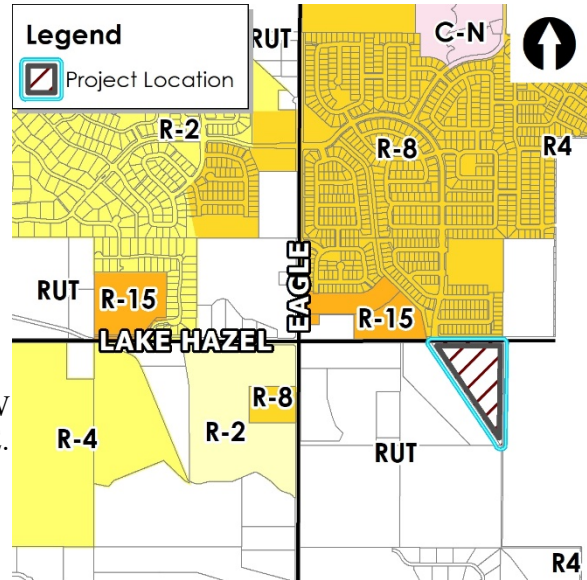


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 7/20/2021  
TO: Mayor & City Council  
FROM: Joseph Dodson, Associate Planner  
208-884-5533  
SUBJECT: FP-2021-0034  
Poiema Subdivision  
LOCATION: The site is generally located at 3727 E. Lake Hazel Road, in the NE ¼ of the NW ¼ of Section 4, Township 2N., Range 1E.



**I. PROJECT DESCRIPTION**

Request for Final Plat consisting of 48 single-family residential building lots, one (1) Church lot, and 8 common lots on 14.88 acres of land in the R-15 zoning district, by Civil Innovations, PLLC.

**II. APPLICANT INFORMATION**

- A. Applicant/Owner:  
Evans Development, LLC – 7761 W. Riverside Drive, Boise, ID 83705
- B. Representative:  
Ben Thomas, Civil Innovations, PLLC – 1043 E. Park Blvd., Ste.101, Boise, ID 83712

**III. STAFF ANALYSIS**

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat as required by UDC 11-6B-3C.2. This is the one and only phase of development of the Poiema Subdivision that received preliminary plat approval in 2020 (H-2020-0035). **The same number of buildable lots, the same amount of open space, and the same amenity is proposed as were approved in the preliminary plat.** Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

Note: The Applicant Representative, Civil Innovations, revised the proposed stormwater drainage system to be an underground seepage bed instead of a retention pond. This change was made because the stormwater facilities are proposed within the large shared open space lot (Lot 3, Block 2) and cannot count towards the required open space if the drainage system is a retention pond of any kind.

Should ACHD not approve of the proposed seepage bed design, the Applicant may have to revise the plat or request a Development Agreement Modification.

