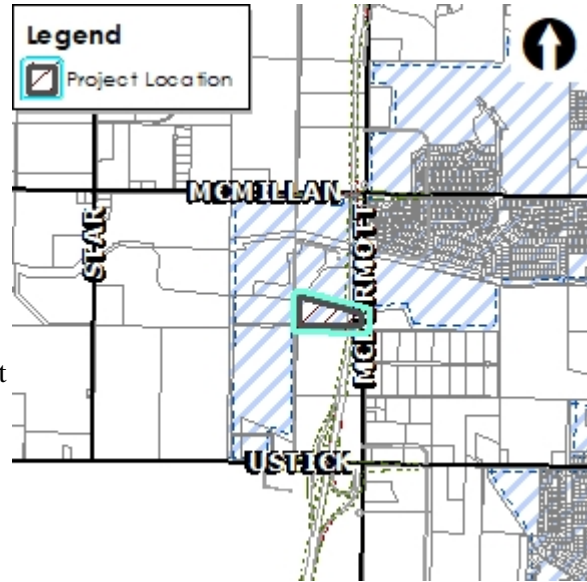


# EXHIBIT A

## STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 7/21/2020  
 TO: Mayor & City Council  
 FROM: Alan Tiefenbach, Associate Planner  
 208-489-0573  
 SUBJECT: PP-H-2020-0025  
 Chukar Ridge  
 LOCATION: The site is located at 4005 N. McDermott Rd., in the NE ¼ of Section 32, Township 4 N., Range 1W.



### I. PROJECT DESCRIPTION

Preliminary plat consisting of 63 buildable lots, 8 common lots and 5 other lots on 15.42 acres of land in the R-8 zoning district.

### II. SUMMARY OF REPORT

#### A. Project Summary

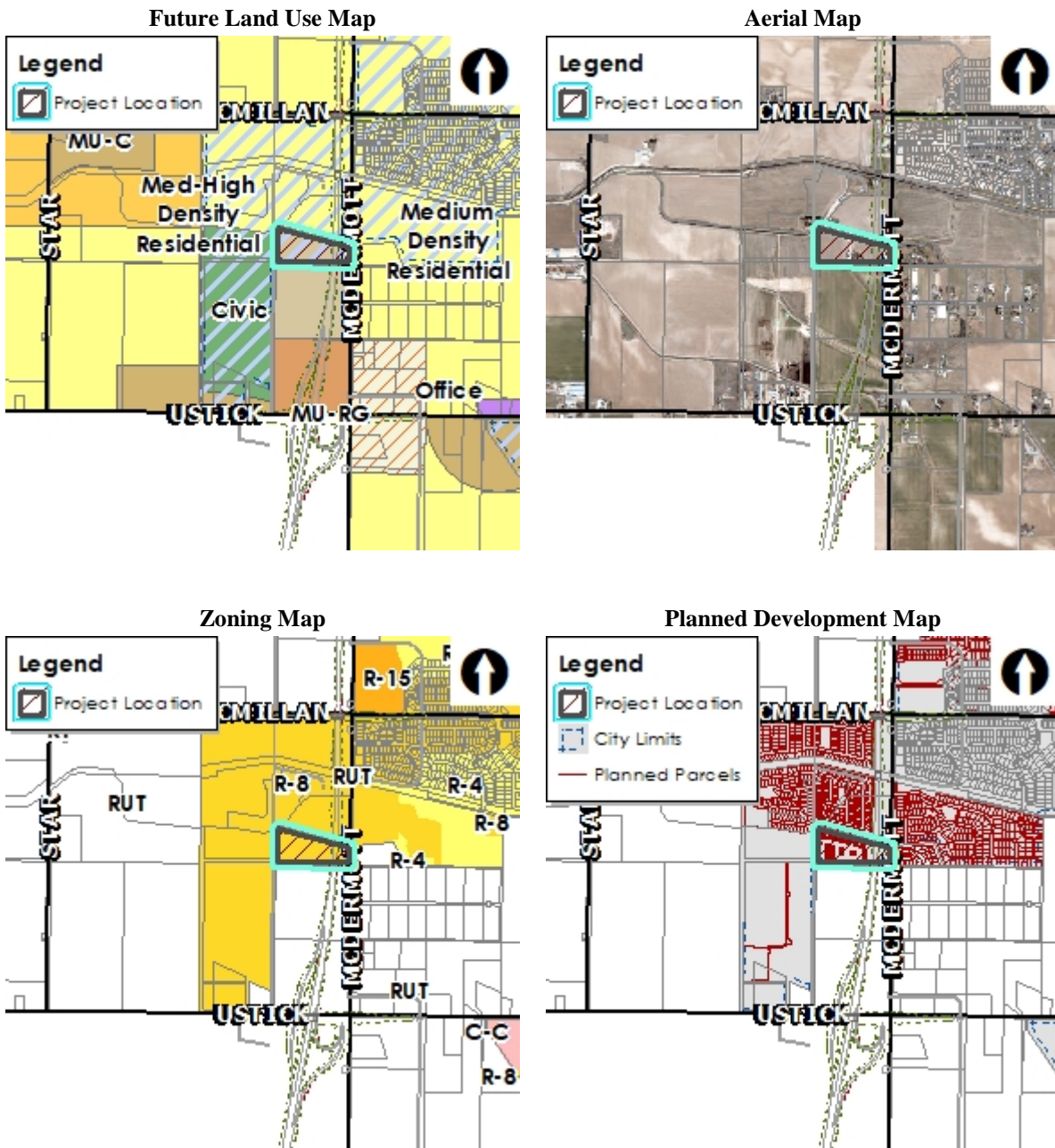
Description	Details	Page
Acreage	15.42	
Future Land Use Designation	Mixed Use Neighborhood	
Existing Land Use(s)	Single Family / Rural	
Proposed Land Use(s)	Single Family, 63 Lots	
Lots (# and type; bldg./common)	63 Single Family	
Phasing Plan (# of phases)	1 phase	
Number of Residential Units (type of units)	63	
Density	4 du / acre	
Open Space (acres, total [%]/buffer/qualified)	1.24 acres, 17% total open space, 10.2% qualified open space	
Amenities	< 20 acres, one required.	
Physical Features (waterways, hazards, flood plain, hillside)	McFadden Canal traverses the property along the northern perimeter.	
Neighborhood meeting date; # of attendees:	February 6, 2020 – 1 attendee signed in.	
History (previous approvals)	H-2018-0075, DA 2019-005925	

