

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



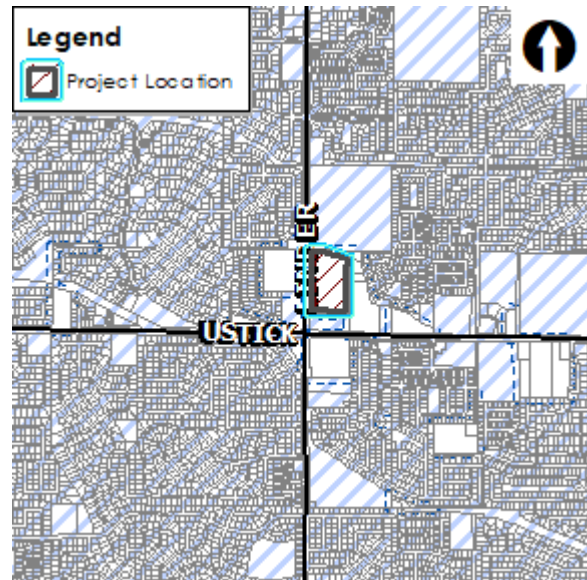
HEARING DATE: 11/4/2020

TO: Mayor & City Council

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

SUBJECT: FP-2020-0005
Edington Commons No. 1

LOCATION: East side of N. Linder Rd., north of W.
Ustick Rd., in the SW ¼ of Section 36,
Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Final plat consisting of 45 buildable lots and 9 common lots on 7.73 acres of land in the R-15 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Laren Bailey, Conger Group – 4824 W. Fairview Ave., Boise ID 83706

B. Owner:

C4 Land, LLC – 4824 W. Fairview Ave., Boise, ID 83706

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2019-0109) 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 amount of common open space area is essentially the

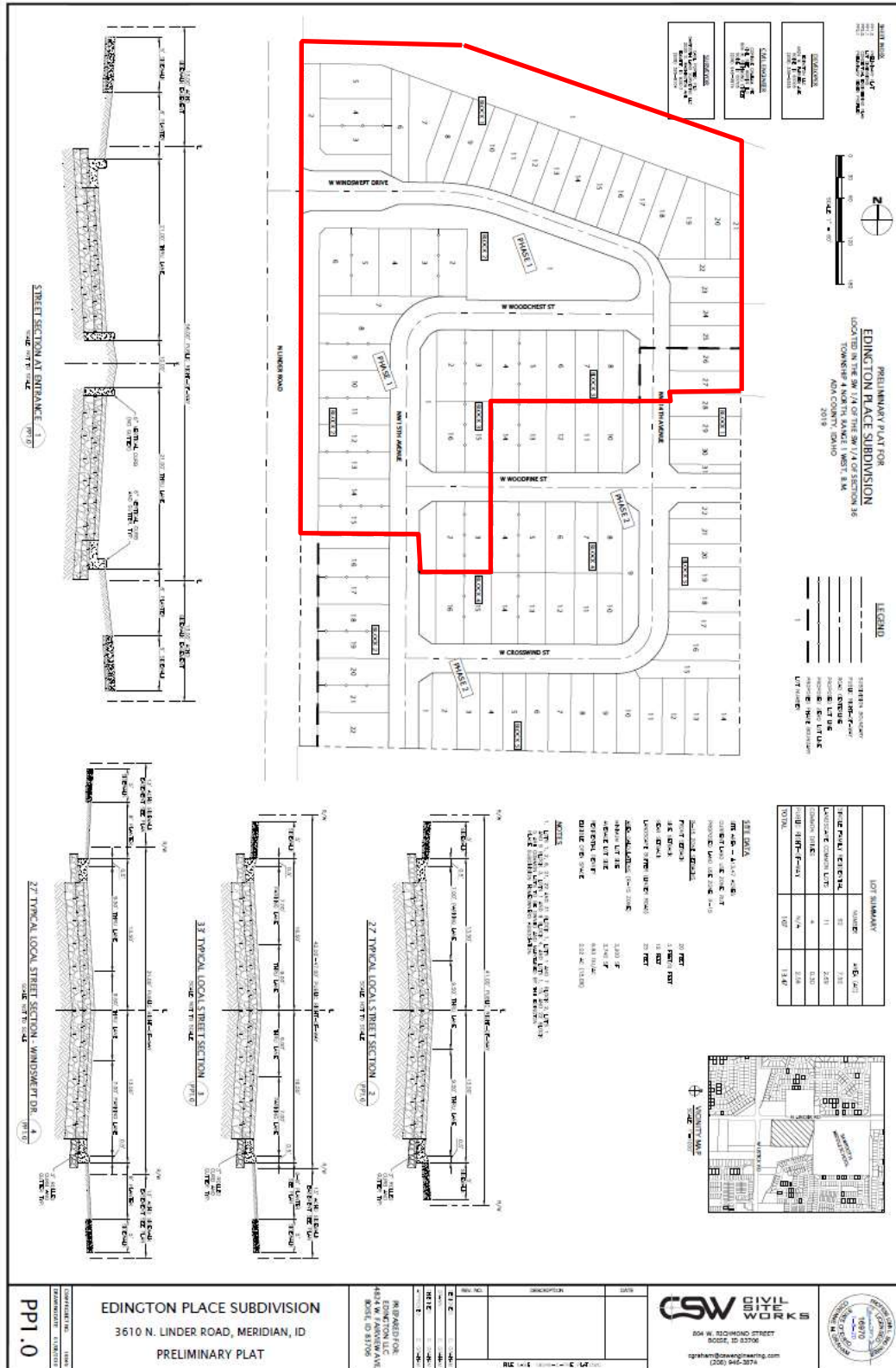
same. Therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