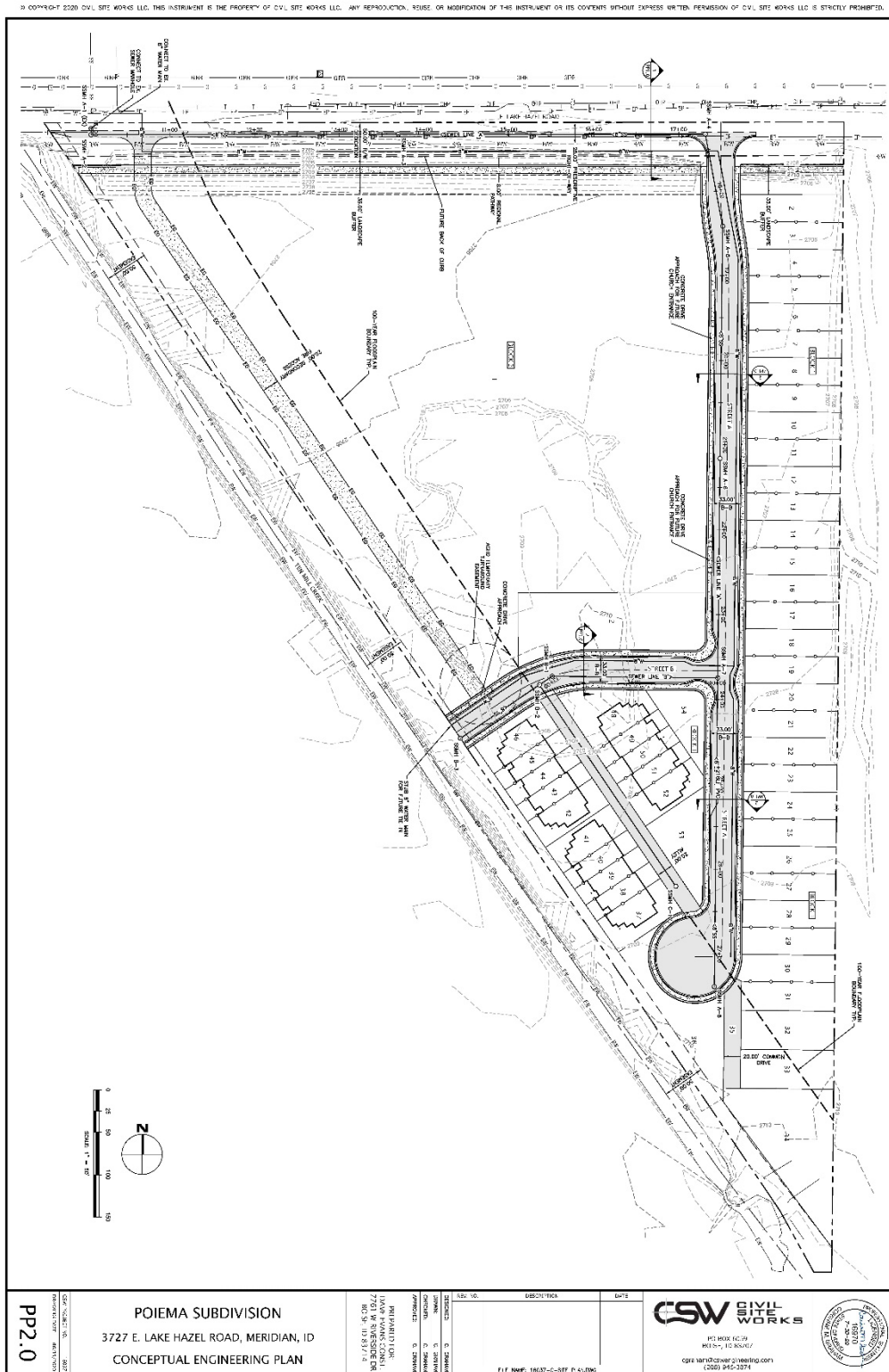
#### **IV. DECISION**

##### **A. Staff:**

