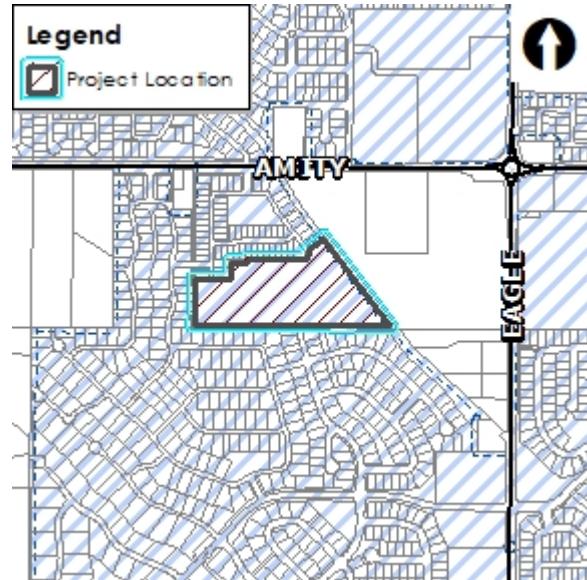


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 2/23/2021
TO: Mayor & City Council
FROM: Alan Tiefenbach, Associate Planner
208-489-0573
Bruce Freckleton, Development Services Manager
208-887-2211
SUBJECT: FP 2021-0003
Warrick Final Plat No 4
LOCATION: 5190 S. Carneros Way. in the NW ¼ of the NE ¼ of Section 32, T.3N., R.1E.



I. PROJECT DESCRIPTION

Final plat consisting of 33 buildable lots and 6 common lots on 8.94 acres of land in the R-4 zoning district. This is the fourth and final phase of the Warrick Subdivision.

II. APPLICANT INFORMATION

- A. Applicant
Schultz Development – PO Box 1115, Meridian, ID 83680
- B. Owner:
Calistoga Partners, LLC – 2275 S. Eagle Rd # 185, Meridian, ID 83642
- C. Representative:
Schultz Development – PO Box 1115, Meridian, ID 83680

III. STAFF ANALYSIS

The preliminary plat for this development was approved by City Council on 12/6/2018. The preliminary plat consisted of 130 building lots and 19 common lots. The final plat for the third phase was approved by Council on 6/9/2021. This is the fourth phase, consisting of 33 building lots and 6 common lots on 8.94 acres. All development shall comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-4 zoning district.

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat in accord with the requirements listed in UDC 11-6B-3C.2. Because the final plat depicts the same number of building lots and qualified open space as shown on the approved preliminary plat,

