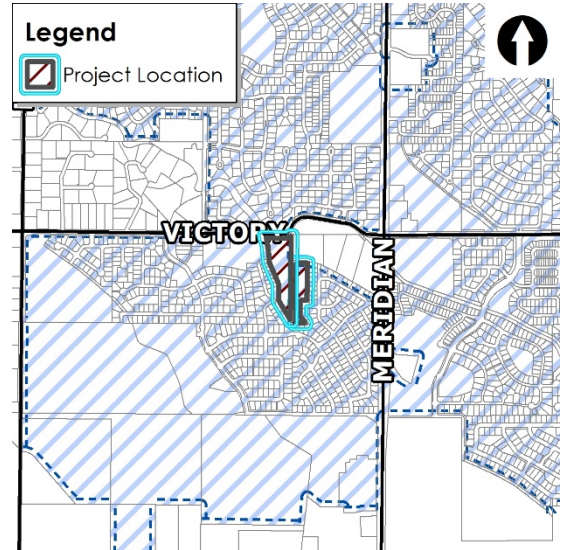


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



DATE: 3/2/2021  
 TO: Mayor & City Council  
 FROM: Joseph Dodson, Associate Planner  
 208-884-5533  
 SUBJECT: FP-2020-0019  
 Jocelyn Park No. 1



**PROPERTY LOCATION:**  
 The site is located on the south side of W. Victory Road, approximately ¼ mile west of S. Meridian Road, in the NW ¼ of the NE ¼ of Section 25, Township 3N., Range 1W.

**I. PROJECT DESCRIPTION**

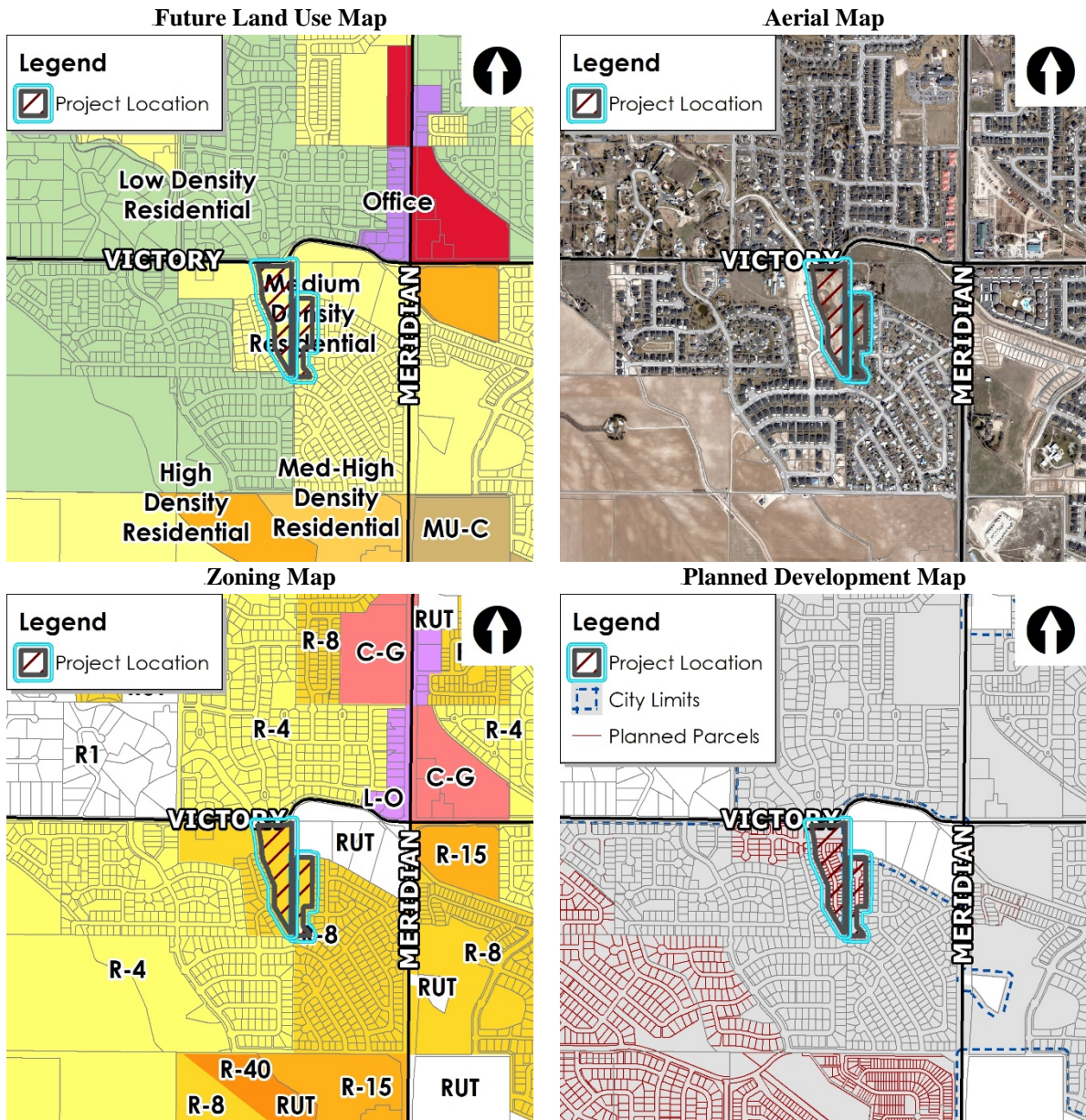
A final plat consisting of forty-one (41) building lots and seven (7) common lots on 10.15 acres of land in the R-8 zoning district. *This is the first final plat for Jocelyn Park Subdivision (H-2020-0067).*