## B. Community Metrics

Description	Details	Page	
Ada County Highway District			
<ul style="list-style-type: none"> <li>• Staff report (yes/no)</li> </ul>	No		
<ul style="list-style-type: none"> <li>• Requires ACHD Commission Action (yes/no)</li> </ul>	Yes – ACHD hearing will occur on June 10, 2020.		
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Primary access is proposed to W. McMillan Rd. and W. Ustick Rd via north / south and west/east collectors being constructed by West Ada School District with development of Owyhee High School. Emergency access will occur along the McFadden Drain easement.		
Stub Street/Interconnectivity/Cross Access	Two southern stubs are proposed that will connect to any future development at the south.		
Existing Road Network	Local public streets		
Existing Arterial Sidewalks / Buffers	A 35' buffer is proposed at the west for future development of Hwy 16.		
Proposed Road Improvements	Local streets are being constructed to serve this development.		
Distance to nearest City Park (+ size)	Approx. 3 miles to Reta Huskey Park, 4 miles to Keith Bird Legacy Park, and Heroes Park		
Distance to other key services	Adjacent to future elementary and high school.		
<b>Fire Service</b>			
<ul style="list-style-type: none"> <li>• Distance to Fire Station</li> </ul>	Fire Station No. 2, 3.1 miles		
<ul style="list-style-type: none"> <li>• Fire Response Time</li> </ul>	5 minutes. When SH 16 is constructed, response time will be longer.		
<ul style="list-style-type: none"> <li>• Resource Reliability</li> </ul>	76% - does meet the targeted goal of 80% or greater		
<ul style="list-style-type: none"> <li>• Risk Identification</li> </ul>	Risk Factor 2. Current resources would not be adequate to supply serve to project.		
<ul style="list-style-type: none"> <li>• Accessibility</li> </ul>	Project meets all required access, road widths and turnaround.		
<ul style="list-style-type: none"> <li>• Special/resource needs</li> </ul>	Project will not require an aerial device; cannot meet this need in the required timeframe if a truck company is required. Closest truck company is 13 minutes travel time.		
<ul style="list-style-type: none"> <li>• Water Supply</li> </ul>	Requires 1,000 gallons per minute for one hour, may be less if buildings are fully sprinklered.		

Police Service			
<b>Meridian Police Department - Chukar Ridge</b>			
Location of new development -	4005 N McDermott Road		
Time Frame -	03/01/2019 - 02/29/2020		
Level of Service (LoS)- Delivered	By Reporting District (RD - M718/A096**)		
<b>Calls for Service (CFS): Response Times: Dispatch to Arrival (all units)</b>			
<b>Average Response Times by Priority: 'City of Meridian'</b>			
<i>Priority 3 (MPD Goal is within 3 to 5 minutes)</i>			3:4
<i>Priority 2 (MPD Goal is within 8 to 10 minutes)</i>			7:1
<i>Priority 1 (MPD Goal is within 15 to 20 minutes)</i>			10:4
<b>Average Response Times by Priority: 'M718/A096**'</b>			
<i>Priority 3</i>			5:0
<i>Priority 2</i>			9:4
<i>Priority 1</i>			0:00**
<b>Calls for Service (CFS): Calls occurring in RD 'M718/A096**'</b>			
<b>CFS Count Total</b>			<b>1</b>
<b>% of Calls for Service split by Priority in 'M718/A096**'</b>			
<i>% of P3 CFS</i>			7.1%
<i>% of P2 CFS</i>			71.4%
<i>% of P1 CFS</i>			21.4%
<i>% of P0 CFS</i>			0.0%
<b>Crimes</b>			
<b>Crime Count Total</b>			<b>0</b>
<b>Crashes</b>			
<b>*Crash Count Total</b>			<b>0</b>
West Ada School District		No comments were received on this application.	
<ul style="list-style-type: none"> <li>Distance (elem, ms, hs)</li> </ul>		A new elementary and high school are planned for construction adjacent to the site.	
<b>Wastewater</b>			
<ul style="list-style-type: none"> <li>Distance to Sewer Services</li> </ul>		McDermott Trunk is being constructed as part of the Owyhee High School Project.	
<ul style="list-style-type: none"> <li>Sewer Shed</li> </ul>		N. McDermott Trunkshed	
<ul style="list-style-type: none"> <li>Estimated Project Sewer ERU's</li> </ul>		See application	
<ul style="list-style-type: none"> <li>WRRF Declining Balance</li> </ul>		13.91	
<ul style="list-style-type: none"> <li>Project Consistent with WW Master Plan/Facility Plan</li> </ul>		Y	
<ul style="list-style-type: none"> <li>Impacts/Concerns</li> </ul>		Sewer mainlines/manholes are not allowed in common driveways or under sidewalks.	
<b>Water</b>			
<ul style="list-style-type: none"> <li>Distance to Water Services</li> </ul>		0	
<ul style="list-style-type: none"> <li>Pressure Zone</li> </ul>		1	
<ul style="list-style-type: none"> <li>Estimated Project Water ERU's</li> </ul>		See application	
<ul style="list-style-type: none"> <li>Water Quality</li> </ul>		Results in two dead-end water mains which may result in poor water quality. Development to the south will eliminate these dead-ends and correct problem.	
<ul style="list-style-type: none"> <li>Project Consistent with Water Master Plan</li> </ul>		Yes	
<ul style="list-style-type: none"> <li>Impacts/Concerns</li> </ul>		Development will need to be modeled at each phase at Final Plat to make sure minimum fire flow is met.	

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Investment Analytics Group – 800 W. Main Street #1460, Boise, ID 83702

B. Owner:

Robert and Judith Spriguel – 4005 N. McDermott Rd, Meridian, ID 83646

C. Representative:

Matt Adams, the Land Group Inc – 462 E. Shore Dr. #100, Eagle, ID 83616

**IV. NOTICING**

	<b>Planning &amp; Zoning Posting Date</b>	<b>City Council Posting Date</b>
Newspaper Notification	5/15/2020	7/3/2020
Radius notification mailed to properties within 300 feet	5/13/2020	7/1/2020
Public hearing notice sign posted on site	5/23/2020	7/11/2020
Nextdoor posting	5/13/2020	7/1/2020

**V. STAFF ANALYSIS**

A. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

This property is designated Mixed Use Neighborhood on the City’s Future Land Use Map (FLUM) contained in the Comprehensive Plan.

The purpose of this designation is to assign areas where neighborhood-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to avoid predominantly single-use developments by incorporating a variety of uses. Land uses in these areas should be primarily residential with supporting non-residential services. Employment opportunities for those living in the neighborhood are encouraged. Connectivity and access between the non-residential and residential land uses is particularly critical in MU-N areas.

