

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

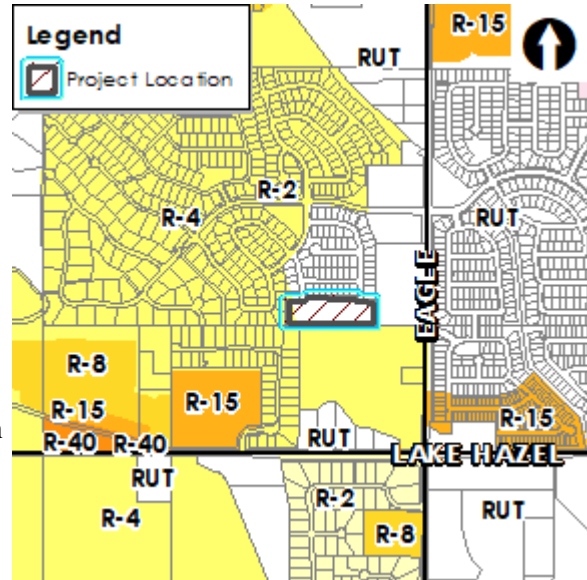


HEARING DATE: 3/9/2021

TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: H-2020-0021
Sky Mesa Commons No. 5

LOCATION: West of S. Eagle Rd., midway between E. Taconic Dr. and E. Lake Hazel Rd., in the SE ¼ of Section 32, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Final plat consisting of 13 buildable lots and one (1) common lot on four (4) acres of land in the R-8 zoning district for the fifth phase of Sky Mesa Commons Subdivision.

II. APPLICANT INFORMATION

- A. Applicant:
Wendy Shrief, J-U-B Engineers, Inc. – 250 S. Beechwood Ave., Ste. 201, Boise, ID 83709
- B. Owner:
Woodside Harris, LLC – 529 S. Bridgeway Pl., Eagle, ID 83616
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

Since the time the preliminary plat (H-2017-0068) was approved for the subject property, the developer of Sky Mesa obtained the property to the south and a preliminary plat was approved for that property (Southern Highlands H-2019-0123). For interconnectivity between the two subdivisions, revisions were made to the street and lot layout at the southern boundary of the preliminary plat in order to provide a street connection between the two developments. An updated preliminary plat was submitted with the final plat for Sky Mesa Highlands (FP-2020-0007) that showed the reconfiguration (see Section V.A).

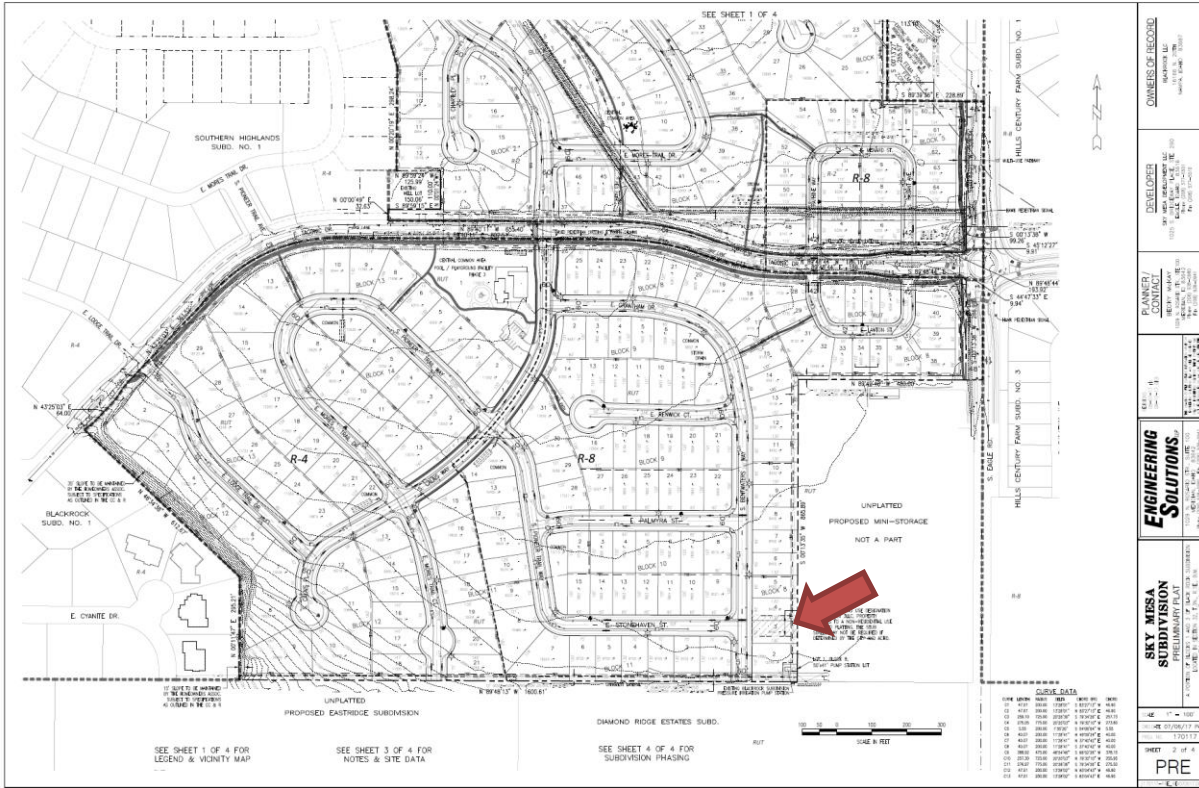
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2017-0068) and reconfigured preliminary plat in accord with the requirements listed in UDC 11-6B-3C.2. The proposed final plat depicts the same number of building lots and more common open space area compared with that shown 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

