

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



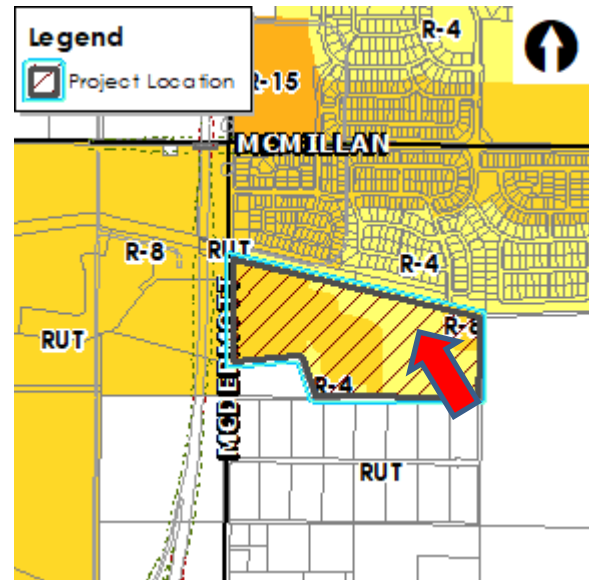
HEARING 8/25/2020
DATE:

TO: Mayor & City Council

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

SUBJECT: H-2020-0084
Aegean Estates No. 2

LOCATION: East side of N. McDermott Rd., ¼ mile south of W. McMillan Rd. (south of the Five Mile Creek), in the NW ¼ of Section 33, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Final plat consisting of 24 buildable lots and 6 common lots on 8.33 acres of land in the R-4 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Shari Stiles, Engineering Solutions, LLP – 1029 N. Rosario St., Ste. 100, Meridian, ID 83642

B. Owner:

Endurance Holdings, LLC – 1977 E. Overland Rd., Meridian, ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2017-0114) in accord with the requirements listed in UDC 11-6B-3C.2.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Staff has reviewed the proposed plat and the number of buildable lots has decreased by one (1) and the common open space has increased with the addition of a common lot between Lots 21 and 23, Block 1 for subsurface storm water drainage. Therefore,

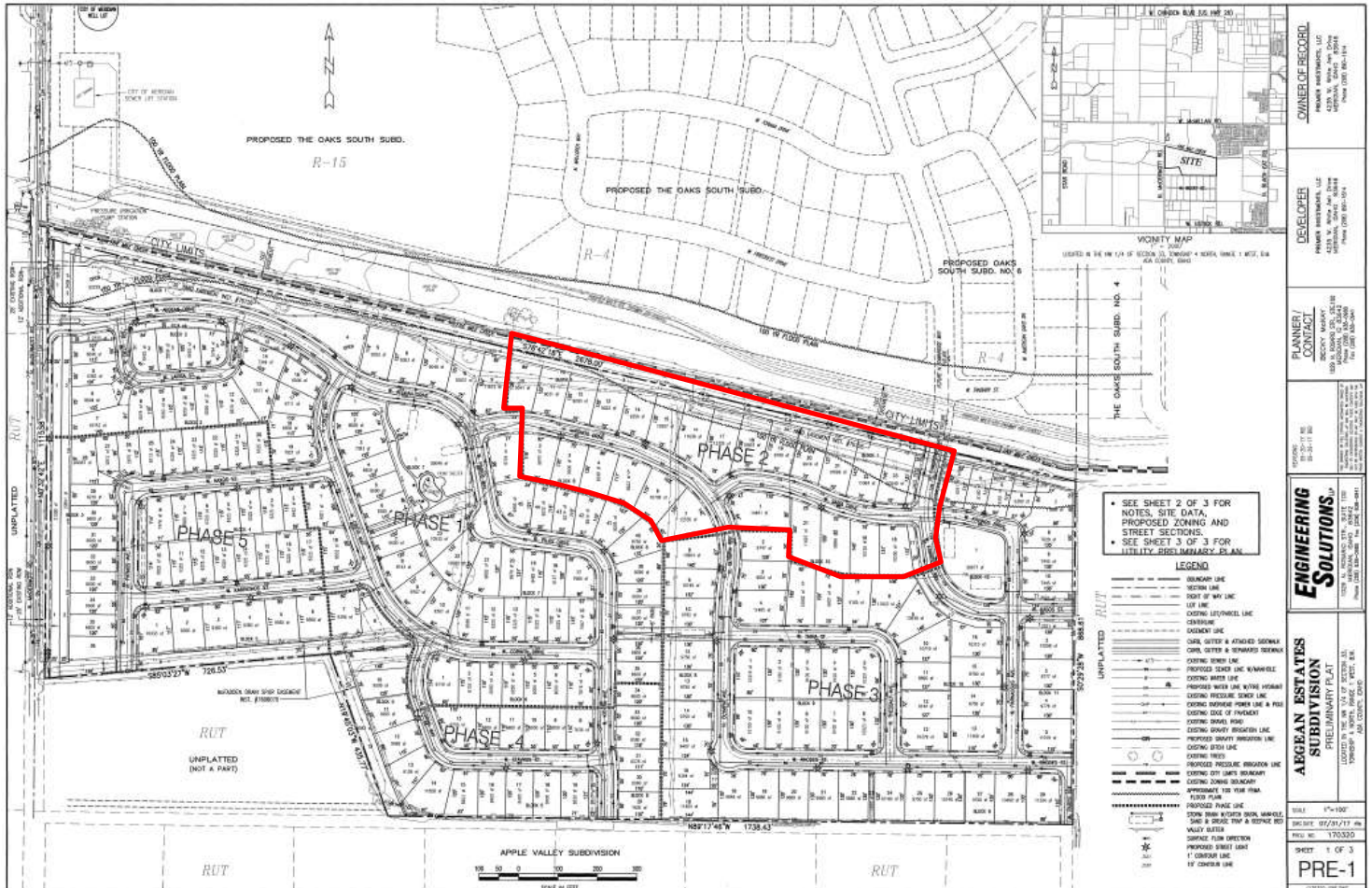
Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

