

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 12/22/2020  
TO: Mayor & City Council  
FROM: Alan Tiefenbach, Associate Planner  
208-489-0573  
SUBJECT: FP-2020-0012  
Chukar Ridge Final Plat  
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**

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

**II. APPLICANT INFORMATION**

A. Applicant

Kristen McNeill, The Land Group - 462 E. Shore Dr, Suite 100, Eagle, ID 83616

B. Representative:

Owner – AMH Development LLC – 30601 Agoura Hills, CA 91301

**III. STAFF ANALYSIS**

The preliminary plat for this development were approved by City Council on July 21, 2020. The preliminary plat consisted of 63 building lots, 8 common lots and 3 common driveway lots. All lots within the development comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.

The applicant initially proposed a ¼ mile pathway loop as their amenity. This loop consisted of several lengths of pathways running through common open space areas that tie to the McFadden Drain as well as proposed sidewalks. At their June 4, 2020 meeting the Planning Commissioners recommended an additional “tot lot” amenity be added to this development. That amenity has been added to Common Lot 4, Block 4.

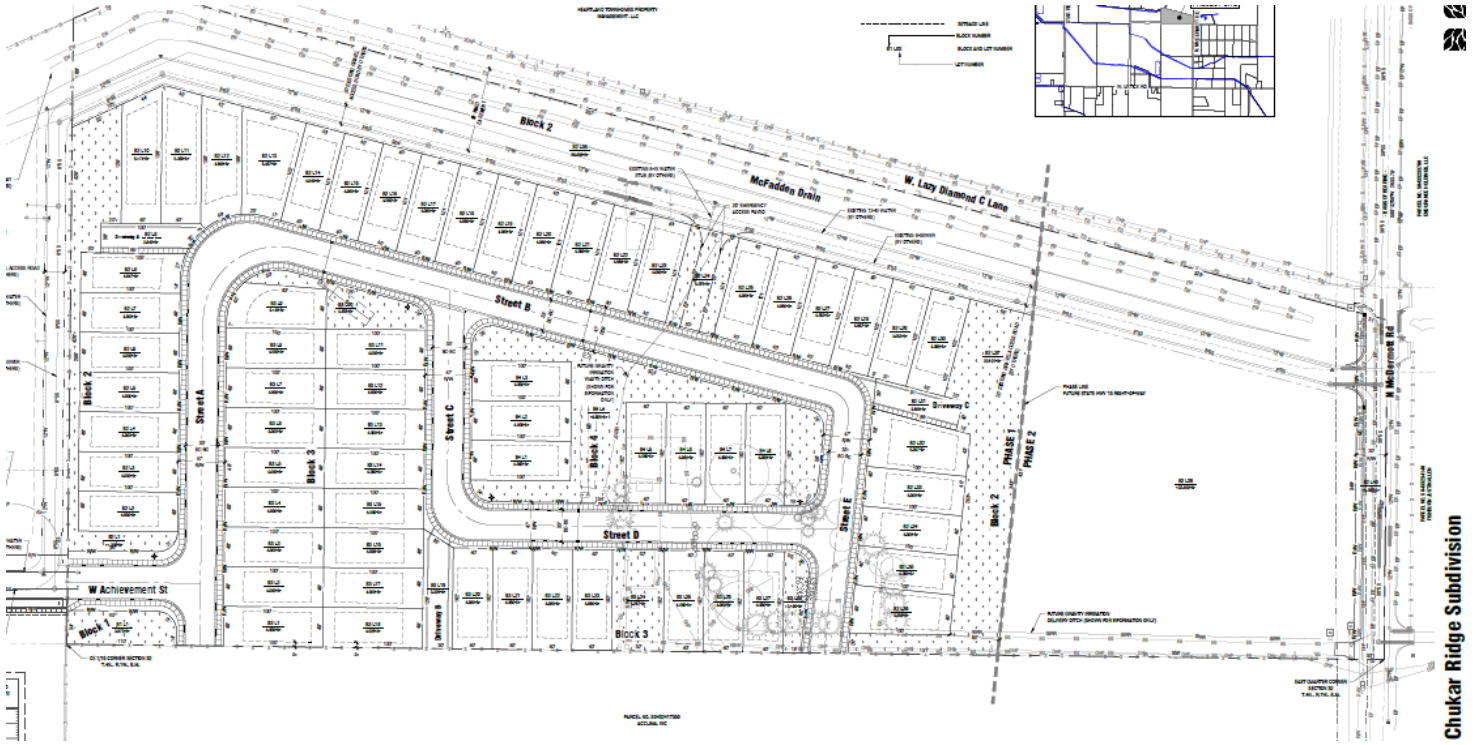
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat in accord with the requirements listed in UDC 11-6B-3C.2. Because the final plat does not increase the number of building lots and contains the same amount of qualified open space as shown on the 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