**II. SUMMARY OF REPORT**

**A. Project Summary**

Description	Details	Page
Acreage	10.15	
Future Land Use Designation	MDR (Medium-Density Residential)	
Existing Land Use	Vacant	
Proposed Land Use(s)	Single-family residential (SFR)	
Current Zoning	R-8	
Lots (# and type; bldg/common)	41 SFR, 6 Common	
Density (gross & net)	4.04 Gross, 9.84 Net	
Open Space (acres, total [%] / buffer / qualified)	3.95 acres total (29.45 % of entire development); 1.75 acres of qualifying open space (13.02%). <b>All open space except for one micro-path lot is proposed in this phase.</b>	
Amenities	Seating areas; shade structure, and micro-paths.	
Physical Features (waterways, hazards, flood plain, hillside)	Ridenbaugh Canal runs along the north boundary and will not be disturbed during construction.	
History (previous approvals)	H-2020-0067 (Preliminary Plat)	

B. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant

Same as Representative

B. Owner:

Hayden Homes Idaho, LLC – 1406 N. Main Street, Ste. 109, Meridian, ID 83642

C. Representative:

Ross Erickson, Erickson Civil – 6213 N. Cloverdale Road, Ste. 125, Boise, ID 83713

#### **IV. STAFF ANALYSIS**

The proposed final plat consists of 41 building lots and seven (7) common lots in the R-8 zoning district. The minimum lot size proposed is 4,000 square feet with an average lot size of approximately 4,427 square feet.

The proposed final plat incorporates all of the required changes from the preliminary plat and nearly all of the open space is proposed in this phase. In addition, the number of building lots and the amount of common open space is the same as within the approved preliminary plat. Therefore, 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:**

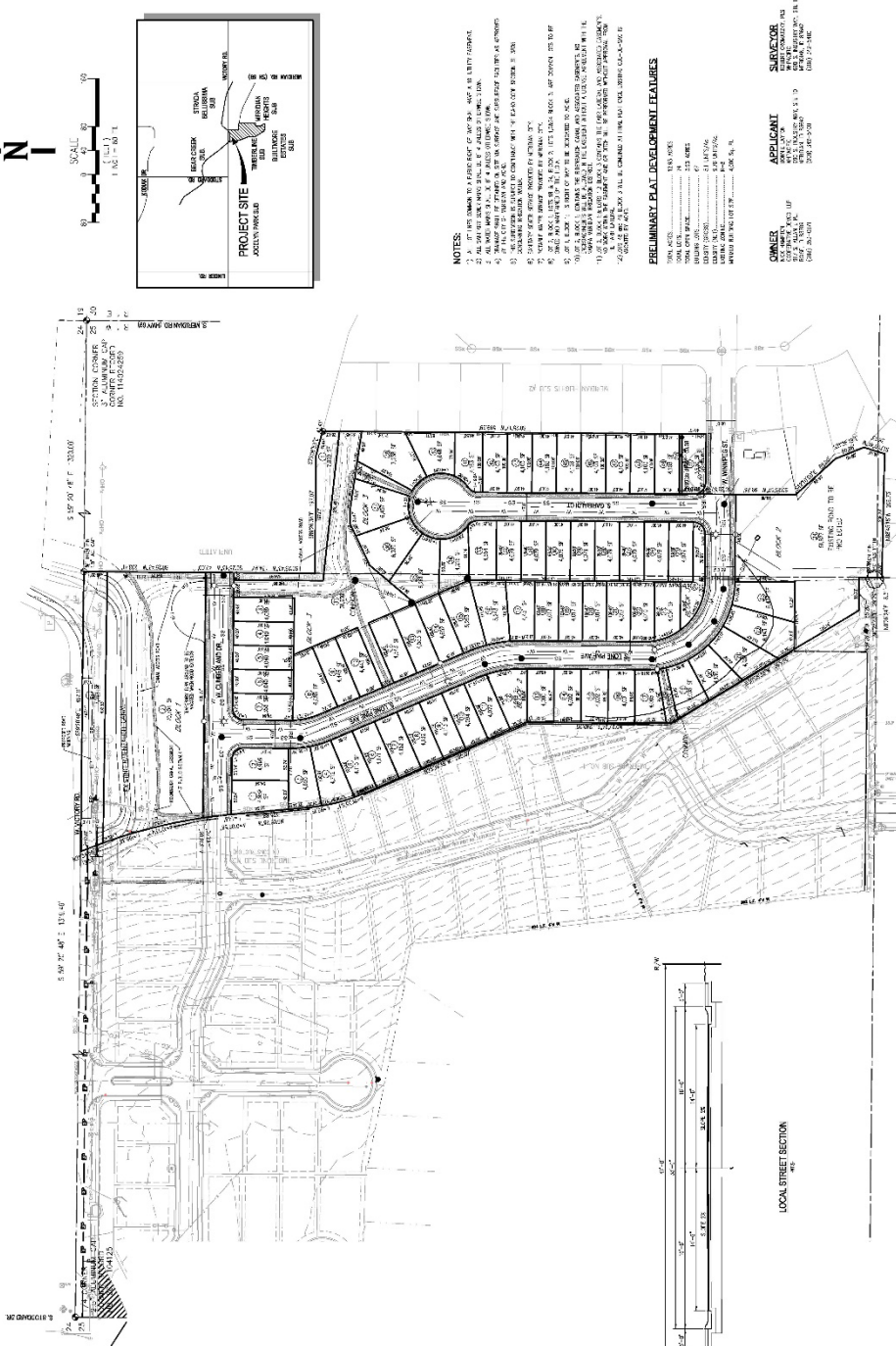
Staff recommends approval of the proposed final plat with the conditions of approval in Section VII of this report.