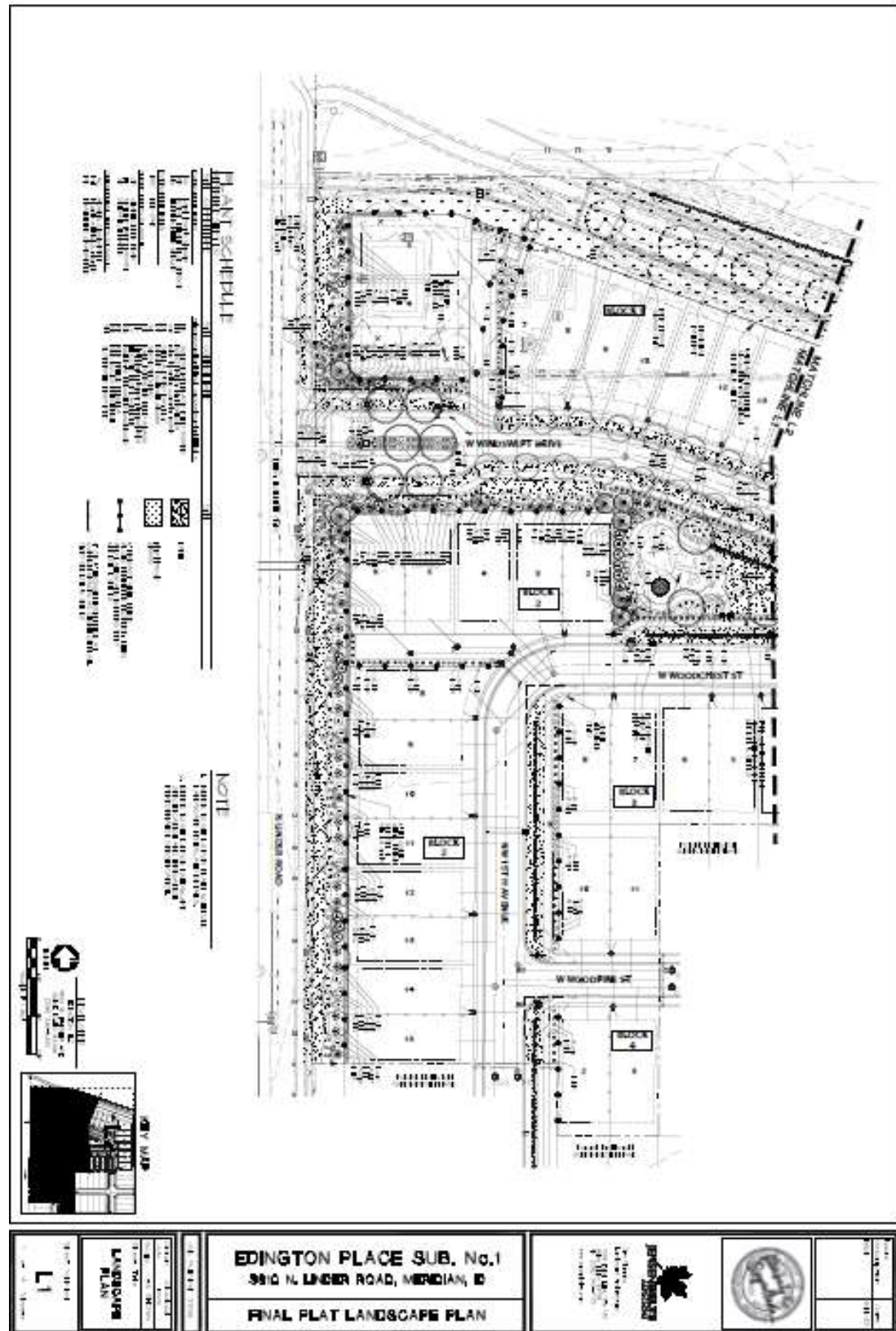
IV. DECISION

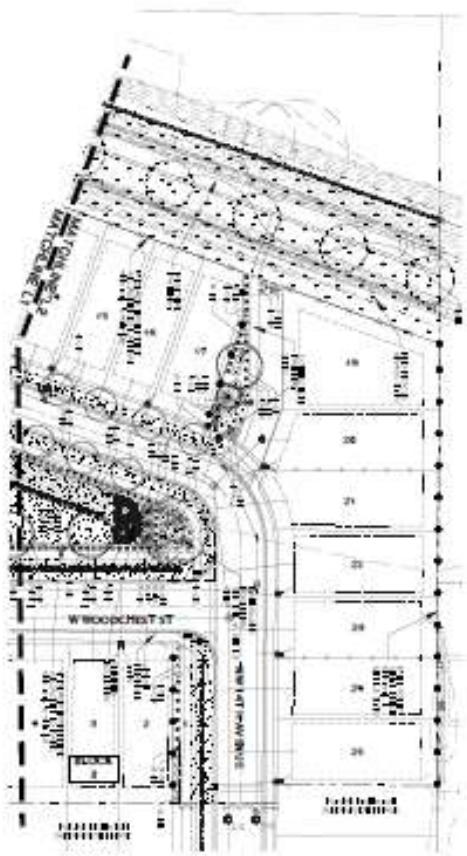
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (dated: 1/8/2020)





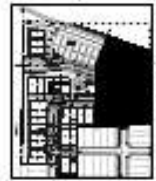


PLANT SCHEDULE

NO.	PLANT NAME	QUANTITY	NOTES
1	1" DBL. SP. PINE	10	PLANT IN ROWS
2	1" DBL. SP. PINE	10	PLANT IN ROWS
3	1" DBL. SP. PINE	10	PLANT IN ROWS
4	1" DBL. SP. PINE	10	PLANT IN ROWS
5	1" DBL. SP. PINE	10	PLANT IN ROWS
6	1" DBL. SP. PINE	10	PLANT IN ROWS
7	1" DBL. SP. PINE	10	PLANT IN ROWS
8	1" DBL. SP. PINE	10	PLANT IN ROWS
9	1" DBL. SP. PINE	10	PLANT IN ROWS
10	1" DBL. SP. PINE	10	PLANT IN ROWS

NOTE

1. ALL PLANTS TO BE PLANTED IN ROWS
2. ALL PLANTS TO BE PLANTED IN ROWS
3. ALL PLANTS TO BE PLANTED IN ROWS



EDINGTON PLACE SUB. No.1 3910 N. LINCOLN ROAD, MERCER, ID FINAL PLAT LANDSCAPE PLAN			DATE: 12/31/2024
			BY: [Signature]



References



NOTE TO READERS



