

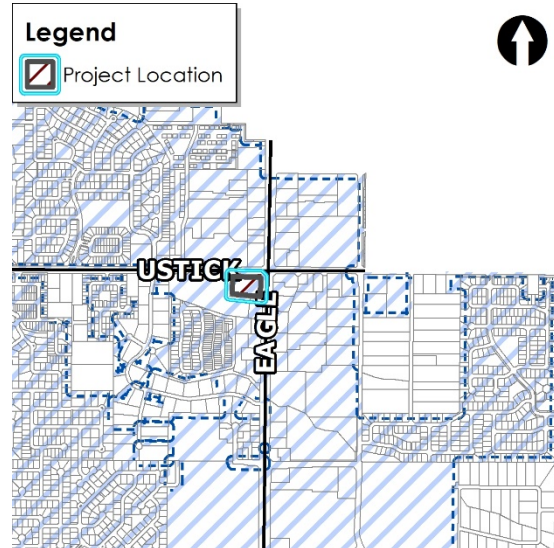
STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 5/11/2021
 TO: Mayor & City Council
 FROM: Joseph Dodson, Associate Planner
 208-884-5533
 SUBJECT: FP-2021-0030
 Wadsworth Meridian Final Plat

PROPERTY LOCATION:

The site is located at 3185 E. Ustick Road, at the southwest corner of S. Eagle Road and E. Ustick Road, in the NE ¼ of the NE ¼ of Section 5, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

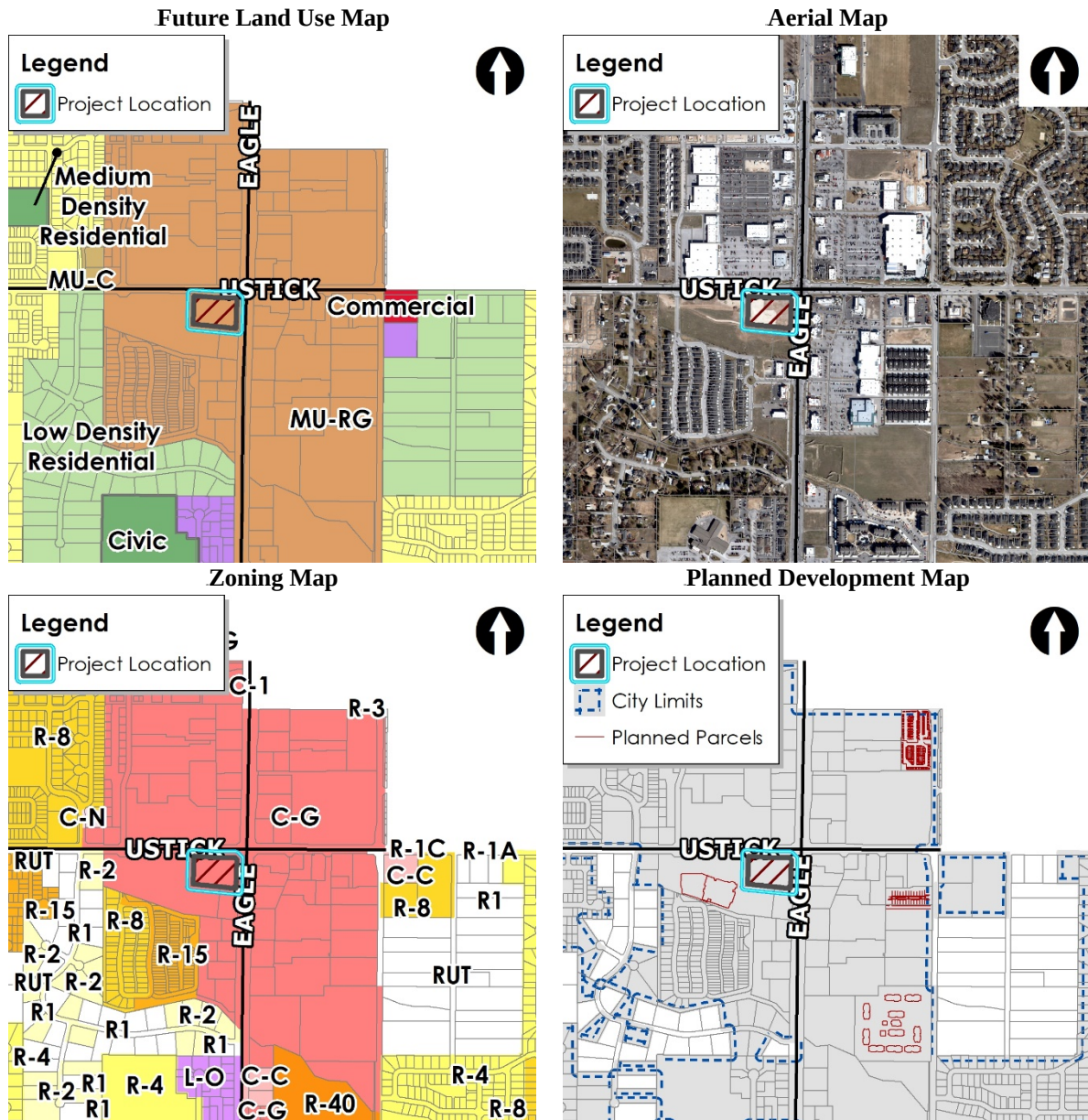
Final Plat consisting of five (5) commercial building lots in the C-G zoning district for ownership purposes. *First and only final plat for this preliminary plat (H-2020-0104).*