**VI. EXHIBITS**

**A. Approved Preliminary Plat**

<b>WHPacific</b>							
<b>PRELIMINARY PLAT</b>	<b>COOPERATIVE DEVELOPMENT, LLC</b>	<b>COOPERATIVE DEVELOPMENT, LLC</b>	<b>COOPERATIVE DEVELOPMENT, LLC</b>	<b>COOPERATIVE DEVELOPMENT, LLC</b>	<b>COOPERATIVE DEVELOPMENT, LLC</b>	<b>COOPERATIVE DEVELOPMENT, LLC</b>	<b>COOPERATIVE DEVELOPMENT, LLC</b>
SHEET NUMBER	PROJECT NUMBER	DRAWING FILE NAME	DATE	SCALE	AS NOTED		
PP-01	0000138	B000138-PR-PLAT	09/23/2020	AS NOTED			




**NOTES:**


1. ALL LOTS SHOWN BY REFERENCE TO ANY OTHER LOTS OR BLOCKS ARE SUBJECT TO ANY REVISIONS TO THIS PLAT.
2. ALL LOTS SHOWN BY REFERENCE TO ANY OTHER LOTS OR BLOCKS ARE SUBJECT TO ANY REVISIONS TO THIS PLAT.
3. ALL LOTS SHOWN BY REFERENCE TO ANY OTHER LOTS OR BLOCKS ARE SUBJECT TO ANY REVISIONS TO THIS PLAT.
4. ALL LOTS SHOWN BY REFERENCE TO ANY OTHER LOTS OR BLOCKS ARE SUBJECT TO ANY REVISIONS TO THIS PLAT.
5. ALL LOTS SHOWN BY REFERENCE TO ANY OTHER LOTS OR BLOCKS ARE SUBJECT TO ANY REVISIONS TO THIS PLAT.

**PRELIMINARY PLAT DEVELOPMENT FEATURES**

CONTRACTOR: [Name]  
 APPLICANT: [Name]  
 SUBSECTOR: [Name]

