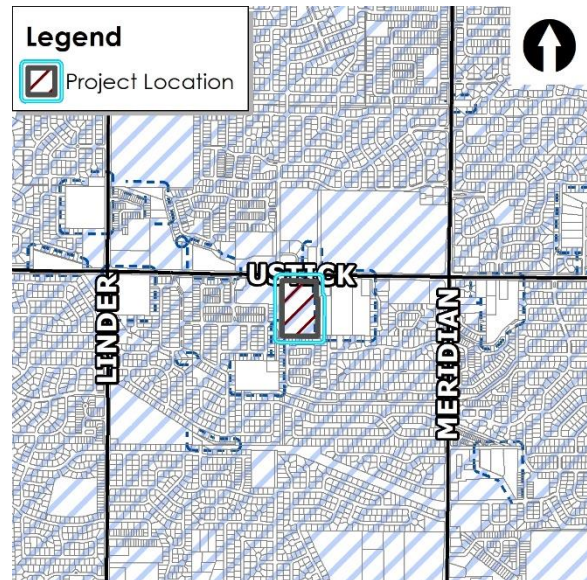


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: May 3, 2022
TO: Mayor & City Council
FROM: Joseph Dodson, Associate Planner
208-884-5533
SUBJECT: H-2022-0005
Summertown Subdivision

LOCATION: Site is located at 3104 N. Venable, at the southeast corner of N. Venable Lane and W. Ustick Road, In the NW 1/4 of the NE 1/4 of Section 1, Township 3N, Range 1 W.



I. PROJECT DESCRIPTION

Preliminary Plat consisting of 23 residential building lots (9 single-family lots and 14 multi-family lots) and 3 common lots on approximately 13.8 acres of land in the TN-R zoning district (Traditional Neighborhood Residential), by Summertown, LLC.

Note: Additional request for Private Streets through the multi-family portion of the project requiring only administrative approval—private street request made for addressing purposes and requested by City departments.