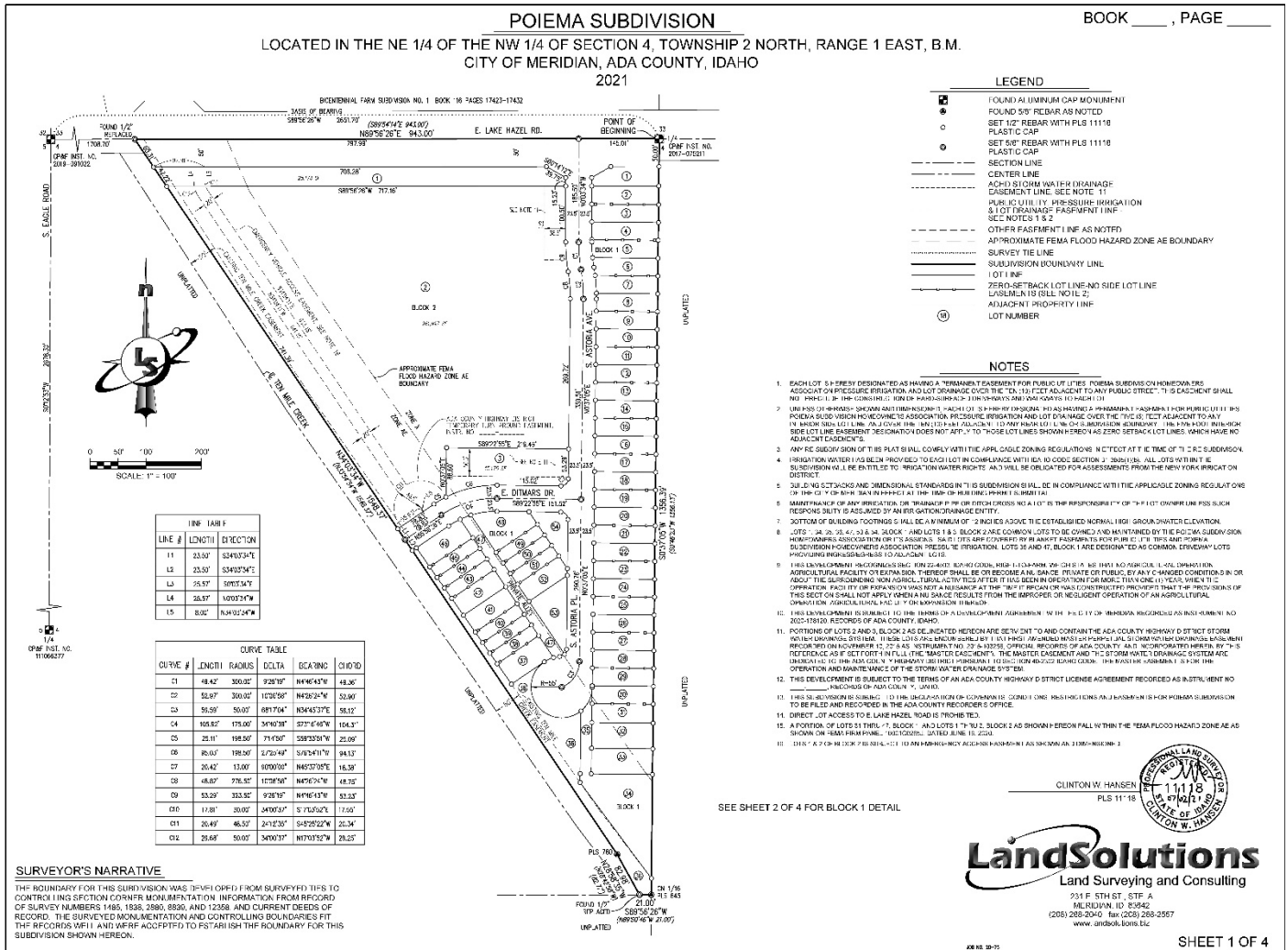
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