*This property was annexed and zoned to Medium-Density Residential (R-8) in October of 2018 as part of the Owyhee High School Annexation. The project included a high school surrounded by new detached single family residences. At the time of this annexation, the Comprehensive Plan recommended this area for Medium Density Residential. The purpose of the MDR designation is to allow smaller lots for residential purposes within City limits. Uses may include single-family homes at gross densities of 3 to 8 dwelling units per acre. Since this time the recommendations of the Comprehensive Plan have been changed, but development of the property under the standards of the R-8 zone district is now an entitlement. Staff notes there is a 40-acre property to the south of the subject property which is presently not within the City limits. This property is also designated as Mixed Use Neighborhood by the Future Land Use Map. Even though the subject property is already entitled with R-8 zoning, there is still an opportunity to encourage mixed use development within the area as envisioned by the comprehensive plan.*

*A development agreement (H-2019-005925, DA #2019-005925) exists between Bob Spriggel and the City of Meridian with a concept plan that depicts a single family development as envisioned under the previous Comprehensive Plan designation.*

Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

The following Comprehensive Plan Policies are applicable to this development:

- “Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian’s present and future residents.” (2.01.02D)

*The proposed medium density single-family detached homes will contribute to the variety of residential categories in the City; however, there is no variety in housing types proposed within the development. R-8 zoning and detached single-family homes are abundant in this immediate area. Within half a mile of the site, there are numerous single family residences and two proposed schools.*

- “With new subdivision plats, require the design and construction of pathway connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.” (2.02.01A)

*The proposed plat depicts a total of 142,638 sf of open space. 88,606 square feet of this open space is within the McFadden Drain easement and the remaining 54,032 square feet is proposed as common open space. As discussed below, the project incorporates a small internal pathway loop. 5’ wide attached sidewalks are proposed on both sides of all roads. This development is directly adjacent to both a future elementary school (to the west) and Owyhee High School (to the south) of which is anticipated to be completed in the fall of 2021.*

- “Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity”. (2.02.01D)

*Attached sidewalks are proposed on both side of all streets. Sidewalks will be completed to the terminus of stub streets at the south which would connect to any future development of the adjacent 40-acre vacant parcel to the south (currently not within the City). Owyhee High School is being constructed to the southeast of the property, and a new elementary school is planned directly adjacent (east) of the site. The Owyhee High School Development Agreement requires a 10’ detached pathway along the north / south collector street being constructed, and detached sidewalks to the subject property.*

- “Ensure development provides safe routes and access to schools, parks, and other community gathering places. (2.02.01G)”

*As mentioned, the property is directly adjacent to sites identified as locations of a new elementary school and new high school. Per the terms of the development agreement between West Ada School District and the City of Meridian (DA 2019-005924), the District will be required to construct a 10’ wide pathway along the north-south collector serving the subject site to W. Ustick Road. The District is also*

*required to construct an east / west collector street from the N/S collector to the subject property. Detached sidewalks or pathways will be required along this street.*

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

*City water and sewer service is available and can be extended by the developer with development in accord with UDC 11-3A-21.*

- “Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.” (3.03.03G)

*Urban sewer and water infrastructure and curb, gutter and sidewalks is required to be provided with development as proposed.*

B. Existing Structures/Site Improvements:

*There is one existing single family residence on the site. This residence will be removed with development of the proposed subdivision.*

C. Proposed Use Analysis:

*Single-family detached dwellings are listed as a principal permitted use in the R-8 zoning districts in UDC Table 11-2A-2.*

D. Dimensional Standards (*UDC 11-2*):

All proposed lots and public streets appear to meet UDC dimensional standards per the submitted preliminary plat. This includes property sizes, required street frontages, and road widths. Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3, including but not limited to streets, common driveways and block face. In addition, all subdivision developments are also required to comply with Subdivision Design and Improvement Standards (UDC 11-6C-3) regarding common driveways.

*There are three (3) common driveways proposed; such driveways should be constructed in accord with the standards listed in UDC 11-6C-3D. An exhibit should be submitted with the final plat application that depicts the setbacks, fencing, building envelope, and orientation of the lots and structures accessed via the common driveway; if a property abuts a common driveway but has the required minimum street frontage and is taking access via the public street, the driveway should be depicted on the opposite side of the shared property line from the common driveway. A perpetual ingress/egress easement shall be filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.*

*Address signage should be provided at the public street for homes accessed via common driveways for emergency wayfinding purposes.*

E. Access (*UDC 11-3A-3, 11-3H-4*):

*The Chukar Ridge Subdivision is proposed to take access from three primary roads: W. McMillan Road, W. Ustick Road, and (temporarily) N. McDermott Road (see attached access exhibit). Access from W. Ustick and W. McMillan will occur from a north / south public collector roadway (shown in orange on the access exhibit) which would then connect to an east / west local street terminating into the development. The portion of the collector south of the subject property to W. Ustick Road is currently under construction and completion is anticipated this year. The portion of the public roadway north of the subject property to W. McMillan Road is required to be constructed as part of the Gander Creek Subdivision and construction is anticipated to be completed in late 2021. West Ada County Schools are constructing the east / west local street from the collector to the subject property per the 2019 Annexation Development Agreement (an elementary school is anticipated directly west of the subject property). Two stub streets are being provided with this development for any future build out of the property to the south, which is presently not in the City of Meridian limits.*

*No more than 30 lots can be served without a secondary access. There was a secondary emergency access proposed which would (temporarily) occur from the north through Common Lot 2, Block 2 and to a gravel road eastbound along a utility easement adjacent to the McFadden Drain and to N. McDermott Road. However, at some point, a Hwy 16 extension east of the property will be constructed. This would terminate eastbound emergency access along the McFadden Drain. As an alternative, the applicant proposes access westbound along the McFadden Drain and to a north / south collector road that is to be constructed as part of the Gander Creek Subdivision and W. Ada County Elementary School. Meridian Fire has reviewed this plan and agrees with the access. Staff does have concerns with allowing a subdivision of more than 30 homes to be constructed before secondary access is established. Staff recommends as a condition of approval that no more than 30 homes may be constructed without a permanent secondary access.*

*UDC 11-6C-3 prohibits lots with double frontages. This type of road configuration is shown along Lots 1-10 of Block 2. Staff recommends a condition that the plat and landscape plan be revised to incorporate a 10' wide buffer in a common lot between the future north / south local street and Lots 1-10 Block 2. NOTE: The City has approved the second phase of the Gander Creek South Subdivisions. This phase does include a stub street in a location that will be extended when the elementary school is developed west of this property. Timing for the extension of this roadway is unknown at this time.*

*ACHD has noted this preliminary plat will go to a hearing on June 10, 2020, after the Planning Commission hearing for this preliminary plat. The applicant has requested this preliminary plat move forward with a recommendation from the Planning Commission with a condition that any ACHD comments will be addressed 10 days prior to the City*



*Council meeting or at the time of final plat. Staff is unsure if ACHD will require significant changes or whether changes would significantly change design of the development. The Planning Commission should discuss whether they are comfortable with moving forward on this application prior to comments from ACHD.*

F. Parking (UDC 11-3C):

Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family detached dwellings based on the number of bedrooms per unit. Future development should comply with these standards.