II. SUMMARY OF REPORT

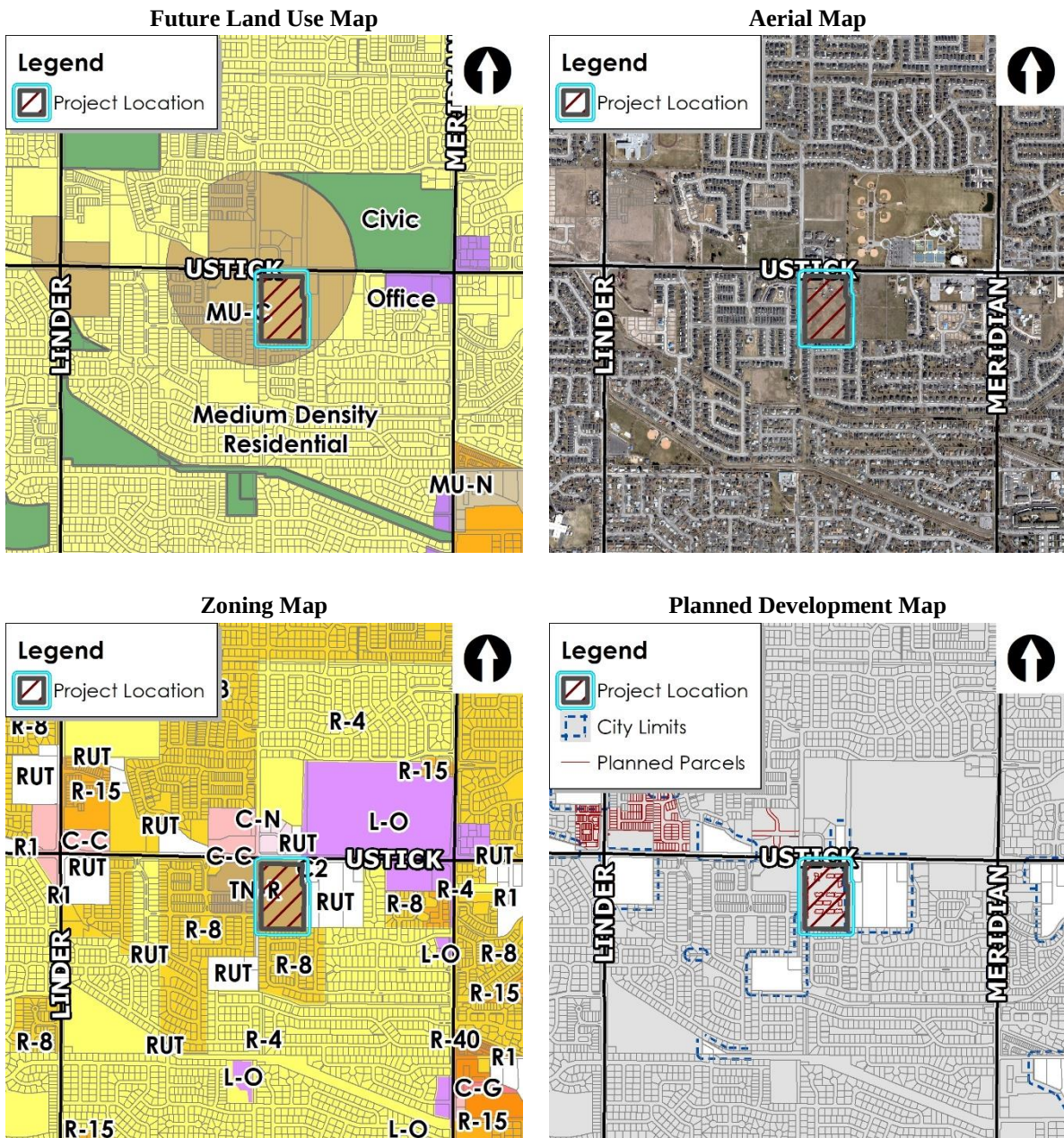
A. Project Summary

Description	Details	Page
Acreage	13.8 acres	
Future Land Use Designation	Mixed-Use Community (6-15 du/ac)	
Existing Land Use(s)	Multi-family Residential under construction	
Proposed Land Use(s)	Multi-family Residential and Detached Single-Family Residential	
Lots (# and type; bldg./common)	23 residential building lots (9 detached single-family and 14 multi-family) and 3 common lots	
Neighborhood meeting date	December 16, 2021	
History (previous approvals)	H-2017-0142 (AZ, DA Inst. #2019-015427); A-2019-0118 (CZC & DES); A-2021-0025 (CZC & DES renewal).	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	No (Previously reviewed under the CZC and Design Review applications from 2019.	
• Requires ACHD Commission Action (yes/no)	No	
Access (Arterial/Collectors/State Hwy/Local) (Existing and Proposed)	Access is via extension of N. Venable Lane, a collector street that connects to W. Ustick Road at the northwest corner of the property. Access to the multi-family portion of the project is via a drive aisle connection to N. Venable and two private street connections to a new local street near the south end of the site, shown as W. Wrangler Street. W. Wrangler street is the access for the proposed nine (9) single-family residential lots along the south boundary.	
Stub Street/Interconnectivity/Cross Access	Applicant is stubbing N. Ridgebury Avenue to the south boundary to connect to the existing Ridgebury Avenue. W. Wrangler Street is proposed to connect to the terminus of N. Venable near the southwest corner of the site.	
Existing Road Network	N. Venable is currently a substandard road section that provides access to homes and apartments to its west and one large county parcel further to the south. N. Ridgebury Avenue is stubbed to the southern property boundary through the Vallin Courts Subdivision.	
Proposed Road Improvements	Applicant is required to construct Venable as a complete street section.	
Distance to nearest City Park (+ size)	Settlers Park (55.44 acres) – adjacent to the northeast corner of the site on the north side of Ustick Road.	
Fire Service		
• Distance to Fire Station	1.7 miles from Station #3	
• Fire Response Time	Falls within the 5-minute response time goal area	
• Resource Reliability	80% (at the goal of 80%)	
• Accessibility	Project meets all required access, road widths, and turnaround requirements as presented.	
• Additional Comments/Concerns	Project can be serviced by the Meridian Fire Department	
Police Service		
• Distance to Station	Approximately 3.8 miles from Meridian Police Headquarters	
• Response Time	Approximately 3 minute response time to an emergency.	
• Call Data	Between 1/1/2020- 12/31/2021, the Meridian Police Department responded to 4,545 calls for service within a mile of the proposed development. The crime count on the calls for service was 440. Between 1/1/2020- 12/31/2021, the Meridian Police Department responded to 66 crashes within a mile of the proposed development.	
• Additional Concerns	None	

C. Project Maps



III. APPLICANT INFORMATION

A. Applicant:

Kent Brown, Kent Brown Planning – 3161 E. Springwood Drive, Meridian, ID 83642

B. Owner:

Shannon Robnett, Summertown, LLC – 3277 E. Louse Drive, Ste. 375, Meridian, ID 83642

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	3/22/2022	4/17/2022
Radius notification mailed to properties within 500 feet	3/21/2022	4/18/2022
Public hearing notice sign posted on site	3/23/2022	4/21/2022
Nextdoor posting	3/21/2022	4/18/2022

V. STAFF ANALYSIS

A. COMPREHENSIVE PLAN/DEVELOPMENT AGREEMENT

The subject 13.7 acres were annexed into the City of Meridian in 2019 with the Summertown annexation (H-2017-0142) with the Traditional Neighborhood Residential (TN-R) zoning district which allows multi-family residential projects as a principally permitted use. Therefore, the Applicant was only required to obtain administrative approvals (Certificate of Zoning Compliance and Design Review) to begin construction on the multi-family portion of the project. However, the Applicant also included a small single-family component to the project along the south boundary in order to comply with TN-R requirements of including two different housing types within the project. Because of the inclusion of the single-family lots and a desire to place each multi-family building on its own lot, the Applicant has an existing Development Agreement provision to subdivide the property prior to release of the first Certificate of Occupancy. Therefore, the Applicant is submitting the subject preliminary plat application to meet the existing conditions of approval and create nine (9) single-family lots along the south boundary.

The Applicant received Certificate of Zoning Compliance (CZC) and Administrative Design Review (DES) approval in 2019 and subsequently in 2021 to establish the use of the multi-family residential component of the project and be allowed to submit for building permits. With these administrative approvals, the City and ACHD reviewed the required public street network (Venable and Wrangler). Staff cannot locate the final ACHD staff report from May 2019 but has the draft copy which likely did not change. Within this report and consistent with the staff report and approvals at the time of annexation, the Applicant is required to construct Venable as two different street sections. According to the submitted plat, this does not appear to be shown correctly. **Further analysis is below in subsequent sections however, all of the requirements for construction of Venable are already required within the DA (Inst. # 2019-015427). Furthermore, the expected development of the subject site is already outlined and conditioned via the previous approvals and existing DA; many of the previous requirements will be reiterated in this report and checked for compliance at the time of final plat submittal.**

The subject site is part of a larger Mixed-Use Community (MU-C) future land use area. As noted above, this project was analyzed against the Comprehensive Plan at the time of annexation in 2019. At that time, Staff concluded the project was compliant with the Comprehensive Plan. The submitted preliminary plat is consistent with the MU-C designation and the concept plan included in the recorded Development Agreement (Inst. #2019-015427).

