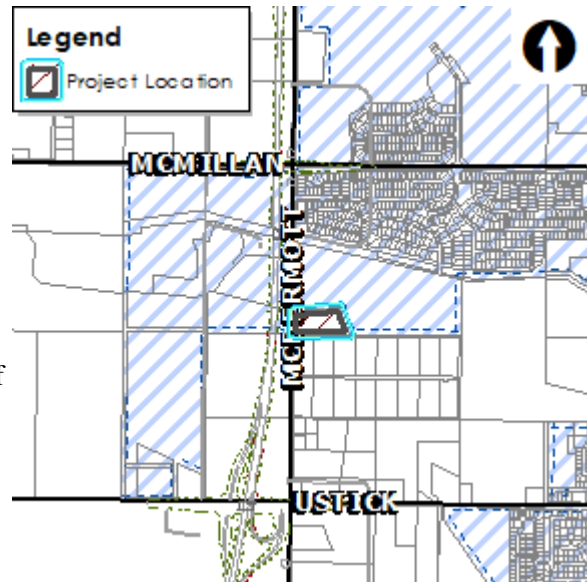


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 2/9/2021
TO: Mayor & City Council
FROM: Alan Tiefenbach, Associate Planner
208-489-0573
SUBJECT: FP-2020-0017
Lupine Cove Final Plat
LOCATION: 4000 N. McDermott Rd., in the NW ¼ of
Section 33, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Final plat consisting of 26 buildable lots, and 6 common lots on 6.89 acres of land in the R-8 zoning district developing in a single phase.

II. APPLICANT INFORMATION

Applicant

Matt Schultz, Schultz Development – 8421 S. Ten Mile Rd., Meridian, ID 83642

A. Representative:

Kerry Angelos, Lupine Cove LLC – 372 S. Eagle Rd., Ste 107, Eagle, ID 83616

III. STAFF ANALYSIS

The annexation, zoning, development agreement and preliminary plat for this development were approved by City Council on July 21, 2020 (H-2019-0133, DA 2020-110270). The preliminary plat consisted of 26 building lots and 6 common lots. All lots within the development comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.

Amenities approved with the preliminary plat include a gazebo, water feature and micropath in Lot 6 Block 2 and play structure, micropath and park in Lot 10 Block 3. The final plat also proposes a basketball court in the emergency turnaround at the end of N. Glider Way.

A micropath at the south boundary of Lot 16 Block 2 was required by the Council to connect from N. Glider Way to the McFadden Drain if allowed by Nampa Meridian Irrigation District. The applicant

has provided an email from NMID stating NMID does not want pedestrian pathways across their maintenance easement in this area.

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 does not increase the number of building lots and sees a slight increase in the amount of 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.

