

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



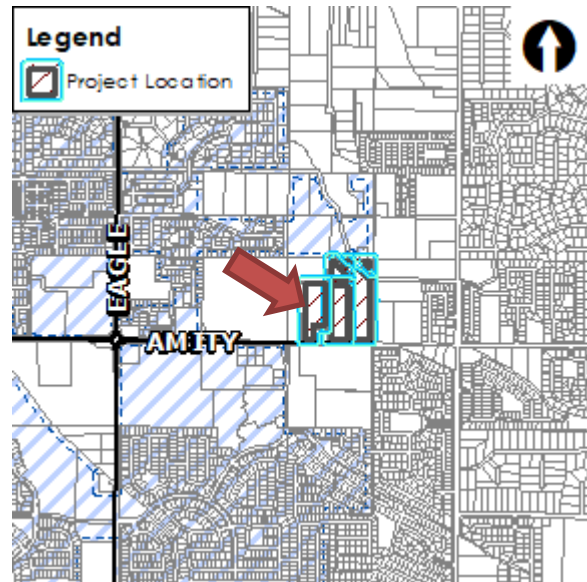
HEARING DATE: 11/4/2020

TO: Mayor & City Council

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

SUBJECT: FP-2020-0002
Shelburne South No. 2

LOCATION: North side of E. Amity Rd. midway
between S. Eagle Rd. and S. Cloverdale
Rd., in the SE ¼ of Section 28,
Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Final plat consisting of 39 buildable lots and 7 common lots on 9.52 acres of land in the R-8 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Ian Connair, Kimley-Horn & Associates – 7740 N. 16th St. #300, Phoenix, AZ 85020

B. Owner:

Pinnacle Land Development, LLC – 7629 E. Pinnacle Peak Rd., Scottsdale, AZ 85255

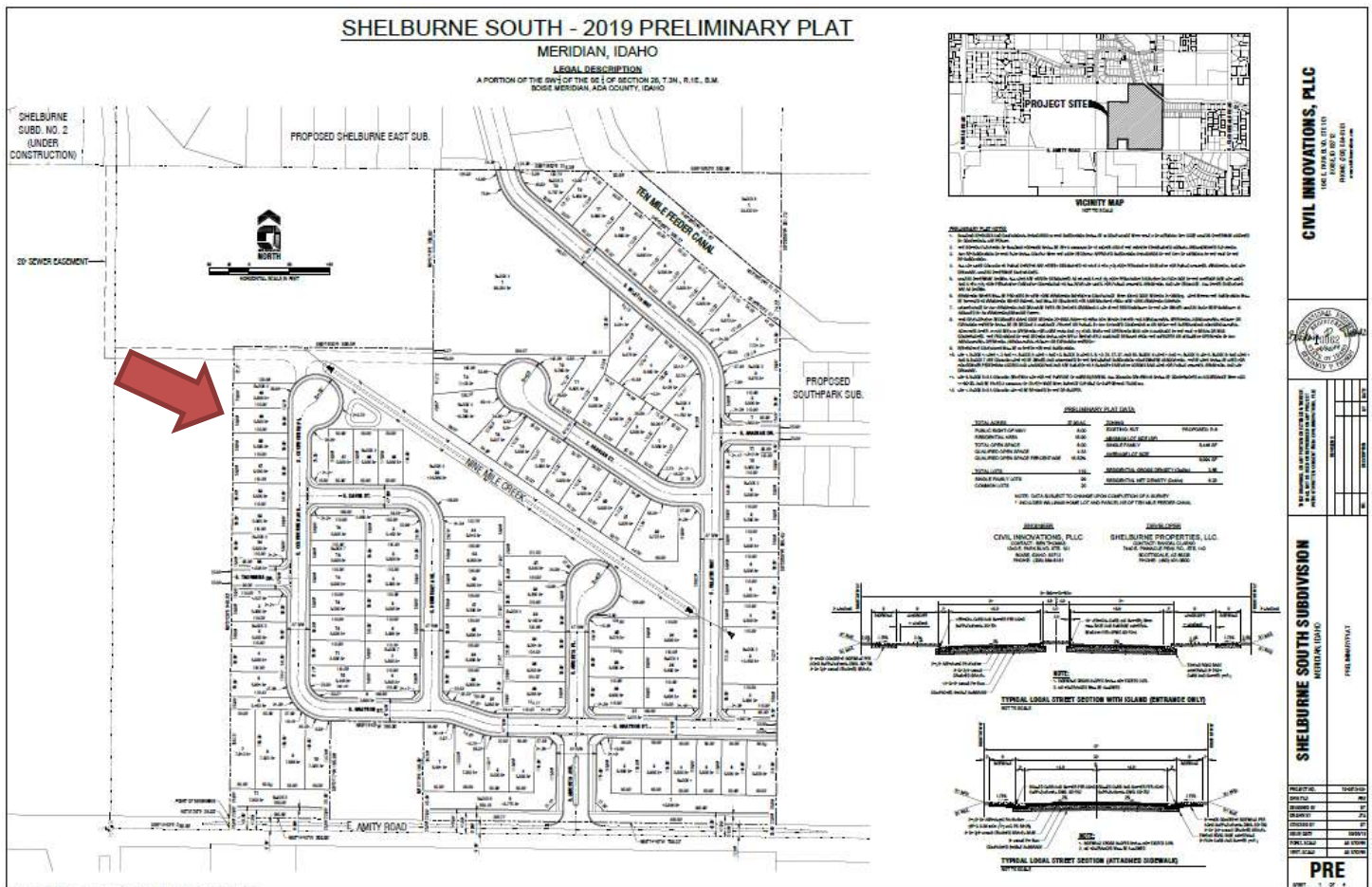
C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2019-0106) 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