B. PRELIMINARY PLAT (PP)

The proposed preliminary plat consists of 23 residential building lots (9 single-family lots and 14 multi-family lots) and 3 common lots on approximately 13.8 acres of land in the TN-R zoning district. The

minimum lot size proposed is 5,100 square feet for the single-family lots and 18,988 square feet for the multi-family lots.

Existing Structures/Site Improvements:

There are no existing structures on this site but building permits have been issued for construction of the multi-family buildings.

Dimensional Standards (UDC 11-2):

The proposed subdivision and subsequent development are required to comply with the minimum dimensional standards listed in UDC Table 11-2D-7 for the TN-R zoning district. The TN-R zoning district does not have a minimum lot size nor street frontage requirement. The proposed single-family residential along the south boundary and the bisecting public local street (W. Wrangler) act as a transition and buffer between the existing R-8 single-family residential south of the subject site (Vallin Courts Subdivision). Staff has reviewed the proposed plat and it complies with all zoning standards.

Access (UDC 11-3A-3):

Access to the project site is via extension of N. Venable Lane, a collector street, from W. Ustick Road to nearly the south boundary. Access to the multi-family portion of the project is via a drive aisle connection to N. Venable in alignment with an existing multi-family drive aisle on the west side of Venable (Crossfield Apartments) and two private street connections to a new local street near the south end of the site, shown as W. Wrangler Street. W. Wrangler street is also the access for the proposed nine (9) single-family residential lots along the south boundary. W. Wrangler is shown to be constructed with 5-foot detached sidewalks and a 33-foot wide street section and stubbed to the east property boundary for future connectivity. This complies with City code and ACHD requirements, as approved with previous applications.

Upon analysis of the submitted plat, it appears N. Venable Lane is being shown as a 29-foot collector street section for its entire length, from Ustick south to Wrangler Street connection point at the southwest corner of the project. Previous approvals allow Venable to be constructed with this reduced collector street section for a majority of its length but not in its entirety. According to ACHD, Venable should be constructed as 36-foot wide collector street section from Ustick and 245 feet south to the northern drive aisle connection across from the existing drive aisle connection to Venable for the Crossfield Apartments. It is unclear on the submitted plat if this condition of approval is being shown accurately. The Applicant should revise the plat to meet this condition of approval or provide written documentation that ACHD has approved a reduced street section for this area of the project.

In addition to the public streets required with the subject preliminary plat, the Applicant is also requesting private street approval for the internal drive aisles at the request of the Meridian Fire Department and our Addressing Department to allow for more specific addressing within the development. The ability to give buildings addresses from internal streets rather than all buildings having a Venable address makes it easier and safer for emergency services. Private Streets must comply with the applicability and minimum standards in UDC 11-3F-2 and 11-3F-4, respectively.

Staff finds the previously approved project complies with the private street applicability standards as it is not a single-family development and all of the units front on or access green space rather than the street. Further, the drive aisles (private streets) are shown to be 26 feet wide with sidewalks adjacent to a majority of the parking stalls. UDC 11-3F-4 requires private streets to be a minimum of 24 feet wide and sidewalks are not required. Therefore, the Applicant complies with the minimum dimensional standards outlined in the UDC. In addition, the private street must be within a single platted common lot or constructed on a perpetual ingress/egress easement. According to the submitted plat, the private street is not within a common lot and is noted as being within an easement. However, this easement is not clearly depicted on the plat and a plat note has not been included noting its purpose. These items should be corrected with the final plat submittal. If these conditions of approval are met, Staff finds the

proposed Private Streets comply with the required findings outlined in UDC 11-3F-5, as noted in Section IX of this staff report.

Pathways (UDC 11-3A-8):

The Pathways Master Plan shows a pathway along the east side of the required Venable extension. The Parks Department has not submitted comments on this project but Planning has had multiple discussions with the pathways coordinator and the City does wish to comply with the master pathways plan for this segment in order to have a regional pathway connection from Ustick south to pathway along the Creason Lateral approximately a quarter mile south of the Summertown project boundary. According to the submitted plat and landscape plans, a 5-foot wide detached sidewalk is shown on the east side of Venable instead of a 10-foot multi-use pathway.

*In addition to the 5-foot detached sidewalk along Venable, the Applicant is showing 4-foot wide sidewalk on the west side of the internal private street that runs north-south within the multi-family portion of the project (shown as N. Ridgebury Lane). Ridgebury Lane is shown with sidewalks on both sides of the private street but is not required by code, as noted in the previous section. In addition, the Applicant has some room within the building lot itself to adjust the property line and building setback to Venable because the TN-R zoning district allows a reduced setback when the units are alley-loaded—these multi-family units take vehicular access via Ridgebury Lane, an alley in its functionality, and main pedestrian access along Venable. **During pre-application meetings, Staff presented this issue and recommended the Applicant remove the western sidewalk along Ridgebury Lane and make minor building lot adjustments to construct the required multi-use pathway along the east side of Venable. Per the submitted plat, the Applicant did not make these revisions. In order to comply with the Pathways Master Plan, Staff is including conditions of approval consistent with these recommendations.***

*Furthermore, this multi-use pathway segment is shown to continue south through an adjacent County parcel (S1201214713) in the future. In order to allow for this to occur, a logical termination of the multi-use segment on the east side of Venable should occur so that a safe crossing location is attainable. The logical location for this would be at the northeast corner of Venable and Wrangler Street so it can be constructed at the southwest corner of this intersection should the county parcel redevelop in the future. Staff notes, the existing county residence takes access via Venable and will continue to do so until such time the property redevelops. After reviewing the existing conditions of the county parcel and the existing stub streets to its property, Staff anticipates this existing access being removed and becoming an area of open space and the multi-use pathway segment. Therefore, setting up the correct locations of the multi-use pathway stubs with this project to the county parcel is significantly important. Staff **recommends the Applicant** construct a segment of the City's multi-use pathway within Lot 1, Block 2.*

Sidewalks (UDC 11-3A-17):

Detached sidewalks are proposed along the internal local streets (W. Wrangler and the Ridgebury Lane extension) and along N. Venable, the collector street along the west boundary. There is existing 5-foot wide sidewalk along the west side of Venable that was constructed with other projects. According to the submitted plat and landscape plans, the Applicant is proposing a minimum of 8-foot wide sidewalks along all public streets. In addition, the Applicant is showing 4-foot and 5-foot wide attached sidewalks along the private streets within the multi-family area of the project. All proposed sidewalks meet UDC standards. However, the sidewalk along the east side of N. Venable should be constructed as a 10-foot multi-use pathway, as discussed in the section above.