G. Pathways ( UDC 11-3A-8):

*Several pathways are proposed with this development and are being requested to be credited toward the qualified open space requirement. The applicant has submitted conceptual exhibits to demonstrate the alignment and distance. The pathways run north / south along landscaped common open spaces in Block 2 from the southern periphery of the site to McFadden Drain, west a distance of approximately 330 feet west along the McFadden Drain, then north / south through landscaped common space in approximately the center of the development back to the southern perimeter. This entire loop is approximately ¼ mile in length. There are several connections to this loop from the sidewalks on the interior road. Staff has requested these common areas along the “loop” include sitting and passive recreating areas. The applicant has agreed to this and proposes the conceptual pathway plan as part of the preliminary plat, with a condition of approval that an updated landscape plan with the final pathway plan will be submitted with the final plat. All pathways will be required to meet the requirements of section 11-3A-8 of the UDC.*

H. Sidewalks (UDC 11-3A-17):

Attached sidewalks are proposed along internal streets in accord with the standards listed in UDC 11-3A-17.

I. Parkways (UDC 11-3A-17):

No parkways are proposed with this plat.

J. Landscaping (UDC 11-3B):

*The development proposes approximately 142,638 sf of open space. 88,606 square feet of this open space is within the McFadden Drain easement and must remain gravel. The remaining 54,032 square feet is proposed as common open space. Common open space is required to be landscaped with one tree per 8,000 square feet of landscaped area in accord with the standards listed in UDC 11-3G-3E. The preliminary plat complies with this requirement.*

*The preliminary plat sets aside an approximately 52,000 square foot parcel at the east (Lot 40 Block 2) for future development of Highway 16. Between the proposed plat area and the “highway parcel”, the landscape plan proposes a landscape buffer of between 50’ and 100’ feet in width in accordance with UDC 11-2A-6. A 35’ wide buffer adjacent to entryway corridors is required; the rest of the buffer is being used for their trail system and common open space.*

K. Qualified Open Space (UDC 11-3G):

*The applicant proposes 54,032 square feet of qualified open space, or 10.2%. The majority of this qualified open space comprises a walkway loop and passive recreation area with an approximately 16,500 square foot open space area at the center of the development (please see the conceptual pathway plan). Landscaping will surround a paved trail on the south side of Lot 37 and the length of Block 2 (east perimeter). This open area will connect to the McFadden Drain (which must remain gravel), then the pathway will return south through the center of the development.*

*The landscaping as proposed meets the minimum requirements of 11-3B but it is not reflected on either the preliminary landscape plan or open space exhibits whether any additional amenities such as benches or outdoor seating areas are proposed. Also, the conceptual pathway plan evolved from discussions with staff and the applicant late in the design process. The applicant understands the landscape plan must be revised 10 days prior to City Council to indicate the pathway alignment, type and design of construction, any outdoor seating, and other passive recreation areas. This landscape plan should clearly indicate Lot 25, Block 2, which is both providing emergency access out the McFadden Drain and serving as a walkway to the loop system, to contain landscape strips of a minimum of 10’ wide on either side of the gravel access. These requirements have been added as a condition of approval.*

L. Qualified Site Amenities (UDC 11-3G):

Based on the area of the proposed plat (15.4 acres), a minimum of one (1) qualified site amenity is required to be provided per the standards listed in UDC 11-3G-3C.

*The applicant has proposed one (1) qualified amenity, their pathway loop. As mentioned, this system consists of several lengths of paved walkways running through common open space areas that tie to the Mcfadden Drain as well as proposed sidewalks to complete an approximately ¼ mile loop. The proposed qualified open space and trail loop would meet the minimum requirements for at least 10% qualified open space as long as the pathway meets the minimum requirements of UDC 11-3A-8 and were landscaped in accordance with UDC 11-3B-12. As the conceptual pathway plan resulted in discussions with staff and the applicant late in the design process, the applicant understands the landscape plan should be revised to indicate the pathway alignment and any outdoor seating and other passive recreation areas prior to City Council. This has been added as a condition of approval.*

M. Waterways (UDC 11-3A-6):

*The McFadden Drain runs along the northern perimeter of the property within a 65-foot wide easement. The applicant proposes to use this area for emergency access westbound. The Applicant also proposes to connect their pathway system to this area. The applicant should coordinate with the irrigation district to ensure public access will be authorized within this area. Prevention of public access could affect whether their trail loop receives credits as qualified open space and an amenity.*

*UDC 11-3A- states “Irrigation ditches, laterals, canals, sloughs and drains may be left open when used as a water amenity or linear open space.” The applicant intends to leave the McFadden Drainage open and connect it to their pathway system. Staff does not object to this but is adding a recommendation that the McFadden Drain be landscaped as allowed by the irrigation district.*

N. Fencing (UDC 11-3A-6, 11-3A-7):

All fencing is required to comply with the standards listed in UDC 11-3A-6C and 11-3A-7. Fencing is proposed as shown on the landscape plan and consists of 6’ high open style metal fencing along the common areas serving the pathways and 6’ vinyl closed style fencing behind (north) the lots on Block 2 adjacent to the McFadden Drain.

O. Utilities (UDC 11-3A-21):

Public services are available to accommodate the proposed Development. All lots within the subdivision will be provided domestic water and sanitary sewer service by the City via extensions available along the south side of the McFadden Drain.

P. Building Elevations (UDC 11-3A-19 | Architectural Standards Manual):

The Applicant has submitted sample elevations of the single-family homes for this project (see Section VII.F).

The single-family homes are depicted as two-story structures with two-car garages, and a variety of finish materials with stone and lap-siding combinations. The submitted sample elevations appear to meet design requirements for single-family homes.

## **VI. DECISION**

A. Staff:

Staff recommends approval of the requested preliminary plat with the conditions noted in Section IX.A per the Findings in Section IX.

B. The Meridian Planning & Zoning Commission heard this item on June 4, 2020. At the public hearing, the Commission moved to recommend approval of the subject Preliminary Plat request.

1. Summary of Commission Public Hearing

- a. In favor: Matt Adams, The Land Group, Inc.
- b. In opposition: None
- c. Commenting: Matt Adams, the Land Group, Inc.
- d. Written testimony: None
- e. Staff presenting application: Alan Tiefenbach
- f. Other Staff commenting on application: Bill Parsons

2. Key issue(s) of public testimony:

- a. None

3. Key issue(s) of discussion by Commission

- a. Commissioners discussed whether they were comfortable moving forward on this application without ACHD hearing and staff report. At least one Commissioner recommended a continuance. ACHD has since responded in favor of this application, with a condition that the applicant dedicate right of way and improve McDermott Road abutting the site as ½ of a 46-foot wide street section with curb, gutter and no sidewalk. The applicant is amenable to this and has revised the plat accordingly.
- b. Commission discussed the shared drives and their concerns with more than three homes sharing a common driveway. Applicant has revised the drawings limiting the homes on the shared drives to three.
- c. Commission had questions in regard to the sizes of the homes. The applicant responded they would be between 1,400 and 2,000 square feet.
- d. Commissions inquired into prices of these homes. Applicant responded it would be in the low \$200,000's.
- e. Commission discussed whether the amenities provided accommodated children. Commissioner Grove recommended an amenity to address this. Applicant agreed to provide a "tot lot" as an additional amenity. The landscape plan has been updated accordingly.
- f. Commissioner discussed the 6' height of the sound wall and whether it could be raised. They mentioned they would like to see it higher, and tie into the same type of berm and wall approved for the Gander Creek Subdivision to the south. The applicant is amenable to this and has provided a detail on the landscape plan showing a 6' berm and 6' wall.

