

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 1/4/2022

TO: Mayor & City Council

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

SUBJECT: SHP-2021-0008
Fluid Estates

LOCATION: 3110 W. Quintale Dr., in the NW 1/4 of
Section 35, T.4N., R.1W.



I. PROJECT DESCRIPTION

Short plat consisting of 3 buildable lots on 2.0 acres of land in the C-C zoning district.

II. APPLICANT INFORMATION

- A. Applicant: Michael Byrns, Idaho Survey Group – 9955 W. Emerald St., Boise, ID 83704
- B. Owner: Eric Wall, Fluid Real Estate Investments, LLC – 2880 E. 14th, Ammon, ID 83401
- C. Representative: Same as Applicant

III. NOTICING

	City Council Posting Date
Legal notice published in newspaper	12/19/2021
Radius notice mailed to property owners within 500 feet	12/15/2021
Posted to Next Door	12/15/2021

IV. STAFF ANALYSIS

The short plat proposes to re-subdivide Lot 2, Block 25, Bridgetower Crossing Subdivision No. 7 into three (3) buildable lots. The property consists of 2.00 acres of land in the C-G zoning district.

Staff has reviewed the proposed short plat for compliance with the criteria set forth in UDC [11-6B-5](#) and deems the short plat to be in compliance with said requirements.

Street buffers were constructed and landscaping installed adjacent to N. Ten Mile Rd., W. McMillan Rd. and W. Quintale Dr. with the previous subdivision improvements.

Future development of the proposed lots should comply with the dimensional standards listed in UDC Table 11-2B-3 for the C-G zoning district.

Access to this property should be provided via the two existing access easements/driveways at the east boundary of this site as depicted on Record of Survey #11816 included in Section VI.C; direct lot access via N. Ten Mile Rd., W. McMillan Rd. and W. Quintale Dr. is prohibited.

The existing Development Agreement (AZ-01-003 – Inst. #101117652, note #4 on pg. 6) for this property requires approval of a conditional use permit prior to development of this property. Note #12 on the Bridgetower Crossing Subdivision No. 7 plat also states development of this property may only occur through the CUP process.