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	3.29 (C-G zoning district)	
Future Land Use Designation	Mixed Use Regional	
Existing Land Use(s)	Vacant	
Proposed Land Use(s)	Commercial	
Lots (# and type; bldg./common)	5 building lots	
Physical Features (waterways, hazards, flood plain, hillside)	Milk Lateral runs along southern boundary of property; portion of irrigation easement that is on the subject site is being respected and was verified during CZC approval.	
History (previous approvals)	H-2019-0082 (DA Modification to remove the subject site from an existing DA and enter into a new one specific to this site; DA Inst. #2019-121599); A-2019-0376 (CZC for parking lot, landscaping, and other relevant site improvements); A-2020-0163 (CZC and Design Review approval of an urgent care facility on the SEC pad site).	

B. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Same as Representative

B. Owner:

Tim Locher, Wadsworth Development – 166 E. 14000 South, Ste. 210, Draper, UT 84020

C. Representative:

Kristen McNeill, The Land Group, Inc. – 462 E. Shore Drive, Suite 100, Eagle, ID 83616

IV. STAFF ANALYSIS

The proposed final plat consists of five (5) building lots in the C-G zoning district, matching the approved preliminary plat (H-2020-0104). The minimum lot size is 0.39 acres with an average lot size of approximately 0.656 acres. Being a commercial development, there are no open space or amenity standards to review with this application. However, as each building lot is developed a Certificate of Zoning Compliance and Design Review application is required for each lot.

