

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



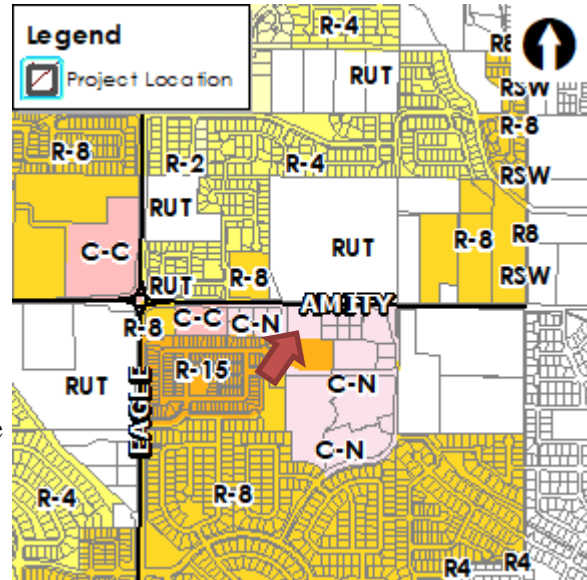
HEARING DATE: 11/23/2021

TO: Mayor & City Council

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

SUBJECT: FP-2021-0055  
Hill's Century Farm Commercial No. 2

LOCATION: South side of E. Amity Rd.,  
approximately a 1/4 mile east of S. Eagle  
Rd. in the NW 1/4 of Section 33,  
Township 3N., Range 1E.



**I. PROJECT DESCRIPTION**

Final plat consisting of 4 commercial building lots on 2.79 acres of land in the C-N zoning district.

**II. APPLICANT INFORMATION**

A. Applicant:

Josh Beach, Brighton Development, Inc. – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

B. Owner:

DWT Investments, LLC – 2929 W. Navigator Dr., Ste. 400, 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-2016-0092) in accord with the requirements listed in UDC 11-6B-3C.2.

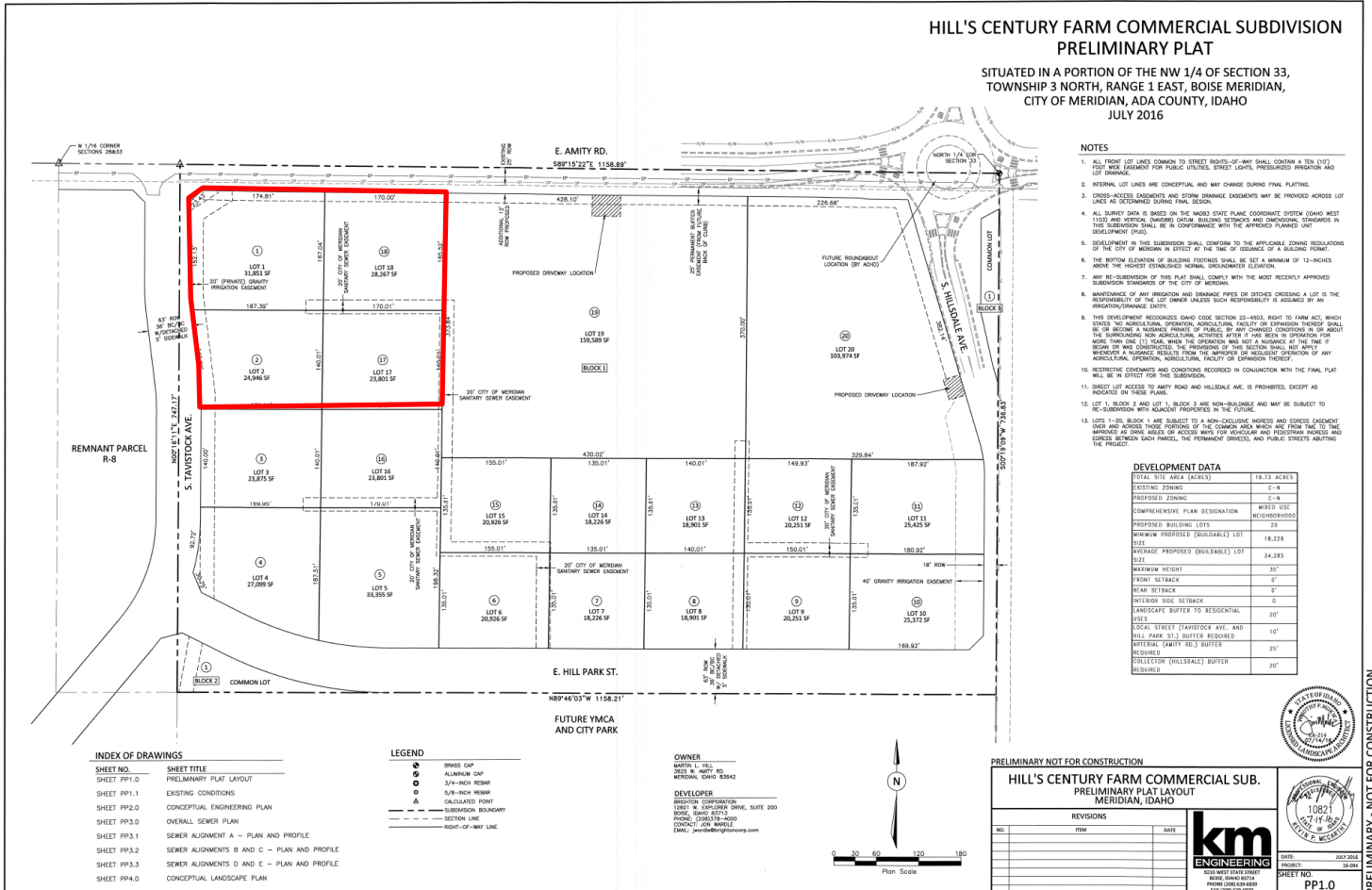
In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase. Staff has reviewed the proposed plat and the number of buildable lots in this phase are the same as depicted on the approved preliminary plat; therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

