

STAFF REPORT

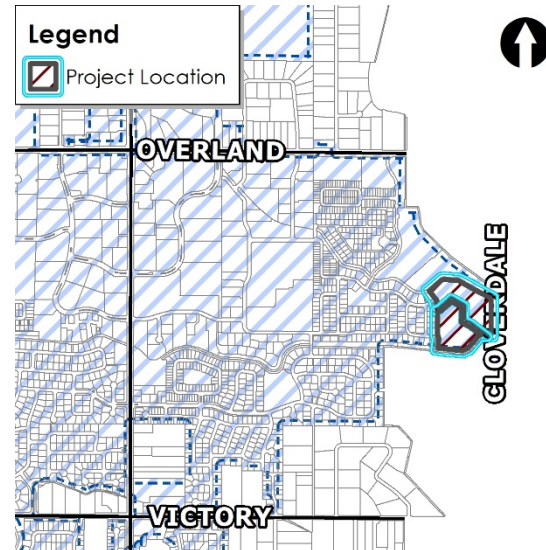
COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 11/4/2020
TO: Mayor & City Council
FROM: Joseph Dodson, Associate Planner
208-884-5533
SUBJECT: FP-2020-0006
Movado No. 9

PROPERTY LOCATION:

The site is located approximately ¼ mile south of E. Overland Rd. on the west side of S. Cloverdale Rd., in the E ½ of Section 21, Township 3N., Range 1E..



I. PROJECT DESCRIPTION

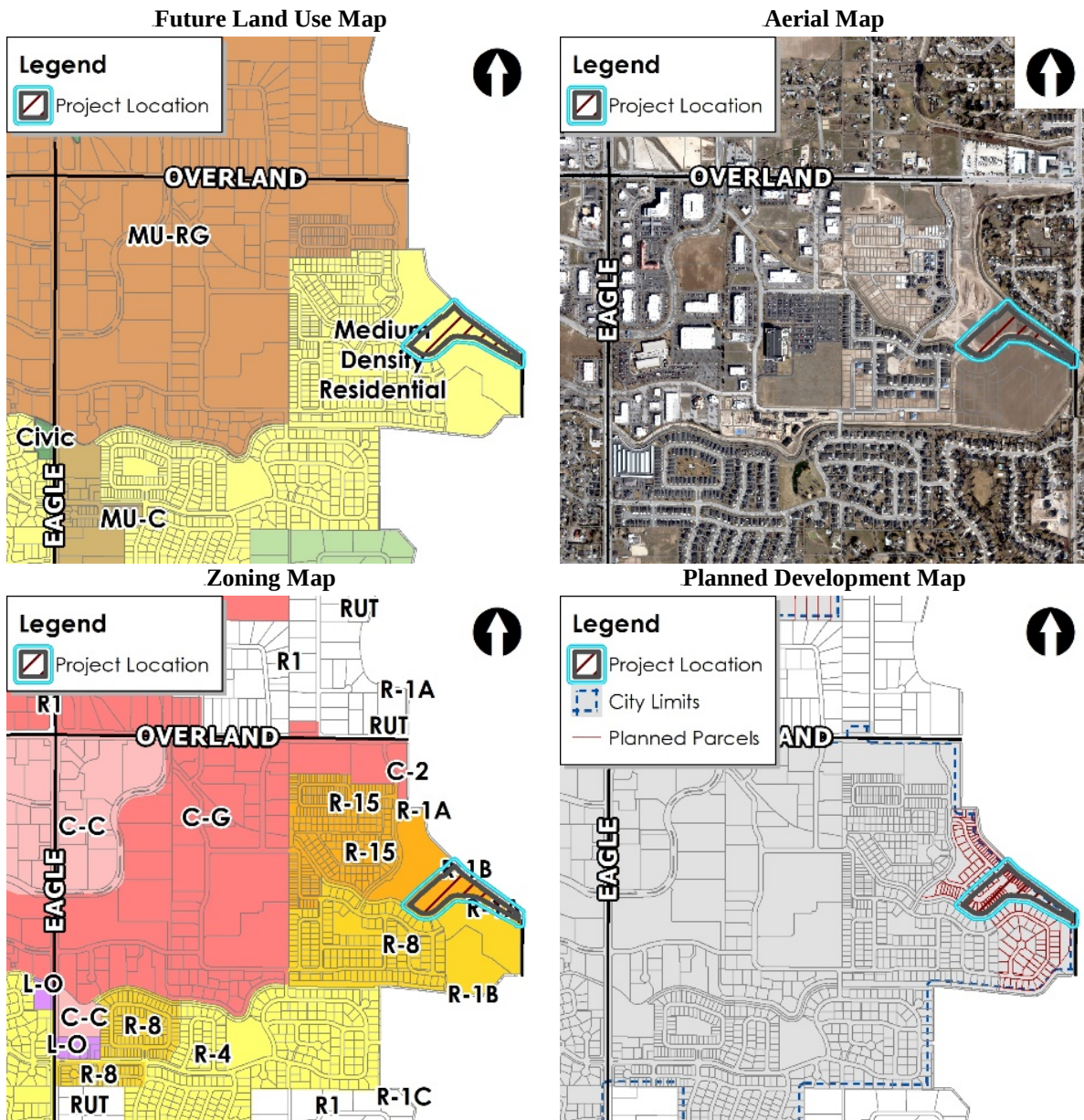
A final plat consisting of thirty-four (34) building lots, six (6) common lots, and one (1) common drive on 7.47 acres of land in the R-15 zoning district. *This is the ninth and final phase of development of the Movado Estates Subdivision (H-2016-0112).*