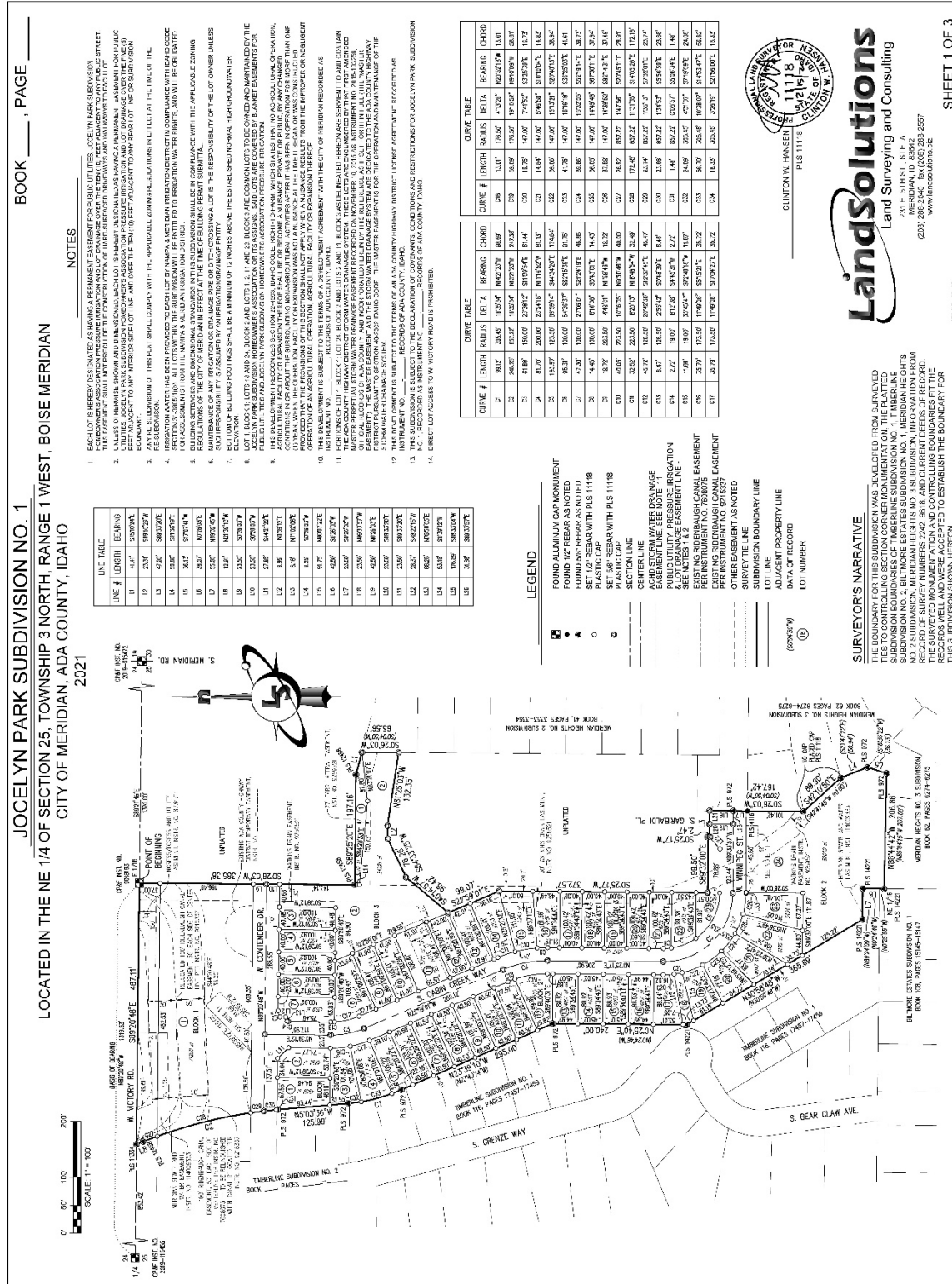


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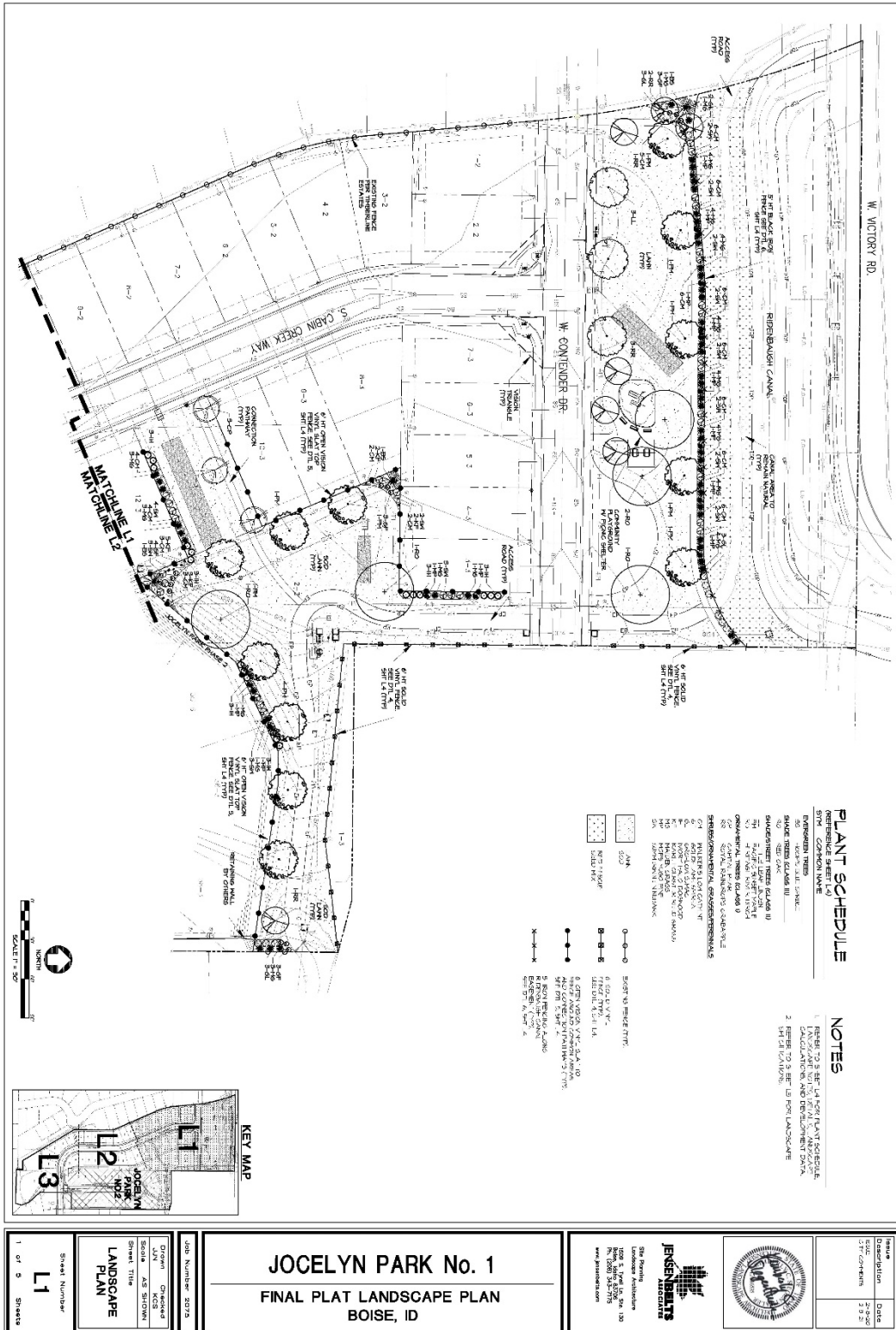