IV. DECISION

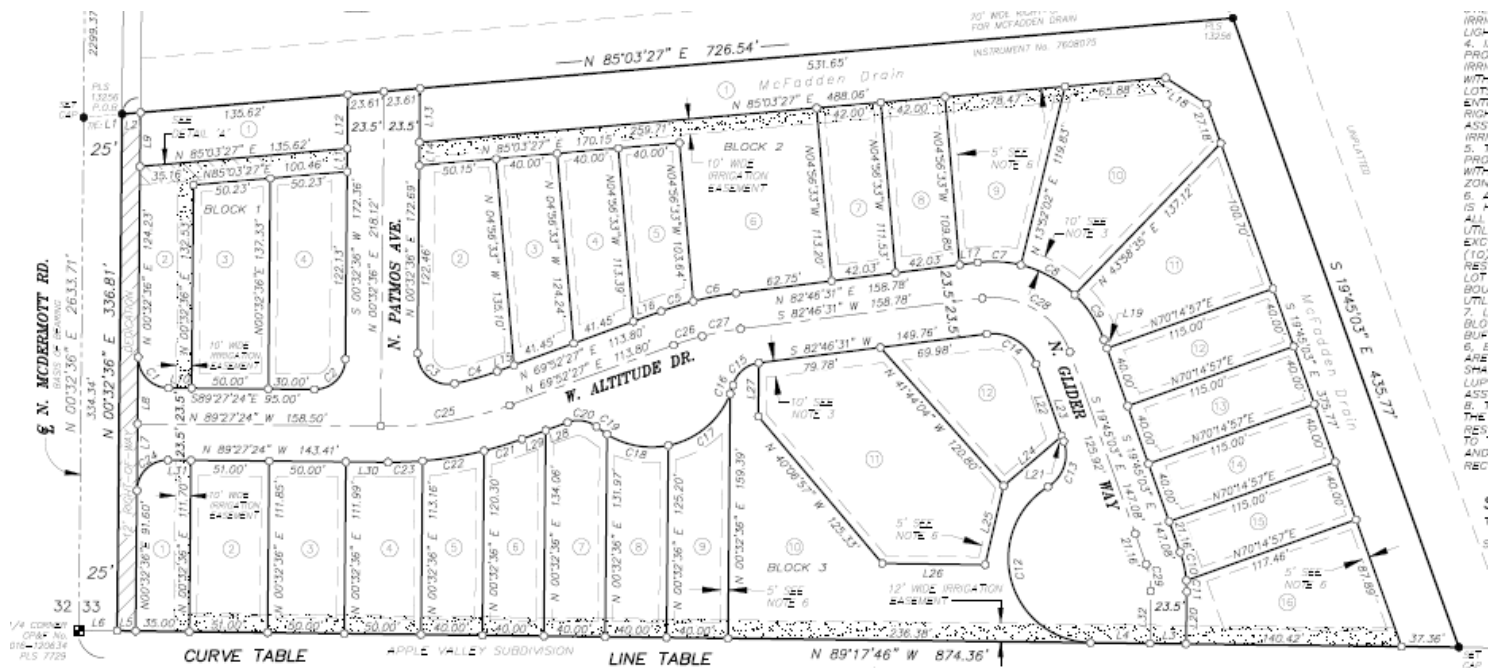
Staff recommends approval of the proposed final plat within the conditions noted in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (date: 5/14/2020)