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	7.47	
Future Land Use Designation	MDR (Medium-Density Residential)	
Existing Land Use	Vacant	
Proposed Land Use(s)	Single-family residential (SFR)	
Current Zoning	R-15	
Lots (# and type; bldg/common)	34 SFR, 6 Common, 1 common drive	
Density (gross & net)	4.55 Gross, 10.9 Net	
Open Space (acres, total [%] / buffer / qualified)	3.21 acres (43% specific to this phase)	
Amenities	Walking Pathways; other amenities built with previous phases.	
Physical Features (waterways, hazards, flood plain, hillside)	Ridenbaugh Canal runs along the north boundary; Eightmile Creek runs along the entire south boundary of this phase.	
History (previous approvals)	H-2016-0112 (annexation, preliminary plat and alternative compliance); Development Agreement Instrument #2017-012608 and #2017-024757.	

B. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant

DevCo, LLC

B. Owner:

Same as Applicant

C. Representative:

Sophia Durham, Conger Development – 4824 W. Fairview Ave., Boise, ID 83706

IV. STAFF ANALYSIS

The proposed final plat consists of 34 building lots, six (6) common lots, and one (1) common drive in the R-15 zoning district. The minimum lot size proposed is 3,200 square feet with an average lot size of approximately 3,910 square feet.

Because the number of building lots and the amount of common open space is the same as the approved preliminary plat, staff finds the proposed final plat to be in substantial compliance with the approved preliminary plat as required by UDC11-6B-3C.2. **This is the final phase of development of the Movado Subdivision (H-2016-0112).**