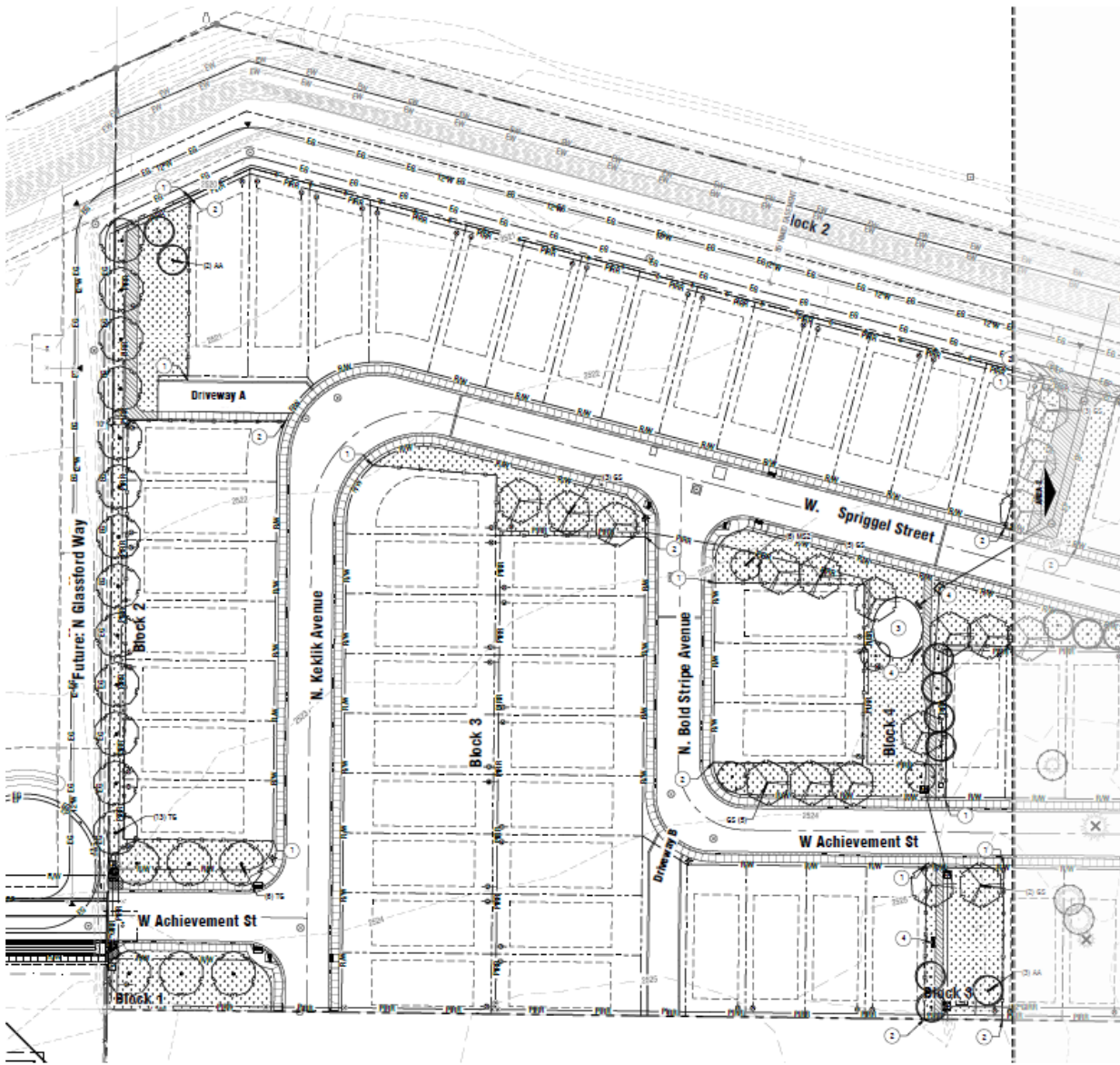
## A. Preliminary Plat (date: 7/2/2020)