Parkways (UDC 11-3A-17):

8-foot wide parkways with street trees are shown along both sides of the proposed local streets (W. Wrangler and N. Ridgebury). **All parkways within the site adjacent to detached sidewalks shall be landscaped per the standards listed in UDC 11-3B-7C.** According to the submitted landscape plan, there appears to be the correct number of trees but the table does not accurately describe the parkway along W. Wrangler and instead labels it as perimeter landscaping. With the future final plat application,

the Applicant should correct this and list this parkway within the landscape table and show the correct number trees.

Landscaping (UDC 11-3B):

The TN-R zoning district requires a landscape buffer to arterial, collector, and local streets. According to UDC Table 11-2D-6 a 25-foot wide arterial buffer is required along W. Ustick Road (measured from back of curb); a 13-foot buffer along Venable (a collector); and a minimum 8-foot wide parkway adjacent to all local streets (W. Wrangler Street and N. Ridgebury Avenue) with all buffers required to be landscaped per the standards in UDC Table 11-3B-7C. The landscaping has been previously approved through the annexation and administrative approvals, as noted. According to the submitted landscape plans, the required street buffer widths have been met along all public streets adjacent to the site.

The purpose of review for this plat is to ensure the landscaping is maintained through appropriate means via the plat. In most cases, the required street buffers for residential developments are contained within common lots but because the project has received previous approvals prior to platting (including building permit approval), the locations of the buildings have already been set and a common lot is not appropriate any longer. Instead, the UDC allows the required street buffers to be placed within landscape easements noted on the preliminary plat. Therefore, Staff is including a condition of approval to depict the required landscape buffer easements on the plat at the time of final plat submittal. The caveat to this is along W. Wrangler Street and N. Ridgebury Avenue—there is no need to depict a common nor a landscape easement over the 8-foot parkways along these local streets.

There is existing landscaping and detached sidewalk along Ustick Road and the Summertown property line does not extend all the way to the back of curb, where the required buffer is to be measured from per the UDC. Thus, the entire 25-foot buffer is not required to be solely on this property but the Applicant should do the following for clarity: 1. Note on the plat that the remaining buffer area is within ACHD right-of-way along Ustick consistent with the UDC, and; 2. Depict and label the full buffer width on the landscape plans. Including these two items will create transparency on both sets of plans moving forward to plat recordation. Further, the Applicant should enter into a license agreement with ACHD to landscape the right-of-way area consistent with City code.

All common lot and parking landscaping were reviewed and approved with the CZC and Design Review applications (A-2021-0025). The Applicant is required to comply with all previous approvals so Staff is not including any additional conditions for this matter.

Qualified Open Space & Site Amenities (UDC 11-3G):

The minimum amount of qualified open space and amenities were analyzed and approved with the previous approvals. According to those approvals, the Applicant is including 3.11 acres of qualified open space (approximately 135,000 square feet) that is to be shared by both the multi-family and single-family residents. This amount of open space exceeds the minimum UDC requirements.

Staff notes the existing approvals do not account for the parkways along W. Wrangler and the Ridgebury Avenue stub. So, the amount of qualified open space is in fact higher than previously noted—with the final plat submittal, the applicant should revise the open space calculations and include these parkways.

Fencing (UDC 11-3A-6, 11-3A-7):

All fencing constructed on the site is required to comply with the standards listed in UDC 11-3A-6 and 11-2D-6 (TN-R standards). According to the submitted landscape plan, all proposed fencing meets UDC requirements. Staff will further verify code compliance at the time of final plat submittal and inspection.

Off-Street Parking (UDC 11-3C-6):

The number of off-street parking spaces required for the multi-family portion of the project was analyzed and approved with previous approvals. According to these approvals, the Applicant is proposing 384 parking stalls with 198 of these being covered. The proposed parking meets the minimum required by

code. Single-family residential is required to provide off-street parking based on the number of bedrooms per home; Staff will verify compliance with the UDC at the time of building permit submittal for each lot.

Staff notes that the north side of W. Wrangler Street will allow on-street parking along its entire north side with the exception of the two private street connections due to it being constructed as a 33-foot wide local street. This on-street parking will likely be utilized as overflow parking for the multi-family residents.

Pressurized Irrigation System (UDC 11-3A-15):

An underground pressurized irrigation (PI) system is required to be provided for the development as set forth as set forth in UDC 11-3A-15.

Building Elevations (UDC 11-3A-19 | *Architectural Standards Manual*):

Building elevations were previously approved with the Design Review in 2019 and subsequently in 2021. Staff will include exhibits of the approved elevations during the public hearing but is not including them within this staff report as they can be accessed through multiple avenues. The Applicant has not submitted any conceptual elevations of the single-family homes but Staff notes that single-family residential homes do not require design review approval. However, the future single-family homes should be designed to complement the multi-family units that are part of this development.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed Preliminary Plat per the provisions included in Section VIII in accord with the Findings in Section IX and has approved the Private Street request per the Findings in Section IX.

B. The Meridian Planning & Zoning Commission heard these items on April 7, 2022. At the public hearing, the Commission moved to recommend approval of the subject Preliminary Plat request.