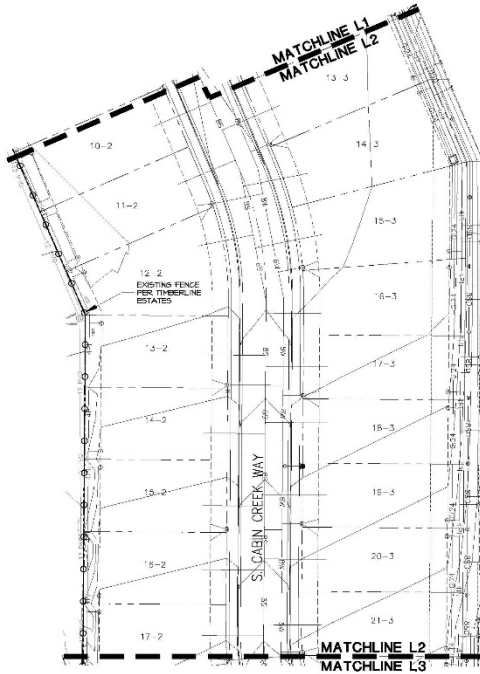
0' 20' 40' 60' 80' 100'

B. Final Plat (dated: December 15, 2020)



C. Landscape Plan (dated: February 3, 2021)





**PLANT SCHEDULE**

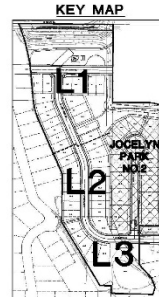
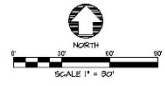
(REFERENCE SHEET L4)  
 SYM: COMMON NAME

- EVERGREEN TREES**
- 35 HOOPS BLUE SPRUCE
- SHADE TREES (CLASS III)**
- ND RED OAK
- SHADE STREET TREES (CLASS III)**
- HT111 PINE 1.50' X 8'
  - NH SPANISH BURNING BUSH
  - ND HERITAGE RIVER BRIDGE
- ORNAMENTAL TREES (CLASS II)**
- DE COLUMBIA RED BUD
  - NR KOTVA BARKWORKS GRAPETOP
- PERENNIALS/ORNAMENTAL GRASSES/PERENNIALS**
- DF MAHER'S LION CATPAINT
  - GF GOLDEN ANEMONE
  - GL BRICK TOP BURNING
  - IT IVORY PALM
  - KF KANGAROO PAW
  - PD MAZON GRASS
  - HF RED TIDAL WAVE
  - SH SUEBICUS NINEBARK

- LAWN
- RED PEGUGE
- DEED MIX
- EXISTING FENCE (TYP.)
- 6" 10' 12' 18" FENCE (TYP.) SEE DET. A.5-1 L.4
- 6" GREEN VISION VIBR. SLAT TO FENCE AND/OR COMMON AREAS AND CONDTN OF MATERIALS (TYP.) SEE DET. 2.3 L.4
- X-X-X 3" IRON FENCING ALONG S. CABIN CREEK WAY CANAL (TYP.) SEE DET. 6.1 L.4

**NOTES**

1. REFER TO SHEET L4 FOR PLANT SCHEDULE, AUGMENTATION, DETAILS, LANDSCAPE CALCULATIONS, AND DEVELOPMENT DATA.
2. REFER TO SHEET L5 FOR LANDSCAPE SPECIFICATIONS.