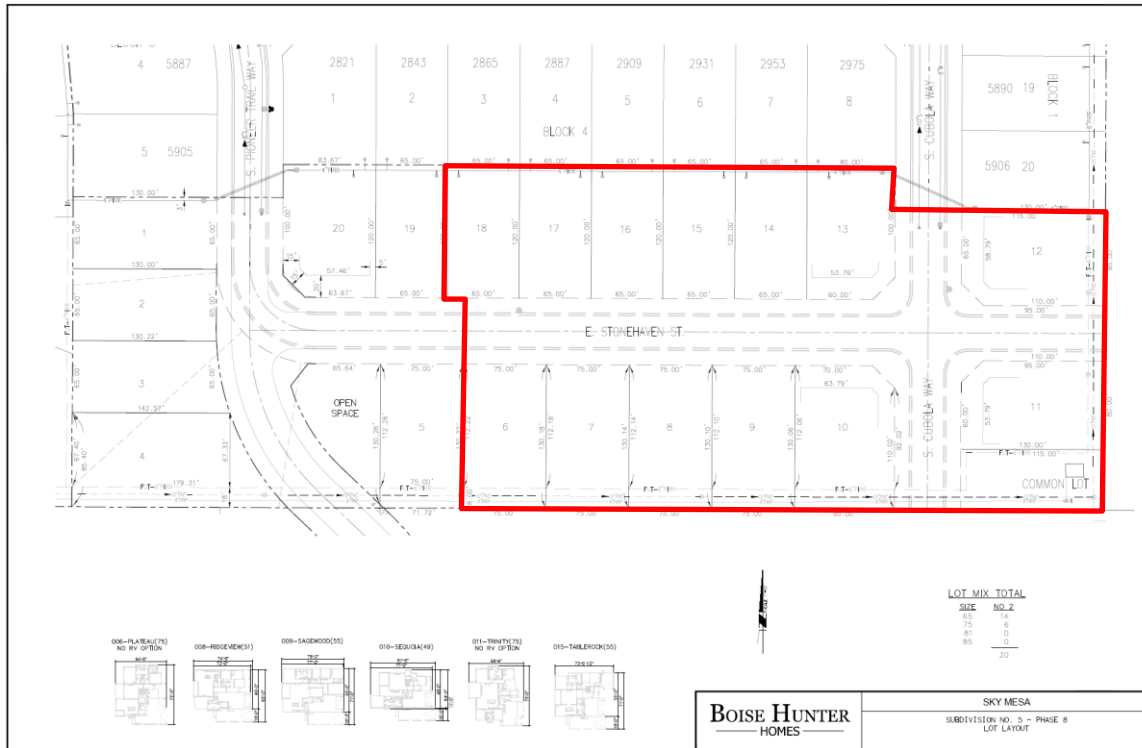
Staff recommends approval of the proposed final plat within the conditions noted in Section VIII of this report.

