

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: 7/25/2023
ORDER APPROVAL DATE: 8/8/2023

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 50 RESIDENTIAL)
BUILDING LOTS AND EIGHT (8))
COMMON LOTS ON 7.1-ACRES OF)
LAND IN THE R-8 ZONING)
DISTRICT FOR SAGARRA)
SUBDIVISION NO. 1)
)
BY: SAGARRA PHASE 1, LLC)
APPLICANT)
)
)

CASE NO. FP-2023-0008

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on July 25, 2023 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT OF SAGARRA SUBDIVISION A PARCEL OF LAND BEING LOTS 2 & 3, BLOCK 2 TOGETHER WITH A PORTION OF RIGHT OF WAY IDENTIFIED AS N. BERGMAN AVENUE , OF LINDER VILLAGE SUBDIVISION LOCATED IN THE NW ¼ OF SECTION 25, TOWNSHIP 3

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR SAGARRA SUBDIVISION NO. 1 FP-2023-0008

NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY IDAHO 2023,
HANDWRITTEN DATE: 6/9/2023, by ERIC HOWARD, PLS, SHEET 1 OF 9,”
is conditionally approved subject to those conditions of Staff as set forth in the
staff report to the Mayor and City Council from the Planning and Development
Services divisions of the Community Development Department dated July 25,
2023, a true and correct copy of which is attached hereto marked “Exhibit A” and
by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the
City Clerk and the City Engineer verifying that the plat meets the City’s
requirements shall be signed only at such time as:
 - 2.1 The plat dimensions are approved by the City Engineer; and
 - 2.2 The City Engineer has verified that all off-site improvements are
completed and/or the appropriate letter of credit or cash surety has been
issued guaranteeing the completion of off-site and required on-site
improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may
request a regulatory taking analysis. Such request must be in writing, and must be filed with the
City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at
issue. A request for a regulatory takings analysis will toll the time period within which a Petition
for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code § 67-52.

By action of the City Council at its regular meeting held on the _____ day of _____, 2023.

By:

Robert Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By: _____ Dated: _____

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



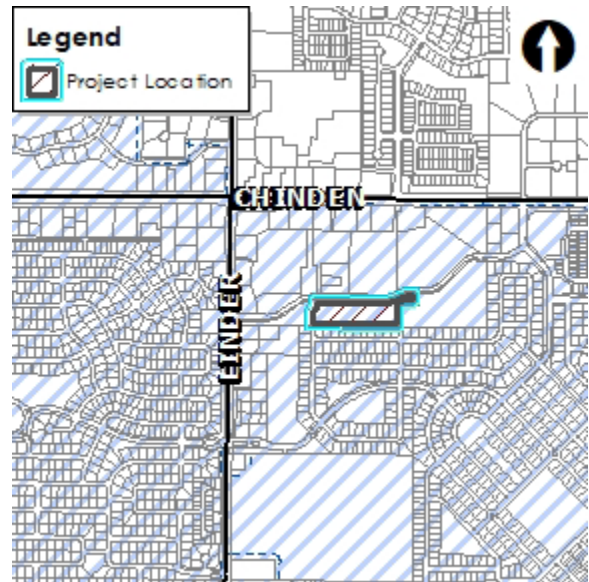
HEARING DATE: 7/25/2023

TO: Mayor & City Council

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

SUBJECT: Sagarra Subdivision No. 1 - FP
[FP-2023-0008; A-2023-0102](#)

LOCATION: Generally located at the southwest corner of N. Bergman Ave. and W. Orchard Park Dr., in the NW 1/4 of Section 25, T.4N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 50 buildable lots and 8 common lots on 7.1-acres of land in the R-8 zoning district. The Applicant also requests approval of private streets within the development (i.e. W. Director Ln.) for access to the proposed single-family attached, townhome and condo units.