B. Final Plat (dated: 8/18/20)

SHELburne SOUTH SUBDIVISION NO. 2

LOCATED IN THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 28, T.3N., R.1E., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO
2020

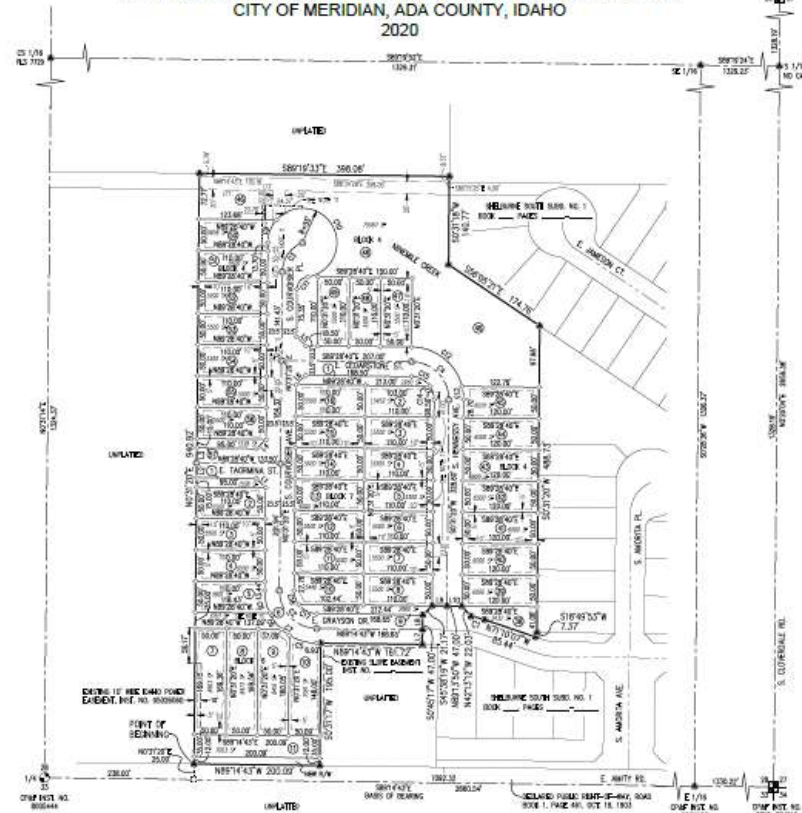
BOOK ____, PAGE ____

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 1/2" REBAR WITH PLUS 11118 PLASTIC CAP, OR AS NOTED
- FOUND 3/4" REBAR WITH PLUS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLUS 11118 PLASTIC CAP
- SET 3/4" REBAR WITH PLUS 11118 PLASTIC CAP
- CALCULATED POINT
- LOT NUMBER
- SECTION LINE
- CENTER LINE
- ACID STORM WATER DRAINAGE EASEMENT LINE - SEE NOTE 11
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- EXISTING CITY OF MERIDIAN SANITARY SEWER EASEMENT - INSTR. NO. _____
- OTHER EASEMENT AS NOTED
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE

NOTES

- EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, SHELburne SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TOWN PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HAND SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- LINE SIDE OVERHANGS SHALL BE MAINTAINED. EACH LOT BOUNDARY IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, SHELburne SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- ANY SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE SUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY NEW YORK IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 21-16-01. ALL LOT OWNERS SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND SHALL BE OBLIGATED FOR ASSESSMENTS FROM THE NEW YORK IRRIGATION DISTRICT.
- BUILDING RETAINERS AND COMPLEMENTARY STATIONING IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSIGNED BY AN IRRIGATION DISTRICT ENTITY.
- BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
- LOTS 26, 48, & 50, BLOCK 4, LOTS 1 & 11, BLOCK 5 AND LOTS 1 AND 2, BLOCK 7 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SHELburne SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNEE. ALL LOTS ARE COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES AND SHELburne SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION.
- THE DEVELOPMENT RECORDED HEREIN IS SUBJECT TO THE CITY OF MERIDIAN, IDAHO, HAVING A MINIMUM OF 100,000 GALLONS PER ANNUAL OPERATIONAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A MISPLACED, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SUBDIVISION OR HORIZONTAL, ACTIVATED AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NECESSARY PART OF THE DESIGN OR WAS CONSTRUCTED PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY IF A BUSINESS SHALL BE PROVIDED TO THE CITY OF MERIDIAN OR AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF MERIDIAN RECORDED AS INSTRUMENT NO. _____ RECORDS OF ADA COUNTY, IDAHO.
- PORTIONS OF LOT 18 AND LOTS 2 THROUGH 26, BLOCK 4 AND OF LOTS 7 THROUGH 11, BLOCK 7 AS DELINEATED HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED MAINTENANCE, STORM WATER DRAINAGE EASEMENT RECORDED AS INSTRUMENT NO. 2015-08-001 (INSTRUMENT NO. 2015-08-001), RECORDS OF ADA COUNTY, AND RECORDED HEREON BY THIS INSTRUMENT AS SET FORTH IN FULL, THE "WATER EASEMENT". THE WATER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE LOCATED TO THE ADA COUNTY HIGHWAY DISTRICT ADJACENT TO SECTION 40-200 (DAH) CODE. THE WATER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____ RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SHELburne SOUTH SUBDIVISION NO. 2, RECORDED AS INSTRUMENT NO. _____ RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT ACCESS TO A PUBLIC ROAD IS PROHIBITED.
- LOT 1 AND BLOCK 6 SHALL BE SUBJECT TO A COMMON DRIVEWAY ACCESS EASEMENT IN FAVOR OF LOTS 1 AND 6, BLOCK 6. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON DRIVEWAY AS REQUIRED BY CITY OF MERIDIAN LOC. 17-40-001. AND LOT 1 IS ALSO COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES.



CURVE TABLE				
CHORD	BEARING	ARC	CHORD	BEARING
12	33.33	21.33	11.33	33.33
13	33.33	21.33	11.33	33.33
14	33.33	21.33	11.33	33.33
15	33.33	21.33	11.33	33.33
16	33.33	21.33	11.33	33.33
17	33.33	21.33	11.33	33.33
18	33.33	21.33	11.33	33.33
19	33.33	21.33	11.33	33.33