V. EXHIBITS

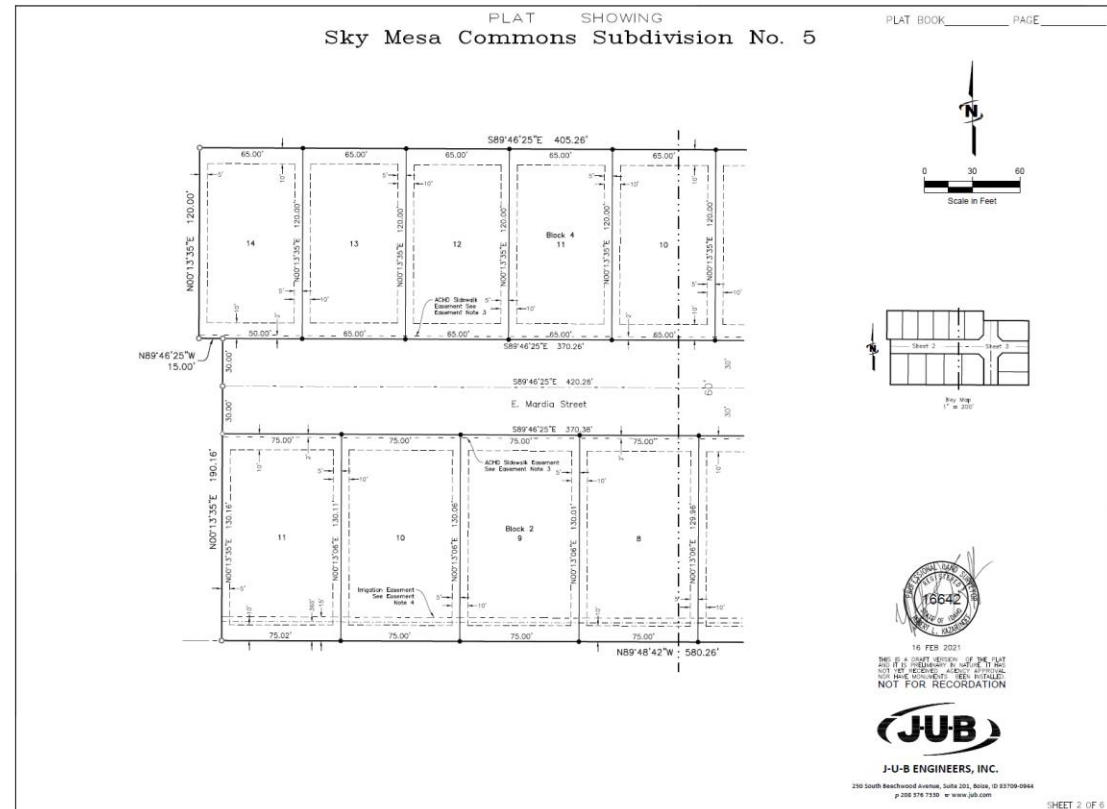
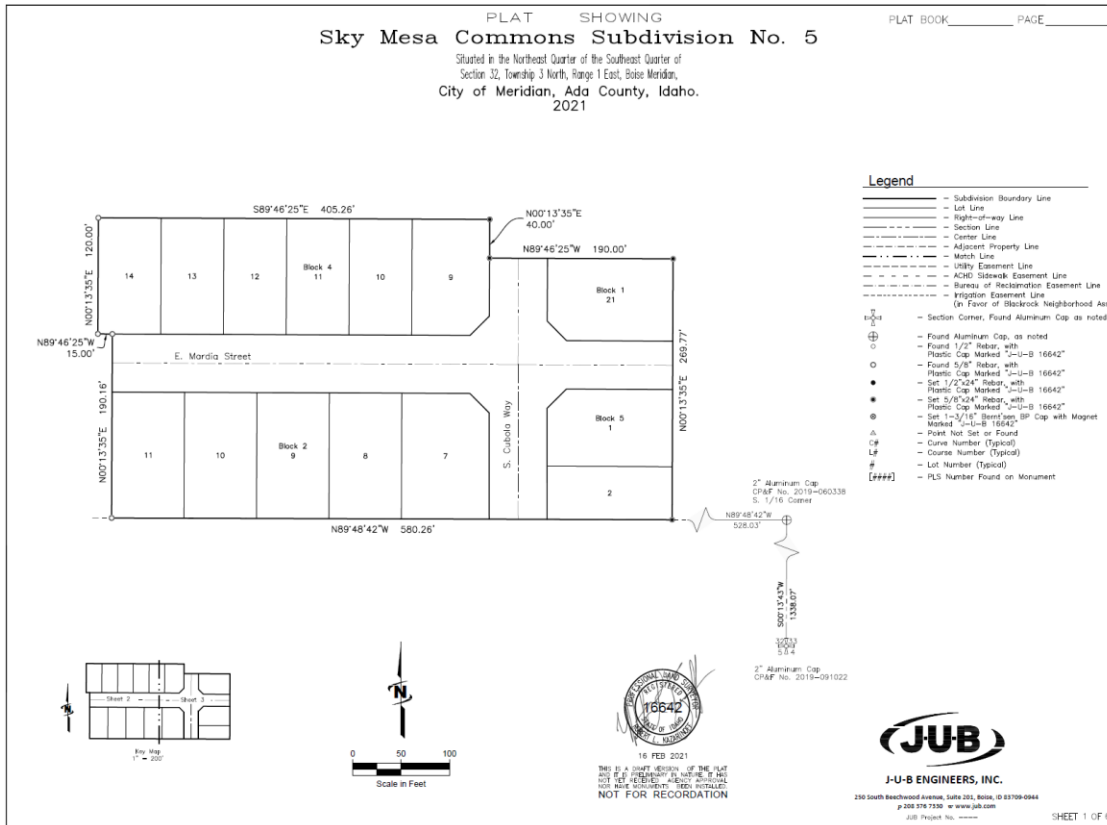
A. Preliminary Plat (dated: 8/17/2017)