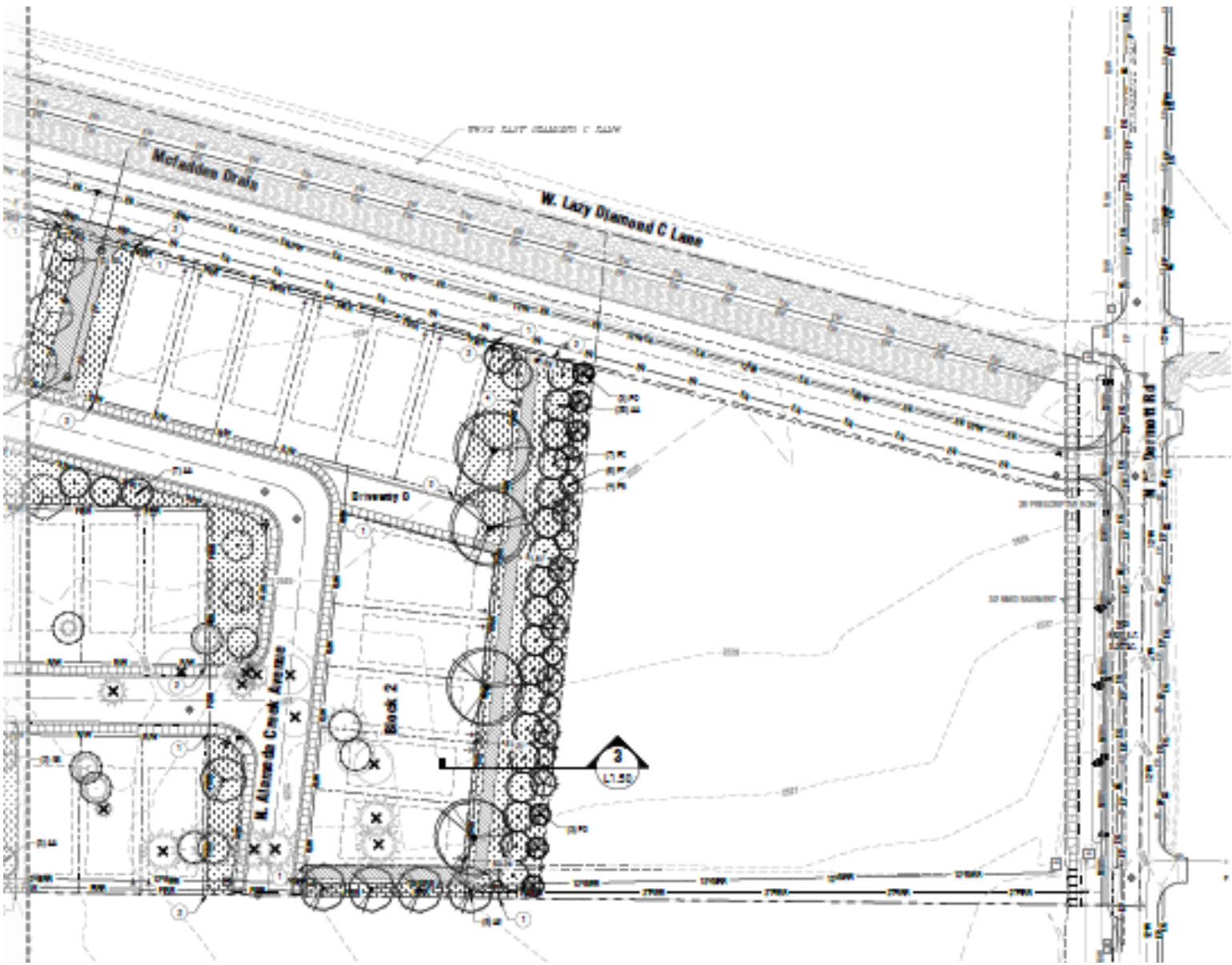
## B. Final Plat (date: 11/3/2020)