1. Summary of Commission public hearing:

- a. In favor: Kent Brown, Applicant Representative;**
- b. In opposition: None**
- c. Commenting: Kent Brown; Mike Simunich, neighbor.**
- d. Written testimony: None**
- e. Staff presenting application: Joseph Dodson, Associate Planner**
- f. Other Staff commenting on application: None**

2. Key issue(s) of public testimony:

- a. Confirmation of how access to existing county residence on Parcel S1201244520 shall be implemented and maintained.**

3. Key issue(s) of discussion by Commission:

- a. Anticipated plan for access to existing county home south of property that currently uses the unimproved Venable Road (Parcel S1201244520);**
- b. Discussion on regional pathway location and design required along east side of Venable;**
- c. Design of Venable approved by ACHD versus approved with Annexation;**
- d. Parcel history and existing approvals for the project;**

4. Commission change(s) to Staff recommendation:

- a. Strike conditions A.3 & modify A.11C based on discussions surrounding construction of Venable and the multi-use pathway segment.**

5. Outstanding issue(s) for City Council:

- a. None**

VII. EXHIBITS

A. Preliminary Plat Legal Description

DESCRIPTION FOR SUMMERTOWN SUBDIVISION

A parcel of land located in Government Lot 2 of Section 1, T.3N., R.1W., B.M., Ada County, Idaho more particularly described as follows:

Commencing at the N1/4 corner of said Section 1 from which the NE corner of said Section 1 bears South 89°46'48" East, 2,662.21 feet;

thence along the North boundary line of said Section 1 South 89°46'48" East, 20.00 feet;

thence leaving said North boundary line South 00°19'50" East, 63.94 feet to a point on the South right-of-way line of W. Ustick Road, said point also being the **REAL POINT OF BEGINNING**;

thence along said South right-of-way line for the following two courses and distances:

thence North 64°44'15" East, 37.04 feet;

thence South 89°46'48" East, 583.48 feet;

thence leaving said South right-of-way line South 00°23'17" West, 290.03 feet;

thence South 89°46'48" East, 26.57 feet;

thence South 00°19'49" East, 595.07 feet to the NW corner of Lot 21, Block 7 of Vallin Courts Subdivision as filed in Book 93 of Plats at Pages 11,208 through 11,212, records of Ada County, Idaho;

thence along the exterior boundary line of said Vallin Courts Subdivision the following 2 courses and distances:

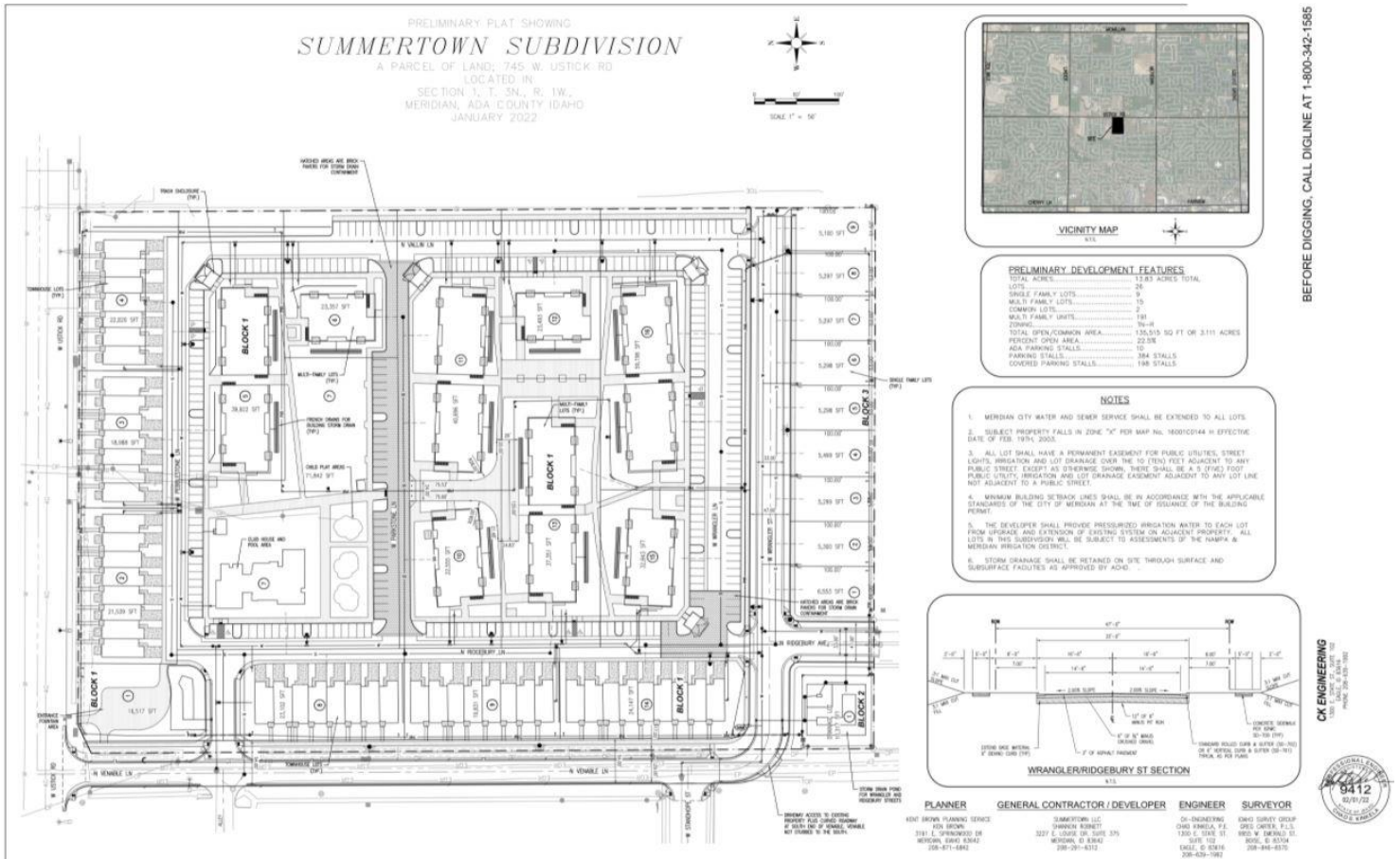
thence South 00°19'49" East, 56.60 feet;

thence North 89°48'21" West, 640.00 feet to the NW corner of Lot 1, Block 3 of said Vallin Courts Subdivision;