SURVEY NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARIES OF SHELburne SOUTH SUBDIVISION NO. 2, INFORMATION FROM RECORDS OF SURVEY NUMBERS ARE: 124, 1146, 1146A, 1146B, 1146C, 1146D, 1146E, 1146F, 1146G, 1146H, 1146I, 1146J, 1146K, 1146L, 1146M, 1146N, 1146O, 1146P, 1146Q, 1146R, 1146S, 1146T, 1146U, 1146V, 1146W, 1146X, 1146Y, 1146Z, 1146AA, 1146AB, 1146AC, 1146AD, 1146AE, 1146AF, 1146AG, 1146AH, 1146AI, 1146AJ, 1146AK, 1146AL, 1146AM, 1146AN, 1146AO, 1146AP, 1146AQ, 1146AR, 1146AS, 1146AT, 1146AU, 1146AV, 1146AW, 1146AX, 1146AY, 1146AZ, 1146BA, 1146BB, 1146BC, 1146BD, 1146BE, 1146BF, 1146BG, 1146BH, 1146BI, 1146BJ, 1146BK, 1146BL, 1146BM, 1146BN, 1146BO, 1146BP, 1146BQ, 1146BR, 1146BS, 1146BT, 1146BU, 1146BV, 1146BW, 1146BX, 1146BY, 1146BZ, 1146CA, 1146CB, 1146CC, 1146CD, 1146CE, 1146CF, 1146CG, 1146CH, 1146CI, 1146CJ, 1146CK, 1146CL, 1146CM, 1146CN, 1146CO, 1146CP, 1146CQ, 1146CR, 1146CS, 1146CT, 1146CU, 1146CV, 1146CW, 1146CX, 1146CY, 1146CZ, 1146DA, 1146DB, 1146DC, 1146DD, 1146DE, 1146DF, 1146DG, 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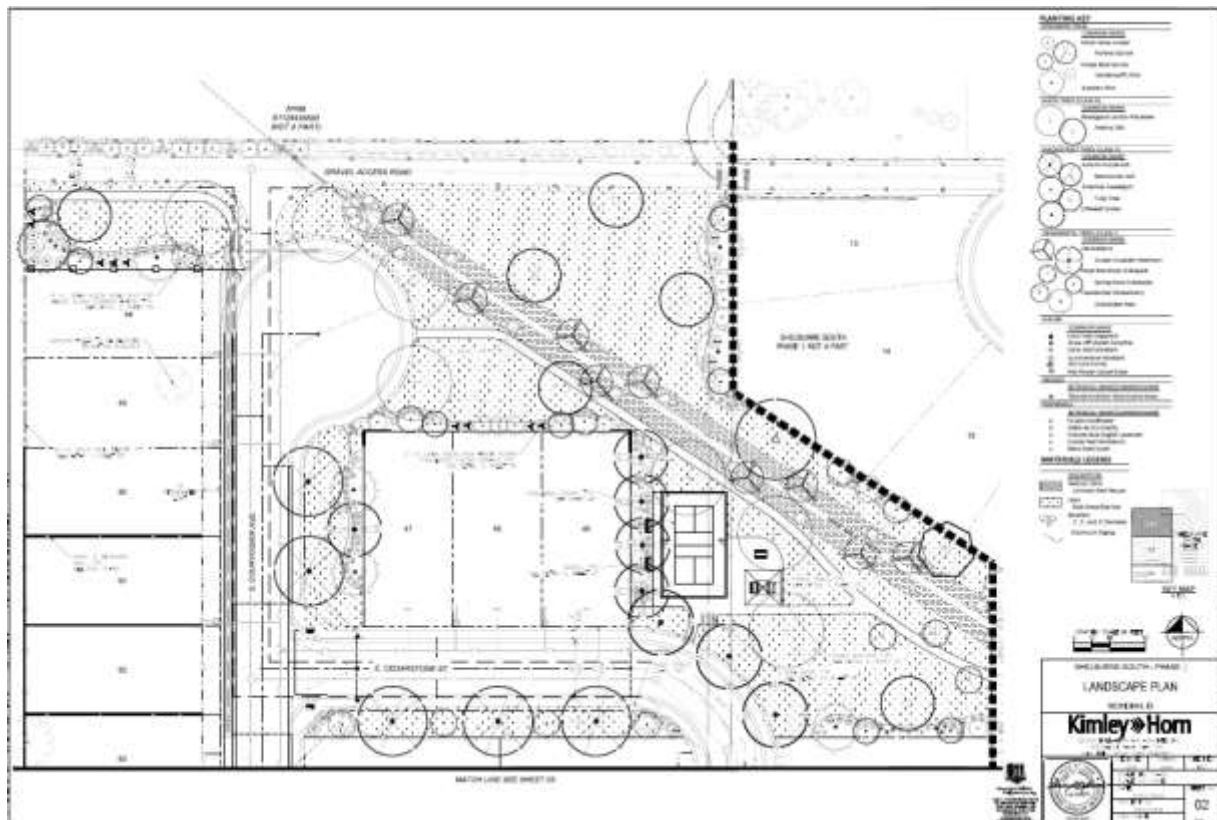
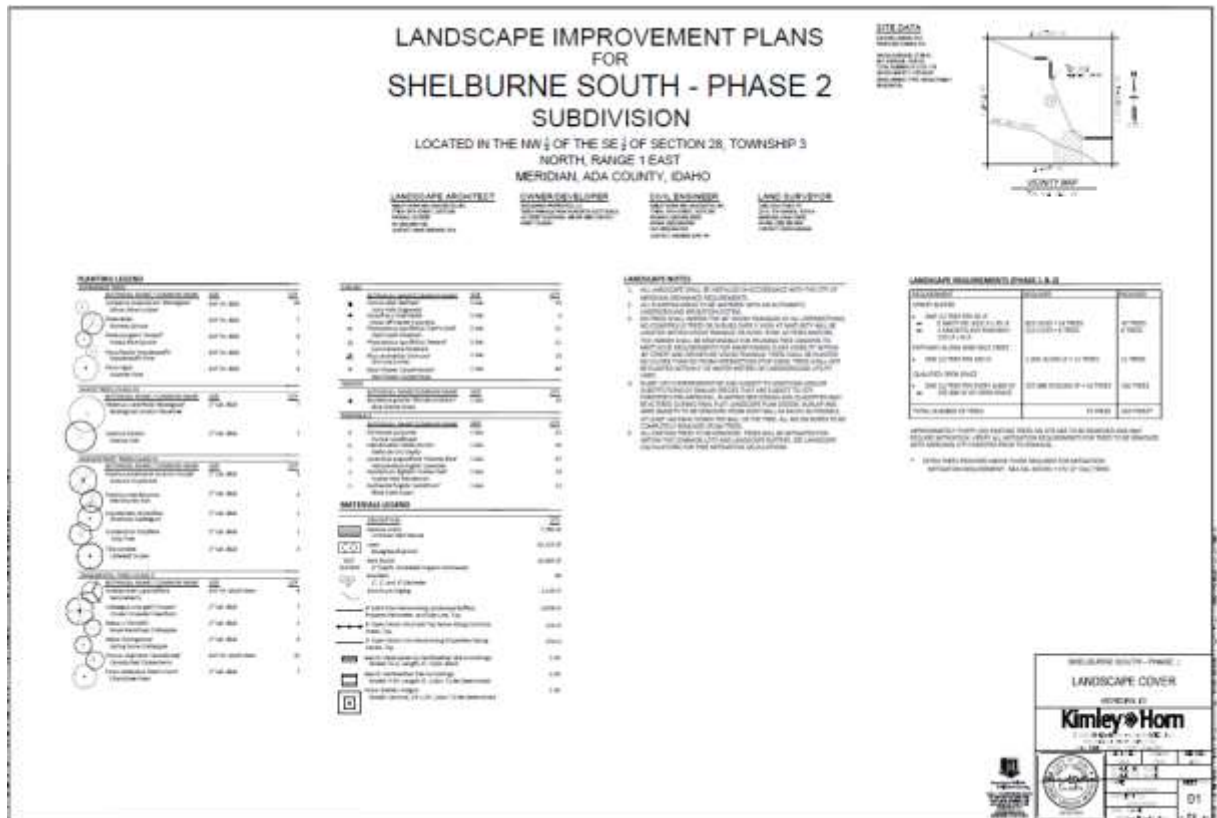


