plan currently depicts a 4-foot tall berm with a 6-foot tall concrete wall.*
 - c. A detail shall be included that depicts the centerline (or estimated centerline) of the future SH-16 in relation to the top of the berm/wall verifying it's a minimum of 12-feet higher than the elevation at the centerline of the state highway as required by UDC 11-3H-4D.2. The Director may approve alternative compliance as set forth in UDC 11-5B-5 where the Applicant has a substitute noise abatement proposal in accord with ITD standards and prepared by a qualified sound engineer as set forth in UDC 11-3H-4D.4.
 - d. The 6-foot tall closed vision fence along the east boundary of the subdivision adjacent to N. McDermott Rd./future SH-16 shall be removed and either a use easement recorded across the

back side of the berm along McDermott/SH-16 benefitting adjacent building lots with allowance for side yard fences to be constructed to the wall on top of the berm; or, an open vision, 4-foot tall closed vision, or 4-foot tall closed vision with 2 foot open vision fencing on top could be constructed for visibility of the common area between the fence and wall on top of the berm.

6. The existing ingress/egress easement (Inst. #98106235) for W. Lazy Diamond C Lane and an Idaho Power easement (Inst. #8958920) and any other easements that are no longer needed shall be relinquished and/or vacated, as applicable, prior to signature on the final plat by the City Engineer on the phase in which they are located. The Applicant shall submit copies of the easement relinquishment(s) and/or proof of vacation of the easement(s) with the final plat application as applicable.
7. 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.
8. The rear and/or sides of structures that face future SH-16 (i.e. Lots 20-21 and Lots 23-28, Block 2) 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.*
9. Install signage at each end of the alleys for addressing purposes for lots that front on mews.
10. All existing structures are required to be removed prior to City Engineer signature on the final plat for the phase of development in which they are located.
11. All stormwater detention facilities counted toward qualified open space are required to be designed in accord with the standards listed in UDC [11-3B-11C](#).
12. All fencing shall comply with the standards of UDC 11-3A-7C.
13. A floodplain development permit is required to be obtained from the Public Work's Department prior to any and all development within the floodplain.
14. The Five Mile creek, which lies on land owned by Nampa & Meridian Irrigation District along the northern portion of this development, shall be protected during construction.
15. All homes constructed shall be generally consistent with the conceptual elevations included with the development agreement (Inst. #2019-060657).
16. 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 geotechnical investigative report prepared by SITE Consulting, LLC indicates some very specific construction considerations. The applicant shall be responsible for the adherence of these recommendations to help ensure that groundwater does not become a problem within crawlspaces of homes.
2. The applicant shall be required to pay the Oaks Lift Station and Pressure Sewer Reimbursement Fees in the amount of \$265.25 per building lot. The aggregate amount of the reimbursement fees for the entire preliminary plat area must be paid prior to city signatures on the first final plat.

3. The applicant shall be required to pay required to pay the Oaks Lift Station Pump Upgrades Reimbursement fees in the amount of \$185.43 per building lot. The aggregate amount of the reimbursement fees for the entire preliminary plat area must be paid prior to city signatures on the first final plat.
4. Ensure no sewer services pass through infiltration trenches.
5. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc) are built within the public water/sewer easement.
6. Ensure there is proper 25 feet horizontal separation between retention pond and water main.
7. A water main connection must be made to the existing 12' water main south of the McFadden Drain.
8. Property removed from SFHA through LOMA 21-10-1997A.

General Conditions:

9. 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.
10. 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.
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.
12. 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.
13. 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.
14. 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.
15. 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.

16. 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.
17. 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.
18. 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.
19. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
20. Developer shall coordinate mailbox locations with the Meridian Post Office.
21. All grading of the site shall be performed in conformance with MCC 11-1-4B.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.

28. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
29. 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.
30. 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.
31. 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.
32. 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.