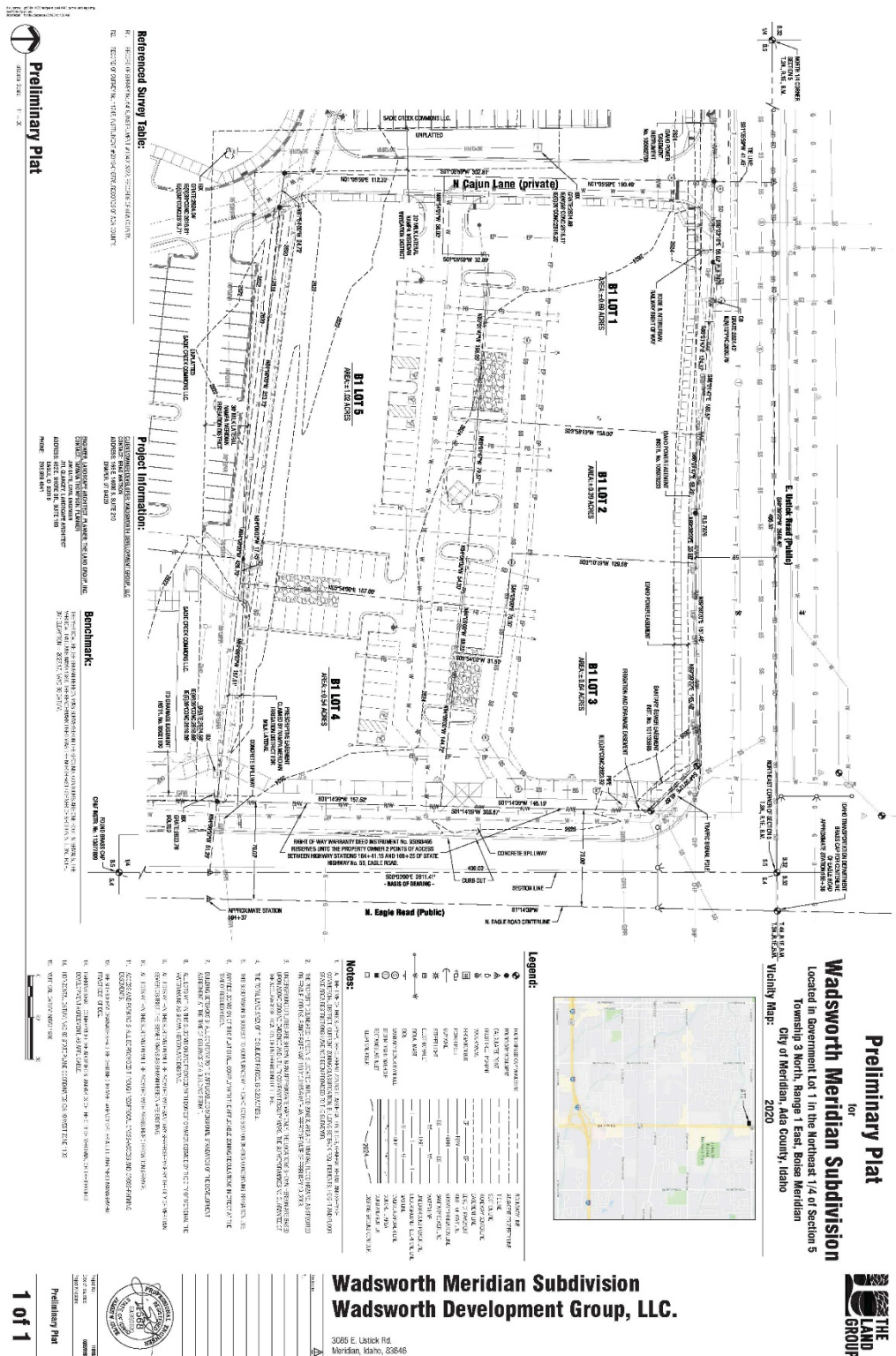
Staff finds the proposed final plat to be in substantial compliance with the approved preliminary plat as required by UDC11-6B-3C.2.