Issue Description	Date
SS2	12-10-20
6" 1" CORR. 1/3	2-3-2



Site Planning  
 Landscape Architecture  
 1508 S. Tully Ln. Ste. 130  
 Boise, Idaho 83725  
 P. (208) 352-7175  
 www.jensenbelts.com

**JOCELYN PARK No. 1**  
**FINAL PLAT LANDSCAPE PLAN**  
**BOISE, ID**

Job Number 2075

Drawn: JLN  
 Checked: KCS  
 Scale: AS SHOWN  
 Sheet Title:  
**LANDSCAPE PLAN**

Sheet Number:  
**L2**  
 2 of 5 Sheets

Issue	Description	Date
SUC	CITY COMMENTS	3-10-20
		2-2-2



**JENSENBELTS**  
ASSOCIATES

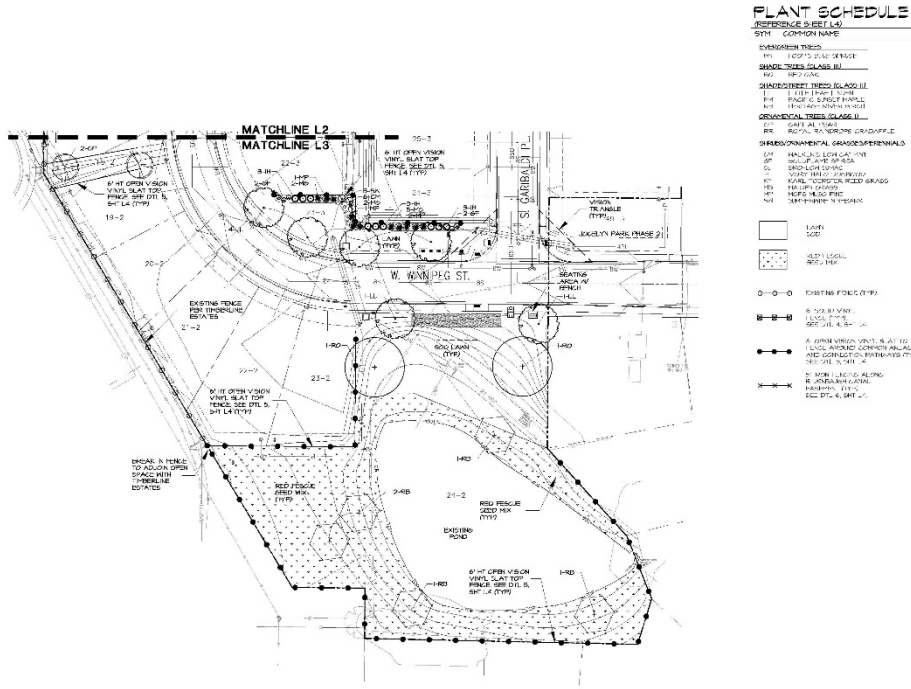
Site Planning  
Landscape Architecture  
2024 N. State St., Ste. 100  
Boise, ID 83725  
www.jensbelts.com

**JOCELYN PARK No. 1**  
FINAL PLAT LANDSCAPE PLAN  
BOISE, ID

Job Number: 2020

Drawn	Checked
JUN	KCC
Scale	AS SHOWN
Sheet Title	<b>LANDSCAPE PLAN</b>

Sheet Number	<b>L3</b>
3 of 3 Sheets	



### PLANT SCHEDULE

- SYM - COMMON NAME
- EVERGREEN TREES
- 161. 100% SUN TOLERANT
- 162. 50% SUN
- 163. 25% SUN
- 164. 100% SHAD TOL
- 165. 50% SHAD TOL
- 166. 25% SHAD TOL
- 167. 100% SUN TOLERANT
- 168. 50% SUN
- 169. 25% SUN
- 170. 100% SHAD TOL
- 171. 50% SHAD TOL
- 172. 25% SHAD TOL
- 173. 100% SUN TOLERANT
- 174. 50% SUN
- 175. 25% SUN
- 176. 100% SHAD TOL
- 177. 50% SHAD TOL
- 178. 25% SHAD TOL
- 179. 100% SUN TOLERANT
- 180. 50% SUN
- 181. 25% SUN
- 182. 100% SHAD TOL
- 183. 50% SHAD TOL
- 184. 25% SHAD TOL

### NOTES

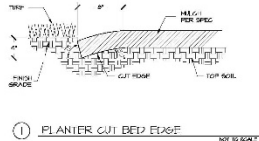
- 1. REFER TO SHEET L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, TREE SCHEDULE, CALCULATIONS AND DEVELOPMENT DATA.
- 2. REFER TO SHEET L3 FOR LANDSCAPE SPECIFICATIONS.

**LEGEND**

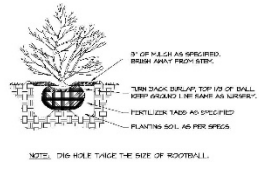
(Symbol)	100% SUN TOL
(Symbol)	50% SUN
(Symbol)	25% SUN
(Symbol)	100% SHAD TOL
(Symbol)	50% SHAD TOL
(Symbol)	25% SHAD TOL
(Symbol)	EXISTING FENCE (TYP)
(Symbol)	600 LAMP (TYP)
(Symbol)	8'-HT OPEN VISION VINYL SLAT TOP FENCE (SEE DET. 5, SHEET L4 TYP)
(Symbol)	8'-HT OPEN VISION VINYL SLAT TOP FENCE (SEE DET. 6, SHEET L4 TYP)
(Symbol)	8'-HT OPEN VISION VINYL SLAT TOP FENCE (SEE DET. 5, SHEET L4 TYP)
(Symbol)	8'-HT OPEN VISION VINYL SLAT TOP FENCE (SEE DET. 6, SHEET L4 TYP)