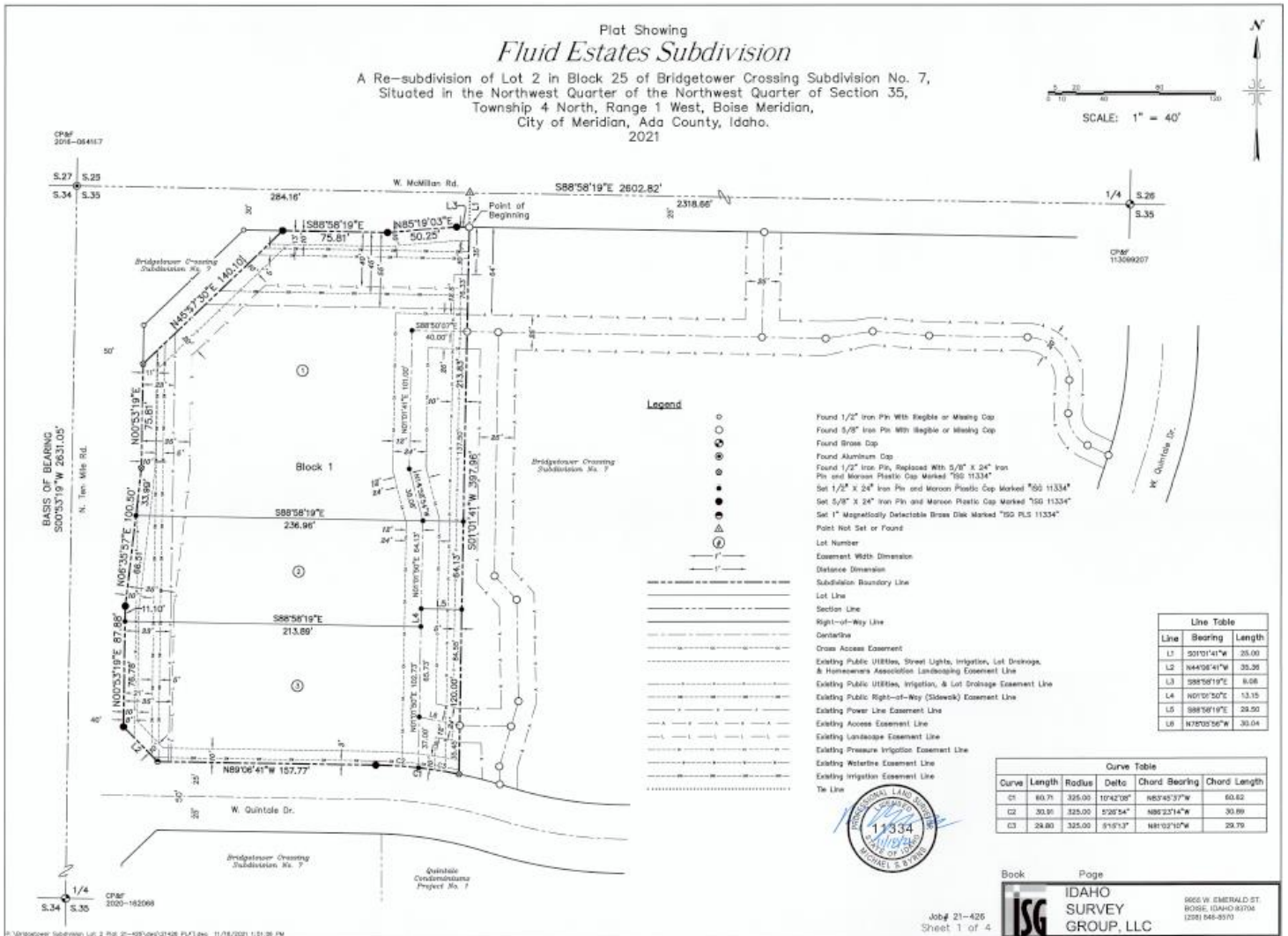
V. DECISION

Staff:

Staff recommends approval of the proposed short plat with the conditions noted in Section VII of this report and in accord with the findings in Section VIII.

VI. EXHIBITS

A. Short Plat (date: 11/18/21)



Fluid Estates Subdivision

Notes:

1. Lots shall not be reduced in size without prior approval from the Health Authority.
2. No additional domestic water supplies shall be installed beyond the water system approved in the Sanitary Restrictive Release.
3. Reference is made to the Public Health Letter on file with Ada County recorder regarding addition restrictions.
4. Any re subdivision or this plot shall comply with the applicable zoning regulations in effect at the time of re subdivision.
5. Minimum building setback lines shall be in accordance with the zoning ordinance of the time of issuance of any building permit. All lot, parcel and tract area shall meet dimensional standards established in the zoning ordinance.
6. Irrigation water has been provided from Settlers Irrigation District, in compliance with Idaho Code 31-3802C(1)(b). Lots within this subdivision will be entitled to irrigation water via the Bridgetower Crossing Homeowners Association, and will be obligated for assessments from Settlers Irrigation District.
7. See Instrument Number 105028862 for existing Public Right-of-Way (Sidewalk) Easement.
8. See Instrument Number 2019-035442 and Record of Survey 11816 for existing Access Easement.
9. See Instrument Number 103130009 for existing Settlers Canal Easement.
10. See Instrument Number 101010267 for existing Waterline Easement.
11. See Instrument Number 89019086 for existing Power Line Easement.
12. See Instrument Number 105074086 (Plot of Bridgetower Crossing Subdivision No. 7) for existing Public Utilities, Street Lights, Irrigation, Pressure Irrigation, Lot Drainage, & Homeowners Association Landscaping Easements.
13. See Instrument Number _____ for Cross Access Easements.

Surveyor's Narrative:

The purpose of this survey is to subdivide the property shown herein. The corner monuments were verified from the existing control that they were originally set from, as that is the method that most closely follows in the original surveyor's footsteps. The missing monuments were reset. The centerline monuments on R25 11816 were located and found to be in substantial concurrence to the survey.

Reference Documents
Warranty Deed 2019-0465401
Bridgetower Crossing Subdivision No. 7
Guthrie Condominiums Project No. 1
R25 11816 (Access Easement Inst. No. 2019-035442)
R25 9574
ADCO Sidewalk Easement Inst. No. 105028862
Water Line Easement Inst. No. 101010267
Settlers Canal Easement Inst. No. 103130009
Idaho Power Easement Inst. No. 89019086