# IV. DECISION

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

# V. EXHIBITS

A. Preliminary Plat (dated: 7/14/2016)



- NOTES**
1. ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A TEN (10') FOOT RIGHT OF WAY FOR PUBLIC UTILITY STREET LIGHTS, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
  2. INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
  3. CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
  4. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (DMS WEST 110D AND VERTICAL (ENGAGE) OCEAN BUILDING SYSTEMS) AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT (PUD).
  5. DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
  6. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
  7. ANY RE-DEVELOPMENT OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN.
  8. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE SYSTEMS OR OTHER CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSIGNED BY AN IRRIGATION/DRAINAGE ENTITY.
  9. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE DISCONTINUED OR ABANDONED, EITHER IN WHOLE OR IN PART, UNLESS THE OPERATOR HAS MORE THAN ONE (1) YEAR, WHEN THE OPERATOR WAS NOT A MINORANCE AT THE TIME OF BEGINNING OF THE CONSTRUCTION, TO PROVIDE NOTICE TO THE CITY OF MERIDIAN. FAILURE TO PROVIDE NOTICE AS REQUIRED RESULTS FROM THE APPROVAL OR REJECTION OF OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
  10. RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN CONNECTION WITH THE FINAL PLAT WILL BE IN EFFECT FOR THIS SUBDIVISION.
  11. DIRECT LOT ACCESS TO AMITY ROAD AND HILLSIDE AVE IS PROHIBITED, EXCEPT AS INDICATED ON THESE PLANS.
  12. LOT 1, BLOCK 2 AND LOT 1, BLOCK 3 ARE NON-BUILDABLE AND MAY BE SUBJECT TO RE-DEVELOPMENT WITH RESIDENTIAL PROPERTIES IN THE FUTURE.
  13. LOTS 1-20, BLOCK 1 ARE SUBJECT TO A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE PORTION OF THE COMMON AREA WHICH ARE FROM THE 10' BUFFER IMPROVED AS DRIVE AREAS OR ACCESS WAYS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS BETWEEN EACH PARCEL, THE PERMANENT DRIVEWAY, AND PUBLIC STREETS ADJOINING THE PROJECT.