4. Commission change(s) to Staff recommendation (A new plat and landscape plan has been updated with the staff report to reflect the changes required by the Commission):
  - a. The applicant shall construct a berm and fence, both of six feet in height, on the east side of the development.
  - b. The applicant shall work with staff to limit shared drives to a maximum of three houses.
  - c. The applicant shall add an additional amenity.
5. Outstanding issue(s) for Council.
  - a. Meridian Fire has commented that the applicant can have more than 30 lots served by a single access if the homes are sprinklered. The applicant requests this be added to condition of approval No.1 (b).

C. Council Hearing

The Meridian City Council heard these items on July 21, 2020. At the public hearing, the Council moved to approve the subject Preliminary Plat request.

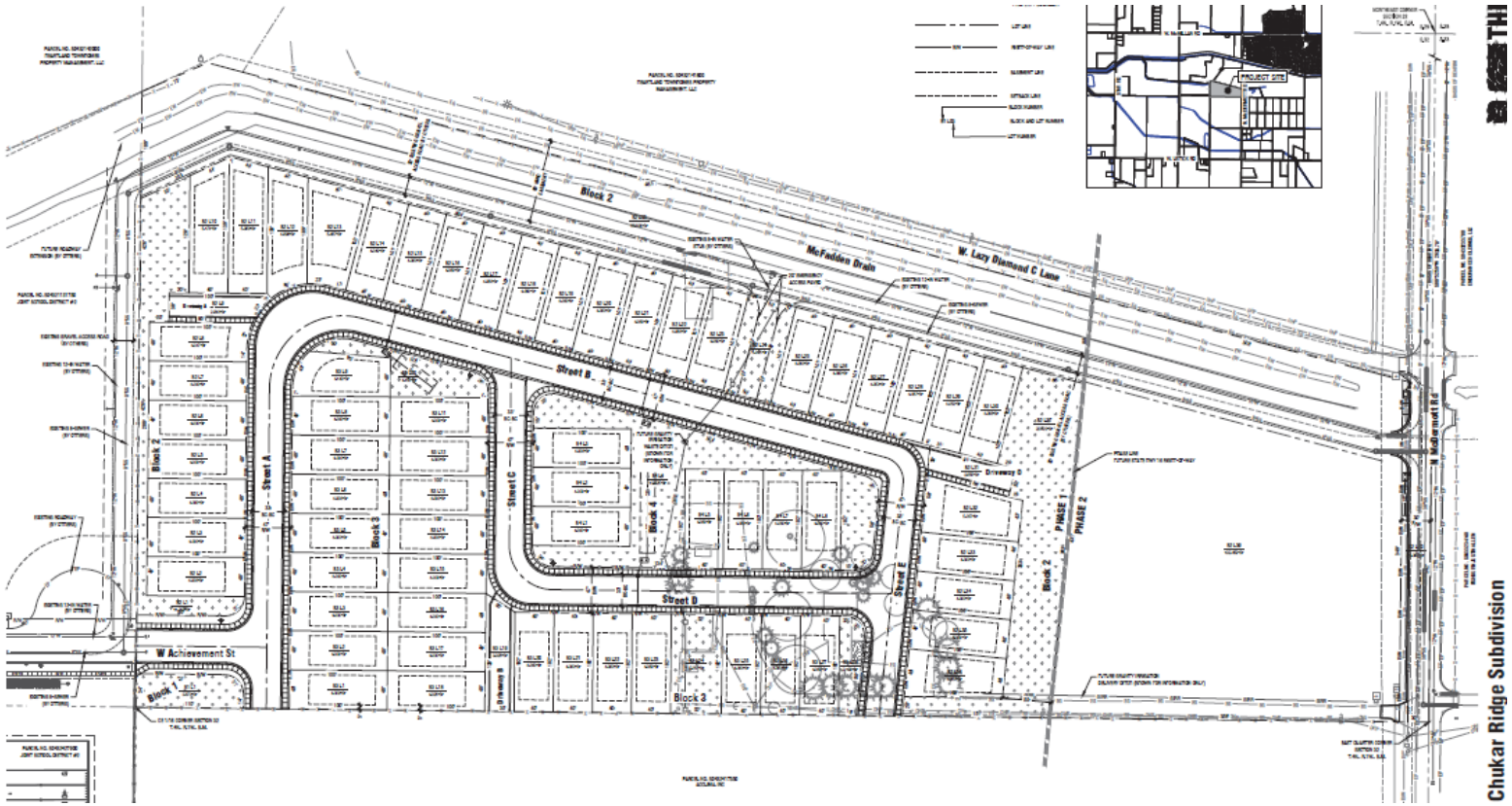
1. Summary of the City Council public hearing:
  - a. In favor: Matthew Adams, Applicant's Representative
  - b. In opposition: None
  - c. Commenting: None
  - d. Written testimony: None
  - e. Staff presenting application: Alan Tiefenbach
  - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
  - a. None
3. Key issue(s) of discussion by City Council:
  - a. Discussion regarding allowing fire sprinkling to serve in lieu of requiring a second point of access if more than 30 homes were built.
4. City Council change(s) to Commission recommendation:
  - a. Changed staff's recommendation listed in VIII.A.1.b to read:  
"No more than 30 homes shall be constructed unless one of the following is completed:  
  
Option A: Construct roadway crossing of the McFadden Drain to connect to Gander Creek South.

Option B: Construct connection south to Ustick Road.