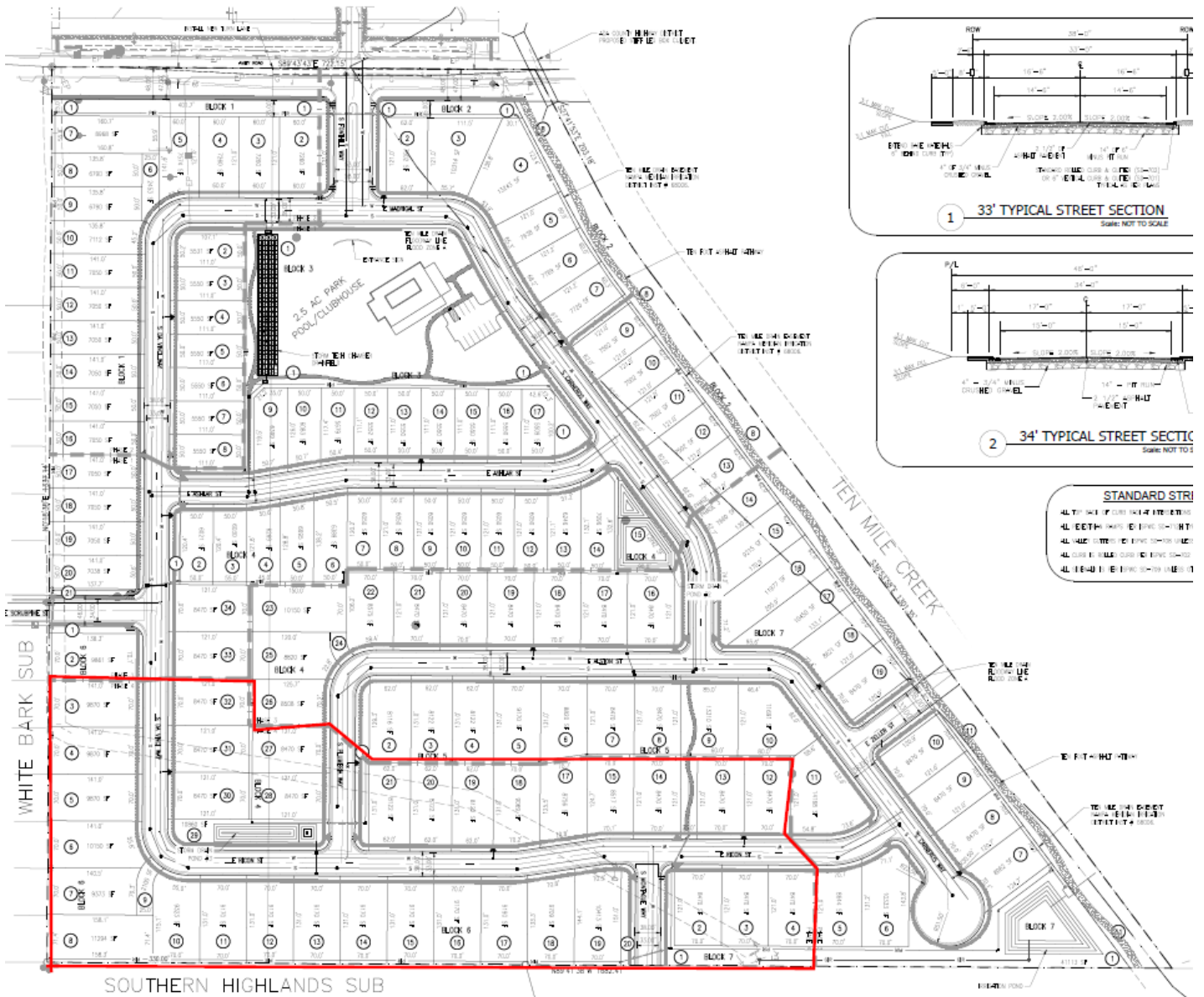
Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required. The only amenity that was approved with this phase was the pathway shown in Lot 15, Block 7.