IV. DECISION

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

V. EXHIBITS

A. Preliminary Plat (dated: 7/31/2017)



PLAT SHOWING
AEGEAN ESTATES SUBDIVISION NO. 2
LOCATED IN THE S $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SECTION 33, T.4N., R.1W., B.M., MERIDIAN, ADA COUNTY, IDAHO
2020

LEGEND

SUBDIVISION BOUNDARY
SECTION LINE
RIGHT-OF-WAY LINE
CENTERLINE
LOT LINE
EXISTING PARCEL LINE
PUBLIC UTILITY, PROPOSED SUBDIVISION
PLAT CHANGE, EXISTENT LINE & P.
DISTINGUISH AREA, COUNTY HIGHWAY,
STREET, FARMROAD, BOUNDARY,
INSTRUMENT NO.
OTHER EXISTENT LINE AS NOTED
POND, RESERVOIR CAP AS NOTED
SET BACK/FITTED HEDGEWALL AS NOTED
SET 1/2" X 1/2" HEDGEWALL WITH 10' PLACED
ON
POUND W/AL HEDGEWALL, FELT 17719 OR AS IN
CALCULATED POINT, NOT SET
LOT NUMBER

[illegible]

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	24.00	0.07500 000E	L15	11.00	0.07500 000E
L2	24.00	0.12500 000E	L16	10.00	0.04500 000E
L3	71.00	0.00000 000E	L17	24.00	0.02500 000E
L4	10.00	0.00000 000E	L18	24.00	0.03500 000E
L5	08.00	0.00000 000E	L19	03.00	0.01500 000E
L6	00.00	0.01500 000E	L20	0.00	0.01500 000E
L7	20.00	0.00000 000E	L21	00.00	0.00000 000E
L8	20.00	0.00000 000E	L22	00.00	0.00000 000E
L9	08.00	0.00000 000E	L23	00.00	0.00000 000E
L10	08.00	0.00000 000E	L24	00.00	0.00000 000E
L11	08.00	0.14500 000E	L25	14.00	0.12500 000E
L12	00.00	0.14500 000E	L26	12.00	0.12500 000E
L13	00.00	0.07500 000E	L27	1.00	0.07500 000E
L14	21.00	0.07500 000E	L28	00.00	0.00000 000E