# V. EXHIBITS

## A. Preliminary Plat (date: 7/30/2020)



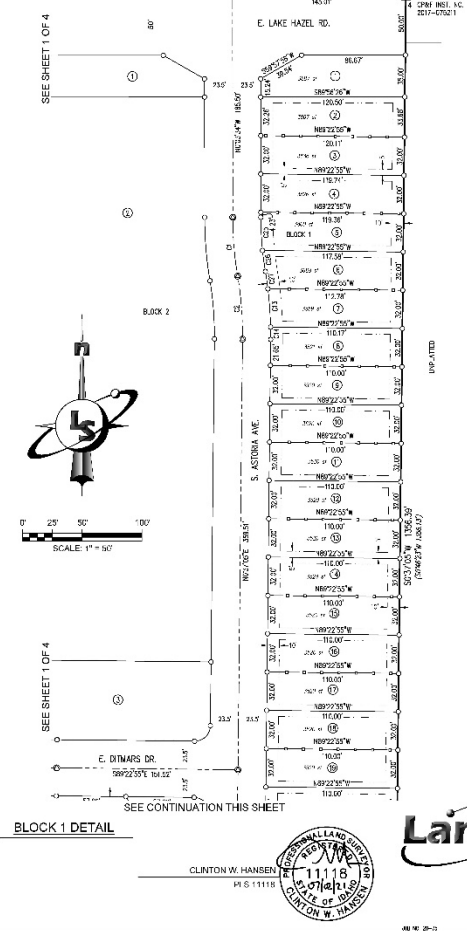
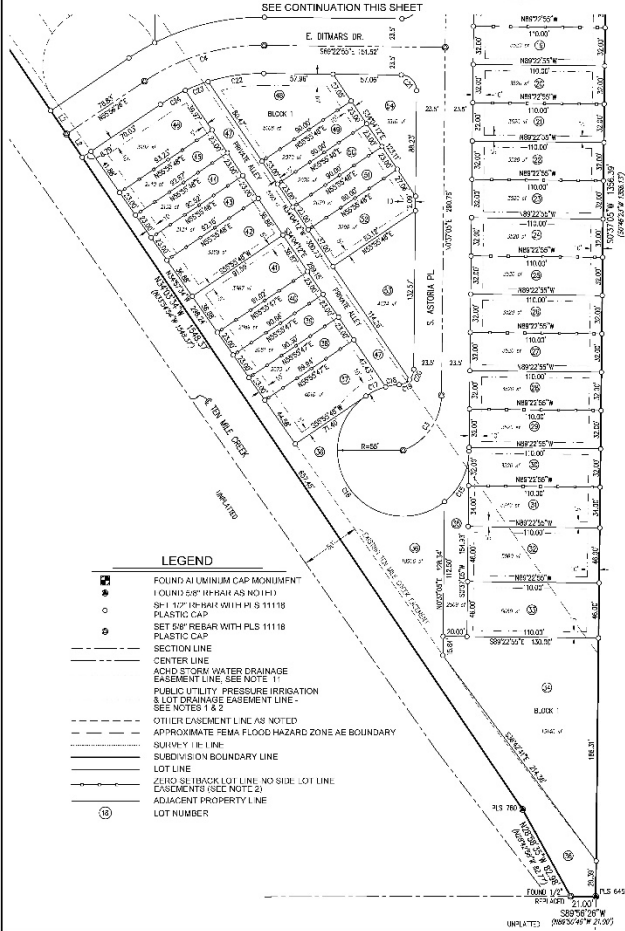
B. Final Plat (date: 7/2/2021)



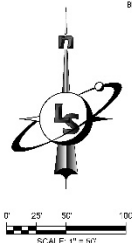
**POIEMA SUBDIVISION**

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST, B.M.  
CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2021

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



- LEGEND**
- FOUND ALUMINUM CAP MONUMENT
  - FOUND 5/8" IR-BAR AS NO. 1118
  - 3/4" 1.57" IR-BAR WITH PLS 11118
  - PLASTIC CAP
  - SET 5/8" REBAR WITH PLS 11118
  - PLASTIC CAP
  - SECTION LINE
  - CENTER LINE
  - 40" CHD 8" DIA WATER DRAINAGE EASEMENT LINE, SEE NOTE 1
  - PUBLIC UTILITY PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
  - OTHER EASEMENT LINES AS NOTED
  - APPROXIMATE FEMA FLOOD HAZARD ZONE AE BOUNDARY
  - SURVEY 1/4 SECTION BOUNDARY LINE
  - LOT LINE
  - ZERO SET BACK LOT LINE, NO SIDE LOT LINE
  - EASEMENTS (SEE NOTE 2)
  - ADJACENT PROPERTY LINE
  - ⑩ LOT NUMBER