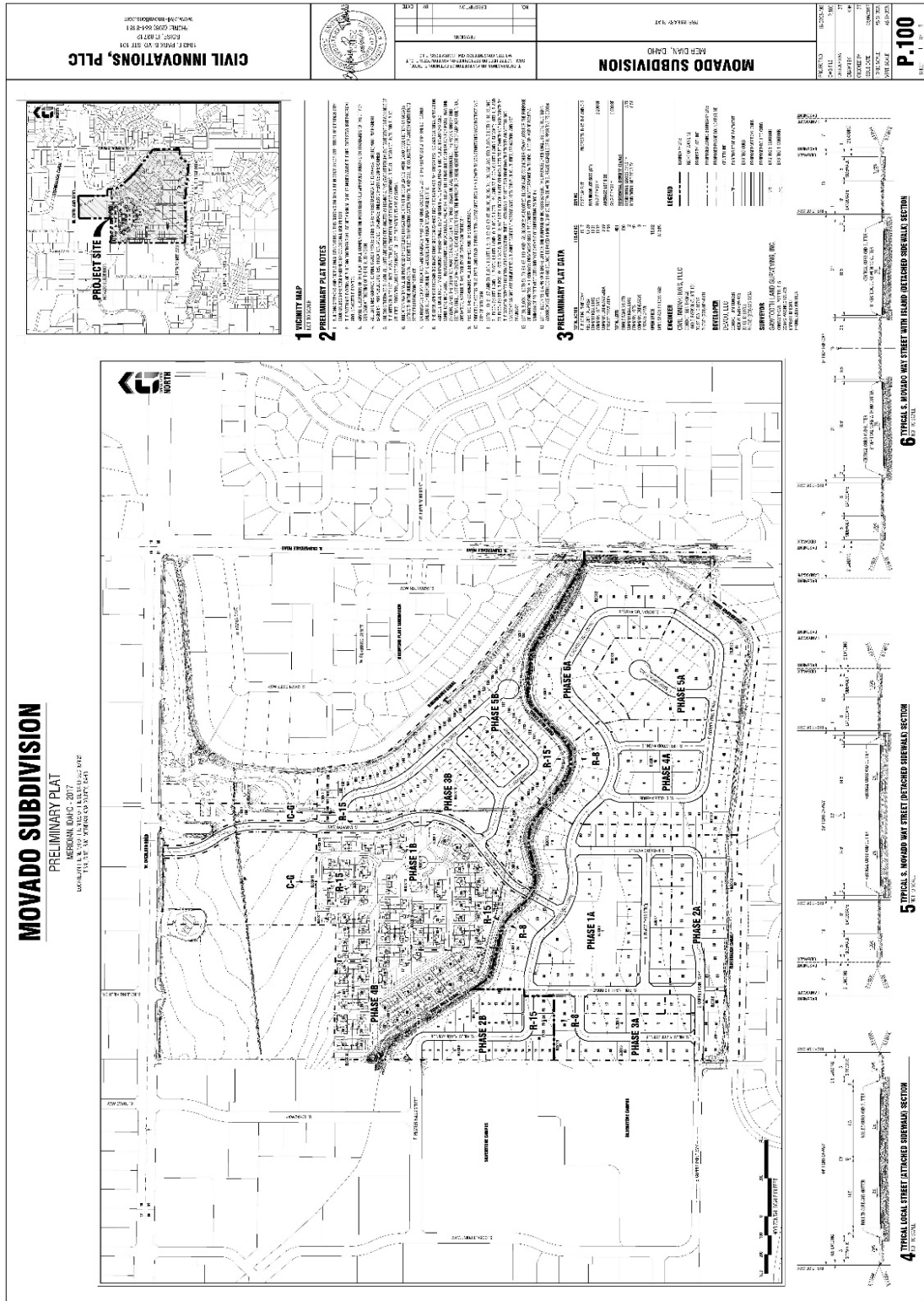
V. DECISION

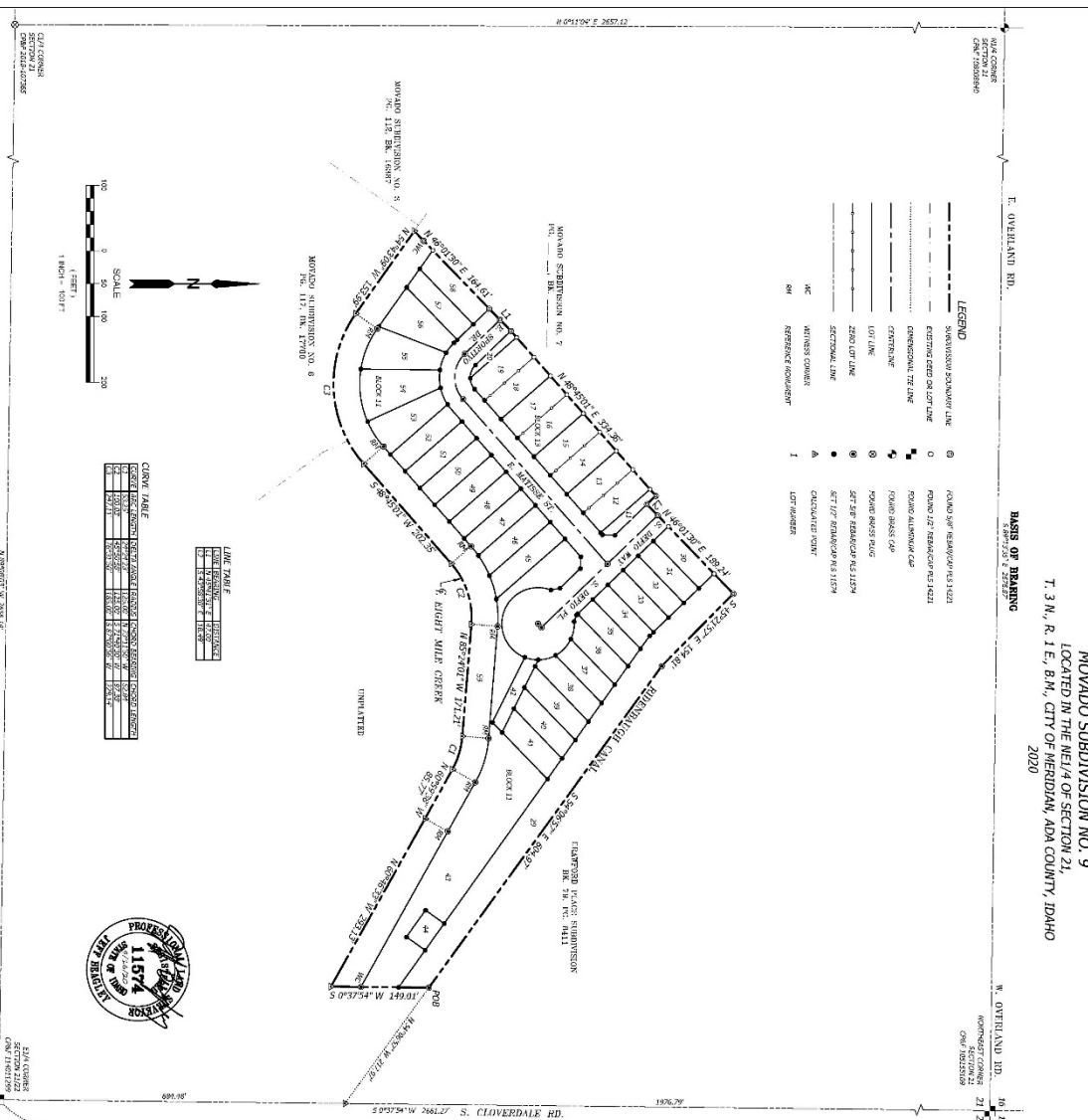
A. Staff:

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

VI. EXHIBITS

A. Preliminary Plat





MOVADO SUBDIVISION NO. 9
LOCATED IN THE NE1/4 OF SECTION 21,
T. 3 N., R. 1 E., B. 1 M., CITY OF MERIDIAN, ADA COUNTY, IDAHO
2020