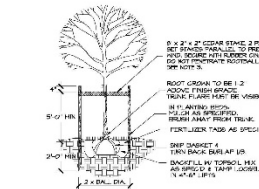




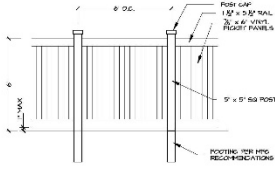
1 PLANTER CUT BED EDGE



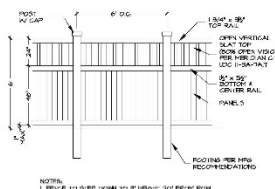
2 SHRUB PLANTING



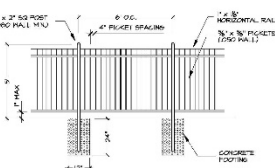
3 TREE PLANTS/STAKING



4 VINYL PRIVACY FENCE



5 OPEN VISION VINYL SLAT TOP FENCE



6 IRON FENCE

**PLANT SCHEDULE**

QTY	COMMON NAME	LANDSCAPE NAME	SIZE
1	IRON FENCE	IRON FENCE	4\"/>
1	VINYL PRIVACY FENCE	VINYL PRIVACY FENCE	4\"/>
1	OPEN VISION VINYL SLAT TOP FENCE	OPEN VISION VINYL SLAT TOP FENCE	4\"/>
1	PLANTER CUT BED	PLANTER CUT BED	4\"/>

SYMBOL	DESCRIPTION
[Symbol]	IRON FENCE
[Symbol]	VINYL PRIVACY FENCE
[Symbol]	OPEN VISION VINYL SLAT TOP FENCE
[Symbol]	PLANTER CUT BED

**NOTES**

1. ALL PLANTING AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MERIDIAN CODES. REFER TO SHEET 101 FOR MATERIALS LIST.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MERIDIAN CODES. REFER TO SHEET 101 FOR MATERIALS LIST.
3. VERIFY ALL DIMENSIONS AND MATERIALS WITH SUPPLIER.
4. VERIFY ALL DIMENSIONS AND MATERIALS WITH SUPPLIER.
5. VERIFY ALL DIMENSIONS AND MATERIALS WITH SUPPLIER.
6. VERIFY ALL DIMENSIONS AND MATERIALS WITH SUPPLIER.
7. VERIFY ALL DIMENSIONS AND MATERIALS WITH SUPPLIER.
8. VERIFY ALL DIMENSIONS AND MATERIALS WITH SUPPLIER.

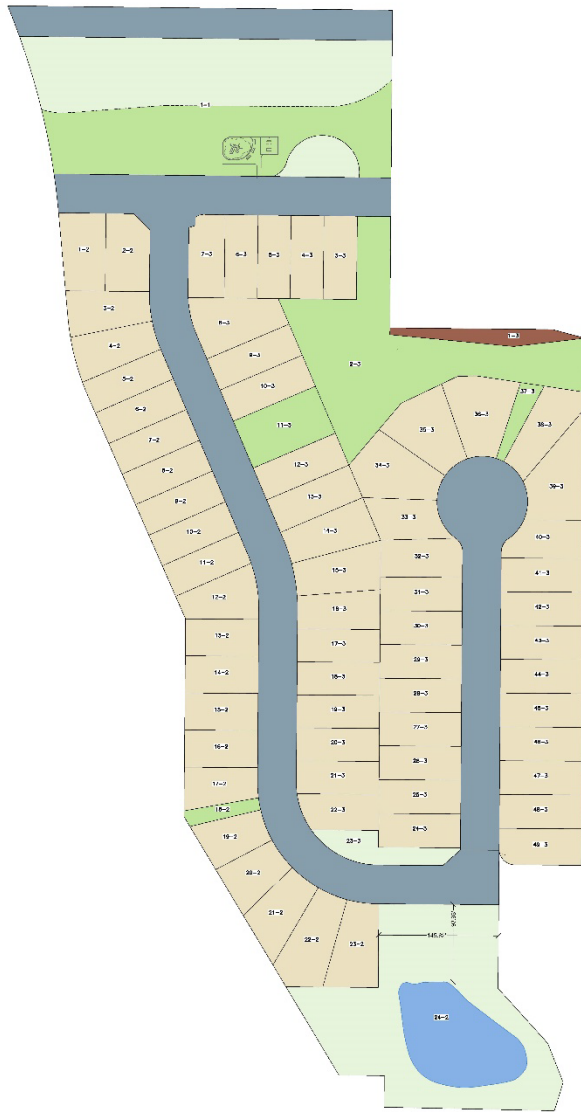
**LANDSCAPE CALCULATIONS**

LOCATION	TOTAL FEET	TOTAL FEET
CONCRETE PATIO	15	33
TOTAL FEET	15	33

NOTES: ALL DIMENSIONS TO BE VERIFIED BY FIELD SURVEY.