II. APPLICANT INFORMATION

A. Applicant:

Michael Slavin, Sagarra Phase 1, LLC – 404 S. 8th St., #300A1, Boise, ID 83702

B. Owner

Lynx Investments, L.P. – 198 N. Al Fresco Pl., Boise, ID 83712

C. Applicant Representative:

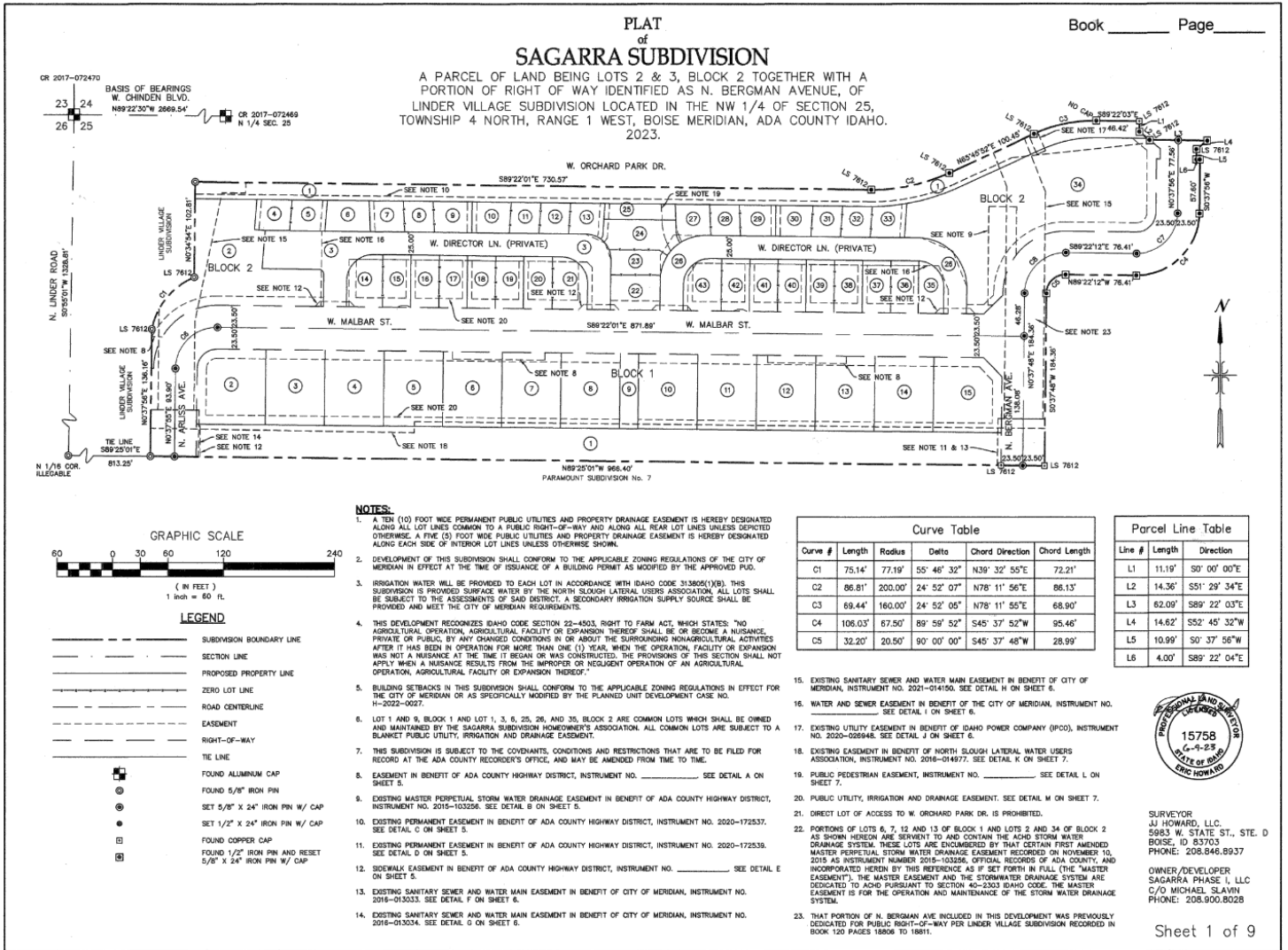
Ross Erickson, Erickson Civil, Inc. – 6213 N. Cloverdale Rd., Ste. 125, Boise, ID 83713

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2022-0027](#)) as required by UDC 11-6B-3C.2. The submitted final plat is for the same number of building lots and common area as approved with the preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