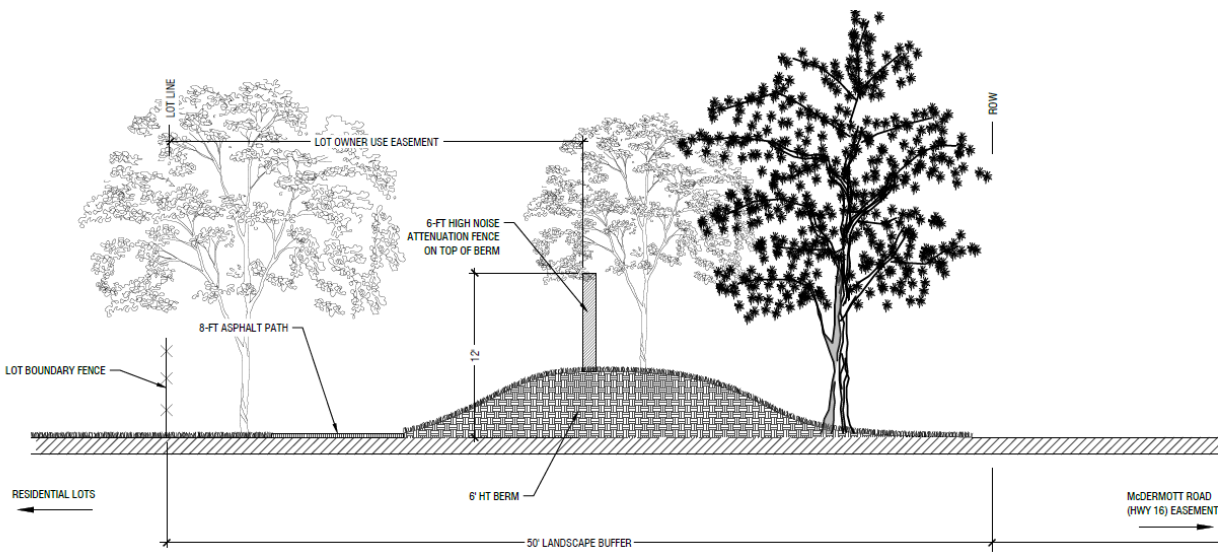
C. Landscape Plan (date: 11/3/2020)