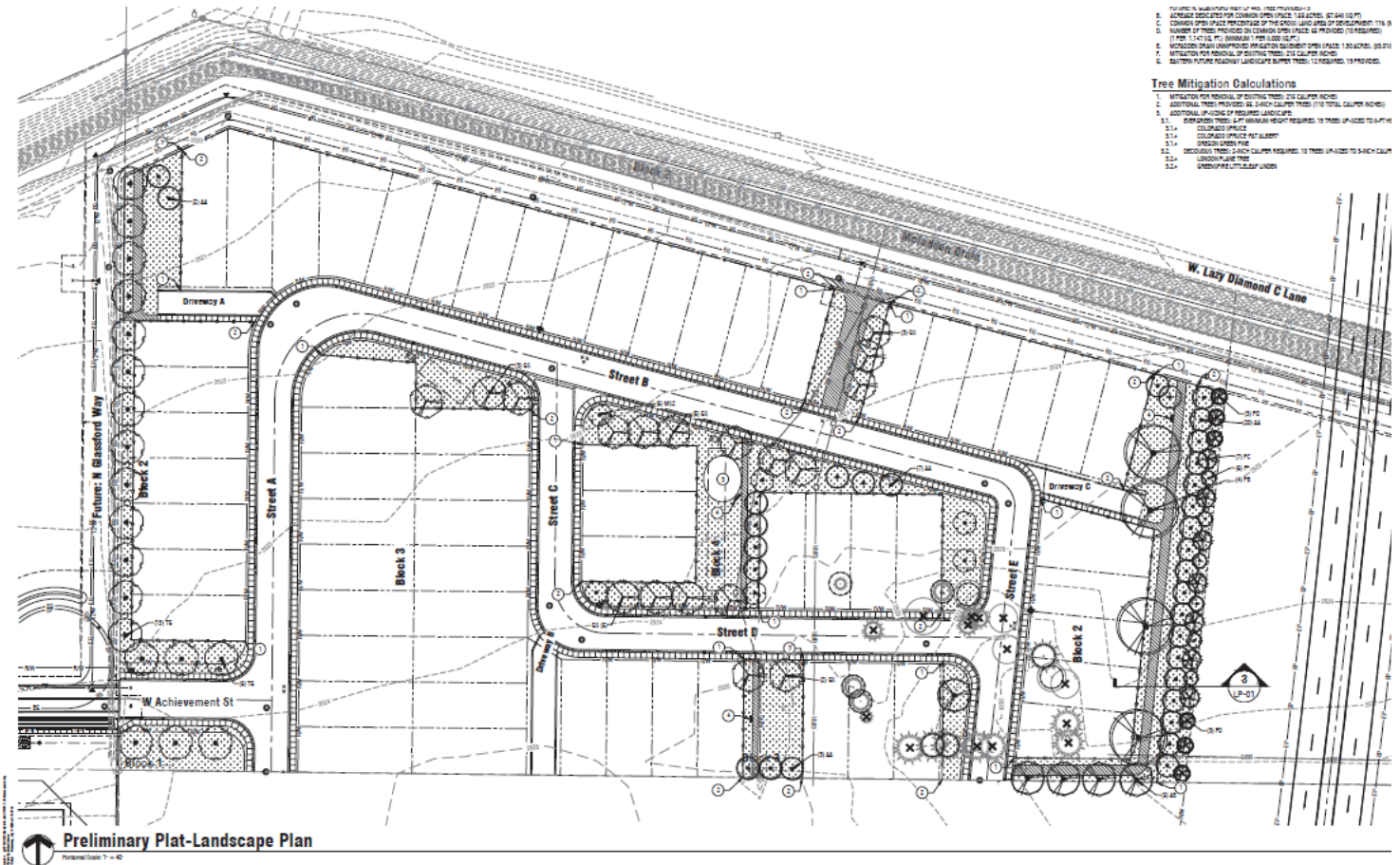
Option C: Fire Sprinkle all structures in excess of 30 units (unit 31 through unit 63). “

# VII. EXHIBITS

## A. Plat (date ~~2/20/2020~~ 7/2/2020)

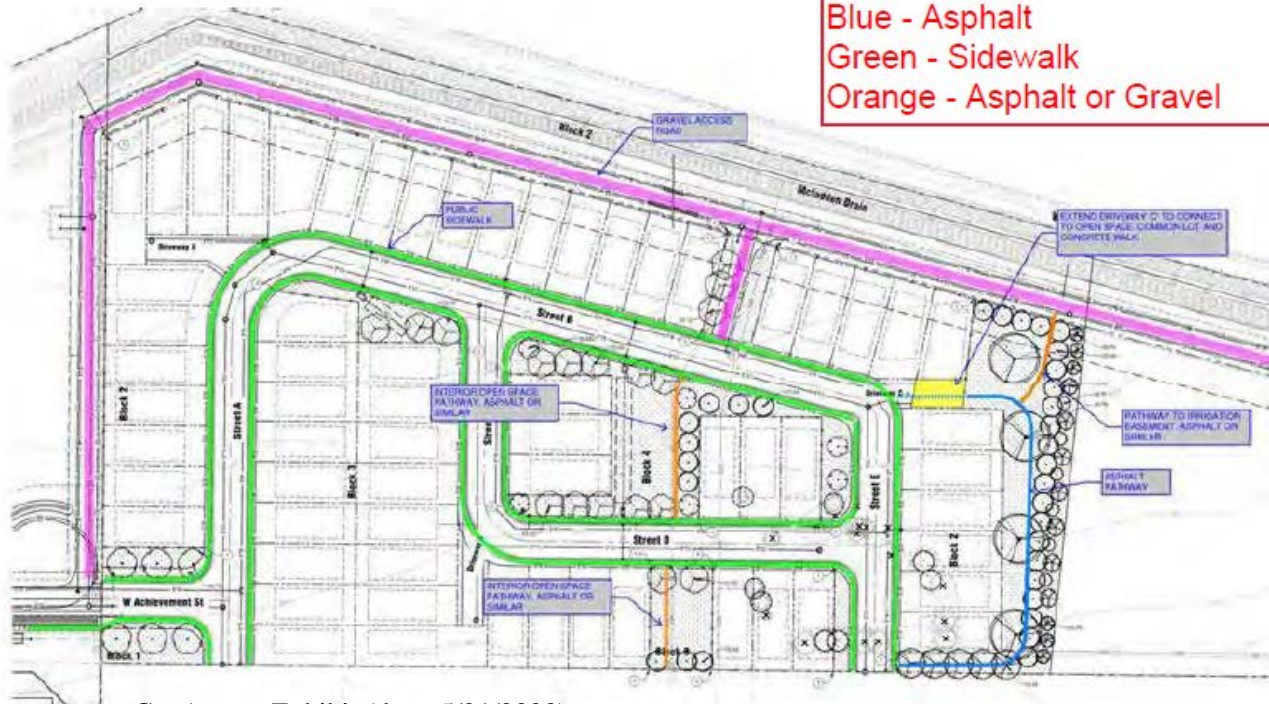


B.1 Landscape Plan (date: ~~2/20/2020~~ 7/15/2020)