B. Final Plat (date: 2/24/2021)

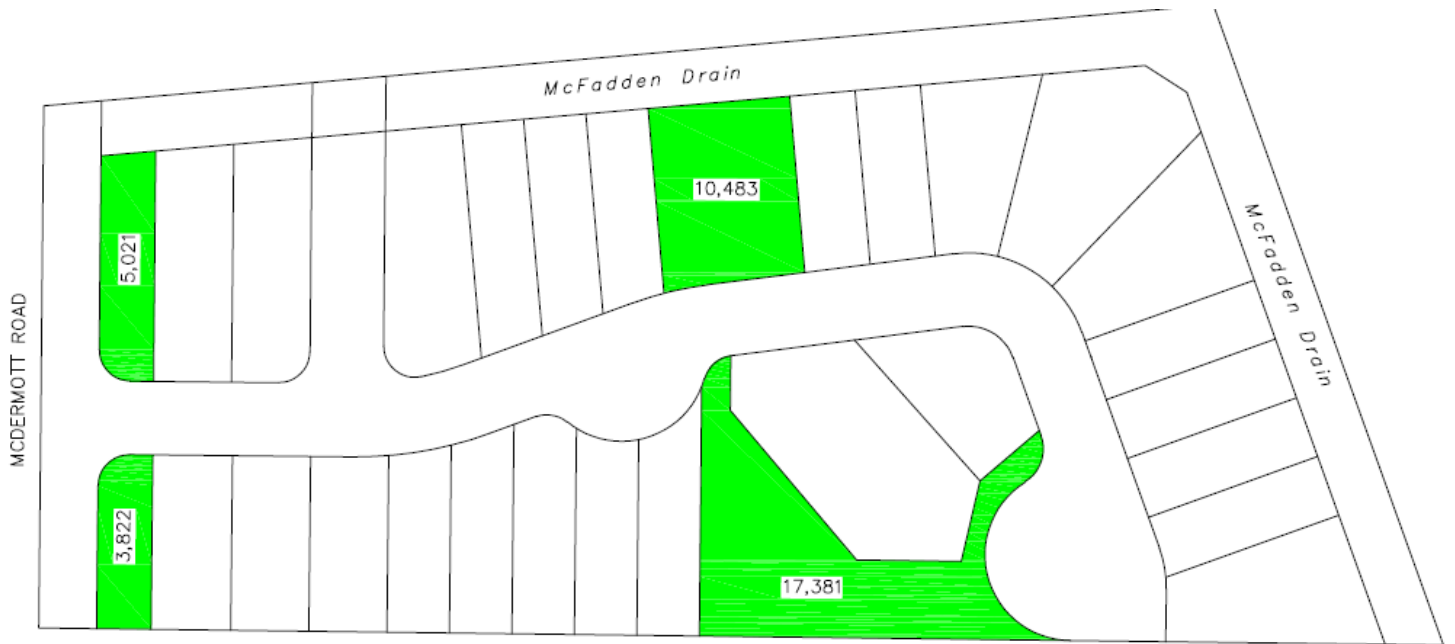


C . Pre-Plat Open Space Exhibit (date: 1/25/2021)



