

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



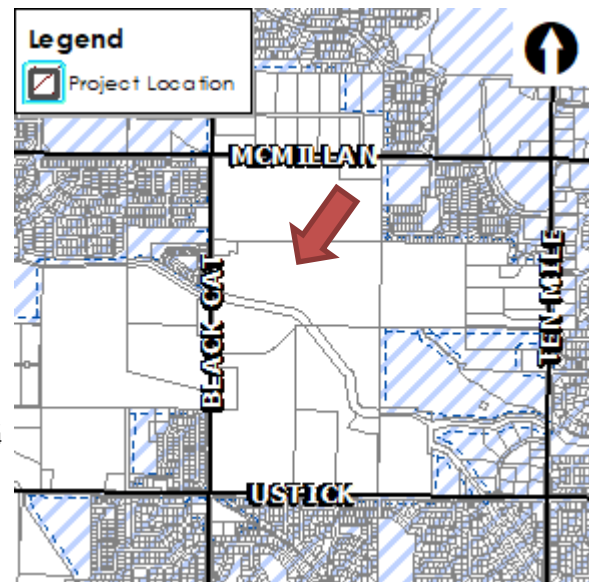
HEARING 11/4/2020
DATE:

TO: Mayor & City Council

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

SUBJECT: FP-2020-0003
Quartet Northeast No. 1

LOCATION: East side of N. Black Cat Rd., ¼ mile
south of W. McMillan Rd., in the NW ¼
of Section 34, Township 4N., Range
1W.



I. PROJECT DESCRIPTION

Final plat consisting of 72 buildable lots & 11 common lots on 26.4 acres of land in the R-4 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Kody Daffer, Brighton Development – 2929 W. Navigator Rd., Meridian, ID 83642

B. Owner:

Brighton Development, Inc. – 2929 W. Navigator 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-2020-0017) in accord with the requirements listed in UDC 11-6B-3C.2.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Staff has reviewed the proposed plat and the number of buildable lots in Block 3 has decreased by one (1) and the common open space is substantially the

**PLAT OF
QUARTET NORTHEAST SUBDIVISION No. 1**
A PARCEL OF LAND SITUATED IN THE S1/2 OF THE NW1/4 OF SECTION 14, TOWNSHIP 4
NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADJ. COUNTY, IDAHO
2007

LEGEND

- EASEMENT
- UTILITY EASEMENT
- EASEMENT FOR WATER
- EASEMENT FOR SEWER
- EASEMENT FOR GAS
- EASEMENT FOR ELECTRICITY
- EASEMENT FOR TELEPHONE
- EASEMENT FOR CABLE
- EASEMENT FOR FLOOD CONTROL
- EASEMENT FOR HIGHWAY
- EASEMENT FOR AIRPORT
- EASEMENT FOR RAILROAD
- EASEMENT FOR PORT
- EASEMENT FOR CANAL
- EASEMENT FOR DRAINAGE
- EASEMENT FOR IRRIGATION
- EASEMENT FOR MINING
- EASEMENT FOR QUARRYING
- EASEMENT FOR LUMBERING
- EASEMENT FOR FISHING
- EASEMENT FOR HUNTING
- EASEMENT FOR RECREATION
- EASEMENT FOR PUBLIC USE
- EASEMENT FOR PRIVATE USE
- EASEMENT FOR COMMON USE
- EASEMENT FOR SEPARATE USE
- EASEMENT FOR JOINT USE
- EASEMENT FOR CONJUNCT USE
- EASEMENT FOR SEVERAL USE
- EASEMENT FOR ALL USE