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BOLLER NOTES:

1. PROVIDE FULL LANDSCAPE BOLLER. SIZE OF BOLLER AND APPROXIMATE LOCATION OF BOLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SITE DELIVERY. COORDINATE PLACEMENT OF BOLLERS WITH LANDSCAPE ARCHITECT.
2. BURY BOLLER APPROX. 10' DEEP IN ROAD. FORM PLACE PLAC AT TOP OF BOLLER.

[illegible][illegible]

LOGANET	NUMBER OF LOGS	LENGTH	PERIOD	RECORDS
ALL LOGS	29	600 / 39 =	1 PERIOD	52 RECORDS
COMMON TO THE OTHER		THIRD SET / 8000 =	4 PERIODS	75 RECORDS
EXCLUDED FROM THE OTHER				12 RECORDS
TOTAL NUMBER OF LOGS			20 PERIODS	100 RECORDS

APPROXIMATELY 50% OF THE THINGS SUBMITTED ARE TO BE RETURNED AND MAY REQUIRE POSTAGE. VERIFY ALL POSTAGE REQUIREMENTS FOR THINGS TO BE RETURNED FROM THE ORDER CITY BEFORE THEY ARE RETURNED.

* Extra charge for shipping items outside the United States. For international shipping, call 1-800-441-1111 or visit our website.