IV. DECISION

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

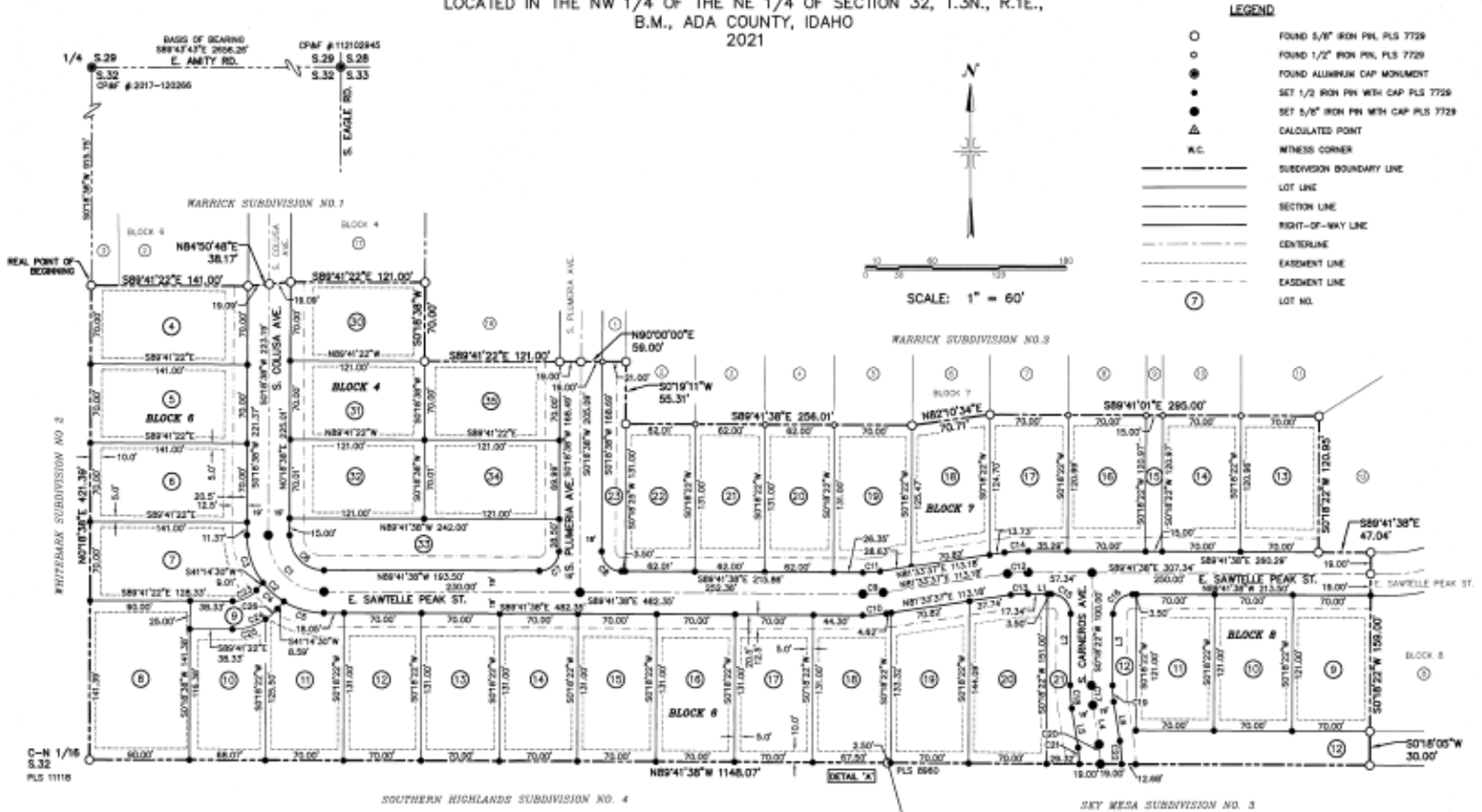
V. EXHIBITS

A. Preliminary Plat (date: 10/02/2018)



B. Final Plat (date: 1/11/2021)

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 32, T.3N., R.1E.,
B.M., ADA COUNTY, IDAHO
2021



LEGEND

○	FOUND 5/8" IRON PIN, PLS 7728
○	FOUND 1/2" IRON PIN, PLS 7728
●	FOUND ALUMINUM CAP MONUMENT
●	SET 1/2" IRON PIN WITH CAP PLS 7728
●	SET 5/8" IRON PIN WITH CAP PLS 7728
●	CALCULATED POINT
△	WITNESS CORNER
K.C.	
---	SUBDIVISION BOUNDARY LINE
---	LOT LINE
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	EASEMENT LINE
---	EASEMENT LINE
---	LOT NO.