Revised Lot Layout (dated: 1/15/2020):

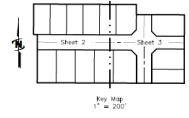
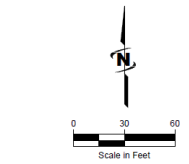
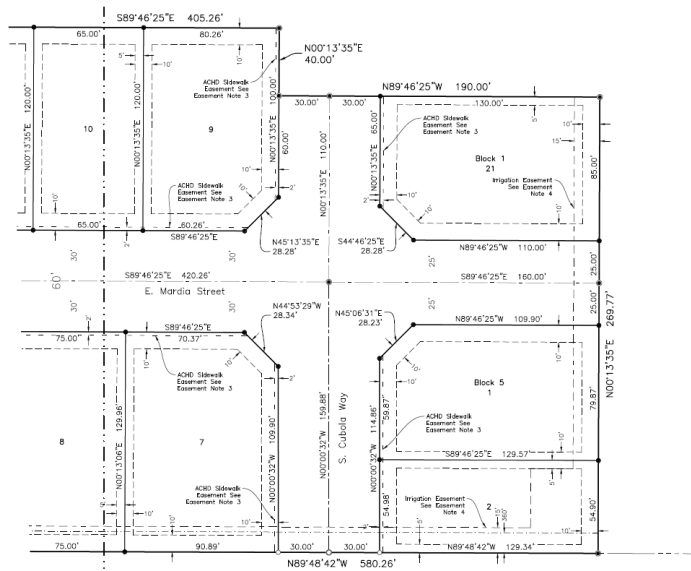


B. Final Plat (date: 2/16/2021)



PLAT SHOWING
Sky Mesa Commons Subdivision No. 5

PLAT BOOK _____ PAGE _____



THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT BEEN REVIEWED BY THE APPLICABLE LOCAL GOVERNMENT. THIS DRAWING IS NOT FOR RECORDATION.