Job# 21-426
Sheet 2 of 4

Book _____ Page _____
ISG IDAHO
SURVEY
GROUP, LLC

9930 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-8370

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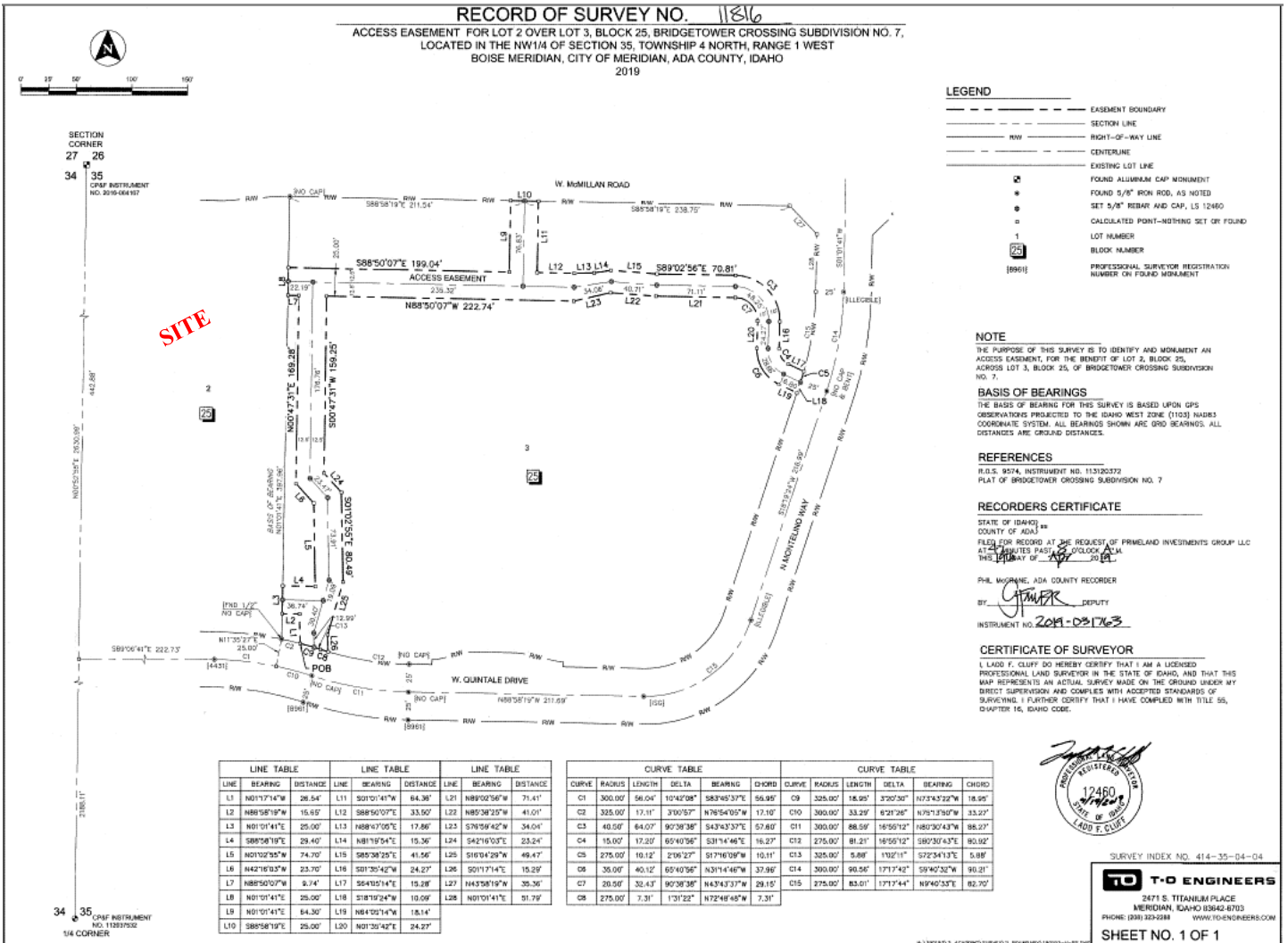
5. REGULATIONS & STANDARDS

- [illegible]



3 PLANTER ISLAND DETAIL
3/8" = 1' 0"

C. Record of Survey #11816



VII. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development: AZ-01-003 (Development Agreement Inst. #101117652) & CUP-01-006 (PUD).
2. If the City Engineer's signature has not been obtained within two (2) years of the City Council's approval of the short plat, the short plat shall become null and void unless a time extension is obtained, per UDC 11-6B-7.
3. The short plat prepared by Idaho Survey Group on November 18, 2021 by Michael Byrns, included in Section VI.A shall be revised as follows:
 - a. Note #1: ". . . from the Health Authority and the City of Meridian."
 - b. Note #13: Include recorded instrument number for cross-access easements.
 - c. Include a note stating direct lot access via W. Quintale Dr. is prohibited. *Access to this property should be provided via the two existing access easements/driveways at the east boundary of this site as depicted on Record of Survey #11816 included in Section VI.C.*
4. The landscape plan prepared by Stack Rock Group on 11/16/21, included in Section VI.B is approved as submitted.
5. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals noted above does not relieve the Applicant of responsibility for compliance.

B. Public Works

General Conditions:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the

amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian

Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.

19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

VIII. REQUIRED FINDINGS FROM THE UNIFIED DEVELOPMENT CODE

In consideration of a short plat, the decision-making body shall make the following findings:

A. The plat is in conformance with the Comprehensive Plan and is consistent with the Unified Development Code;

The Comprehensive Plan designates the future land use of this property as Commercial and the current zoning district of the site is C-G. Staff finds the proposed short plat complies with the short plat standards listed in UDC 11-6B-5. Future development should comply with the dimensional standards for the C-G district listed in UDC Table 11-2B-3.

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

Staff finds that public services will be provided and are adequate to serve the proposed lots.

C. The plat is in conformance with scheduled public improvements in accord with the City's capital improvements program;

Staff finds all required utilities will be provided with lot development at the developer's expense.

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

Staff finds that the development will not require major expenditures for providing supporting services as services are already being provided in this area.

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

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

F. The development preserves significant natural, scenic or historic features.

Staff is not aware of any significant natural, scenic or historic features associated with short platting the structure on this site.