Staff has reviewed the application for private streets within the development as shown on the final plat. The streets are proposed to be located in common lots in the subdivision and will connect to a local street; the point of connection of the private street to the public street is subject to approval by

B. Final Plat (date: 6/9/2023)



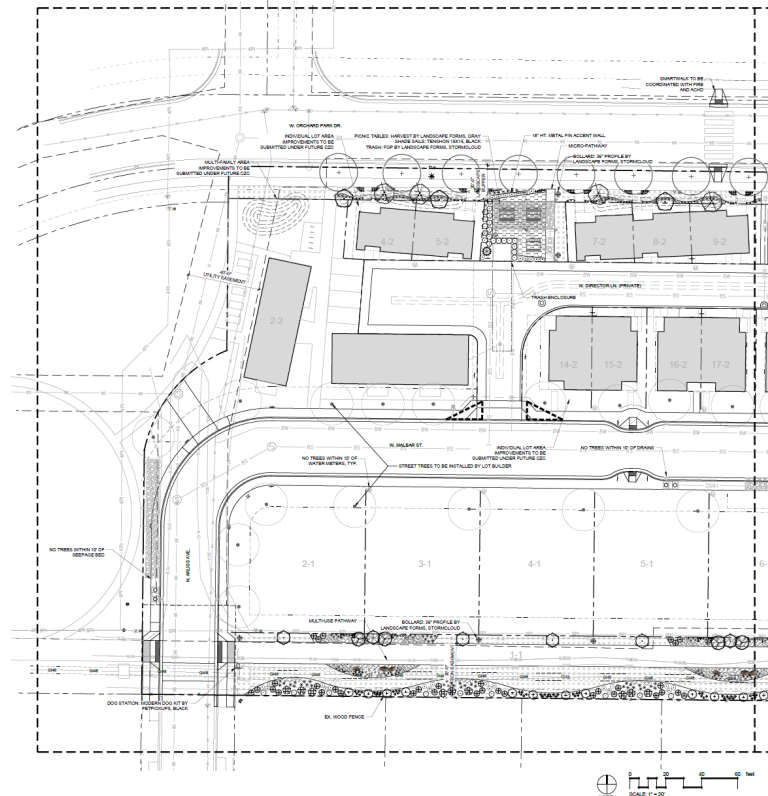
C. Landscape Plan (date: 6/27/23)

LANDSCAPE NOTES:

- 1.1. REGULATIONS & STANDARDS
 - 1.1.1. All construction shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 1.1.2. The City of Meridian has adopted the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
2. EXISTING CONDITIONS
 - 2.1. All utilities shall be located prior to construction and protected. Any changes to existing utilities or easements shall be approved by the City of Meridian.
 - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - 2.3. See Engineer's plan for information about existing features.
 - 2.3.1. Refer to the plan for all existing and proposed easements and utilities. Utilities shall be located prior to construction and protected.
3. GRADING & SITE PREPARATION
 - 3.1. Prepare final grades for grading and retaining walls. Retaining walls shall be designed by a registered professional engineer and shall be constructed in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 3.2. All grading shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 3.3. Provide grade to be smooth transition to allow for water to be a natural flowing grade.
 - 3.4. Final grade shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 3.5. All grading shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
4. SOIL
 - 4.1. Lawn areas shall receive 12" depth of screened topsoil.
 - 4.2. All plant beds shall receive 12" depth of screened topsoil.
 - 4.3. Areas of existing topsoil that has been excavated or disturbed shall be replaced with 12" depth of screened topsoil.
 - 4.3.1. Topsoil is to be in place, tested every four feet and free of all stones, rocks, roots, weeds, and debris, and free of all foreign materials.
 - 4.3.2. Topsoil is to be in place, tested every four feet and free of all stones, rocks, roots, weeds, and debris, and free of all foreign materials.
 - 4.3.3. Topsoil is to be in place, tested every four feet and free of all stones, rocks, roots, weeds, and debris, and free of all foreign materials.
 - 4.3.4. For all topsoil that does not meet these minimum standards, the contractor is responsible for providing screened topsoil as required.
 - 4.4. If topsoil is to be used, it must be tested every four feet and free of all stones, rocks, roots, weeds, and debris, and free of all foreign materials.
 - 4.5. If topsoil is to be used, it must be tested every four feet and free of all stones, rocks, roots, weeds, and debris, and free of all foreign materials.
5. PLANTINGS
 - 5.1. All plantings shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 5.2. All plantings shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 5.3. All plantings shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 5.4. All plantings shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 5.5. All plantings shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 5.6. All plantings shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 5.7. All plantings shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 5.8. All plantings shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 5.9. All plantings shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 5.10. All plantings shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
6. IRRIGATION
 - 6.1. All irrigation shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 6.2. All irrigation shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
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 - 6.9. All irrigation shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 6.10. All irrigation shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
7. PLANTS
 - 7.1. All plants shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 7.2. All plants shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
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 - 7.9. All plants shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
 - 7.10. All plants shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC) as adopted by the City of Meridian, Idaho.
- 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 1/2" key. Coordinate with project manager and general contractor on exact location.
- 8.4.1. Controller to have 240VAC line switch in rain shut off device that does not need after program.
- 8.5. All outdoor control valves including master control valve to have flow control device.
- 8.6. Irrigation system piping to be minimum 1/2" PEX or approved equivalent. Schedule 40 pipe to be used for all piping within all areas to be contained in separate enclosures 1" x 12" x 12" or larger.
- 8.7. All pipe elbows 1" and larger to be galvanized, with approved pipe hangers at all 45, 90, 135, 225, 315, 450, 600, 720, 900, 1080, 1200, 1440, 1680, 1920, 2160, 2400, 2700, 3000, 3240, 3600, 4000, 4320, 4800, 5040, 5400, 5760, 6000, 6480, 6960, 7200, 7560, 7920, 8400, 8640, 9000, 9360, 9720, 10080, 10440, 10800, 11160, 11520, 11880, 12240, 12600, 12960, 13320, 13680, 14040, 14400, 14760, 15120, 15480, 15840, 16200, 16560, 16920, 17280, 17640, 18000, 18360, 18720, 19080, 19440, 19800, 20160, 20520, 20880, 21240, 21600, 21960, 22320, 22680, 23040, 23400, 23760, 24120, 24480, 24840, 25200, 25560, 25920, 26280, 26640, 27000, 27360, 27720, 28080, 28440, 28800, 29160, 29520, 29880, 30240, 30600, 30960, 31320, 31680, 32040, 32400, 32760, 33120, 33480, 33840, 34200, 34560, 34920, 35280, 35640, 36000, 36360, 36720, 37080, 37440, 37800, 38160, 38520, 38880, 39240, 39600, 39960, 40320, 40680, 41040, 41400, 41760, 42120, 42480, 42840, 43200, 43560, 43920, 44280, 44640, 45000, 45360, 45720, 46080, 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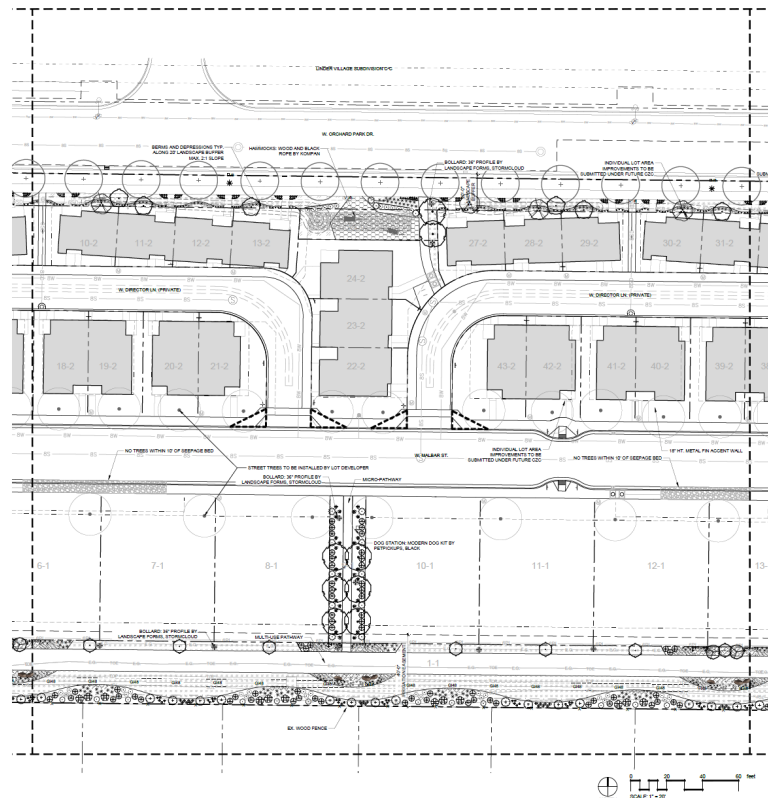
LANDSCAPE MATERIALS LEGEND:

	100' LARGE - TALL TURFGRASS REMOVE OR IMPROVED OTHER		REFUGIA HABITAT / RED TURFGRASS		DISPERSED GRASSES
	EXISTING TREES TO REMAIN IN PLACE		TREES TO BE INSTALLED BY NEXT DEVELOPMENT		

[illegible]

LANDSCAPE MATERIALS LEGEND:

	800 LAMM - TALL TURF-TYPE PAVEMENT OR INTERLOCKED STONE		PEDESTAL (CURB) / KICK-OUT		DECOMPOSED GRANITE
	EXISTING TREES TO REMAIN IN PLACE		TREES TO BE REPLANTED BY LOT DEVELOPER		





STACK ROCK GROUP
LANDSCAPE ARCHITECTS
& MASTER PLANNERS

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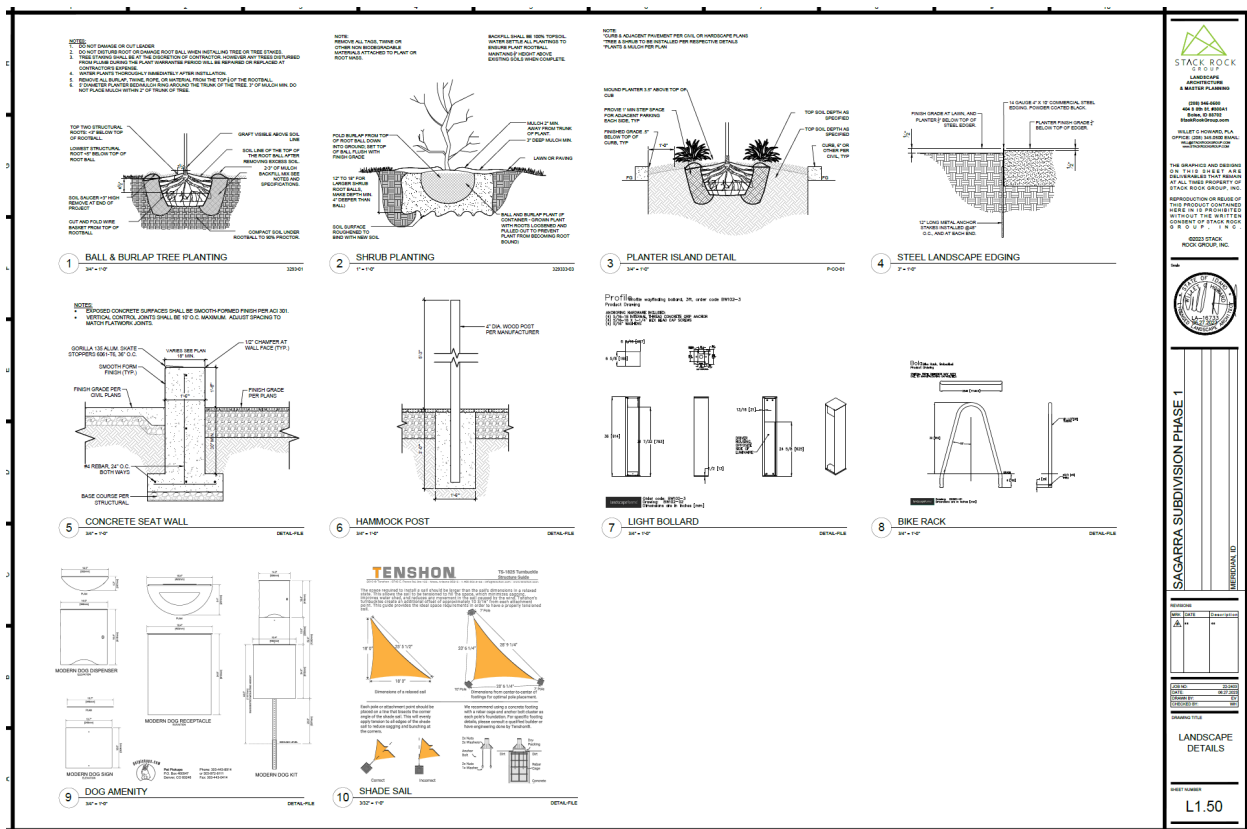
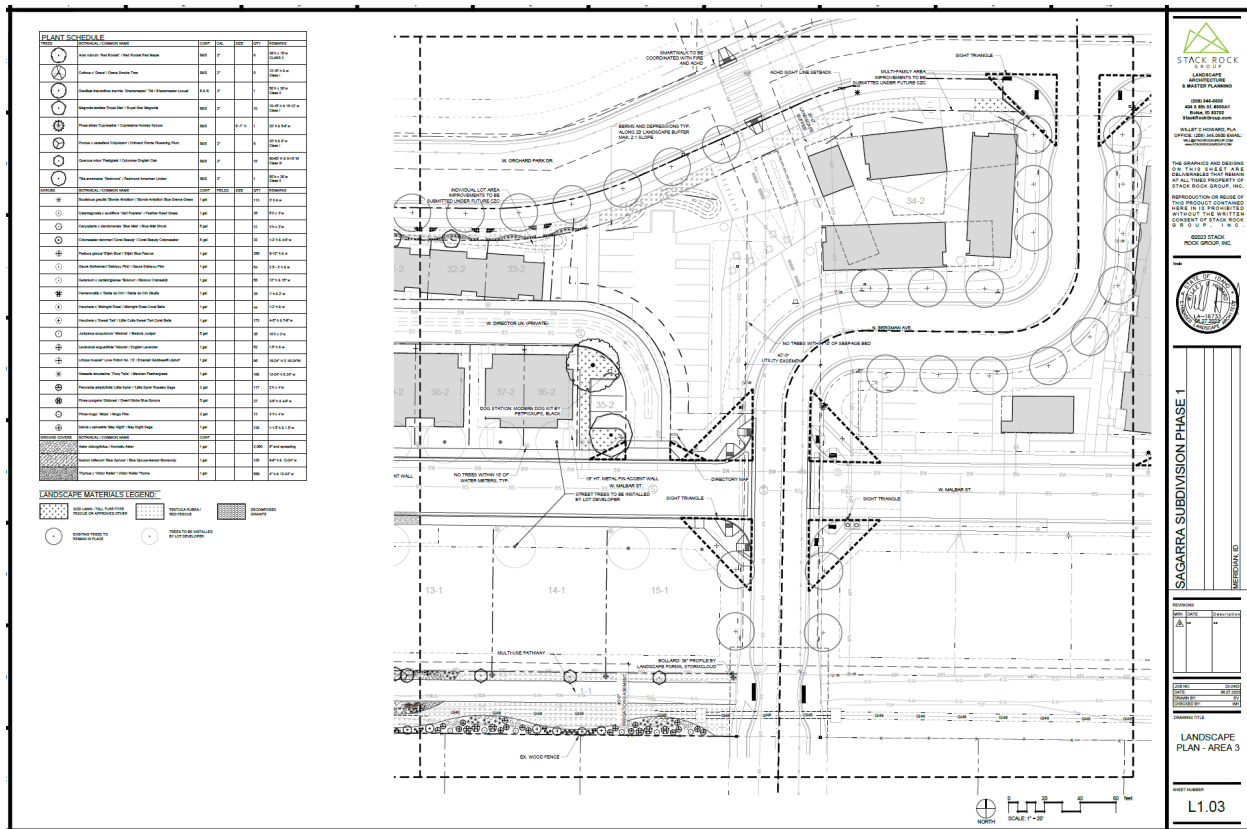