DEVELOPER
ENTON, LLC
4824 W. FARMER AVE
DEER PARK, NY 11765
(800) 548-6200

PROJECT AMENITIES

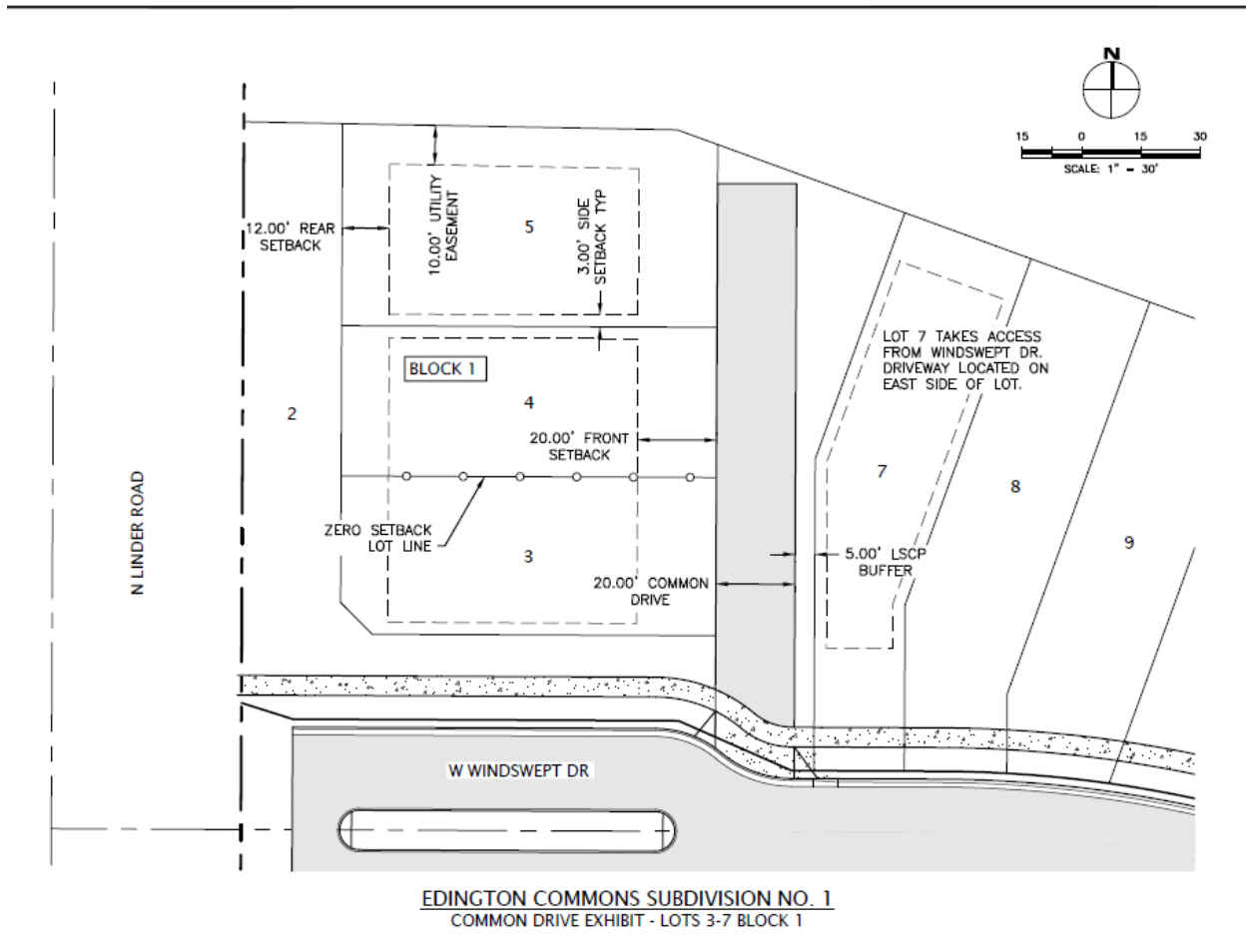
As the *developer* we have researched and interviewed past homeowners as well as followed the city ordinances to plan the most productive amenities for this neighborhood. As typical of our developments, the amenities package exceeds the requirement of Meridian City Development Code, which requires that the application have one amenity for projects up to 20 acres. We are proposing four additional amenities for a total of five, including a neighborhood park with a play structure, climbing rocks, climbing dome, swing set and seating areas. Please refer to the renderings and a detailed list of amenities below:

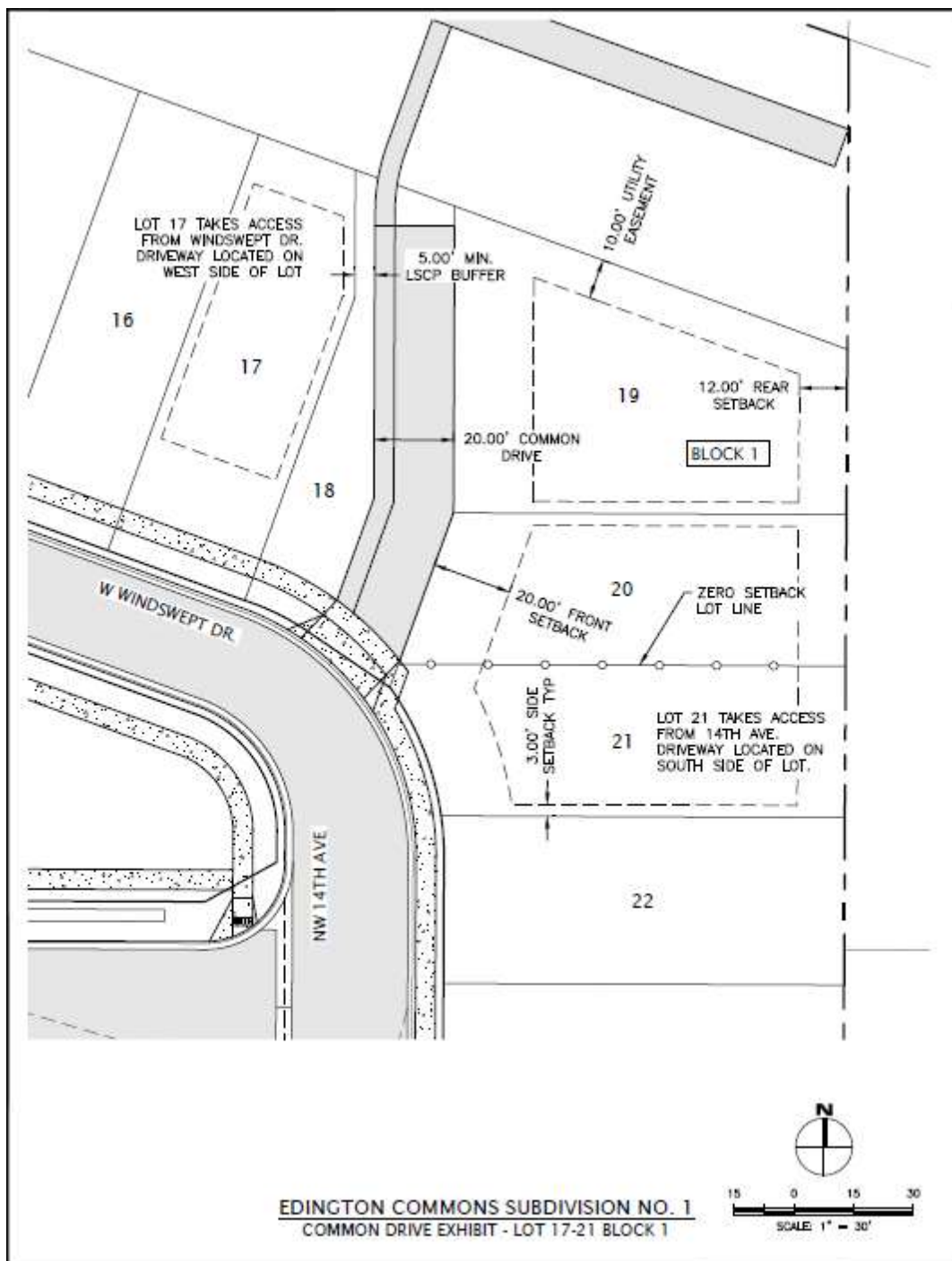
Proposed Amenities

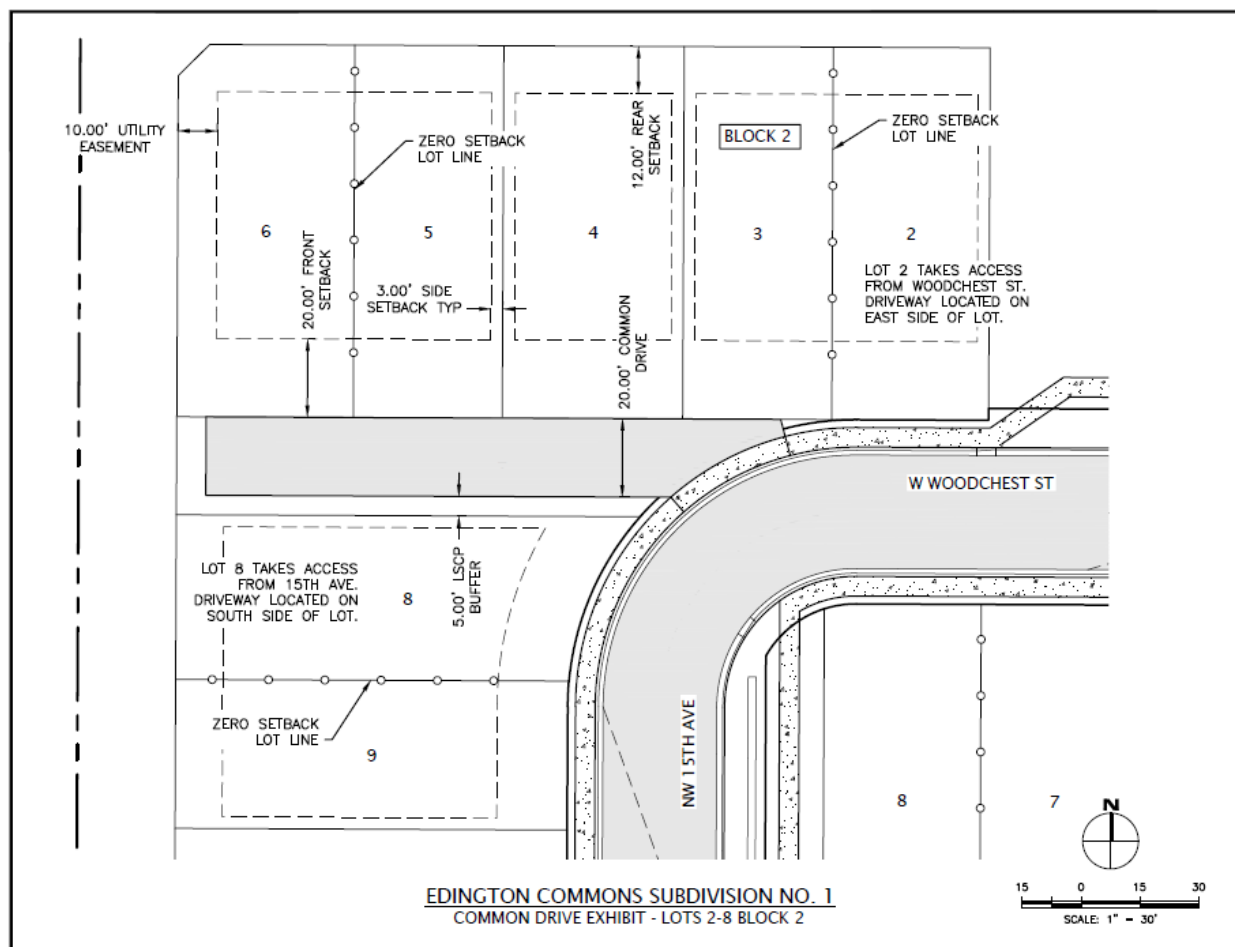
- o **Large Half-Acre Park** - The half-acre park will contain the following recreation facilities:
 - Play Structure
 - Climbing Dome
 - Swing Set
 - Climbing Rocks
 - Sitting Benches
 - Open Play Lawn
 - Attractive Landscaping
 - Pedestrian Pathways