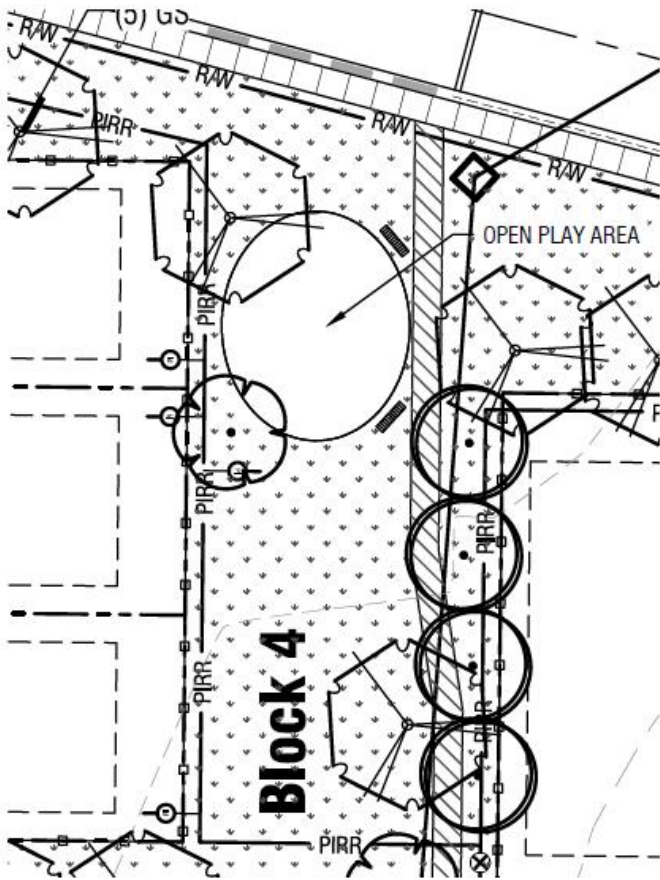




D. Sound Attenuating Wall



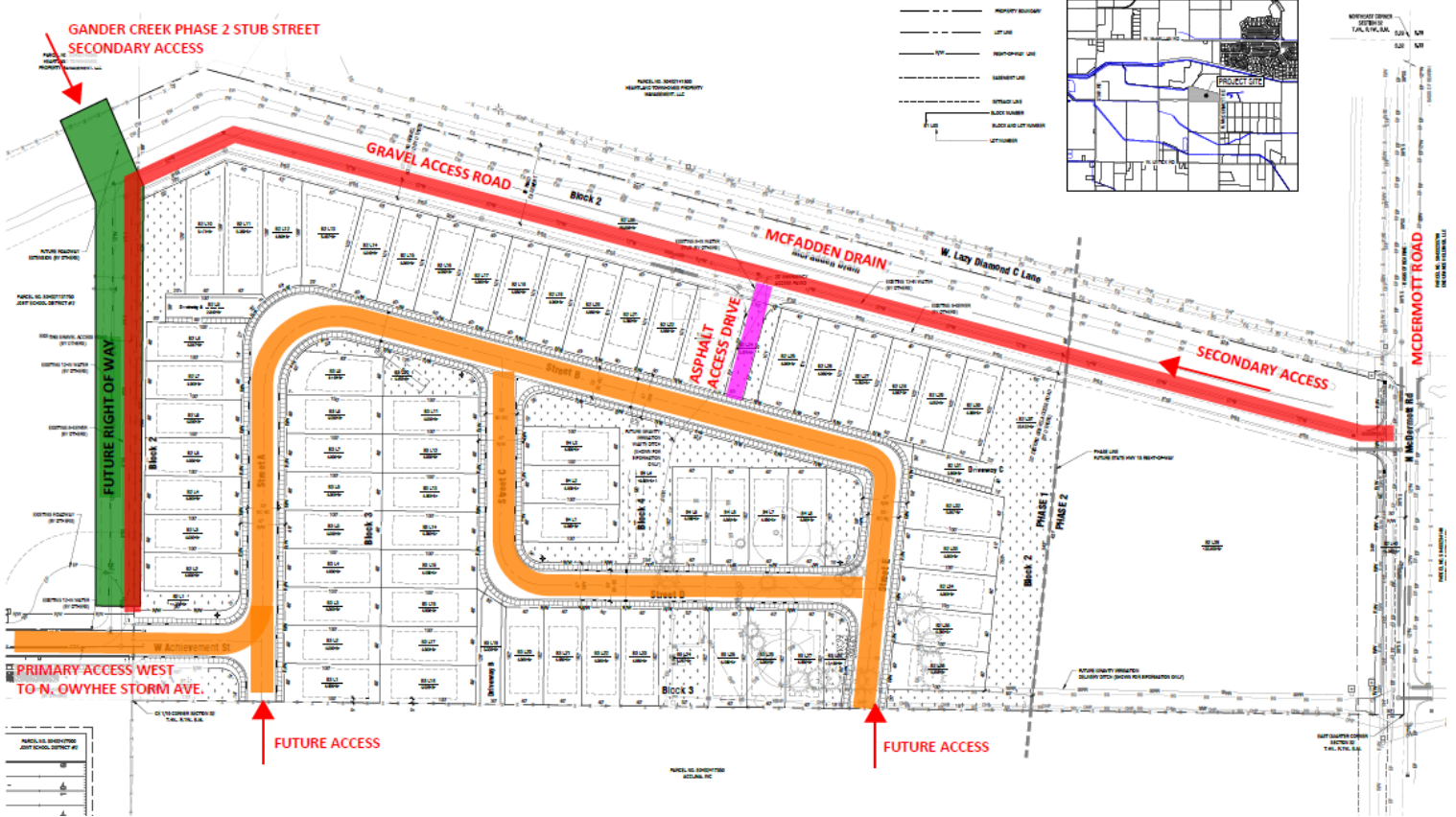
E. Additional Amenity and Proposed Materials for Sound Wall.