BOOK _____, PAGE _____

PLAT NOTES

1. **RESEARCH PURPOSE, DESIGN, OR RESEARCH QUESTIONS** (10%)
The research purpose, design, or research questions should be clearly stated and should be relevant to the field of study.
2. **THEORETICAL FRAMEWORK** (10%)
The theoretical framework should be clearly stated and should be relevant to the field of study.
3. **RESEARCH DESIGN** (10%)
The research design should be clearly stated and should be relevant to the field of study.
4. **DATA COLLECTION AND ANALYSIS** (10%)
The data collection and analysis should be clearly stated and should be relevant to the field of study.
5. **CONCLUSIONS** (10%)
The conclusions should be clearly stated and should be relevant to the field of study.
6. **REFERENCES** (10%)
The references should be clearly stated and should be relevant to the field of study.
7. **WRITING STYLE** (10%)
The writing style should be clear, concise, and relevant to the field of study.
8. **ORIGINALITY** (10%)
The originality should be clearly stated and should be relevant to the field of study.

SURVEYORS NARRATIVE

THIS SCALDINGWATER PLANT IS BEING CREATED AT THE REQUEST OF THE OWNERS TO CREATE RESIDENTIAL LOTS.

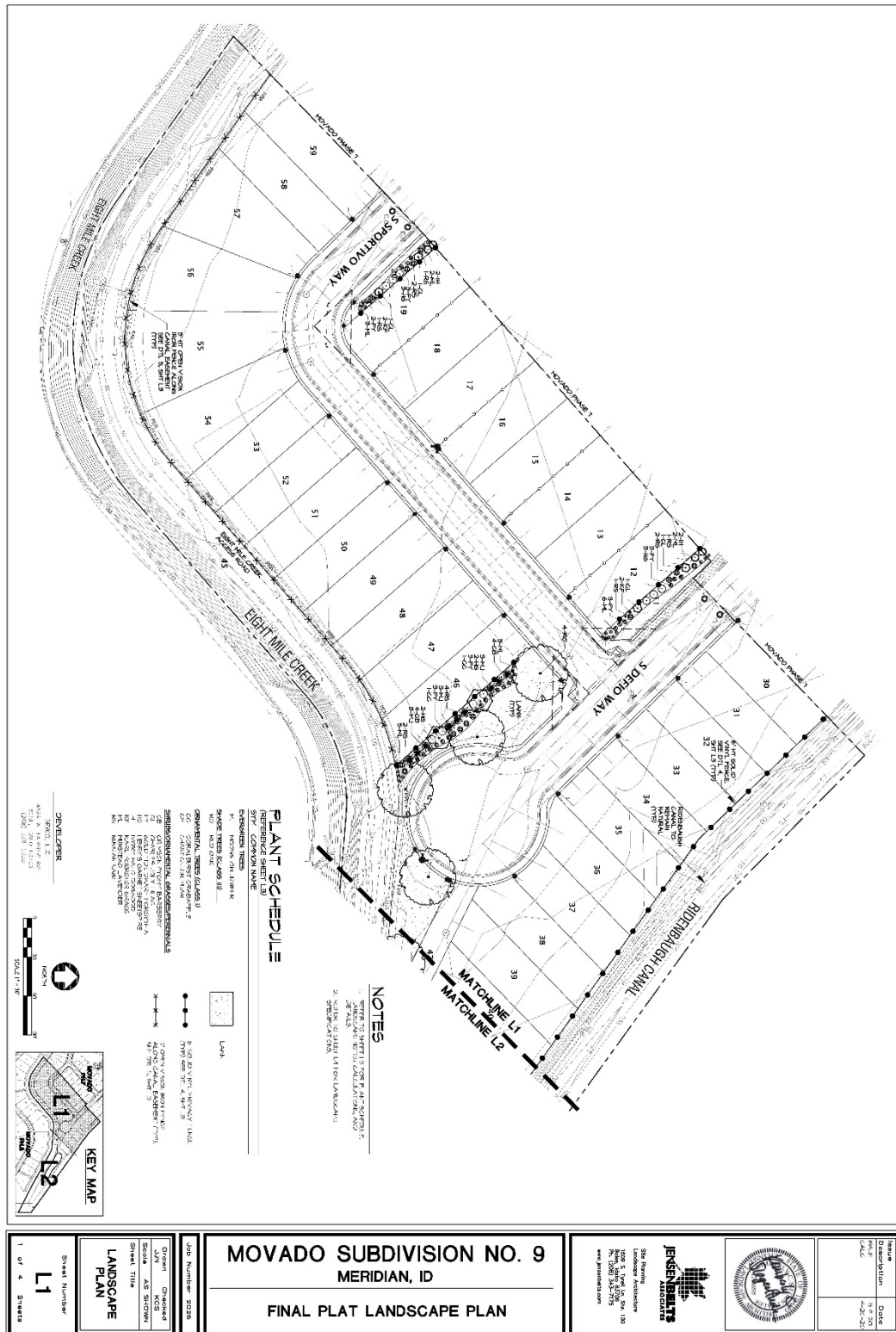
THE RAILROAD FOR THIS SUBDIVISION WAS ESTABLISHED FROM AN APPROVED RAILROADING PLAN, AND THE DOCUMENTS SHOWING HOW THEY WERE ACQUIRED AND USED FOR THE PURPOSES OF THIS PROJECT.