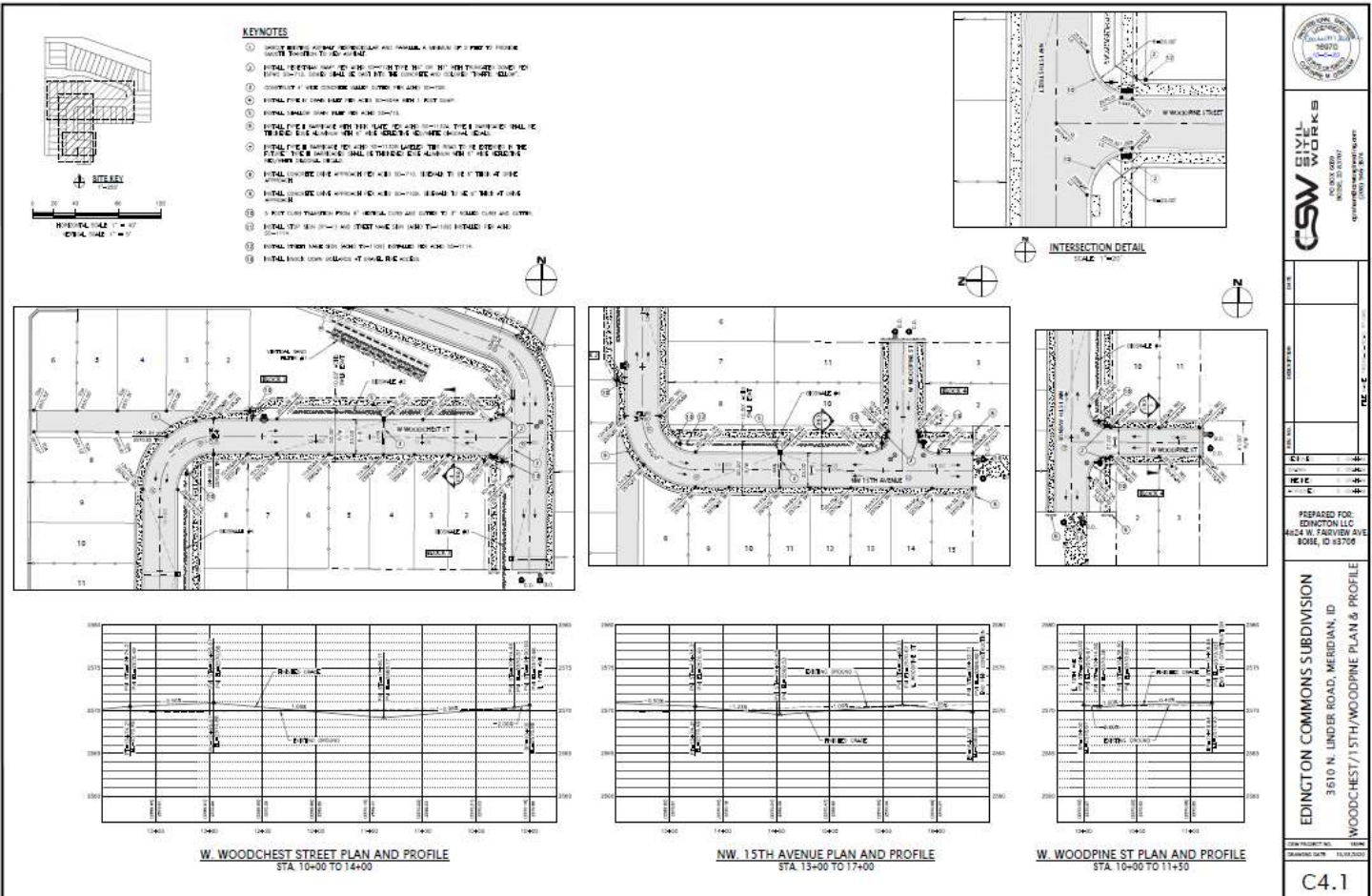
D. Common Driveway Exhibits







E. Emergency Fire Access Plan



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2020-044056) and preliminary plat (H-2019-0109) 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 Council's approval of the preliminary plat (by March 10, 2022); *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 Sawtooth Land Surveying, stamped by Kevin M. Borah, dated: 10/27/2020, included in Section V.B shall be revised as follows:
 - a. Note #7: Include the recorded instrument number of the ACHD license agreement.
 - b. Note #8: Include the recorded instrument number for irrigation water from Meridian Project.
 - c. Note #10: Include the correct recorded instrument for the Development Agreement (#2020-044056).
 - d. Note #14: Include the recorded date and instrument number of the ACHD storm water drainage easement and graphically depict the locations of the easement on the plat.
 - e. Note #15: Include the recorded instrument number of the ACHD sidewalk easement.
 - f. Legend: Include the recorded instrument number of the Coleman Lateral easement.
 - g. Legend: Include the recorded instrument number of the ACHD slope easement.
 - h. A minimum 15-foot wide common lot shall be provided between Lots 17 and 18, Block 1 for a micropath in accord with preliminary plat condition #2b; *or*, the area may be included in Lot 18, Block 1. *Note: A minimum 5-foot wide landscape strip is required on each side of the pathway in accord with the standards listed in UDC 11-3B-12C.*
 - i. Surveyor's Narrative: Delete portions of note pertaining to a gap from the monuments between the Fuller Ranchette's and Dunwoody Subdivision as it's not applicable.