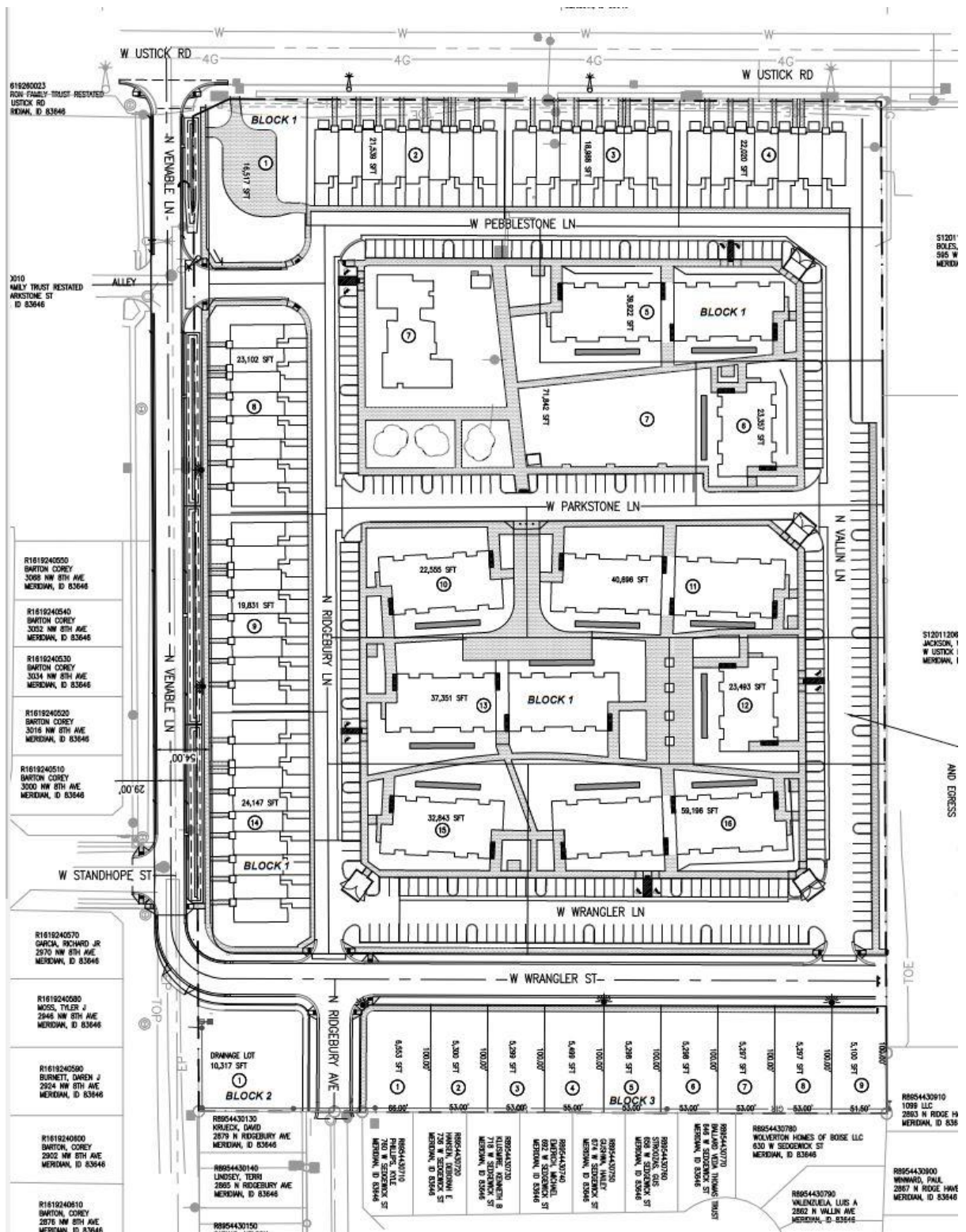
thence along the East right-of-way line of N. Venable Ln. North 00°19'50" West, 926.06 feet the **REAL POINT OF BEGINNING**. Containing 13.67 acres, more or less.