APPROVED PRE-PLAT

D. Final Plat Open Space Exhibit (date: 1/25/2012)

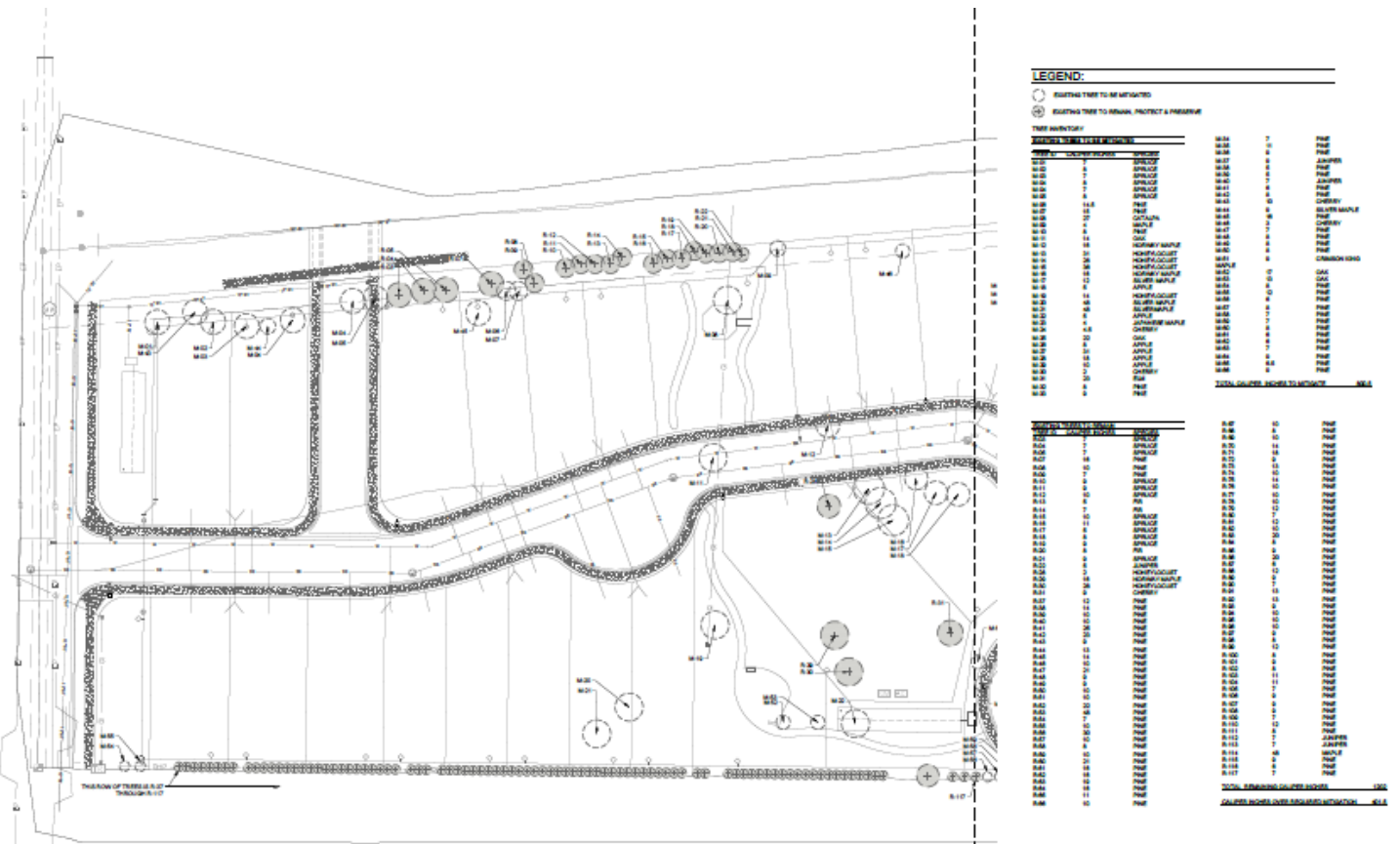


FINAL PLAT

E. Final Plat Landscape Plan (date:2/19/21)



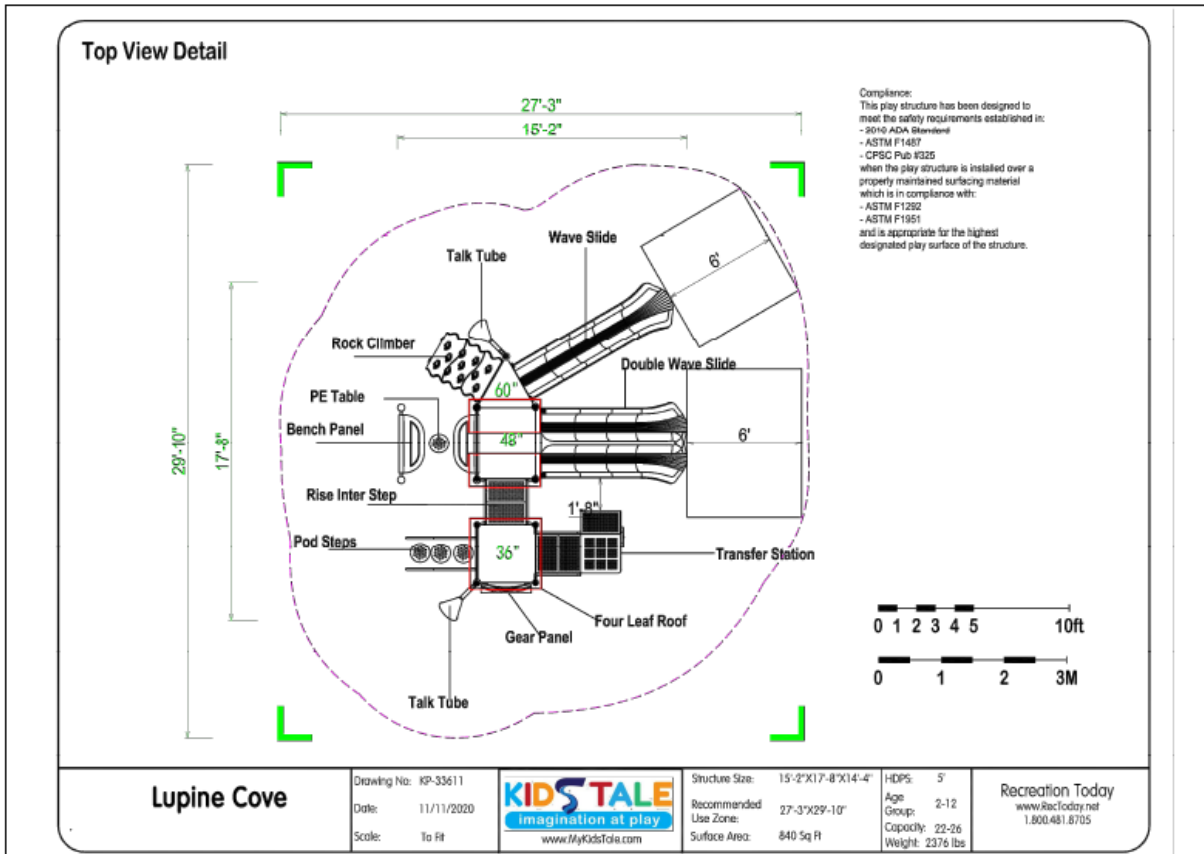
F. Tree Mitigation and Preservation Plan (date: 2/19/2021)