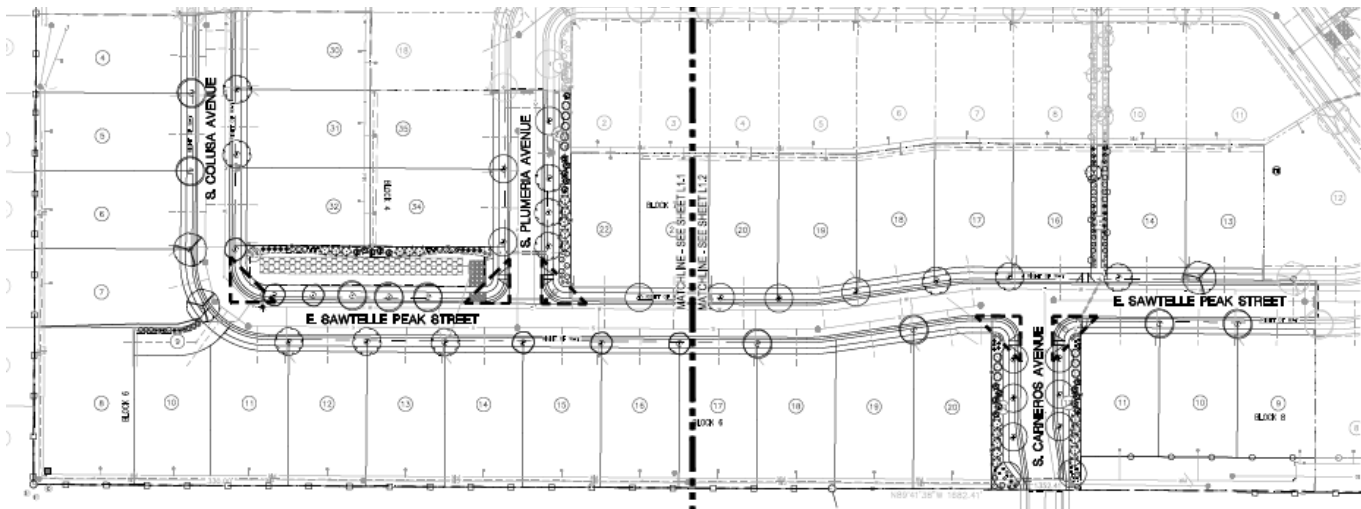


SCALE: 1" = 60'

D. Preliminary Plat Landscape Plan (date: 1/14/2019)



E. Final Plat Landscape Plan (date: 11/12/2021)



OVERALL LANDSCAPE PLAN
SCALE: 1" = 50'-0"

PLANT SCHEDULE

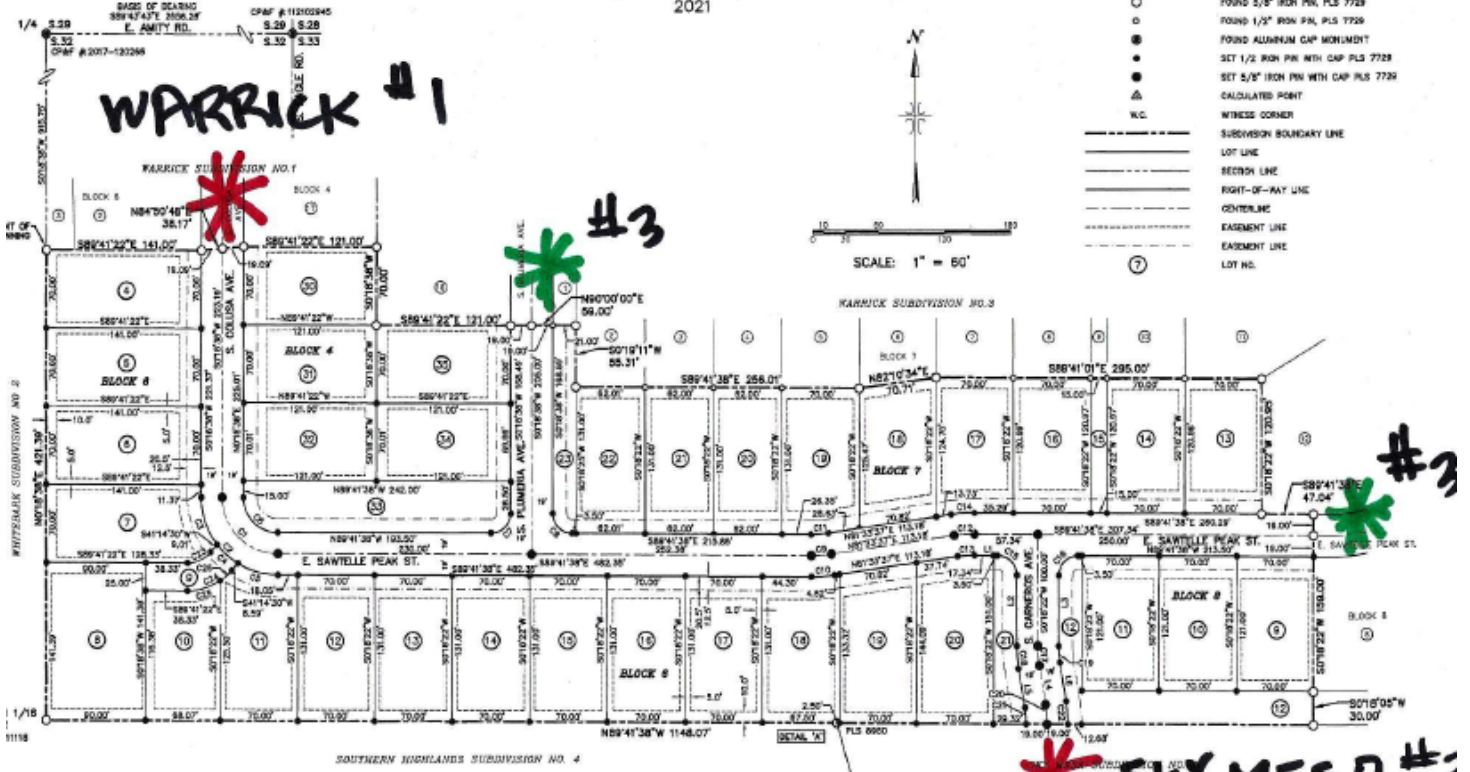
F. Emergency Access Exhibit (date: 1/25/2021)