**DEVELOPMENT DATA**

	19.73 ACRES
TOTAL SITE AREA (ACRES)	19.73 ACRES
EXISTING ZONING	C-18
PROPOSED ZONING	C-18
COMPREHENSIVE PLAN DESIGNATION	MIXED USE NEIGHBORHOOD
PROPOSED BUILDING LOTS	18
MINIMUM PROPOSED (BUILDABLE) LOT SIZE	18,228
AVERAGE PROPOSED (BUILDABLE) LOT SIZE	34,285
MAXIMUM HEIGHT	35'
FRONT SETBACK	5'
REAR SETBACK	5'
INTERIOR SIDE SETBACK	0
LANDSCAPE BUFFER TO RESIDENTIAL LOTS	20'
SOCIAL STREET (FAVORITE AVE AND HILL SIDE) BUFFER REQUIRED	10'
ARTERIAL (AMITY RD.) BUFFER REQUIRED	25'
COLLECTOR (HILLSIDE) BUFFER REQUIRED	20'

**INDEX OF DRAWINGS**

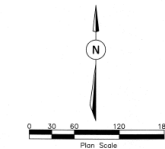
SHEET NO.	SHEET TITLE
SHEET PP1.0	PRELIMINARY PLAT LAYOUT
SHEET PP1.1	EXISTING CONDITIONS
SHEET PP2.0	CONCEPTUAL ENGINEERING PLAN
SHEET PP3.0	OVERALL SEWER PLAN
SHEET PP3.1	SEWER ALIGNMENT A - PLAN AND PROFILE
SHEET PP3.2	SEWER ALIGNMENTS B AND C - PLAN AND PROFILE
SHEET PP3.3	SEWER ALIGNMENTS D AND E - PLAN AND PROFILE
SHEET PP4.0	CONCEPTUAL LANDSCAPE PLAN

**LEGEND**

○	BRASS CAP
○	ALUMINUM CAP
○	3/4" INCH REBAR
○	5/8" INCH REBAR
○	CALCULATED POINT
---	SUBDIVISION BOUNDARY
---	SECTION LINE
---	RIGHT-OF-WAY LINE

**OWNER**  
 WATSON T. HILL  
 3025 W. AMITY RD.  
 MERIDIAN, IDAHO 83642

**DEVELOPER**  
 HILL'S CENTURY FARM  
 1900 W. DUNCAN DRIVE, SUITE 200  
 BOISE, IDAHO 83725  
 PHONE: (208) 333-8800  
 CONTACT: JON MARTEL  
 Email: jonmar@hillscountry.com