F. Amenity Details



5 GAZEBO AMENITY; REFERENCE IMAGE
 GAZEBO AMENITY; REFERENCE IMAGE



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2020-138110) and preliminary plat (H-2019-0133) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the subject final plat by August 4, 2022, within two years of the City Council's approval of the preliminary plat; or apply for a time extension, in accord with UDC 11-6B-7.
3. Prior to City Engineer signature on the final plat, the final plat prepared Accurate Surveying & Mapping, stamped by Nathan J. Dang, dated: 1/25/2021, included in Section V.B shall be revised as follows:
 - a. Add a note to the final plat that prohibits direct lot access to N. McDermott Road.
 - b. Correct note #3 reference from "Boise" to "Meridian"
 - c. Revise note #7 to remove the text "are designated landscape buffers."
 - d. Add the following note: The bottom of structural footing shall be set a minimum of 12-inches above the highest established normal ground water elevation.
 - e. Add the following note: 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.
4. Prior to City Engineer signature on the final plat, the landscape plan prepared by Stack Rock Group, stamped by Willet C. Howard on February 19, 2021 shall be revised as follows:
 - a. Provide details of the water feature indicated in Lot 6 of Block 2.
5. Per UDC 11-3A-6, in residential districts, irrigation easements wider than ten (10) feet shall be included in a common lot that is a minimum of twenty (20) feet wide and outside of a fenced area, unless modified by City Council at a public hearing with notice to surrounding property owners.
6. The existing residence on Lot 11, Block 3 shall connect to City services and obtain a new address with development of the property.
7. The rear and/or sides of 2-story structures on Lots 2-4, Block 1 and Lots 2, Block 2 that face N. McDermott Road shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines. Single-story structures are exempt from this requirement.
8. Future development shall be consistent with the R-8 dimensional standards listed in UDC Table 11-2A-6.
9. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
10. Developer shall comply with all ACHD conditions of approval.
11. The plat shall comply with the provisions for irrigation ditches, laterals, canals and/or drainage courses, as set forth in UDC 11-3A-6.

12. 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.
13. 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.
14. The development shall comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to cul-de-sacs, alleys, driveways, common driveways, easements, blocks, street buffers, and mailbox placement
15. Staff's failure to cite specific ordinance provisions does not relieve the applicant of responsibility for compliance.

B. PUBLIC WORKS

Site Specific Conditions:

1. This development will result in a long dead-end water main which may result in poor water quality. Development to the south will eliminate this dead-end and correct this problem.
2. Place a fire hydrant at the end of the N Glider Way cul-de-sac, and then T-off a stub with a blow-off to the south.
3. Sanitary sewers need to terminate at a manhole and not a clean out at property boundary.
4. The applicant shall be required to pay the Oaks Lift Station and Pressure Sewer Reimbursement Fees in the amount of \$265.25 per building lot. The aggregate amount of the reimbursement fees for the entire pre-plat area must be paid prior to development plan approval.
5. The applicant shall be required to pay the Oaks Lift Station Pump Upgrades Reimbursement Fees in the amount of \$185.43 per building lot. The aggregate amount of the reimbursement fees for the entire pre-plat area must be paid prior to development plan approval.
6. As designed, the water mainline will be a long dead-end main, which may result in poor water quality. This dead-end situation won't be eliminated until the parcels to the south are developed.
7. The geotechnical investigative report prepared by SITE Consulting, LLC indicates some very specific construction considerations. The applicant shall be responsible for the adherence of these recommendations to help ensure that groundwater does not become a problem within crawlspaces of homes, and that storm drainage systems function properly. Applicant shall be required to submit updated groundwater monitoring data and any new geotechnical investigative information that has been derived since the initial investigation efforts of April 20, 2019.
8. Streetlight plan shall be on a stand-alone drawing pursuant to Section 6 of the Meridian Design Standards. Signage needs to be on a different plan sheet. Remove "Water Callout" from the streetlight plan. One additional Type 1 streetlight is required on McDermott Road pursuant to Drawing 6C of the Meridian Design Standards. All Type 1 lights need to be placed so they are over McDermott Road and not Altitude Drive. All type 1 streetlights on McDermott Road shall be metered and conduit needs to be stubbed to the property line pursuant to Section 6-9 H. of the Meridian Design Standards.

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.