J-U-B ENGINEERS, INC.
 250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0844
 p 208.378.7330 w www.jub.com

SHEET 3 OF 6

PLAT SHOWING
Sky Mesa Commons Subdivision No. 5

PLAT BOOK _____ PAGE _____

Notes

- Lot 2, Block 5 is a common lot which shall be owned and maintained by Southern Highlands Homeowners Association.
- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
- Minimum building setback lines shall be in accordance with the City of Meridian's Zoning Ordinance at the time of issuance of the building permit. All lot, parcel, and tract sizes shall meet dimensional standards as established in the City of Meridian's Zoning Ordinance.
- Lots shall not be reduced in size without prior approval from the health authority.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
- Per the City of Meridian, bottom elevation of structural footings shall be set a minimum of 12 inches above the highest established normal ground water elevation. On March 5 & 7, 2016, Mineral Testing & Inspection, Inc. excavated 8 test pits to depths between 2.5 feet and 5.1 feet below ground surface existing prior to excavation.
- This development recognizes Section 22-4503 of Idaho Code, Right to Farm Act, which states, "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- The pressurized irrigation system shall be owned and maintained by Southern Highlands Homeowners Association.
- This development is subject to ACHO License Agreement Instrument Number _____.
- Any proposed and/or future passage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.
- This subdivision will be subject to restrictive covenants.
- This development is subject to a Development Agreement, Instrument No. _____.

Reference Documents

Subdivisions: Diamond Ridge Estates Subdivision
 Sky Mesa Commons Subdivision No.1
 Sky Mesa Commons Subdivision No.3
 Impressive East Sub-Division No. 1
 Sky Mesa Highlands Subdivision
 Surveys: ROSE 1000, 1006, 3441, 4531, 6590 & 9024.
 Deeds: 102001437, 102075723, 2017-065621 & 2018-004432.
 Easements:

Easement Notes

- All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, sewer service, cable television/data, appurtenances thereto; and lot drainage.
- Lot 2 of Block 5 is designated as having a Utility Easement co-locate with said Lot (i.e. Blocklet easement).
- See Instrument Number _____ for Existing ACHO Sidewalk Easements.
- Irrigation Easement in favor of Blackrock Neighborhood Association as shown on Plat in Blackrock Subdivision No.1 filed in Book 88 of Plats at Pages 12003 through 12008, Ada County Records.
- No USDB Easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements. However, the lot owner shall be responsible for the removal and replacement of any improvements placed within the easement area in the event the easement area needs to be excavated by any beneficiary of said easement.
- All easements are parallel (or concentric to the lines (or arcs) that they are dimensioned from unless otherwise noted.