INF TARI F

LINE #	LENGTH	DIRECTION
1	23.50'	S34°35'41"
2	23.50'	S40°33'41"
3	35.57'	S0°53'34"
4	25.57'	N0°53'34"
5	8.00'	S31°03'34"

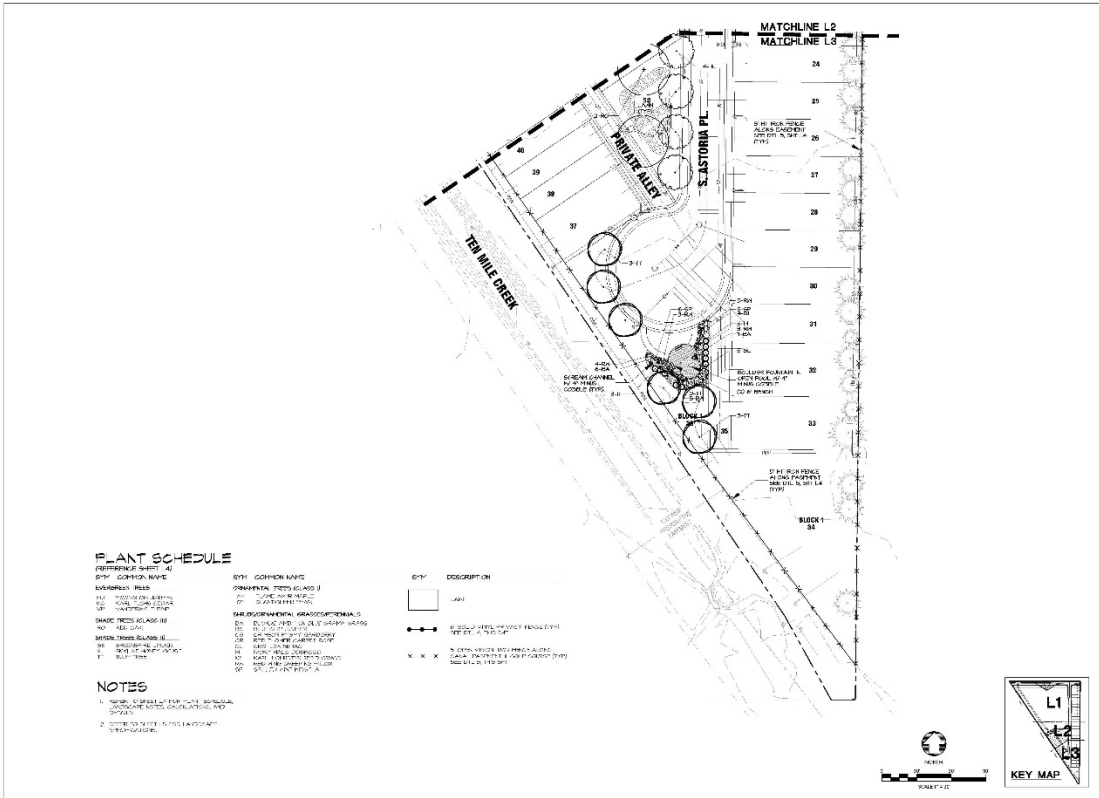
CLIFF TARI F

CURVE #	LEN H	RADIUS	DELTA	BEARING	CHORD
C1	48.42'	325.00'	9.2819°	N4°45'24"	48.38'
C2	52.87'	325.00'	10°04'58"	N4°45'24"	52.80'
C3	58.58'	52.00'	87.704°	N4°45'24"	26.12'
C4	115.96'	115.96'	54°03'20"	S37°14'14"	116.31'
C5	124.17'	198.35'	71°42'	S85°15'51"	20.33'
C6	65.33'	188.58'	72°25'45"	S25°41'19"	64.13'
C7	28.14'	13.25'	90°00'00"	N43°17'52"	18.28'
C8	48.87'	276.50'	8°05'58"	N3°38'24"	48.75'
C9	53.28'	322.50'	8°38'18"	N4°45'24"	53.22'
C10	17.87'	32.00'	54°00'31"	S7°03'52"	17.55'
C11	28.14'	48.50'	24°2'30"	S49°32'24"	23.24'
C12	28.68'	52.00'	54°00'31"	N7°32'52"	28.25'
C13	32.32'	322.50'	5°41'23"	N4°45'24"	32.11'
C14	16.33'	322.50'	15°00'	N0°17'52"	16.35'
C15	48.18'	52.00'	52°28'41"	N25°12'21"	45.80'
C16	177.68'	52.00'	194°28'18"	S3°40'03"	169.62'
C17	18.18'	52.00'	185°28'	S68°13'51"	18.02'
C18	11.44'	52.00'	1°55'00"	S80°28'35"	1.42'
C19	5.98'	13.25'	1°33'45"	N43°17'52"	5.72'
C20	9.57'	13.25'	41°57'14"	N4°45'24"	9.29'
C21	20.17'	13.25'	90°00'00"	N4°45'24"	18.28'
C22	47.31'	113.00'	17°51'15"	S81°41'29"	47.02'
C23	20.51'	191.60'	7°49'23"	S68°52'32"	20.57'
C24	23.95'	113.50'	17°02'25"	S80°09'00"	23.62'
C25	27.89'	278.60'	5°45'27"	N49°33'51"	27.82'
C26	13.72'	235.50'	2°40'17"	N0°34'48"	13.71'
C27	14.84'	322.50'	7°33'38"	N43°17'52"	14.84'



**LandSolutions**  
Land Surveying and Consulting  
231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2200 Fax (208) 288-2557  
www.landsolutions.biz