V. DECISION

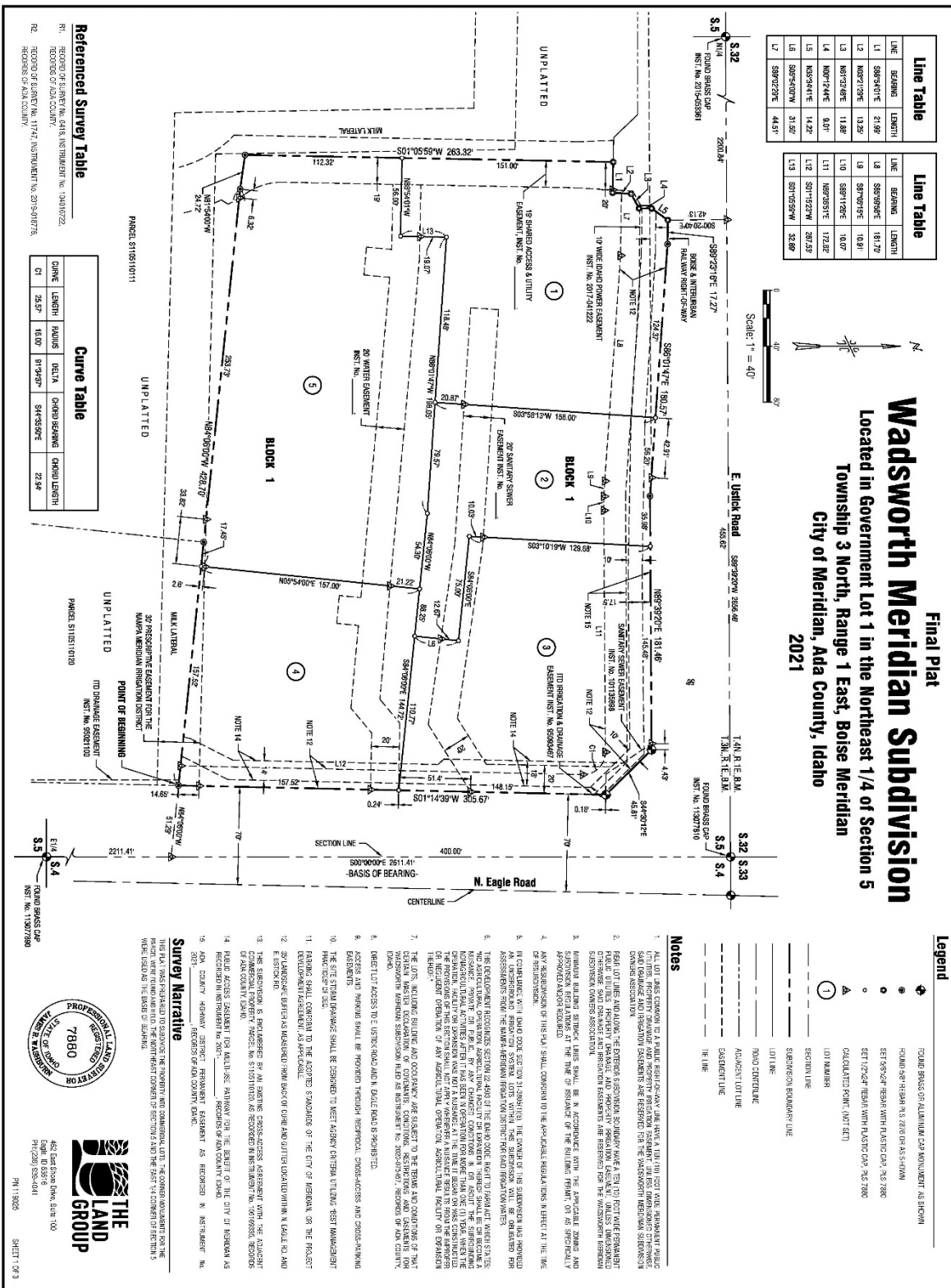
A. Staff:

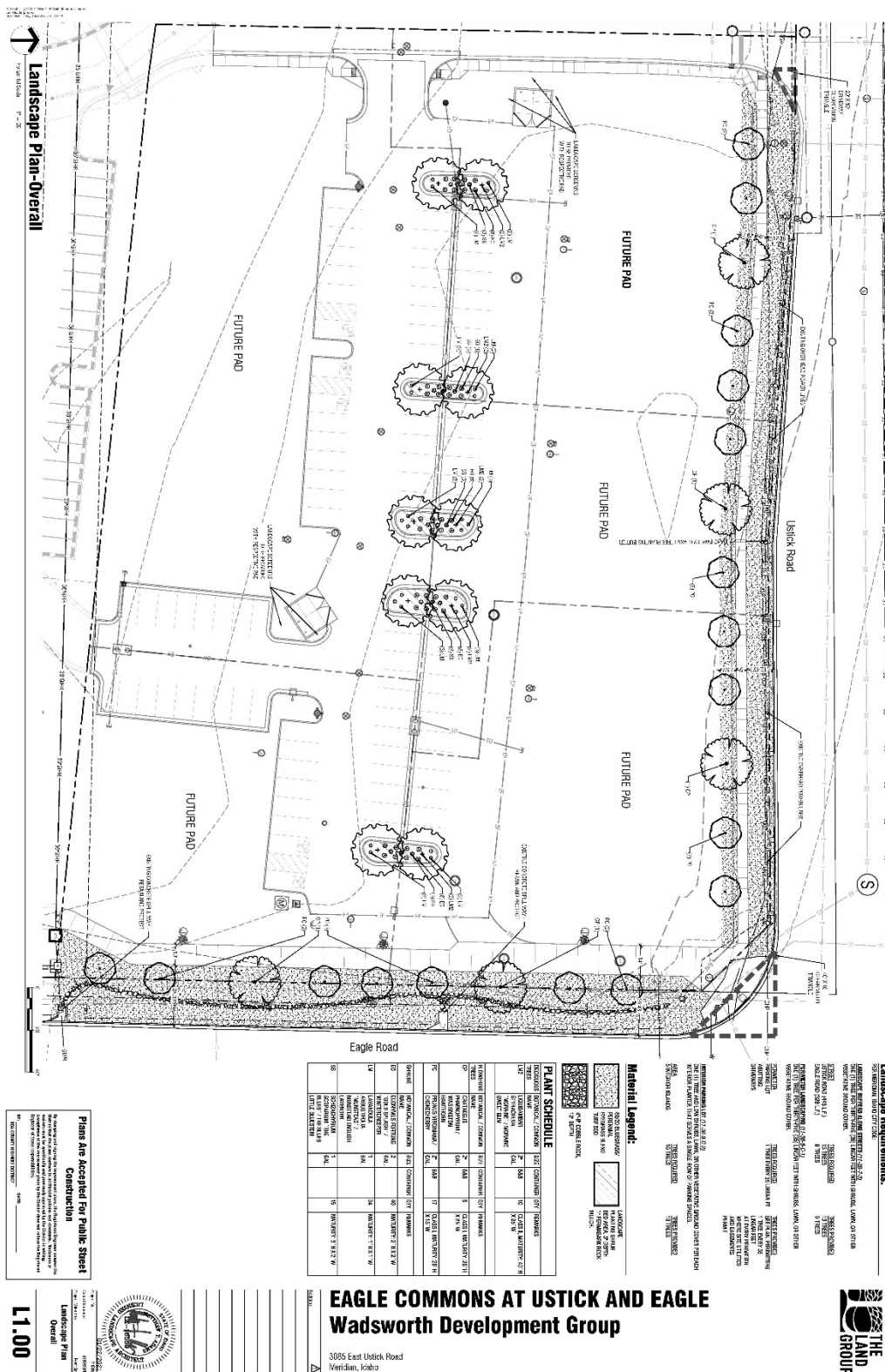
Staff recommends approval of the proposed final plat with the conditions of approval in Section VII of this report.