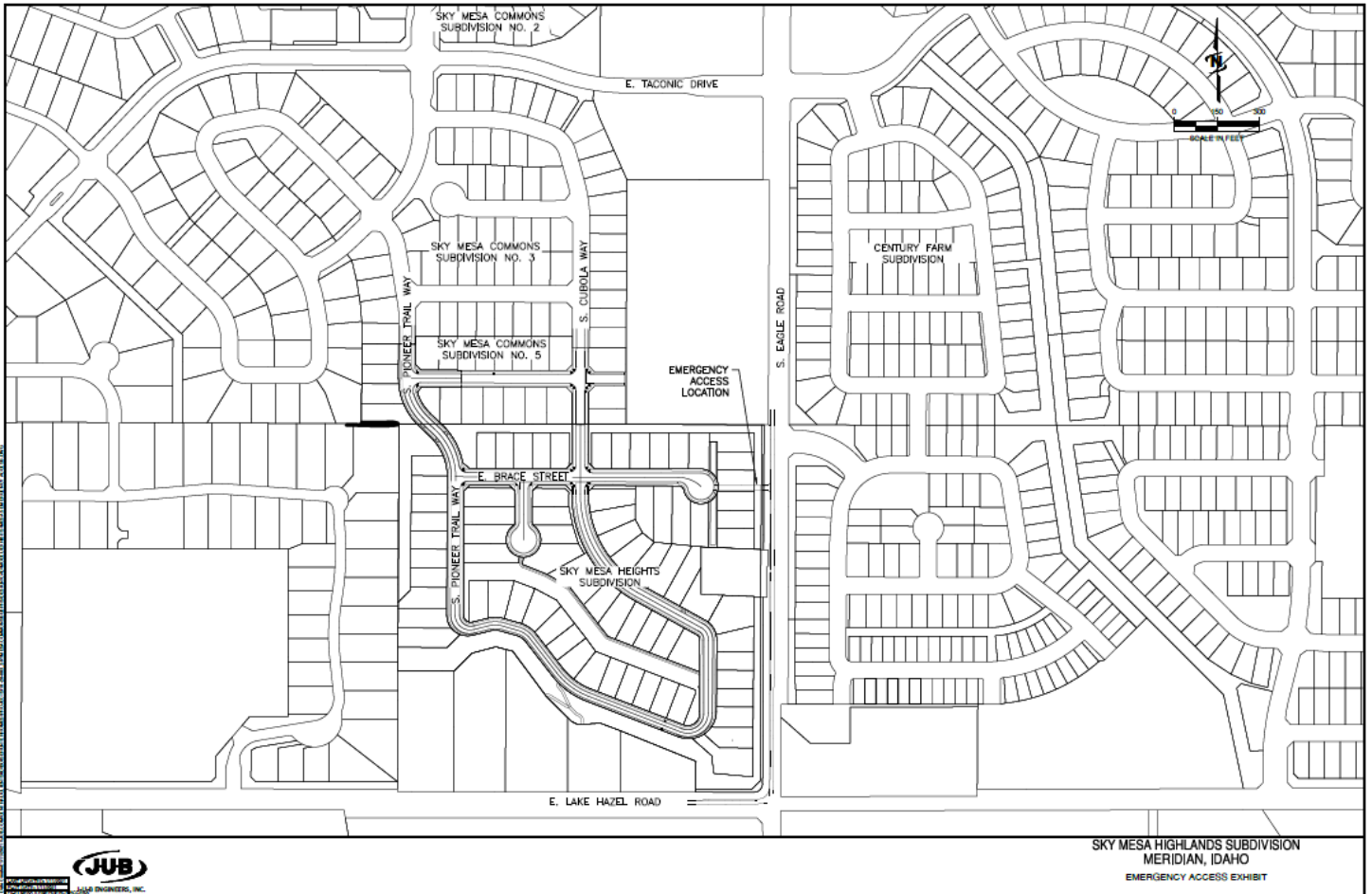
THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT BEEN REVIEWED BY THE APPLICABLE LOCAL GOVERNMENT. THIS DRAWING IS NOT FOR RECORDATION.



J-U-B ENGINEERS, INC.
 250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0844
 p 208.378.7330 w www.jub.com

SHEET 4 OF 6

D. Emergency Access Exhibit



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development (H-2017-0068, Development Agreement #2017-119308).
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, *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 Land Solutions stamped on 2/16/2021 by Robert L. Kazarinoff, shall be revised as follows:

Notes:

- a. Note #4: "Lots shall not be reduced in size without prior approval from the health authority and the City of Meridian."
- b. Note #10: Include the recorded instrument number for the ACHD License Agreement.
- c. Note #13: Include the recorded instrument number of the Development Agreement (#2017-119308).

Easement Notes:

- d. Note #3: Include the recorded instrument number of the existing ACHD sidewalk easements.
5. The landscape plan prepared by Breckon Land Design, dated 2/26/21, is approved as shown in Section V.C.
 6. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

Site Specific Conditions:

1. The streetlight plan needs to be on a stand-alone drawing pursuant to section 6 of the Meridian Design Standards and Meridian Supplemental Specifications.

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). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-foot wide for a single utility, or 30-foot wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any 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.
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.