2019年 12月 14日				
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3	10.00	10.00	10.00	10.00
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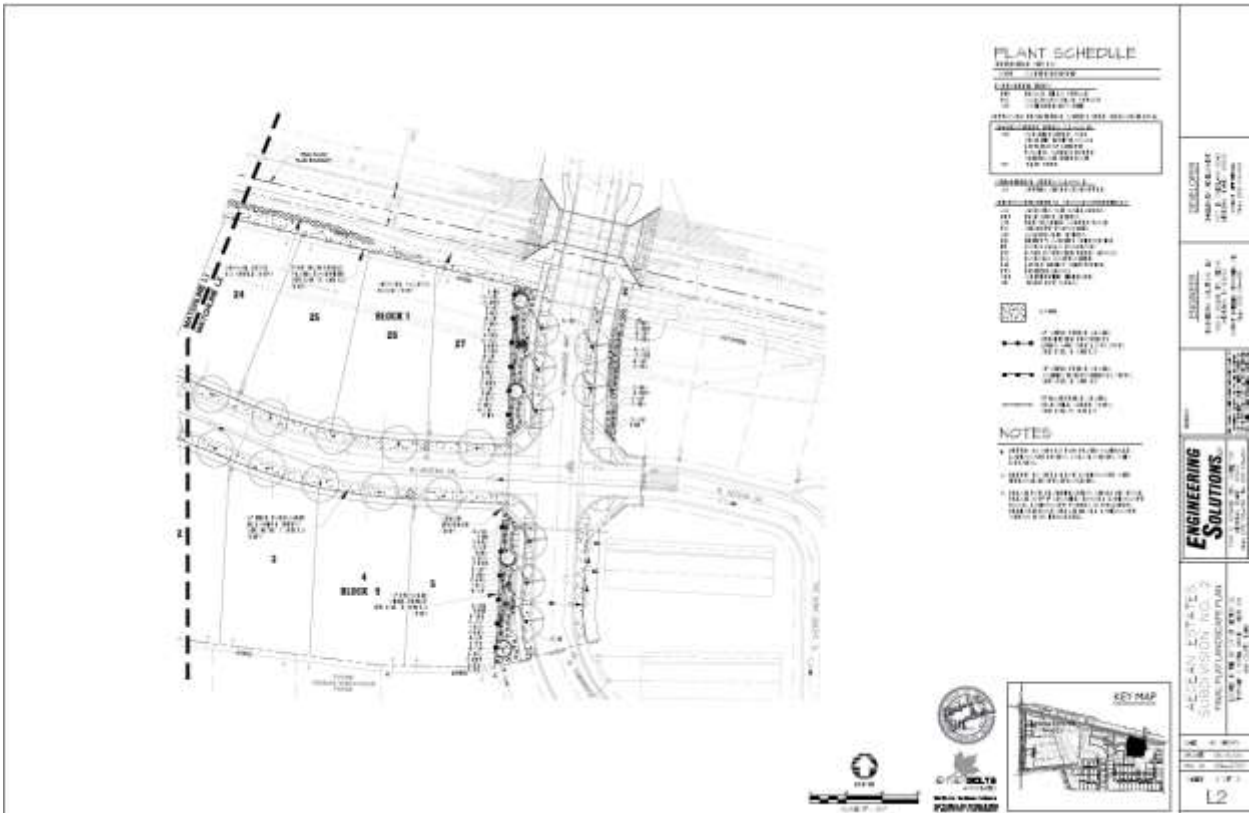
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011	68.56	228.02	20.32/19.68	660.17/23.76	81.62
016	28.82	216.04	6.14/19	617.32/19.76	80.25
019	66.17	216.04	12.34/35.67	664.28/19.76	80.05
020	65.17	216.04	12.34/35.67	665.16/19.76	80.05
022	66.86	216.04	12.33/33.71	639.17/20.12	80.12
023	12.18	184.02	6.14/19.68	359.28/23.76	102.76
024	36.30	184.02	12.34/35.67	572.75/26.36	81.08
026	61.23	184.02	12.34/35.67	664.96/26.36	81.54
028	18.14	172.04	7.95/20.62	617.34/23.76	15.85
029	59.46	216.02	12.34/35.67	572.75/26.36	84.85
031	59.85	216.02	12.34/35.67	582.75/26.36	85.85
036	48.29	228.02	12.34/19.68	599.67/19.76	80.37

[illegible]

ENDURANCE HOLDINGS, LLC
DEVELOPER
MERCURY, ID

ENGINEERING SOLUTIONS
INCORPORATED
 10000 W. 10th Ave. Suite 100
 Denver, CO 80231
 Tel: 303.733.8800 Fax: 303.733.8801
 www.es-inc.com

SHEET 1 OF 3

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VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2017-116562) and preliminary plat (H-2017-0114) applications approved for this site.
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 Engineering Solutions, LLP, stamped by Clinton W. Hansen, dated: 6/11/2020, included in Section V.B shall be revised as follows:
 - a. Include the recorded instrument number of the existing ACHD permanent easement in the Legend.
 - b. Note #11: Include Lot and Block numbers that are servient to and contain the ACHD storm water drainage system.
 - c. Note #12: Include the recorded instrument number of the ACHD License Agreement.

A copy of the revised plat shall be submitted for City Engineer signature.
5. The landscape plan prepared by Jensen Belts Assoc., dated 06/30/2020, included in Section V.C, is approved as submitted.
6. 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.
7. All fencing shall comply with the standards of UDC 11-3A-7C.
8. 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 street light plan submitted with the construction plans appear to meet city requirements based on a preliminary review. The type 1 streetlights on McDermott need to be placed over McDermott Road, and not the entry road.
2. A Floodplain Development Permit is required. A hydraulic study was completed for The Oaks Subdivision. Phase #1 of this development has no buildings in the floodplain. The permit is needed for site work.
3. 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.
4. 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). 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.