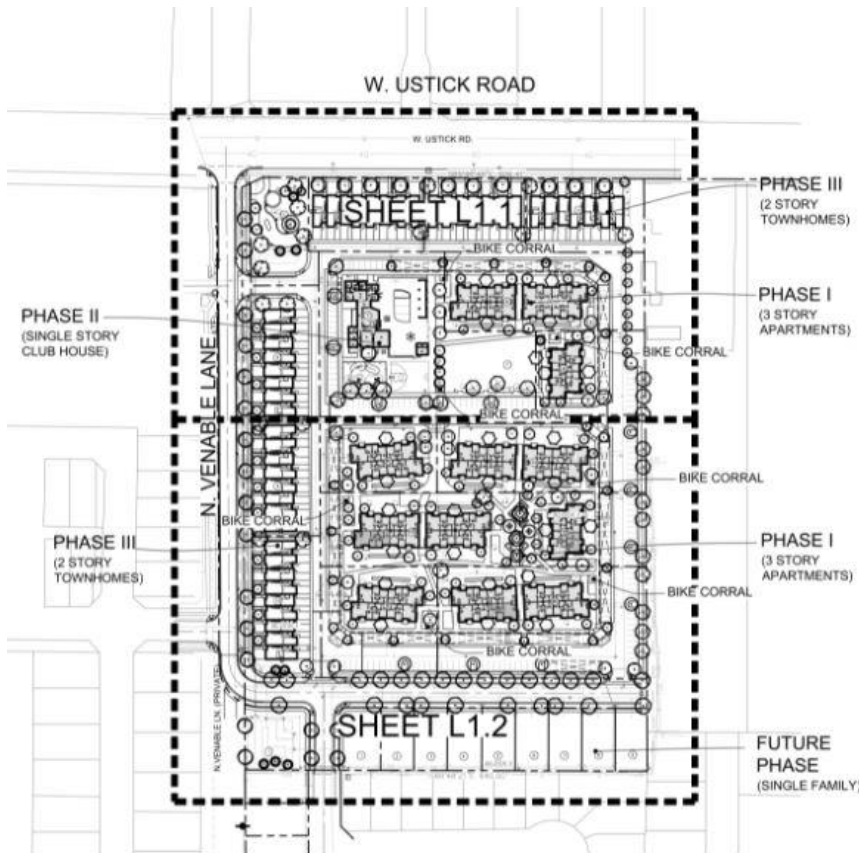
B. Preliminary Plat (dated: January 2022)



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



C. Landscape Plan (date: 12/27/2021)



MASTER SITE PLAN
SCALE: 1/8" = 1'-0"

SEE SHEET L1.1-L1.2 FOR DETAILED LANDSCAPE PLAN, SEE SHEET L2.1 & L2.3 FOR LANDSCAPE PLANTING SCHEDULE, NOTES AND DETAILS. SEE SHEET L2.2 FOR SPECIFIC AREA ENLARGEMENTS.

SITE DEVELOPMENT FEATURES

PROPERTY SIZE	3.83 ACRES TOTAL
ZONING	TN-R
MULTI-FAMILY UNITS	81
DENSITY	3.83 DU/AC
PERCENT OPEN AREA	37%
BICYCLE PARKING	1 COVERED BIKE CORRAL

SUMMERTOWN SUBDIVISION
A PARCEL OF LAND: 745 W. USTICK RD
LOCATED IN
SECTION 1, T. 3N., R. 1W.,
MERIDIAN, ADA COUNTY IDAHO
DECEMBER 2017



VICINITY MAP
NTS

DEVELOPER	ENGINEER	ARCHITECT	LANDSCAPE ARCHITECT
745 W. USTICK ROAD LLC DANIEL ROBERT 301A N. VENABLE STREET MAY, ID 83401 208-264-1988	CH-ENGINEERING DANIEL ROBERT, P.E. 1300 E. 10TH ST. SUITE 100 MAY, ID 83401 208-435-1982	PHOTON ARCHITECTURE, PLLC GARY SORENSEN 1001 N. 300TH STREET BOISE, ID 83702	SOUTH LANSING ARCHITECTURE JENN KOTER 2002 E. 10TH AVENUE BOISE, ID 83706 208-462-1994

CITY REQUIREMENTS

- ROADWAY LANDSCAPE (SUPPLEMENTARY):**
USTICK ROAD (ARTERIAL)
25' STREET BUFFER
4'-6" FEET OF STREET BUFFER
STREET TREES @ 1/35' = 11 TREES REQUIRED
17 TREES PROPOSED
- EAST PROPERTY - 754 FEET:**
154' FEET OF PERIMETER LANDSCAPING
STREET TREES @ 1/35' = 23 TREES REQUIRED
23 TREES PROPOSED
- N. VENABLE LANE (LOCAL):**
8' PARKWAY STREET BUFFER
161' FEET OF STREET BUFFER
STREET TREES @ 1/35' = 22 TREES REQUIRED
22 TREES PROPOSED
- SOUTH PROPERTY:**
621' FEET OF PERIMETER LANDSCAPING
STREET TREES @ 1/35' = 18 TREES REQUIRED
18 TREES PROPOSED
- PARKING LOT INTERNAL LANDSCAPING:**
43 INTERNAL PARKING (ISLAND OR END OF ROW PLANTERS)
(1 TREE EACH WITH 50 SF MINIMUM LANDSCAPE AREA)
43 TREES REQUIRED - 43 TREES PROPOSED
- PATHWAY LANDSCAPING:**
3,000 FEET OF INTERNAL PATHWAYS
STREET TREES @ 1/100' = 34 TREES REQUIRED
34 TREES PROPOSED
- FOUNDATION LANDSCAPING:**
997' FEET OF STREET FACING FOUNDATION WALLS
EVERGREEN SHRUBS @ 1/3' = 333 SHRUBS REQUIRED
333 SHRUBS PROPOSED
- ACRES OF DEDICATED COMMON OPEN SPACE:**
APPROXIMATE TOTAL ACREAGE: 5.30 ACRES
- ACRES OF DEDICATED QUALIFIED OPEN SPACE:**
APPROXIMATE TOTAL ACREAGE: 2.54 ACRES
- COTTON AREA PROPOSED NUMBER OF TREES:**
APPROXIMATELY 35-45 TREES OF 11 TREES/1000 SF COMMON OPEN SPACE
44 REQUIRED, 163 PROPOSED
- MITIGATION FOR REMOVAL OF EXISTING TREES:**
ALL EXISTING TREES ON THE SITE ARE IN POOR HEALTH OR NUISANCE
TREES - NO MITIGATION NECESSARY - COORDINATE WITH THE CITY
FORESTER IN THE FIELD BEFORE ANY EXISTING TREES ARE DAMAGED
- AMENITIES PROVIDED:**
CLUBHOUSE
PLAY AREAS
SEATING AREAS
FUTURE POOL
ENTRY WATER FEATURE
COVERED BIKE RACKS
DOG RUNS
PLAZA
GROUP SEATING

VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

Preliminary Plat (PP):

1. The Applicant shall adhere to all previous conditions of approval associated with this site: H-2017-0142 (AZ, DA Inst. #2019-015427); A-2019-0118 (CZC & DES); A-2021-0025 (CZC & DES renewal).
2. The applicant shall comply the minimum dimensional standards listed in UDC Table 11-2D-6 for the Traditional Neighborhood Residential (TN-R) zoning district and those listed in the specific use standards for multi-family development, UDC 11-4-3-27.
3. ~~The Applicant shall comply with all ACHD conditions of approval—depict N. Venable Lane as 36-foot wide collector street section from Ustick and 245 feet south to the northern drive aisle connection or show proof that ACHD has approved a reduced street section for this area of the public street.~~
4. Future development shall comply with UDC 11-3A-7 and UDC 11-2D-6 for any future fencing constructed within the development.
5. Future development shall comply with the Private Street standards, UDC 11-3F-4.
6. If not already submitted to the Planning Division, the Applicant shall record a maintenance agreement for the multi-family development that states the maintenance and the ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features, in accord with UDC 11-4-3-27 and submit said document to the Planning Division prior to the release of the first Certificate of Occupancy.
7. With the final plat submittal, the applicant shall submit a revised open space exhibit that includes the parkways as part of the open space calculations.
8. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11-6B-7.
9. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
10. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for multi-family dwellings based on the number of bedrooms per unit.
11. The submitted preliminary plat, dated January 2022, shall be revised as follows prior to Final Plat submittal:
 - a. Depict the required landscape buffers along Ustick and Venable via a landscape easement—ensure minimum width of 25 feet along Ustick is noted despite not being on property (measured from back of curb).
 - b. Add a plat note referencing the required license agreement with ACHD for the portion of the landscape buffer in the public right-of-way, per UDC 11-3B-7C.5.b.
 - c. Construct a 10-foot wide multi-use pathway on the east side of N. Venable Lane. ~~and within Lot 1, Block 2 consistent with the Pathways Master Plan.~~
 - d. Remove the sidewalk on the west side of N. Ridgebury Lane (east side of Lots 8, 9, & 14, Block 1) to move the units east to accommodate the multi-use pathway on the east side of N. Venable.

- e. Depict the private streets within a singular common lot or clearly depict the private street easement on the plat, in accord with UDC 11-3F-4A.
 - f. Add a plat note stating “No direct lot access is permitted to W. Ustick Road or N. Venable Lane.”
12. The submitted landscape plan, dated December 27, 2021, shall be revised prior to final plat submittal:
- a. Revise the landscape plans consistent with the preliminary plat revisions noted above in condition VIII.A.8.
 - b. Add data to the landscape plans showing compliance with UDC 11-3B-7C for the proposed parkways.
 - c. Clearly depict the required street buffers along W. Ustick Road and N. Venable Lane.

B. PUBLIC WORKS

Site Specific Conditions of Approval

1. A streetlight plan will need to be included in the final plat application.

Standard Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. 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 development plan approval.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). 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 receiving development plan approval.
5. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.

6. 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.
7. 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.
8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
11. 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.
12. 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.
13. 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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. 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.
17. The design 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.
18. 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.
19. 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.
20. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiantcity.org/public_works.aspx?id=272.

21. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse 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 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.
22. 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, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate 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.

C. FIRE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=252899&dbid=0&repo=MeridianCity>

D. POLICE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=252855&dbid=0&repo=MeridianCity>

E. NAMPA MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=255744&dbid=0&repo=MeridianCity&cr=1>

F. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=254219&dbid=0&repo=MeridianCity>

G. ADA COUNTY HIGHWAY DISTRICT (ACHD)

No comments sent for this application – ACHD approved the subject project with previous applications.

IX. FINDINGS

A. Preliminary Plat Findings

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the Comprehensive Plan;

Commission finds that the proposed plat, with Staff's recommendations, is in substantial compliance with the adopted Comprehensive Plan and previous approvals.

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

Commission finds that public services will be provided to the subject property with development. (See Section VIII of the Staff Report for more details from public service providers.)

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

Because City water and sewer and any other utilities will be provided by the development at their own cost, Commission finds that the subdivision will not require the expenditure of capital improvement funds.

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

Commission finds there is public financial capability of supporting services for the proposed development based upon comments from the public service providers (i.e., Police, Fire, ACHD, etc.). (See Section V and VIII for more information.)

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

Commission is not aware of any health, safety, or environmental problems associated with the platting of this property. ACHD considers road safety issues in their analysis and has approved the proposed road layout and connections to adjacent parcels.

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

Commission is unaware of any significant natural, scenic, or historic features that exist on this site that require preserving.

B. Private Street Required Findings

In order to approve the application, the director shall find the following:

1. The design of the private street meets the requirements of this article;

Director finds that the submitted site plan shows compliance with all dimensional and development regulations in the TN-R zoning district in which it resides except for those noted and required to be revised.

2. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and

Director finds the proposed use of multi-family residential, in conjunction with the other residential housing types proposed, is in accord with the comprehensive plan designation of Medium-High Density Residential within the Ten Mile Plan and the requirements of this title.

3. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

Director finds the design, construction, and proposed operation and maintenance will be compatible with other uses in the general neighborhood and should not adversely change the essential character of the same area, if all conditions of approval are met.

4. The proposed residential development (if applicable) is a new or gated development.

Director finds the proposed use, if it complies with all conditions of approval imposed, will not adversely affect other property in the vicinity.