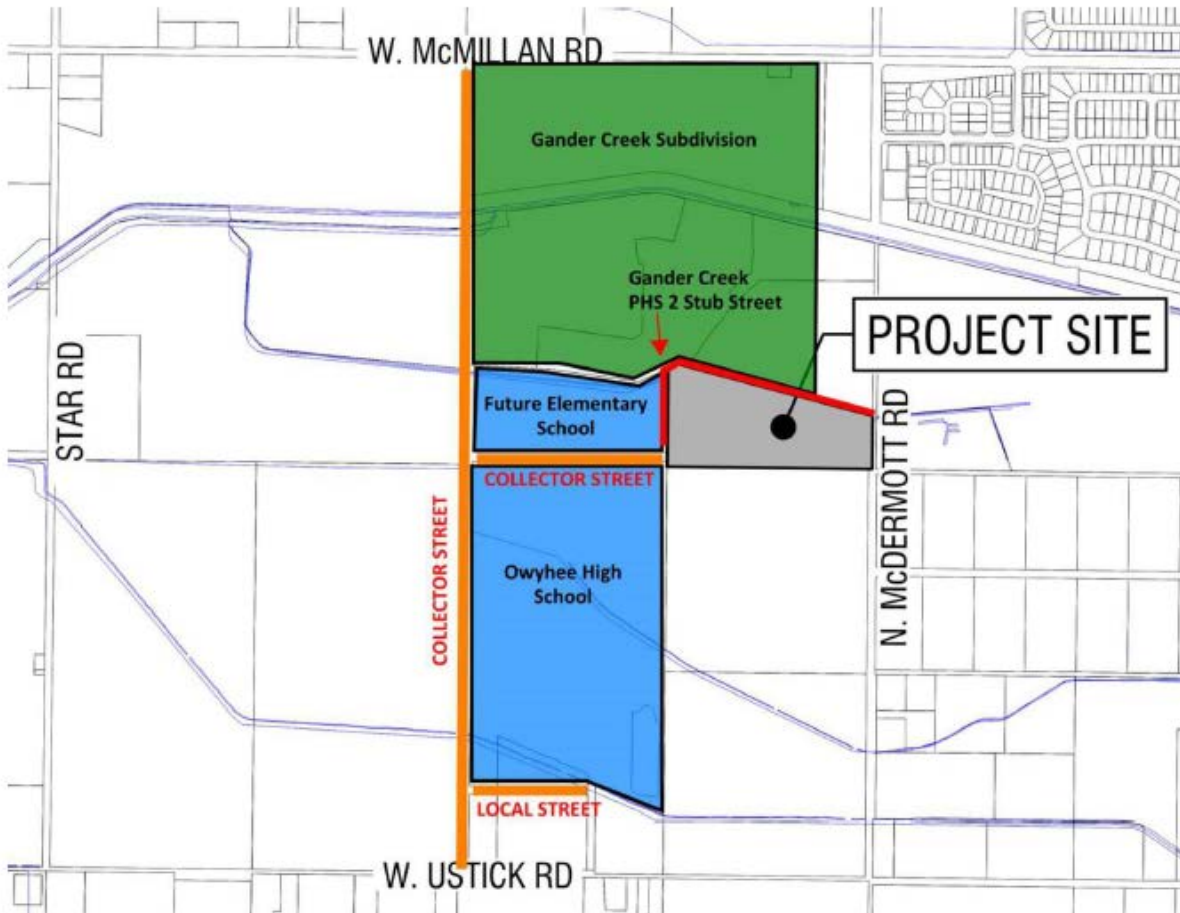




B. Pathway Plan (date: 2/20/2020)

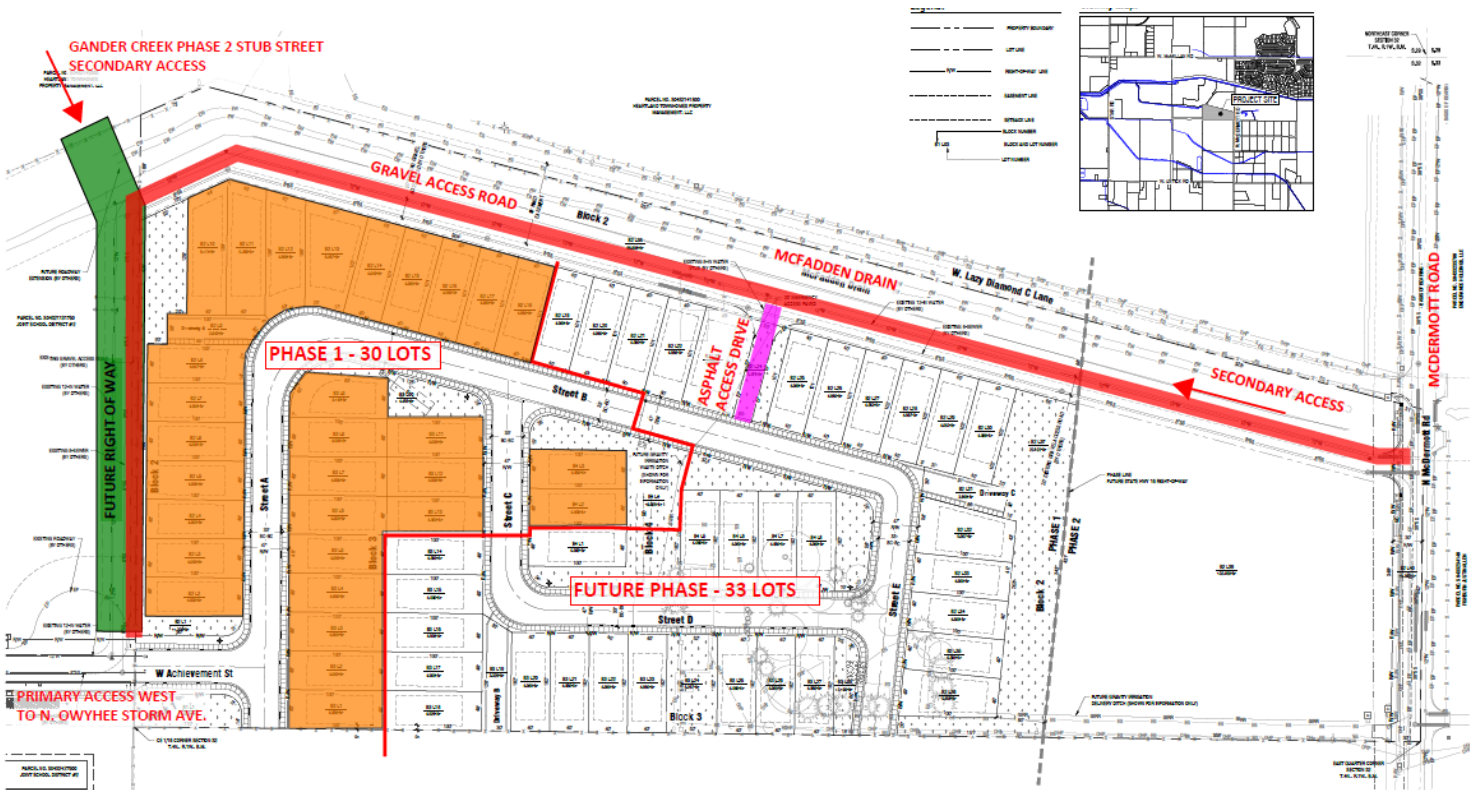


C. Access Exhibit (date: 5/21/2020)

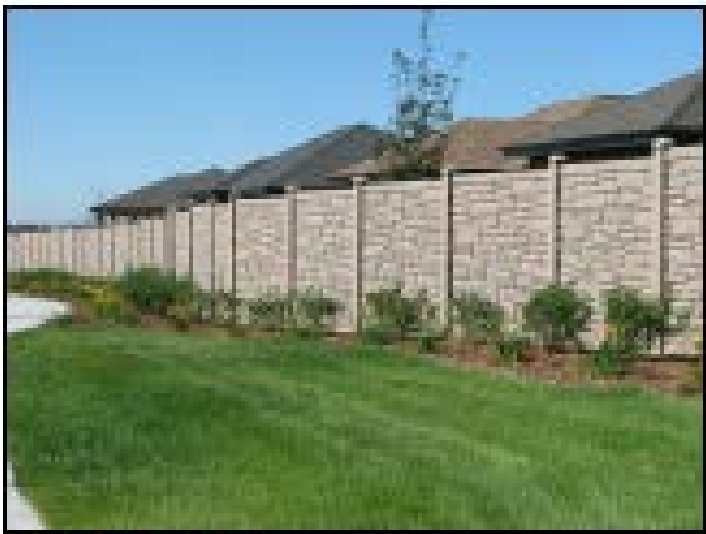




F. Fire Phasing Exhibit (date: July 15, 2020)



Sound Wall Materials and Second Amenity (date: July 2, 2020)