Job Number: 2024-10  
 Drawn by: JCS  
 Checked by: AS, BHOW  
 Sheet Title: LANDSCAPE DETAILS  
 Sheet Number: L4  
 4 of 6 Sheets

# D. Open Space Exhibit




## LEGEND + OPEN SPACE CALCULATIONS

- QUALIFIED OPEN SPACE
- OPEN SPACE - NON QUALIFIED
- OPEN SPACE - NON QUALIFIED POND
- BUILDING LOT
- RIGHT OF WAY

### OPEN SPACE CALCULATIONS

	ACTUAL AREA (SQ FT)	QUALIFIED OPEN SPACE (SQ FT)	QUALIFIED OPEN SPACE PERCENTAGE (%)
100% - 100% MINIMUM REQUIRED	76,115	76,115	100%
PLAYGROUND & OPEN SPACE LOT (1.00' X 100' MIN (1.130' X 1.131'))	12,629	12,629	100%
100% - 100% MINIMUM REQUIRED	7,747	7,747	100%
OPEN SPACE LOT (3.0' X 100' X 100' MIN (3.3' X 1.131'))	42,250	42,250	100%
OPEN SPACE LOT (1.0' X 100' X 100' MIN (1.130' X 1.131'))	12,325	12,325	100%
OPEN SPACE LOT (2.0' X 100' X 100' MIN (2.260' X 1.131'))	2,465	2,465	100%
OPEN SPACE LOT (2.5' X 100' X 100' MIN (2.825' X 1.131'))	2,816	2,816	100%
<b>TOTAL OPEN SPACE</b>	<b>172,148 SF</b>	<b>172,148 SF</b>	<b>100%</b>
<b>QUALIFIED OPEN SPACE PROVIDED:</b>	<b>172,148 SF</b>	<b>172,148 SF</b>	<b>100%</b>
<b>TOTAL OPEN SPACE PROVIDED:</b>	<b>172,148 SF</b>	<b>172,148 SF</b>	<b>100%</b>





**CONTACT 811  
BEFORE DIGGING  
1-800-4-A-SHIELD**

---

OWNER: **HAYDEN HOMES IDAHO, LLC**  
PROJECT FILE: **JOCKEY PARK SUBDIVISION**  
JOB NUMBER: **16030000000000000000**

---

DESIGNER: **BRICKSON CIVIL**  
PROJECT NUMBER: **16030000000000000000**  
DATE: **11/11/2016**

---

**OPEN SPACE EXHIBIT**  
JOB NUMBER: **IDB2099**  
DATE: **11/11/2016**  
**FP.1**

## VII. PLANNING AND PUBLIC WORKS COMMENTS & CONDITIONS

1. The applicant is to meet all terms of the approved preliminary plat (H-2020-0067) for this development.
2. The applicant has until November 4, 2022, approval 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 Land Solutions (Exhibit B), dated December 15, 2020, shall be revised as follows:
  - a. Remove Note #10 as this development is not bound by a Development Agreement.
  - b. Note #12: Include recorded easement instrument number.
  - c. Note #13: Include the recorded instrument number.
5. Prior to signature on the final plat by the City Engineer, the landscape plan prepared by Jensen Belts Associates (Exhibit C), dated February 3, 2021, shall be revised as follows:
  - a. Revise the required seating amenity located on Lot 24, Block 2 to be a more substantial seating area that is more than just a bench adjacent to the sidewalk to meet the recommendation of the Planning and Zoning Commission.
6. The applicant shall comply with the submitted home elevations within the approved preliminary plat (H-2020-0067).
7. All fencing shall be installed in accordance with UDC 11-3A-7.
8. Stormwater integration facilities shall comply with the standards listed in UDC 11-3B-11C.
9. 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.
10. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat does not relieve the applicant of responsibility for compliance.
11. Prior to the issuance of a building permit, the final plat shall be recorded.
12. Temporary construction fencing to contain debris shall be installed at the subdivision boundary prior to release of building permits for this subdivision.
13. There is an existing 8-inch diameter water main on the west side of the existing pond, this water main is to be abandoned.
14. A sanitary sewer service will need to be installed to serve the parcel at the end of W. Winnipeg Street.
15. Much of this development is within an area once occupied by a sanitary sewage lagoon. The area has been reclaimed by means of imported fill materials of various sources. The GeoTechnical Engineering Report by Materials Testing & Inspection Co. (MTI) dated March 14, 2019 makes note of the various materials found at ground surface, as well as the special considerations that must be followed to ensure that structures are constructed on suitable bearing soils. It shall be required that personnel from MTI, or another qualified geotechnical engineer, verify the bearing

soil suitability for each structure at the time of construction. Evidence of such determination shall be presented to the Meridian Building Inspector prior to footing inspection.

16. Type 1 streetlights are required on W. Victory Road every 220' west of the existing light. Davit pole may be utilized if there are overhead power conflicts.

## **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 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 6-5 of the Improvement Standards for Street Lighting ([http://www.meridiancity.org/public\\_works.aspx?id=272](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 existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Water Department at (208)888-5242 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources.
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 tiled 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.