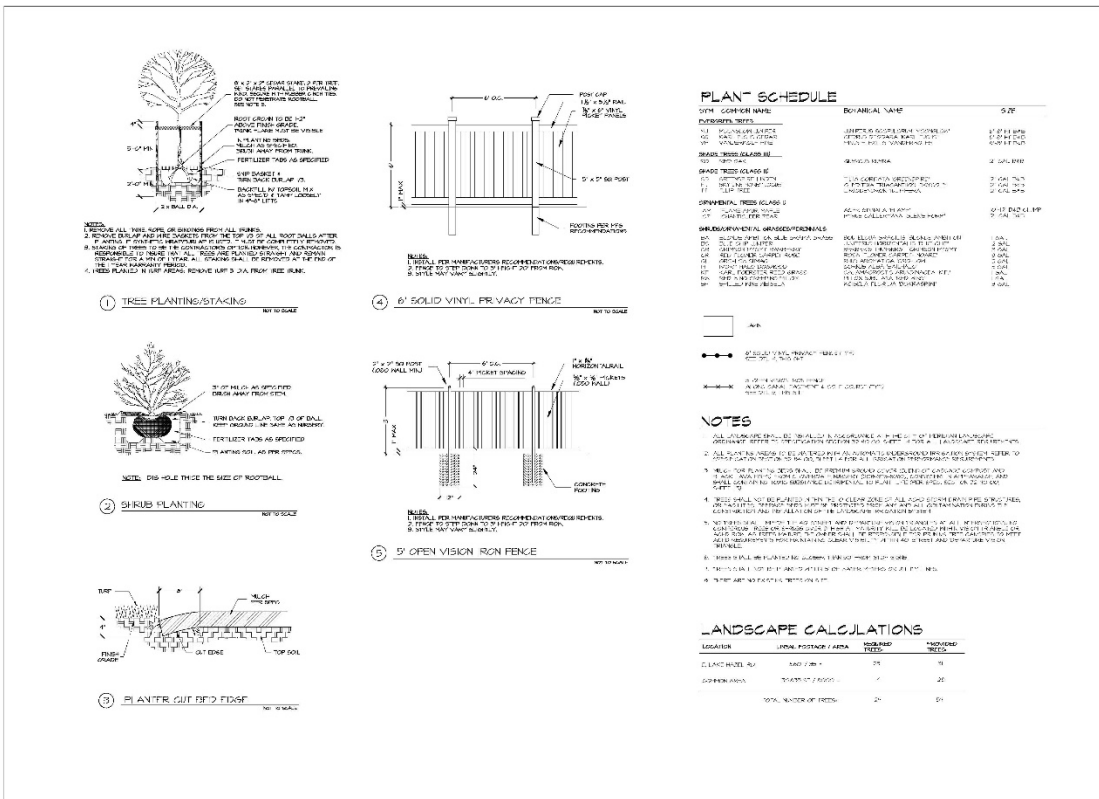


**JENSE BELTS**
  
 800 N. 3rd St. #110
   
 BEND, OR 97701
   
 www.jensbelts.com

**POEMA SUBDIVISION**
  
**MERIDIAN, ID**
  
**FINAL PLAT LANDSCAPE PLAN**

Sheet Number: 23-2
   