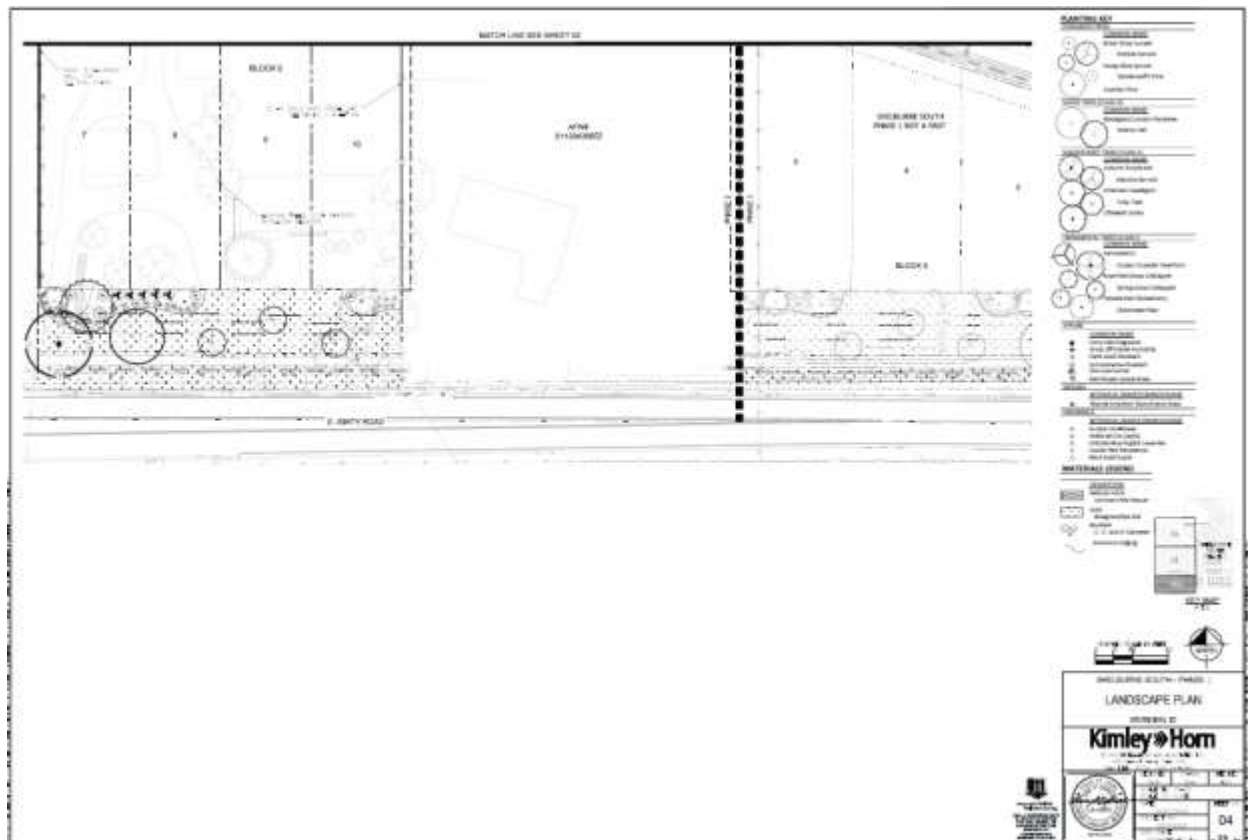
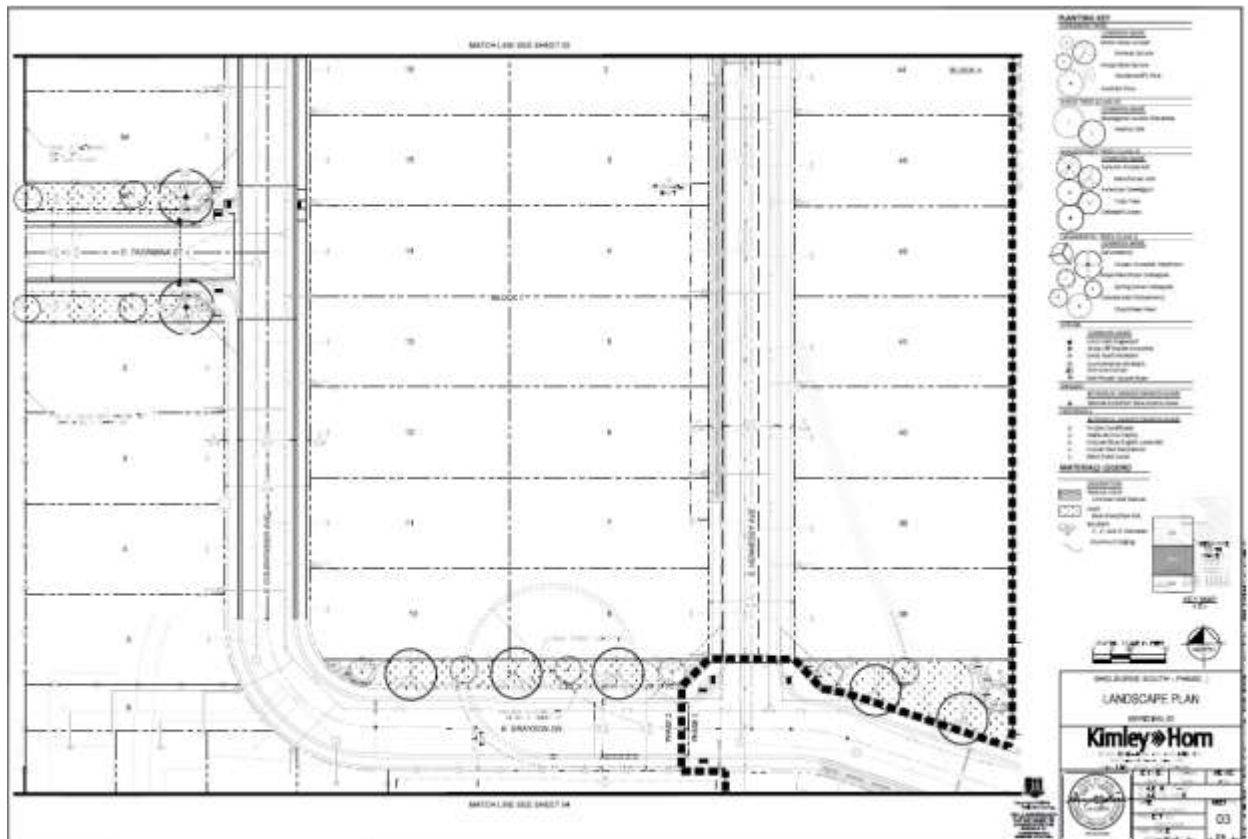
LINE	THICK
1	1/2"
2	1/4"
3	1/8"
4	1/16"
5	1/32"
6	1/64"
7	1/128"
8	1/256"
9	1/512"
10	1/1024"
11	1/2048"
12	1/4096"
13	1/8192"
14	1/16384"
15	1/32768"
16	1/65536"
17	1/131072"
18	1/262144"
19	1/524288"
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LandSolutions
Land Surveying and Consulting
201 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2042 Fax (208) 288-2857
www.landsolutions.biz