Supporting Imagery

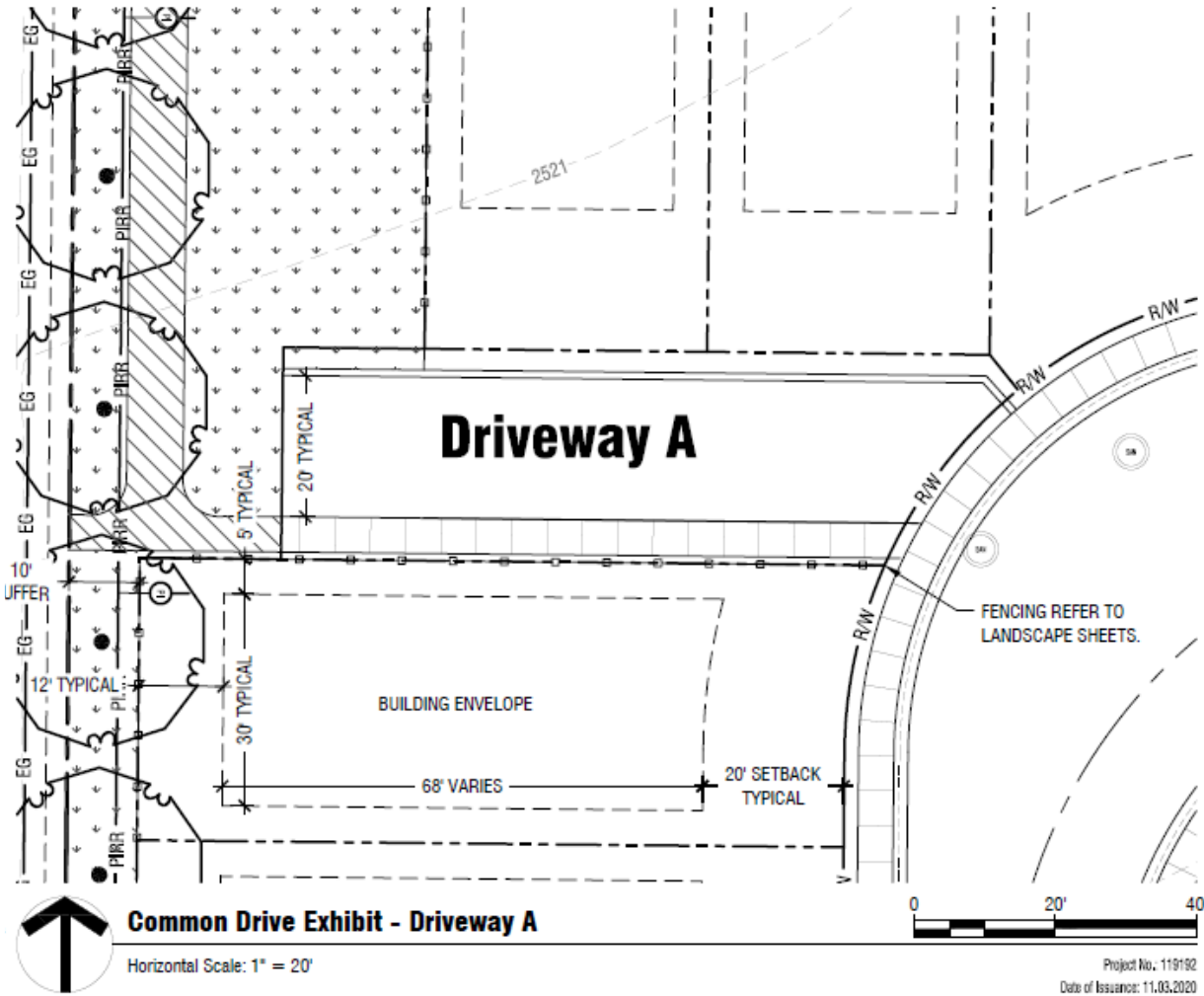


# F. Emergency Access Exhibit

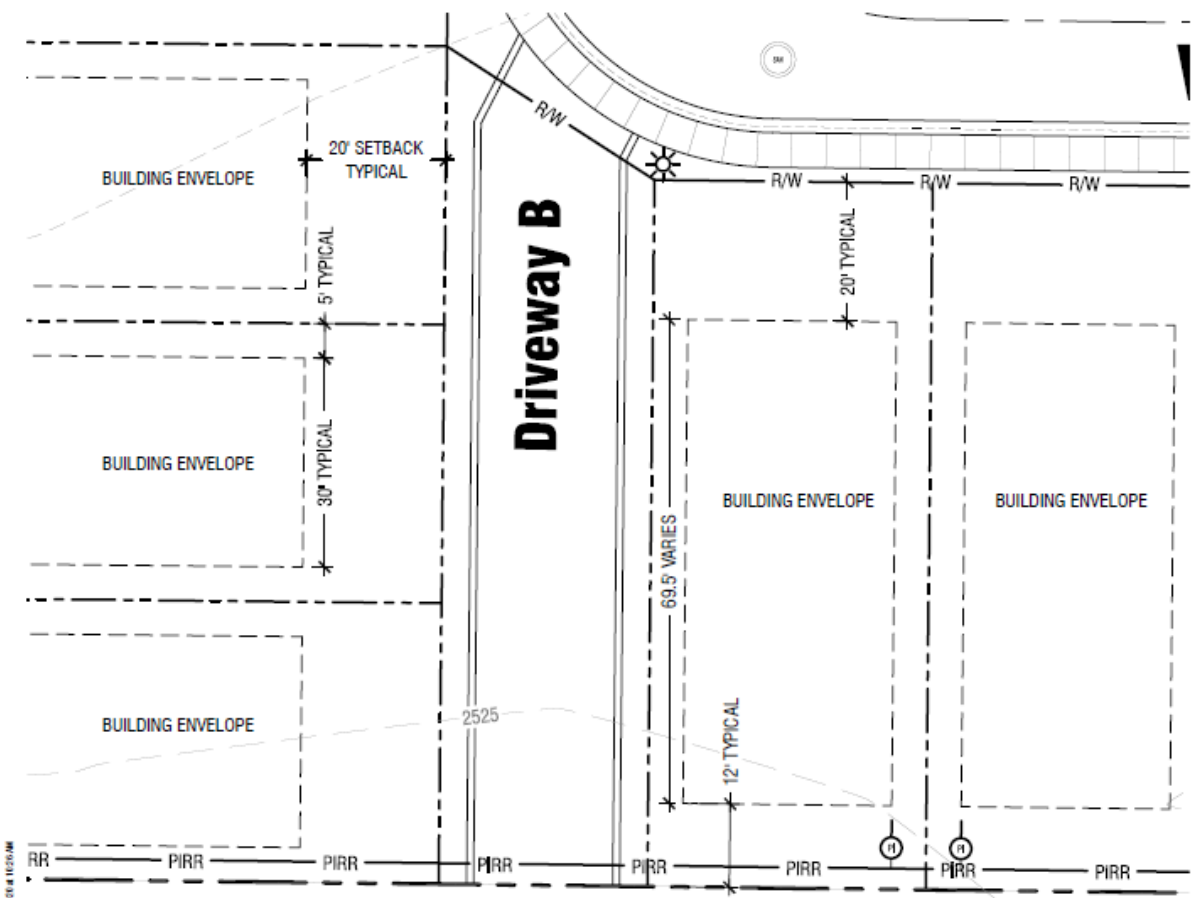




G. Common Drive Exhibit (date:12/15/20)







11/19/19 11:00 AM  
 11/19/19 11:00 AM  
 11/19/19 11:00 AM

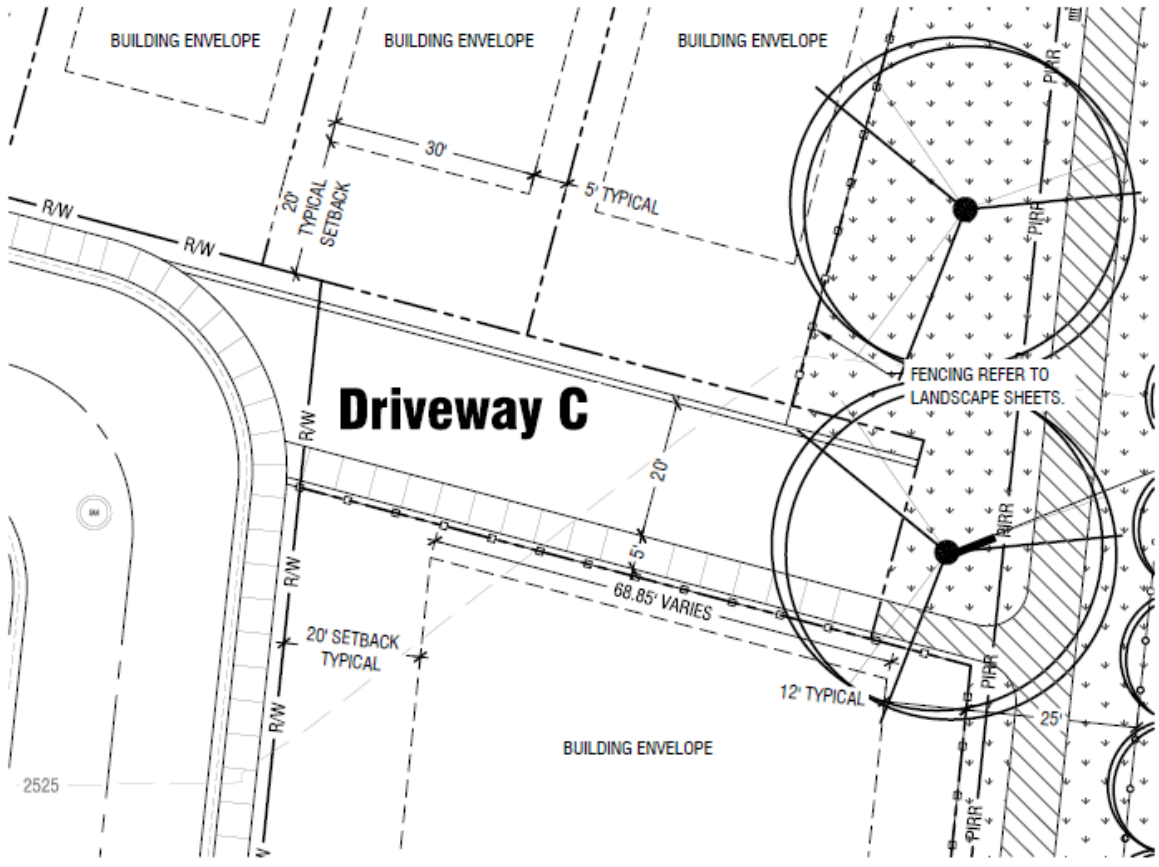


**Common Drive Exhibit - Driveway B**

Horizontal Scale: 1" = 20'



Project No.: 119192  
 Date of Issuance: 11.03.2020



The location, description and other information shown on this map are for informational purposes only and do not constitute a warranty or representation of any kind. The user assumes all responsibility for the use of this information.



**Common Drive Exhibit - Driveway C**

Horizontal Scale: 1" = 20'



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## **VI. CITY/AGENCY COMMENTS & CONDITIONS**

### **A. PLANNING DIVISION**

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. # 2019-005925) and preliminary plat (H-2020-0025) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the subject final plat by December 22, 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 by the Land Group, LLP, stamped by James R. Washburn, dated: 11/3/2020, included in Section VI shall be revised as follows:
  - a. Add Lot 10, Block 3 to Note 7.
  - b. Note #8 shall be revised to be owned and maintained by the Chukar Ridge homeowner's association.
  - c. Note #12, 14 and 15, insert instrument numbers.
4. No more than 30 homes shall be constructed unless one of the following is completed:
  - i. Construct roadway crossing of the McFadden Drain to connect to Gander South.
  - ii. Option B: Construct connection south to Ustick Road.
  - iii. Option C: Fire Sprinkle all structures in excess of 30 units (unit 31 through unit 63).
5. Prior to the City Engineer signature on the final plat, the landscape plan, prepared by the Land Group, dated 11/03/2020, included in Section VI shall be revised as follows:
  - a. Depict 5-foot wide landscaped buffers to separate the paved surface of the driveway from the fence on all common driveways which contain solid fencing per UDC 11-6C-3D.5.
  - b. Revise fencing along all common lots and pathways to be open vision or less than 4' in height as required by UDC 11-3A-7. This includes the east boundary of Lot 1, Block 2, the south boundary of Lot 10, Block 3, the east boundary of Lots 23-36, the western boundary of Lot 37, Block 2 and south boundary of Lot 36, Block 2.
  - c. Provide fencing along the southern perimeter of the development.
  - d. Indicate how the McFadden Lateral will be landscaped as allowed by the irrigation district, or provide a documentation from the district that landscaping is not permitted.
6. At least 5' feet of landscaping shall be provided along each side of pathways, as required by UDC 11-3B-12.
7. Height of 12' sound wall and berm combination for noise abatement parallel to the state highway shall be measured from the elevation at the centerline of the state highway.
8. The applicant shall comply with all provisions of 11-3A-3 with regard to access to streets.

9. Construct the pathway and adjoining fencing and landscaping consistent with the standards as set forth in UDC 11-3A-7A7, 11-3A-8 and 11-3B-12C.
10. 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.
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 existing sewer easement shown on Lots 23 and 24, Block 2 shall be vacated prior to signature on the final plat.
13. Applicant shall comply with the submitted elevations approved with the preliminary plat.

## **B. PUBLIC WORKS**

### **SITE SPECIFIC CONDITIONS:**

1. The geotechnical investigative report prepared by GEOTEK, Inc., dated February 11, 2020, indicate 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.
2. The street light plan submitted with the construction plans for the interior of the subdivision appear to meet city requirements, however two Type-1 streetlights are required on N. McDermott Road.
3. Adjust sanitary sewer manhole SSMH-04 slightly south so it is completely outside of gutter.
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 preliminary plat area must be paid prior to city signatures on the first final plat.
5. The applicant shall be required to pay 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 preliminary plat area must be paid prior to city signatures on the first final plat.

### **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](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 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.