**LANDSCAPE PLAN**
  
 Sheet Title

Sheet Number:
   
**L3**
  
 4 of 5 Sheets



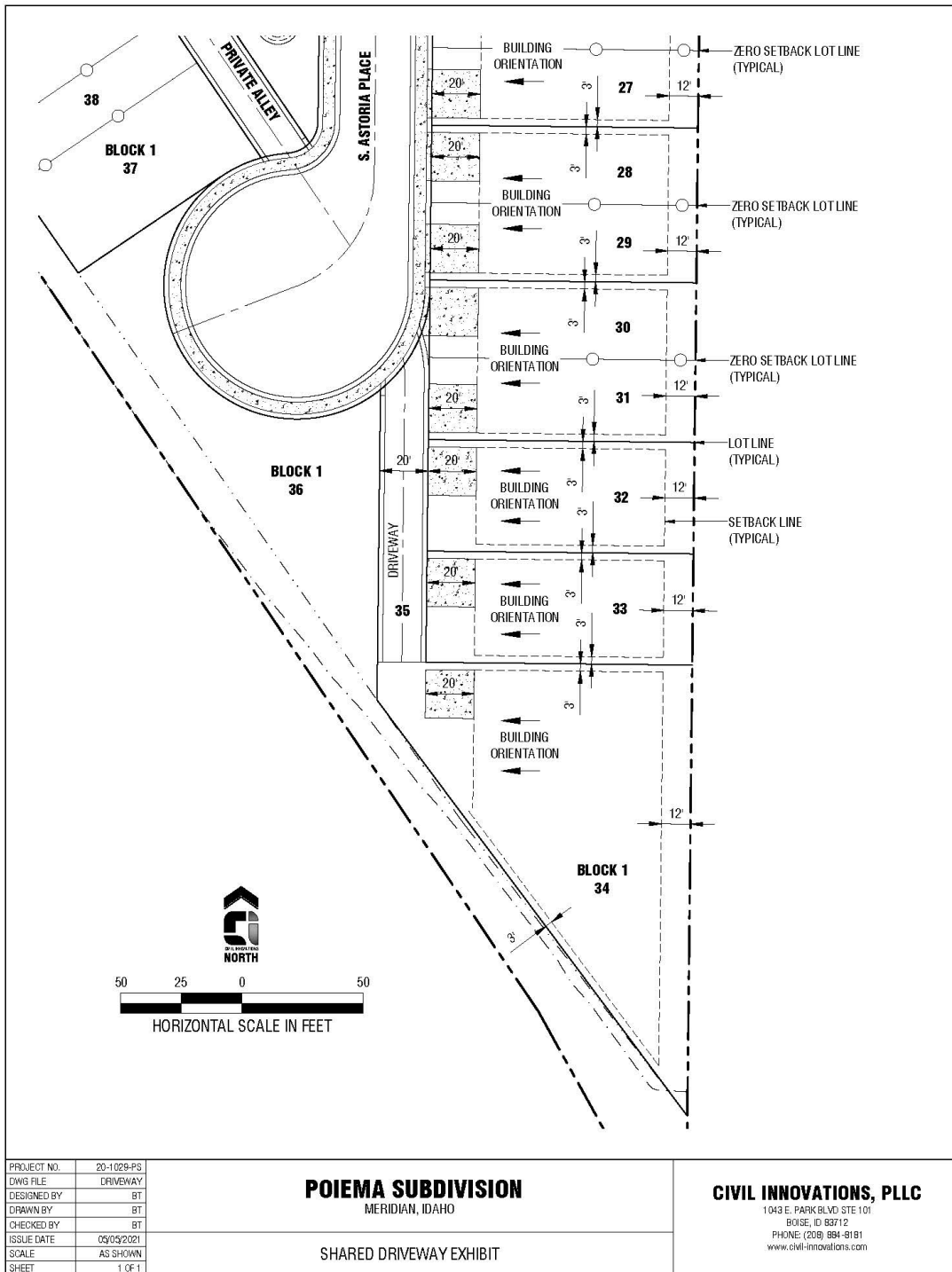
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Sheet Number: 23-2
   