REFERENCES

RJ) MONROE SHERIFFS' OFFICE NO. 3, BLOCK 112 OF PLAT 5, ALMA COUNTY RECORDS
 R2) MONROE SHERIFFS' OFFICE NO. 6, BLOCK 117 OF PLAT 5, PAGE 17780, ALMA COUNTY RECORDS
 R3) CRAWFORD PLAT 5, SECTION 10, BLOCK 79 OF PLAT 5, PAGE 5911, ALMA COUNTY RECORDS
 R4) MONROE SHERIFFS' OFFICE NO. 7, BLOCK 100 OF PLAT 5, PAGE 100



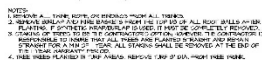

2030 S. WASHINGTON AVE
ENNETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHILS.COM
Land Surveying, LLC





KEY MAP

The key map shows a larger area with a shaded region indicating the project area. The shaded region is labeled 'L1' and 'L2'. The map also shows 'MOVADO PLS' and 'MOVADO PLS'.



④ 6' SOLID V.NYL PRIVACY FENCE



(5) 5' OPEN VIS ON IRON FENCE



(5) 5' OPEN VIS ON IRON FENCE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
INVS060208	Tidestromia		

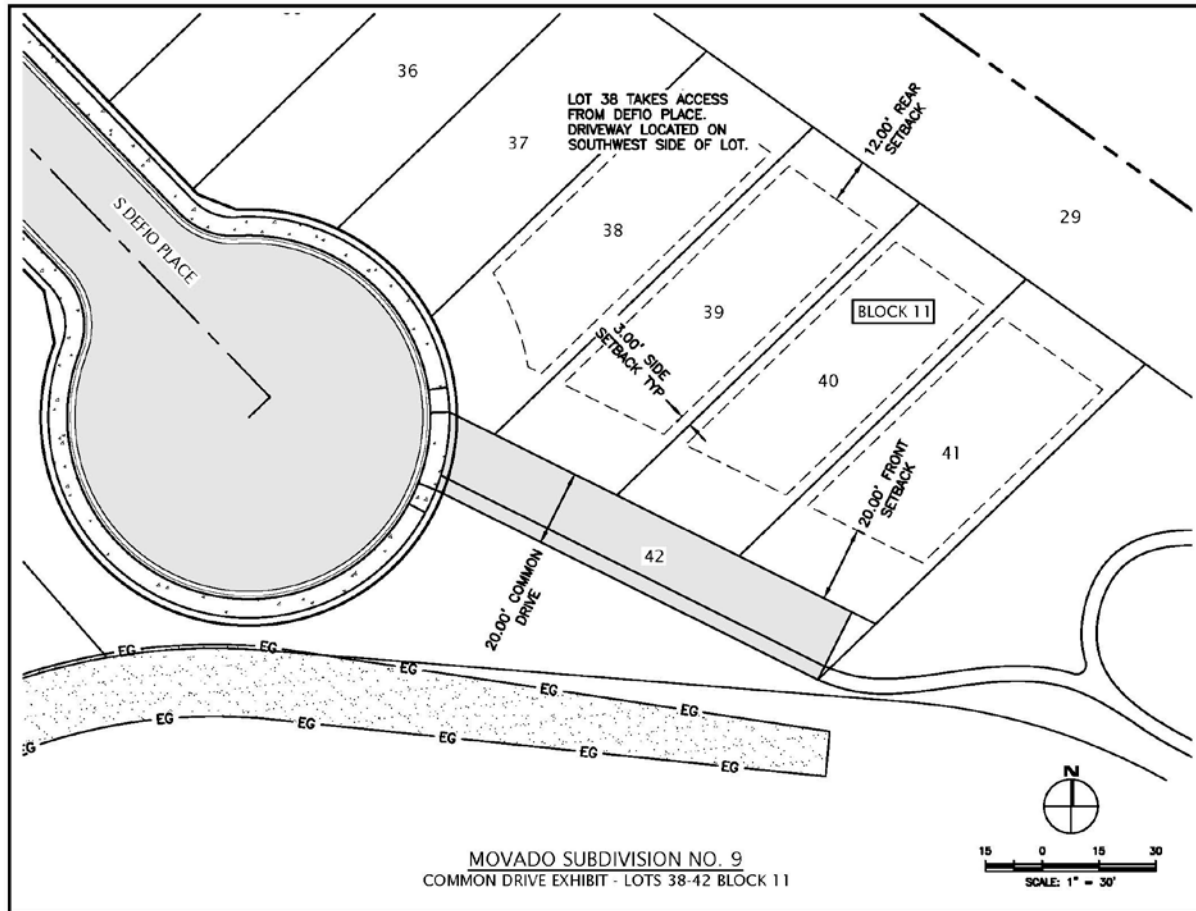
$$\square \rightarrow \text{ZrO}$$

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5. IF ANY INFORMATION IS CONTAINED HEREIN THAT IS EXEMPTED FROM AUTOMATIC DECLASSIFICATION, IT IS HEREBY DECLARED THAT SUCH INFORMATION IS NOT BEING RELEASED TO THE PUBLIC AND THAT IT IS BEING RELEASED TO THE PUBLIC IN ACCORDANCE WITH THE DISCRETION OF THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION.
6. THIS DOCUMENT IS NOT TO BE RELEASED TO THE PUBLIC, AND NO PART OF IT IS TO BE RELEASED TO THE PUBLIC, UNLESS IT IS RELEASED TO THE PUBLIC IN ACCORDANCE WITH THE DISCRETION OF THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION.
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LOCATION	AREA	REQUIRED FEED	PROVIDED FEED
COMMON AREA	WATERING DRINKING	5	50

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D. Common Drive Exhibit



VII. PLANNING AND PUBLIC WORKS COMMENTS & CONDITIONS

1. The applicant is to meet all terms of the approved annexation and preliminary plat (H-2016-0112) and development agreement (Instrument #2017-012608 & 2017-024757) for this development.
2. The applicant has two years from September 30, 2022, the date of signature on the most recently signed final plat phase (Movado No. 7), 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 Sawtooth Land Surveying, LLC (Exhibit B), dated September 16, 2020, shall be revised as follows:
 - a. Add a note stating "This subdivision is subject to the provisions contained in City of Meridian Development Agreements Inst. #2017-012608 & 2017-024757.
 - b. Note #15: Include recorded access easement instrument number.
 - c. Add a common lot at least 25-feet wide along Cloverdale Road to contain the required landscape buffer.