WARRICK SUBDIVISION NO. 4

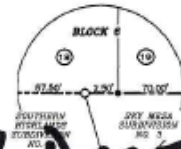
LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 32, T.3N., R.1E.,
B.M., ADA COUNTY, IDAHO
2021

LEGEND

- FOUND 5/8" IRON PIN, PLS 7729
- FOUND 1/2" IRON PIN, PLS 7729
- FOUND ALUMINUM CAP MONUMENT
- SET 1/2" IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- △ CALCULATED POINT
- △ WITNESS CORNER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- EASEMENT LINE
- LOT NO.



*** SKY MESA #3**



SURVEYORS NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY HEREIN. THE PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 2018-244702. THE PROPERTY IS ALSO ADJACENT TO WARRICK SUBDIVISION NO. 1, SOUTHERN HIGHLANDS SUBDIVISION NO. 4 AND SKY MESA SUBDIVISION NO. 3. MONUMENTATION FOUND ON THE GROUND PER SAID PLATS AND ESTABLISHED SECTIONAL CORNERS ARE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA AND WERE HELD AS CONTROLLING CORNERS FOR THIS PLAT.



EMERGENCY ACCESS EXHIBIT

BOOK	PAGE
IDAHO SURVEY GROUP, LLC	0655 W. EMERALD ST. MOSSIE, IDAHO 83804 (208) 648-8978

JOB NO. 20-500
SHEET 1 OF 4

*** - EXISTING PAVED** *** - TO BE PAVED PRIOR TO #4**

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-2018-0115, Development Agreement #2019-019693).
2. The applicant shall obtain the City Engineer's signature on the subject final plat by 11/19/2022, 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 Gregory G. Carter, Idaho Survey Group, dated 1/11/21 is approved with the following revision:
 - a. Remove Note No 10 regarding the pedestrian easement as it is not part of this phase.
 - b. Add the following notes to the final plat:
 - i. The bottom of structural footing shall be set a minimum of 12-inches above the highest established normal ground water elevation.
 - ii. Maintenance of any irrigation and/or drainage pipes or ditches crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity or lot owner's association.
5. The landscape plan prepared by Breckon Land Design, dated 1/12/2021, is approved with the following revision:
 - a. A note shall be added to the landscape plan that indicates if there are any existing trees on the subject property that are four-inch caliper or greater and how they will be mitigated as set forth in UDC 11-3B-10C.
6. The ACHD drainage pond proposed on Lot 33, Block 4 shall be landscaped in accord with UDC 11-3B-11C. Prior to signature on the final plat, the applicant shall provide a detail of the pond design that demonstrates compliance with the aforementioned standards.
7. 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.
8. The applicant shall comply with the common drive exhibit attached as Exhibit C.
9. Future development shall be consistent with the conceptual building elevations included in the Development Agreement.
10. 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.

B. Public Works

Site Specific Conditions:

1. Two additional streetlights are required on E. Sawtelle Peak, in order to meet spacing requirements of drawing 6c of the Meridian Design Standards. One light should be added near Lot 9, Block 8 and Lots 17/18, Block 6. One additional light is required on S. Colusa Ave to meet spacing requirements near Lots 30/31, Block 4.

General Conditions:

2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.
11. 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.
12. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
13. Developer shall coordinate mailbox locations with the Meridian Post Office.
14. All grading of the site shall be performed in conformance with MCC 11-1-4B.
15. 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.
16. 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.
17. 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.
18. 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.
19. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
20. 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.
21. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
22. Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Water Department at

(208)888-5242 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources.

23. 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.
24. 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.
25. 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.