**LANDSCAPE PLAN**
  
 Sheet Title

Sheet Number:
   
**L4**
  
 4 of 5 Sheets

D. Common Drive Exhibit





## 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-2020-0035, DA Inst. #[2020-138120](#)).
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the preliminary plat approval (August 25, 2022), in accord with UDC 11-6B-7 in order for the preliminary plat to remain valid or a time extension may be requested.
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 shown in Section V.B prepared by Land Solutions, stamped on 07/02/21 by Clinton W. Hansen, is approved with the following revisions:
  - a. Note #8: Correct the referenced common lots (remove Lot 34, Block 1 as a common lot per the final plat and construction drawings).
  - b. Note #12: Include recorded instrument number.
  - c. Note #16: Include recorded instrument number following easement documentation.
5. The landscape plan shown in Section V.C prepared by Jensen Belts Associates, dated 06/07/21, is approved as submitted.
6. Per the preliminary plat approval, future homes along the proposed S. Astoria Avenue shall provide variation in building setbacks to provide for an attractive streetscape. A master plan depicting varying building setbacks shall be submitted with the required design review applications
7. Prior to the issuance of any building permit, the property shall be subdivided in accordance with the UDC.
8. 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.
9. The Applicant shall construct a temporary turnaround with a minimum turning radius of 45 feet at the end of the proposed western stub street (E. Ditmars Drive) in alignment with ACHD policies. The turnaround is required until such time that the stub street connects to future streets in the development to the west.
10. 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 sewer in private alleys must have a 20-foot private easement centered on the main. Easements cannot have any encroachments including but not limited to buildings, trees, bushes, drainage facilities, etc.
2. The water line at the western boundary of the subdivision must be looped through the property North to Lake Hazel Road.
3. The water line tee at Astoria Ave and Lake Hazel Road, going east, should be 8-inch diameter instead of 12-inch.
4. A future streetlight agreement is required for streetlights on Lake Hazel Road pursuant to Section 6 of the Meridian Design Standards. This section of Lake Hazel is scheduled to be widened by ACHD and current streetlights do not meet requirements for the ultimate build out. The agreement and funds shall be executed and paid prior to occupancy of any buildings.
5. A Floodplain Development Permit (FPDP) is required. The property is within an "A" approximate FEMA flood zone. The detailed flood study that has been submitted indicates much larger flood risk and requires a culvert of Lake Hazel to be replaced and LOMR completed. Optimized grading in phase 1 may mitigate some floodplain development requirements.

**General Conditions:**

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 6-7 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-foot wide for a single utility, or 30-foot 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.