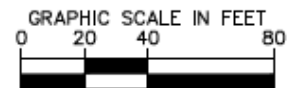
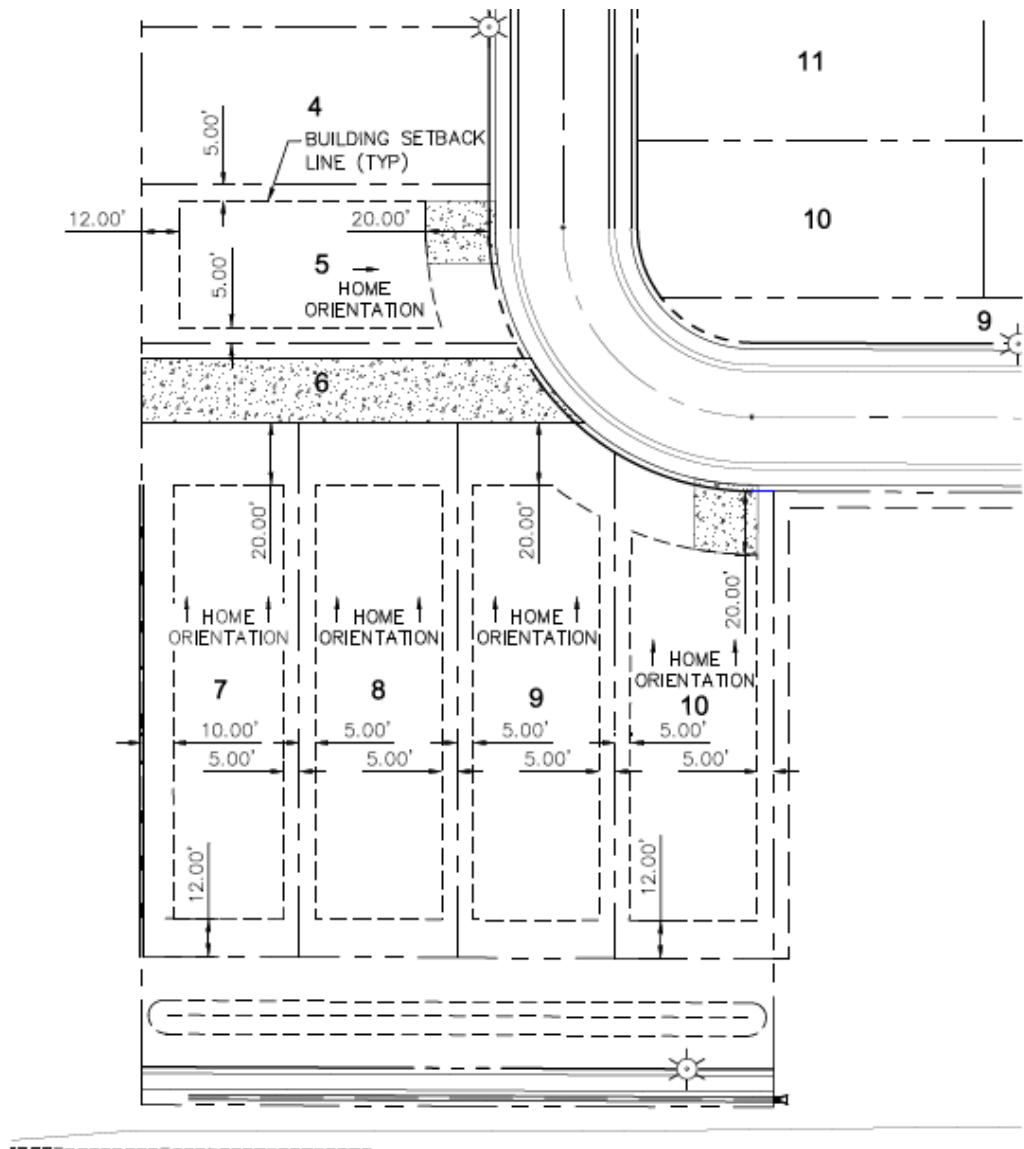
SHEET 1 OF 3