A. Approved Preliminary Plat



B. Final Plat (dated: April 14, 2021)





- [illegible]

[illegible]

By changing and signing this statement of intent, the Registered Engineer acknowledges that the provisions of all United Kingdom standards, Codes of Practice, and any relevant laws must be strictly and completely approved by the Director of the Engineering Council of the United Kingdom. The Registered Engineer of the United Kingdom is responsible for the design and construction of the project.

Landscape Plan Details

L1.50

VII. PLANNING AND PUBLIC WORKS COMMENTS & CONDITIONS

1. The applicant has an ongoing obligation to comply with all current City of Meridian ordinances and previous conditions of approval with this site: H-2020-0104, and Development Agreement (DA Inst. #2019-121599); A-2019-0376 (CZC and construction drawings for site development and access road); and A-2021-0010 (CZC to update overall site plan).
2. The applicant has until January 5, 2023 (the expiration date of the preliminary plat) to obtain the City Engineer's signature on this final plat or apply for a time extension in accord with UDC 11-6B-7.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. Prior to signature on the final plat by the City Engineer, the final plat prepared by The Land Group, Inc. (Exhibit B), dated April 14, 2021, shall be revised as follows:
 - a. Add a note stating: "This development is subject to a City of Meridian Development Agreement, Inst #2019-121599."
 - b. Note #9: add the recorded instrument number.
 - c. Note #14: include recorded instrument number.
 - d. Note #15: include recorded instrument number.
5. The landscape plan prepared by The Land Group, Inc. (Exhibit C), dated January 22, 2021, is approved as submitted.
6. The Applicant is required to obtain Certificate of Zoning Compliance (CZC) and Administrative Design Review (DES) approval for each new commercial building site.
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 for more information.
8. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat does not relieve the applicant of responsibility for compliance.
9. Prior to the issuance of any Certificate of Occupancy, the final plat shall be recorded.
10. Prior to City Engineer signature, the applicant shall submit public access easements for the multi-use pathway along N. Eagle Road. Submit easements to the Planning Division for Council approval and subsequent recordation. The easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side). Use standard City template for public access easement. Easement checklist must accompany all easement submittals. Coordinate with Kim Warren from the City of Meridian Parks Department.
11. The Applicant shall comply with all ACHD conditions of approval.
12. Streetlights shall be installed and operational prior to occupancy.
13. The geotechnical investigative report prepared by Material Testing & Inspection dated July 25, 2019 indicates very specific construction considerations. The applicant shall be responsible for the adherence of these recommendations to help ensure structural integrity.

VII. GENERAL REQUIREMENTS

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 then 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.