4 Sound Wall Material - Stone



5 Open Play Equipment - Large

G. Conceptual Building Elevations (date: 2/25/2020)



**VIII. CITY/AGENCY COMMENTS & CONDITIONS**

**A. PLANNING DIVISION**

1. The preliminary plat, dated ~~2/20/2020~~ 07/2/2020, shall be revised as follows:
  - a. Lot 40, Block 2 shall be restricted to development and reserved for the future expansion of State Highway 16.
  - b. ~~No more than 30 homes shall be constructed unless a permanent secondary emergency access is established.~~ No more than 30 homes shall be constructed unless one of the following is completed:

Option A: Construct roadway crossing of the McFadden Drain to connect to Gander South.

Option B: Construct connection south to Ustick Road.

Option C: Fire Sprinkle all structures in excess of 30 units (unit 31 through unit 63).

- e. ~~The plat and landscape plan be revised to incorporate a 10' wide buffer in a common lot on the west boundary of Lots 1-10 Block 2.~~
  - d. The applicant shall obtain all approvals from the irrigation district to allow public access across the portion of the McFadden Drain easement necessary for a complete connection of the walkway loop system.
2. The landscape plan included in Section VII.C, dated ~~02/31/2020~~ 7/15/2020, shall be revised as follows: ~~10 days prior to submittal of the City Council:~~
- a. ~~The landscape plan shall provide a detail of a berm or a berm and wall combination within the 35' buffer along Lot 40, Block 2 as required by UDC 11-3H-4D.~~
  - b. ~~The walkway loop system shall be depicted on the landscape plan. Materials and dimensions shall be indicated and shall meet the requirements of 11-3A-8 of the UDC. Gravel is strictly prohibited except in Lot 25.~~
  - c. The pathway connection – emergency access through Lot 25 will consist of a 20' gravel access drive, at least 10' of landscape area on either side and a 5' paved walkway.
  - d. ~~Provide details of the sitting and passive recreation areas and depict their location on the revised landscape plan.~~
3. The developer shall landscape along the McFadden Drain as allowed by the irrigation district.
4. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-6 for all buildable lots.
5. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family detached dwellings based on the number of bedrooms per unit.
6. An exhibit shall be submitted with the final plat application that depicts the setbacks, fencing, building envelope, and orientation of the lots and structures accessed via the common driveway; if a property abuts a common driveway but has the required minimum street frontage and is taking access via the public street, the driveway shall be depicted on the opposite side of the shared property line from the common driveway as set forth in UDC 11-6C-3D.
7. For the common driveway that serves a dual purpose (i.e. driveway/emergency access), signage shall be provided to notify residents that the common driveway is a no parking zone.
8. Applicant shall construct homes consistent with the homes elevation in Exhibit VII (F).

9. Developer shall comply with all ACHD conditions of approval.
10. The applicant shall comply with all previous conditions of approval associated with this site (H-2018-0075 and Development Agreement 2019-005924).
11. The Applicant shall have a maximum of two (2) years to obtain City Engineer's signature on a final plat in accord with UDC 11-6B-7.
12. Staff's failure to cite specific ordinance provisions does not relieve the applicant of responsibility for compliance.

## **B. PUBLIC WORKS**

### **1. Site Specific Conditions of Approval**

- 1.1 Sewer mainline/manholes are not allowed in common driveways or under sidewalks. Run service lines down common drive but make sure required separation can be met.
- 1.2 Sewer mainline connection for property is to the north and west, and is being installed with the Owyhee High School. Service to this property will not be available until such time as these mainlines are accepted by the City. The 14-foot wide compacted gravel roadway over the sewer and water mains along the north and west boundaries must be protected during construction.
- 1.3 Results in two dead-end water mains which may result in poor water quality. Development to the south will eliminate these dead-ends and correct problem.
- 1.4 Development will need to be modeled at each phase at Final Plat to make sure minimum fire flow is met.
- 1.5 A street light plan will need to be included in the final plat application. Street light plan requirements are listed in section 6-7 of the City's Design Standards.
- 1.6 Applicant shall adjust their sanitary sewer design to remove the mainline out of the common driveway. In this case, service lines shall be extended to the common drive lots from the mainline located in the public right-of-way.
- 1.7 Utility easement for possible future water main extension must be provided to property to the west via the common driveway.

### **2. General Conditions of Approval**

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. 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.

- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 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 development plan approval.
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). 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 receiving development plan approval.
- 2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
- 2.6 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.
- 2.7 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 Engineering Department at (208)898-5500 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 Contact Robert B. Whitney at (208)334-2190.
- 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
- 2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
- 2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.

- 2.11 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.
- 2.12 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.
- 2.13 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.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.
- 2.17 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.
- 2.18 The design 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.
- 2.19 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.
- 2.20 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.
- 2.21 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at [http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272).
- 2.22 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse 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 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



2.23 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, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate 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.

**C. MERIDIAN POLICE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=188192&dbid=0&repo=MeridianCity&cr=1>

**D. MERIDIAN FIRE DEPARTMENT (MFD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191375&dbid=0&repo=MeridianCity>

**E. DEPARTMENT OF ENVIRONMENTAL QUALITY**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=188718&dbid=0&repo=MeridianCity>

**IX. FINDINGS**

**Preliminary Plat (UDC 11-6B-6)**

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision making body shall make the following findings: (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code; (Ord. 08-1372, 7-8-2008, eff. 7-8-2008)

*Commission finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the conditions of approval in Section VIII.*

2. Public services are available or can be made available and are adequate to accommodate the proposed development;

*Commission finds public services can be made available to the subject property and will be adequate to accommodate the proposed development.*

3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;

*Commission finds the proposed plat is in substantial conformance with scheduled public improvements in accord with the City's CIP.*

4. There is public financial capability of supporting services for the proposed development;

*Commission finds there is public financial capability of supporting services for the proposed development.*

5. The development will not be detrimental to the public health, safety or general welfare; and

*Commission finds the proposed development will not be detrimental to the public health, safety or general welfare.*

6. The development preserves significant natural, scenic or historic features. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

*Commission is unaware of any significant natural, scenic or historic features that need to be preserved with this development.*