MASSACHUSETTS

SAGARRA SUBDIVISION PHASE 1

LANDSCAPE PLAN - AREA 2

L1.02



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-2017-0088 DA Inst. #[2019-028376](#); H-2021-0034 amended DA Inst. #[2021-102392](#); [H-2022-0027](#).
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council's approval of the preliminary plat, 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 JJ Howard, LLC, stamped on 06/9/23 by Eric Howard, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #8: Include the recorded instrument number ACHD easement. Also include the number on Detail A on Sheet 5.
 - b. Note #12: Include the recorded instrument number of ACHD sidewalk easement.
 - c. Note #16: Include the recorded instrument number of the City water and sewer easement. Also include the number on Detail I on Sheet 6.
 - d. Note #19: Include the recorded instrument number of the public pedestrian easement. Also include the number on Detail L on Sheet 7.
 - e. Depict traffic calming measures to slow traffic on Bergman Ave. and W. Bacall St. as allowed by ACHD and the Fire Dept. in accord with the development agreement.
5. The landscape plan shown in Section V.C, prepared by Stack Rock, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Depict a minimum 5-foot wide landscape strip on each side of the pathway on Lots 24 and 25, Block 2 with landscaping as set forth in UDC [11-3B-12C](#). *Shrubs should be included along with trees and lawn or other vegetative groundcover.*
 - b. Provide two (2) additional trees within the parkway along N. Arliss Ave. (west) outside of the seepage bed in accord with UDC [11-3B-7C.3](#); trees may be clustered.
 - c. All required landscape areas shall be at least seventy (70) percent covered with vegetation at maturity, with mulch used under and around the plants per UDC [11-3B-5N](#), or alternatively, meet the standards for Water Conserving Design in UDC 11-3B-5O.
6. Future development shall comply with the minimum dimensional standards for the R-8 zoning district listed in UDC [Table 11-2A-6](#) *except* as approved with the Planned Unit Development (see table in Section VII.E of the [Findings](#) for reduced standards approved with the PUD).
7. The private streets are tentatively approved subject to completion of the tasks listed in UDC [11-3F-3](#) within one year. Documentation of such shall be submitted to the Planning Division in order to receive final approval.

8. The private streets within the development shall be 26-feet wide and constructed in accord with the standards listed in UDC [11-3F-4B.2](#). Gates or other obstacles restricting access are not approved.
9. Submit documentation from ACHD that they have approved the the point of connection of the private streets to the public streets as required by UDC [11-3F-4A.2](#) with submittal of the final plat for City Engineer signature.
10. “No Parking” signs shall be depicted on the construction drawings and erected on the public streets where the “s” or 90-degree curves are located (i.e. N. Bergman Ave., N. Arctic Fox Way & N. Arliss Ave.) as well as on Director St.; coordinate with ACHD on the location of the signs.
11. “No Parking Fire Lane” signs shall be depicted on the construction drawings and erected on both sides of the private streets within the development per requirement of the Fire Dept. and UDC [11-3F-4B.2d](#).
12. The Applicant shall continue working with abutting neighbors on repairing the existing fencing that was damaged during tiling of the North Slough.
13. 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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=302068&dbid=0&repo=MeridianCity>

C. SETTLER’S IRRIGATION DISTRICT (SID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=301693&dbid=0&repo=MeridianCity>

D. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=301384&dbid=0&repo=MeridianCity>

VII. FINDINGS

In order to approve the application, the Director shall find the following:

- A. The design of the private street meets the requirements of this Article;

The Director finds the design of the private streets meet the requirements of this Article as required.

- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and

The Director finds granting approval of the private street should not cause damage, hazard, or nuisance or other detriment to persons, property, or uses in the vicinity.

- C. The use and location of the private street shall not conflict with the Comprehensive Plan and/or the Regional Transportation Plan.

The Director finds the use and location of the private streets should not conflict with the Comprehensive Plan and/or the Regional Transportation Plan.

- D. The proposed residential development (if applicable) is a new or gated development.
This finding is not applicable.