TABLE OF LOT AREAS

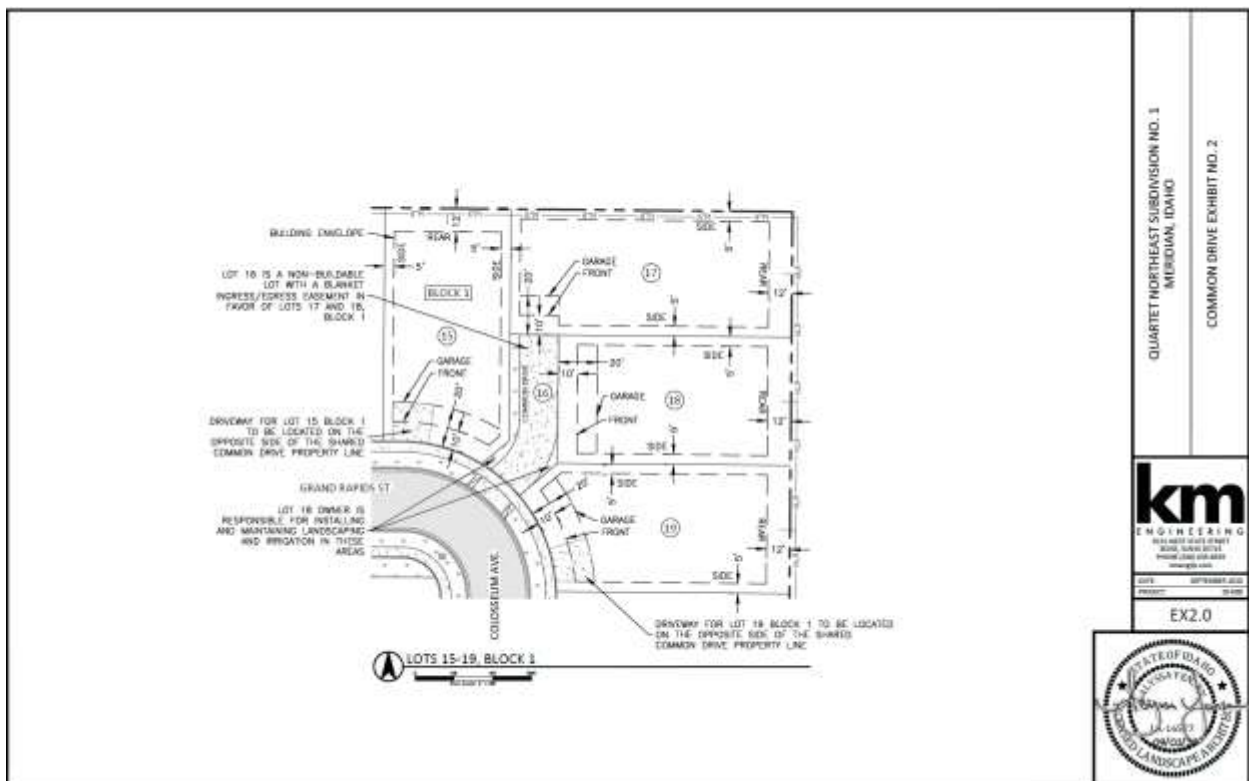
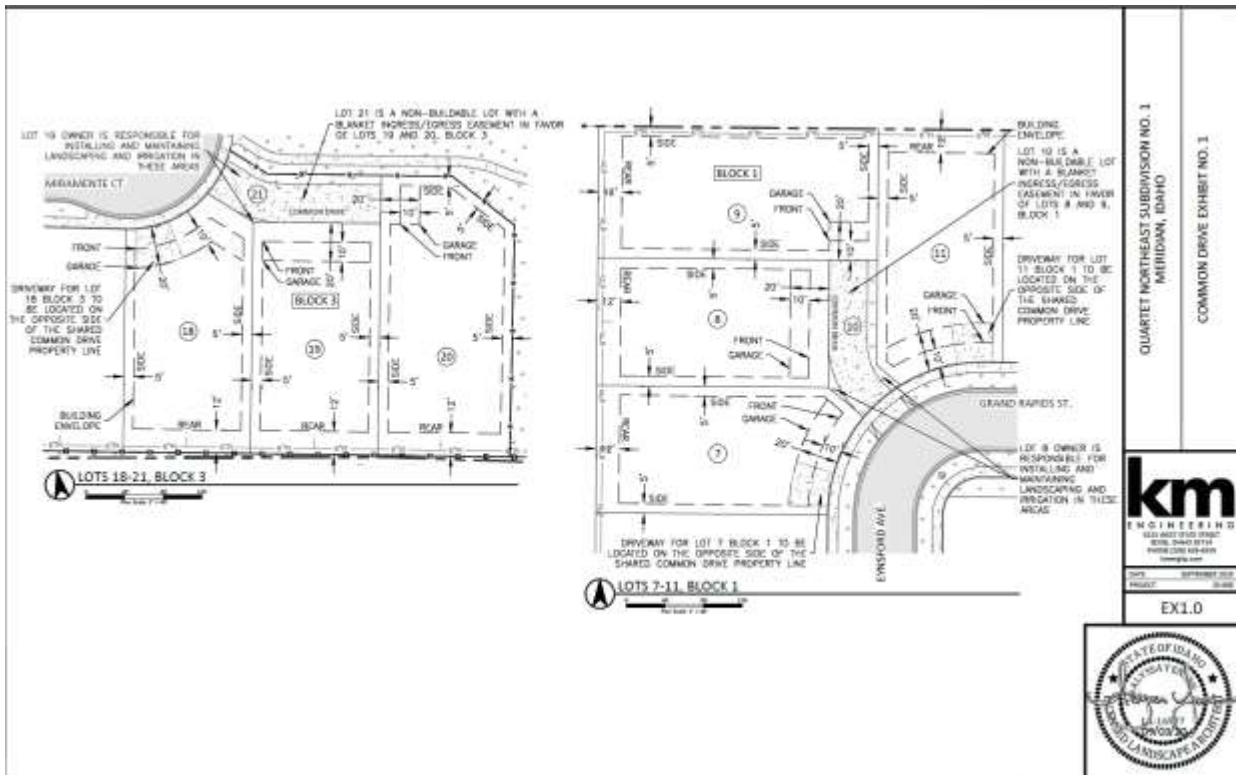
LOT	AREA (SQ. FT.)	AREA (AC.)
1	10,000	.23
2	10,000	.23
3	10,000	.23
4	10,000	.23
5	10,000	.23
6	10,000	.23
7	10,000	.23
8	10,000	.23
9	10,000	.23
10	10,000	.23
11	10,000	.23
12	10,000	.23
13	10,000	.23
14	10,000	.23
15	10,000	.23
16	10,000	.23
17	10,000	.23
18	10,000	.23
19	10,000	.23
20	10,000	.23
21	10,000	.23
22	10,000	.23
23	10,000	.23
24	10,000	.23
25	10,000	.23
26	10,000	.23
27	10,000	.23
28	10,000	.23
29	10,000	.23
30	10,000	.23
31	10,000	.23
32	10,000	.23
33	10,000	.23
34	10,000	.23
35	10,000	.23
36	10,000	.23
37	10,000	.23
38	10,000	.23
39	10,000	.23
40	10,000	.23
41	10,000	.23
42	10,000	.23
43	10,000	.23
44	10,000	.23
45	10,000	.23
46	10,000	.23
47	10,000	.23
48	10,000	.23