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

5. The landscape plan prepared by Jensen Belts Assoc., dated 08/14/2020, included in Section V.C, shall be revised as follows:
 - a. A minimum 15-foot wide common lot shall be provided between Lots 17 and 18, Block 1 for a micropath and landscaping in accord with preliminary plat condition #2b; *or*, the area may be included in Lot 18, Block 1. A minimum 5-foot wide landscape strip is required on each side of the pathway landscaped per the standards listed in UDC 11-3B-12C which requires a *mix* of trees, shrubs and/or other vegetative groundcover.
 - b. Depict the 40-foot wide irrigation easement for the Coleman Lateral consistent with the plat; the 10-foot wide multi-use pathway with 5-foot wide landscape strips on each side of the pathway shall be located *outside* of the Irrigation District's easement. Depict landscaping along the pathway in accord with the standards listed in UDC 11-3B-12C, which requires a *mix* of trees, shrubs and/or other vegetative groundcover.

- c. Include the linear feet of parkways and required & provided trees in the calculations table on Sheet L3 of the landscape plan that demonstrate compliance with the standards listed in UDC 11-3B-7C.
 - d. Include the linear feet of pathways and required & provided number of trees in the calculations table on Sheet L3 that demonstrate compliance with the standards listed in UDC 11-3B-12C.
 - e. 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 prior to removal of any trees from the site.*
 - f. If the unimproved right-of-way of N. Linder 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.
 - g. The Coleman Lateral shall be piped as proposed by the Applicant with the preliminary plat; remove the depiction of the open waterway from the plan per preliminary plat condition #3e.
- 6. Construction of the common driveways on Lots 6 and 18, Block 1 and Lot 7, Block 2 shall comply with the standards listed in UDC 11-6C-3D. The lots accessed via the common driveways shall have setbacks consistent with that shown on the exhibits in Section V.D.
 - 7. All single-family attached structures shall comply with the design standards listed in the Architectural Standards Manual. An application for Design Review shall be submitted and approved for all attached dwellings prior to submittal of building permit applications.
 - 8. All homes along the west perimeter boundary of the development adjacent to N. Linder Rd. (i.e. Lots 3-5, Block 1 and Lots 6 and 8-15, Block 2) and on Lots 19-24, Block 1 shall be restricted to a single-story in height per the Development Agreement.
 - 9. Provide address signage at the entrance to the common driveways on Lots 6 and 18, Block 1 and Lot 7, Block 2 at the public street for homes accessed by the common driveways for emergency wayfinding purposes; and sign the common driveway with "No Parking – Fire Lane" signs as set forth in IFC D103.6 Signs.
 - 10. A perpetual ingress/egress easement is required to be filed with the Ada County Recorder for all common driveways, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. **A copy of the recorded easement should be submitted to the Planning Division prior to signature on the final plat by the City Engineer; or a note stating such may be included on the plat.**
 - 11. 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.
 - 12. All fencing shall comply with the standards of UDC 11-3A-7C.
 - 13. Emergency access shall be provided in accord with the emergency fire access plan shown in Section V.E.
 - 14. A 14-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 Coleman Lateral.

15. Parking is restricted to only the south side of the 27-foot wide street section (i.e. W. Windswept Dr.); signage shall be installed prohibiting parking on the north side of the street to ensure emergency access can be provided.
16. No building permits shall be issued for residential homes within the development prior to January 1, 2021.
17. All single-family attached structures shall comply with the design standards listed in the Architectural Standards Manual. An application for Design Review shall be submitted and approved for all attached dwellings *prior* to submittal of building permit applications.
18. 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. Type 1 Streetlights, 35' in height with a 12' mast arm are required every 200' on N. Linder Road. There is streetlighting conduit along the frontage on Linder. If there are conflicts with overhead power 30' davit poles may be utilized. Applicant shall provide a revised street lighting plan to include the Linder Road frontage per Public Works General Condition #25.
2. The angles between the in and out piping at Sanitary Sewer MH A-1 needs to be 90 degrees minimum.
3. The Clean-Out for lot 19 needs to be located outside of ROW.
4. From the preliminary geotechnical investigation of groundwater elevation provided in the Preliminary Plat application, it appears that shallow groundwater may be a factor with the development of this subdivision. Additional monitoring and analysis shall be required to ensure that homes constructed within this development do not encounter groundwater within their crawl spaces. The geotechnical investigation also indicates some very specific construction considerations due to some existing fat clay soils and organic materials encountered on the site. The applicant shall be responsible for the strict adherence of these recommendations to help ensure that structural footings bear on competent, undisturbed, native silty clay with sand soils, or structural fill, and that groundwater does not become a problem within crawlspaces of homes.

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 than 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.