C. Landscape Plan (dated: 9/2/2020)





D. Common Driveway Exhibit



Kimley»Horn

**SHELBURNE
SOUTH**

SHARED DRIVEWAY EX.

October 23, 2020



11

10

9

4

BUILDING SETBACK LINE (TYP)

12.00'

5.00'

20.00'

5.00'

5

HOME ORIENTATION

6

20.00'

HOME ORIENTATION

7

5.00'

5.00'

12.00'

20.00'

HOME ORIENTATION

8

5.00'

5.00'

20.00'

HOME ORIENTATION

9

5.00'

5.00'

20.00'

HOME ORIENTATION

10

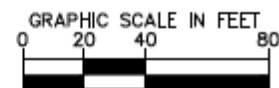
5.00'

5.00'

12.00'

20.00'

HOME ORIENTATION



November 3, 2020



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2020-138124) and preliminary plat (H-2019-0106) 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 Land Solutions, stamped by Clinton W. Hansen, dated: 8/18/2020, included in Section V.B shall be revised as follows:
 - a. Note #10: Include the recorded instrument number of the Development Agreement (#2020-138124).
 - b. Note #12: Include the recorded instrument number of the ACHD License Agreement.
 - c. Note #13: Include the recorded instrument number of the CC&R's.
 - d. Note #15: “. . . as required by City of Meridian UDC 11-6C-3D.78. . .”
 - e. Include the recorded Book and Page number for Shelburne South Subdivision No. 1 graphically depicted on Sheet 1.
 - f. Include the recorded instrument number of the existing City of Meridian sanitary sewer easement in the Legend on Sheet 1.
 - g. If the existing Idaho Power easement (Inst. 95026060) depicted on the west side of Lot 7, Block 6 is relinquished prior to the City Engineer's signature on the final plat, remove the note from the plat and submit a copy of the relinquishment letter.

A copy of the revised plat shall be submitted for City Engineer signature.

5. The landscape plan prepared by Kimley-Horn, dated 09/2/2020, included in Section V.C, shall be revised as follows:
 - a. Depict mitigation trees and calculations on the plan in accord with the standards listed in UDC 11-3B-10C.5. *Coordinate with Matt Perkins, the City Arborist, to determine mitigation requirements.*
 - b. If the unimproved right-of-way of E. Amity Rd. is 10 feet or greater from the edge of pavement to edge of sidewalk or property line, the Developer is required to maintain a 10 foot compacted shoulder meeting the construction standards of ACHD and landscape the remainder with lawn or other vegetative ground cover as set forth in UDC 11-3B-7C.5. A license agreement for improvements within the right-of-way is required between the property owner and ACHD.
 - c. Depict 5-foot wide landscape strips on each side of the multi-use pathway that comply with the standards listed in UDC 11-3B-12C. *A mix of trees, shrubs, lawn and/or other vegetative groundcover is required.*
6. Construction of the common driveway on Lot 6, Block 6 shall comply with the standards listed in UDC 11-6C-3D and with the exhibit in Section V.D.

7. Provide address signage at the entrance to the common driveway on Lot 6, Block 6 at the public street for homes accessed by the common driveway for emergency wayfinding purposes; and sign the common driveway with “No Parking – Fire Lane” signs as set forth in IFC D103.6 Signs.
8. The Nine Mile Creek shall be protected during construction.
9. 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.
10. All fencing shall comply with the standards of UDC 11-3A-7C.
11. An 8-foot wide public pedestrian easement shall be submitted to the Planning Division as required by the Park’s Department prior to signature on the final plat(s) by the City Engineer for the multi-use pathway along the southwest side of the Nine Mile Creek from the east to the northwest (along the creek to the north boundary and along the access road to the west boundary) perimeter boundaries of the subdivision and along the northeast side of the Ten Mile Feeder Canal on the subject property.
12. 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.
2. Due to the fact that the property to the west is not a phase of this project, the sewer clean-out located at the western boundary of project needs to be a manhole.
3. Eliminate or, when not possible, minimize sewer service crossing infiltration trenches.
4. There is at least one dead sanitary sewer mainline end-run that doesn't have the required 0.6% minimum slope, please revise.

General Conditions:

5. 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 then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
6. 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.
7. 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.
8. 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.

9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
16. Developer shall coordinate mailbox locations with the Meridian Post Office.
17. All grading of the site shall be performed in conformance with MCC 11-1-4B.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.

23. 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.
24. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
25. 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.
26. 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.
27. 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.
28. 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.