[illegible]

D. Common Driveway Exhibits



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2020-XXX) and preliminary plat (H-2020-0017) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Council's approval of the preliminary 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. The final plat prepared by KM Engineering, stamped by Aaron Ballard, dated: 9/10/2020, included in Section V.B shall be revised as follows:
 - a. Note #13: Include the recorded instrument number of the ACHD landscape license agreement.
 - b. Note #14: Include the recorded instrument number of the ACHD public right-of-way easement.
 - c. Note #18: Include N. Torbin Way.
 - d. Note #19: Exclude Lot 6, Block 3 from being servient to and containing the ACHD stormwater drainage system; *or*, graphically depict the easement location on the lot (it's not currently shown).
 - e. Include the recorded instrument number of the ACHD permanent easement on Sheet 3.
 - f. Depict a lot number on Lot 7, Block 3 on Sheet 1.

A copy of the revised plat shall be submitted for City Engineer signature.

5. The landscape plan prepared by KM Engineering, dated 09/3/2020, included in Section V.C, shall be revised as follows:
 - a. If any existing trees are proposed to be removed from the site, the Applicant shall schedule an inspection with the City Arborist, Matt Perkins, *prior* to removal of any such trees to determine mitigation requirements in accord with the standards listed in UDC 11-3B-10C.5. Mitigation information shall be included in the calculations table on the plan if applicable.
 - b. If the unimproved right-of-way is 10 feet or greater from the edge of pavement to edge of sidewalk or property line, the Developer is required to maintain a 10 foot compacted shoulder meeting the construction standards of ACHD and landscape the remainder with lawn or other vegetative ground cover as set forth in UDC 11-3B-7C.5. A license agreement for improvements within the right-of-way is required between the property owner and ACHD.
 - c. Depict the location of the swimming pool and children's play equipment on Lot 9, Block 4; include a detail of the play equipment.
6. Construction of the common driveways on Lots 10 and 16, Block 1, and Lot 21, Block 3 shall comply with the standards listed in UDC 11-6C-3D and with the exhibits in Section V.D.
7. Provide address signage at the entrance to the common driveways at the public street for homes accessed by common driveways for emergency wayfinding purposes; and sign the common driveways with "No Parking – Fire Lane" signs as set forth in IFC D103.6 Signs.

8. The existing home to be retained on Lot 2, Block 1 is required to disconnect from private systems and hook up to City water and sewer service within 60 days of such services becoming available as set forth in MCC 9-1-4 and 9-4-8 respectively. Existing wells may be used for irrigation purposes only.
9. The existing home to be retained on Lot 2, Block 1 is required to be assigned a new address with subdivision of the property.
10. The bridge across the Five Mile Creek and the gravel fire access road from Black Cat Rd. in the location where the collector street is proposed shall be constructed for emergency access for any development over 30 homes/lots as approved by the Fire Department.
11. The Five Mile Creek/Drain shall be protected during construction.
12. The rear and/or side of structures on lots that face N. Black Cat Rd. (i.e. Lots 6 and 7, Block 3), an arterial street, and N. Torbin Way (i.e. Lot 37, Block 3 and Lot 2, Block 4), a collector street 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.*
13. 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.
14. All fencing shall comply with the standards of UDC 11-3A-7C.
15. A 14-foot wide public pedestrian easement shall be submitted to the Planning Division for the 10-foot wide multi-use pathway along the Five Mile Creek, prior to signature on the final plat by the City Engineer.
16. The existing access via Black Cat Rd. for the home proposed to remain on Lot 2, Block 1, shall be removed.
17. All existing structures that don't comply with the setback standards listed in UDC 11-2A-6 shall be removed from the site prior to signature on the final plat by the City Engineer.
18. A Certificate of Zoning Compliance and Design Review application is required to be submitted and approved prior to submittal of any building permit applications for the swimming pool facility.
19. 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 street light plan submitted with the construction plans appear to meet city requirements based on a preliminary review.
2. A Floodplain Development Permit is required. A hydraulic study was completed for The Oaks Subdivision. Phase #1 of this development has no buildings in the floodplain. The permit is needed for site work.
3. Slope between sanitary sewer manhole SSMH #C-1/SSMH #A-4 and SSMH #E-1/SSMH #A-5 are too steep. Maximum allowable slope is 5%.
4. Angles between in and out sewer main piping at SSMH #E-1 needs to be 90 degrees minimum.

5. At the end of the 8-inch water main at W. Mirmonte Dr. and N. Torbin Way, the water model predicts “close to” 20 psi pressure at our minimum required fire flow of 1500 gpm. An on-site flow test must be conducted at that farthest hydrant near the eastern end of Phase 1 to verify flow prior to acceptance of the installed infrastructure. If the field flow test results in a lower pressure than 20 psi, there is a potential for the restriction of building for a few lots until the second connection is completed though Quartet SE.
6. From the preliminary investigation of groundwater elevation provided in the Preliminary Plat application, it appears that shallow groundwater may be a factor with the development of this subdivision. Additional monitoring and analysis shall be required to ensure that homes constructed within this development do not encounter groundwater within their crawl spaces. Updated data and recommendations from a geotechnical professional shall be required with the submittal of construction design drawings.
7. A portion of this project lies within the Meridian Floodplain Overlay District. Prior to any development occurring in the Overlay District, a floodplain permit application, including hydraulic and hydrologic analysis is required to be completed and submitted to the City and approved by the Floodplain Administrator per MCC 10-6.

General Conditions:

8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.
16. 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.
17. 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.
18. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
19. Developer shall coordinate mailbox locations with the Meridian Post Office.
20. All grading of the site shall be performed in conformance with MCC 11-1-4B.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.

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