5. Prior to signature on the final plat by the City Engineer, the landscape plan prepared by Jensen Belts Associates (Exhibit C), dated April 20, 2020, shall be revised as follows:
 - a. Revise the common open space lot layout of Lots 43 & 44, Block 11 to match the lot layout on the submitted Final Plat and include a common lot for the required landscape buffer along Cloverdale Road.
 - b. Show the required 25-foot landscape buffer along Cloverdale Road vegetated per the standards in UDC 11-3B-7.
 - c. Revise the fencing shown along the Ridenbaugh Canal to depict 5-foot open vision fencing as approved with the preliminary plat and as required in UDC 11-3A-7.
 - d. Show the proposed amenity in Lot 43, Block 11 to be more consistent with the landscape plan approved with the preliminary plat application and per the approved Development Agreement provisions, and provide an electronic copy of exhibits of the required outdoor fitness equipment as approved with the preliminary plat application to Planning Staff.
6. The Applicant shall vegetate the common open space lot along the Eightmile Creek, shown as Lot 43, Block 11, per the approved landscape plans of the preliminary plat with natural seeding.
7. The applicant shall comply with the submitted home elevations within the approved preliminary plat (H-2016-0112).
8. All fencing shall be installed in accordance with UDC 11-3A-7.
9. Stormwater integration facilities shall comply with the standards listed in UDC 11-3B-11C.
10. 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.
11. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat does not relieve the applicant of responsibility for compliance.
12. Prior to the issuance of a building permit, the final plat shall be recorded.
13. Temporary construction fencing to contain debris shall be installed at the subdivision boundary prior to release of building permits for this subdivision.
14. The applicant shall maintain surface water delivery to the adjacent properties and participate in the maintenance of the drainage ditches within and near the boundaries of the Movado Subdivision in accord with the recorded development agreement.
15. Avoid sanitary sewer service lines going through seepage beds whenever possible. Adjust seepage beds, or service lines so they are not going through a seepage bed. There are multiple areas where the infiltration trenches can be relocated to eliminate these crossing. Applicant to reconfigure infiltration trenches to eliminate or minimize crossing.
16. The eastern boarder of the development is Meridian's City limit. Therefore, the sewer should dead end at a manhole at the eastern boundary.
17. All sewer manholes must have at a minimum, a 14-foot wide compacted gravel maintenance road to them that meets the City standards. This includes areas where future roads will be installed. There are multiple areas where a "14' MNT Road" is called out in the development plans. However, the design of the Maintenance Road is not shown in plans. The MNT road should at a minimum meet the City standard for access roads.

18. A Floodplain Development Permit has been issued for this development. Houses constructed within this development will require individual floodplain permits
19. The developer shall comply with the best practice standards approved with the recorded development agreement as follows:
 - Continue groundwater monitoring of the site through at least next irrigation season to more accurately gauge peak levels and confirm current estimates. The soils report and groundwater monitoring are to be referred to and documented in the construction documents as each phase is designed. Particular attention is to be paid to finished lot grades in relation to estimated ground water levels.
 - Construction drawings with each development phase shall include a master grading plan addressing drainage within each block and the drainage patterns on each lot. The plans shall also include:
 - a. Finished grades for all roads, back of curbs at lots, rear lot line swales, side lot line swales where appropriate;
 - b. Lot existing grade prior to grading operations;
 - c. Lot finished grade to be achieved following grading operations;
 - d. Minimum and Maximum top of foundation wall elevations for each lot;
 - e. Reference to the soils reports and recommendations provided by the soils consultant;
 - f. Reference to the "Recommendations for Homebuilders" memo provided by the soils consultant; and
 - g. The homebuilder to comply with required top of foundation elevations or submit an engineered site grading plan certifying compliance with grading plan.

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). 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.