**PRELIMINARY NOT FOR CONSTRUCTION**

**HILL'S CENTURY FARM COMMERCIAL SUB. PRELIMINARY PLAT LAYOUT MERIDIAN, IDAHO**

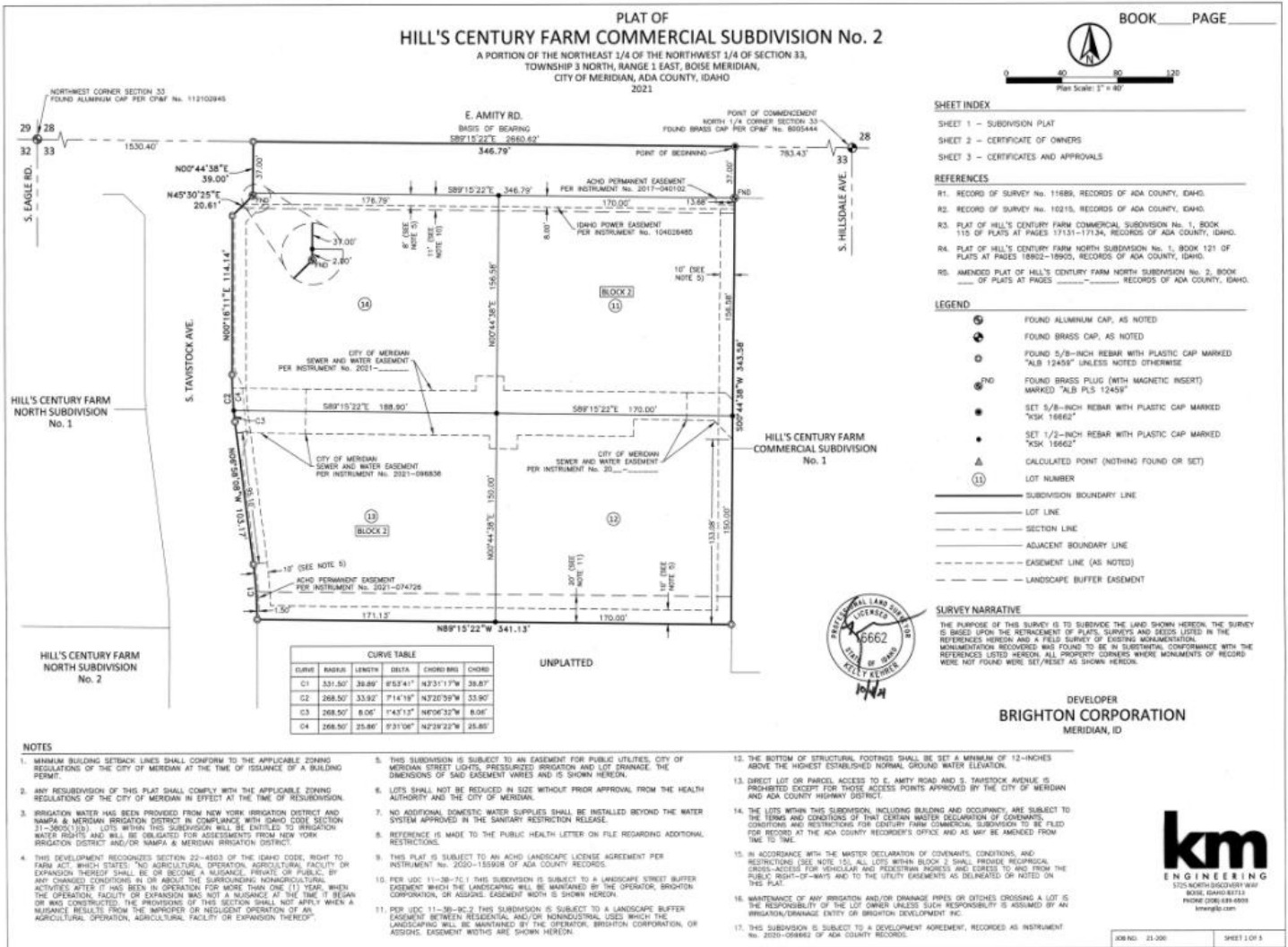
NO.	ITEM	DATE

**km ENGINEERING**  
 10821 S. HILL SIDE AVE.  
 BOISE, IDAHO 83749  
 PHONE: (208) 454-6800  
 FAX: (208) 454-6800

DATE: JULY 2016  
 PROJECT: HILL'S CENTURY FARM  
 SHEET NO.: PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION

B. Final Plat (dated: 10/4/21)





## VI. CITY/AGENCY COMMENTS & CONDITIONS

### A. Planning Division

#### Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (AZ-15-004, Development Agreement - Inst. #2015-061375; H-2016-0092 1<sup>st</sup> Addendum Inst. #2016-119080; H-2018-0127 2<sup>nd</sup> Addendum #2019-033207; and H-2019-0134 3<sup>rd</sup> Addendum #2020-059662); preliminary plat (H-2016-0092); and time extension (TED-2020-0004) 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 Engineer's signature on the previous phase final plat (as extended by TED-2020-0004 – by August 29, 2022); *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 Kelly Kehrer, dated: 10/4/2021, included in Section V.B shall be revised as follows:
  - a. Include a note granting a cross-access/ingress-egress easement between all lots in the proposed subdivision in accord with preliminary plat condition #1.1.1d and UDC 11-3A-3.
  - b. Include the recorded instrument number of the City of Meridian sewer and water easement graphically depicted on the face of the plat on Lots 12 and 14, Block 2.

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

5. The landscape plan prepared by Alyssa Yensen, KM Engineering, dated 10/6/2021, included in Section V.C, shall be revised as follows:
  - a. Depict shrubs in all street buffers, along with trees and vegetative groundcover, in accord with UDC [11-3B-7C.3a](#).
  - b. A minimum 10-foot wide street buffer is required along S. Tavistock Ave.; widen the buffer from 8- to 10-feet and depict landscaping within the buffer in accord with the standards listed in UDC 11-3B-7C.
  - c. A minimum 25-foot wide street buffer is required along E. Amity Rd., an arterial street; the entire buffer shall be landscaped in accord with the standards listed in UDC 11-3B-7C.

*A copy of the revised plan shall be submitted with the final plat for City Engineer signature.*

6. All existing structures on the site shall be removed prior to signature on the final plat by the City Engineer.
7. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and development agreement does not relieve the Applicant of responsibility for compliance.

### B. Public Works

#### 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-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 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.