

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



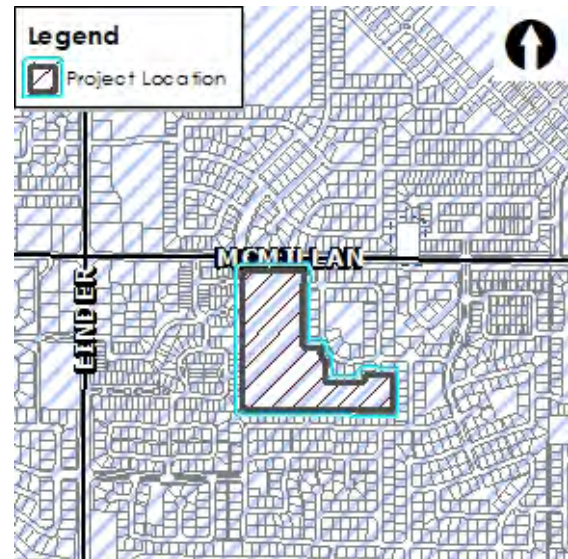
HEARING DATE: 5/4/2021

TO: Mayor & City Council

FROM: Alan Tiefenbach, Associate Planner
208-489-0573
Bruce Freckleton, Development
Services Manager
208-887-2211

SUBJECT: FP-2021-0014
Whitecliff Estates Final Plat No. 3

LOCATION: The site is located at 943 W. McMillan Rd., in the NE ¼ of the NW ¼ of Section 36, Township 4N., Range 1W



I. PROJECT DESCRIPTION

Final Plat consisting of 45 building lots and 5 common lots on 12.74 acres of land in the R-4 zoning district. This is the third phase of the Whitecliffe Estates Subdivision.

II. APPLICANT INFORMATION

A. Applicant / Owner

Todd Amyx, 943 W. McMillan Road – 13967 W. Wainwright Dr, Suite 102, Boise ID 83713

B. Representative:

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

III. STAFF ANALYSIS

The preliminary plat for this development was approved by City Council on 9/18/2018. The preliminary plat consisted of 128 building lots and 10 common lots. The final plat for the first phase of 45 lots was approved by Council on 4/23/2019. The second phase for 36 lots was approved by Council on July 21, 2020. This phase consists of 45 building lots and 5 common lots. Amenities included with this phase include a 24,160 square foot park which includes two pathways and a shuffleball court. This park is larger than what was approved with the preliminary plat.

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat in accord with the requirements listed in UDC 11-6B-3C.2. Because the final plat depicts less building lots, and an increase in qualified open space as what was approved with the preliminary plat, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

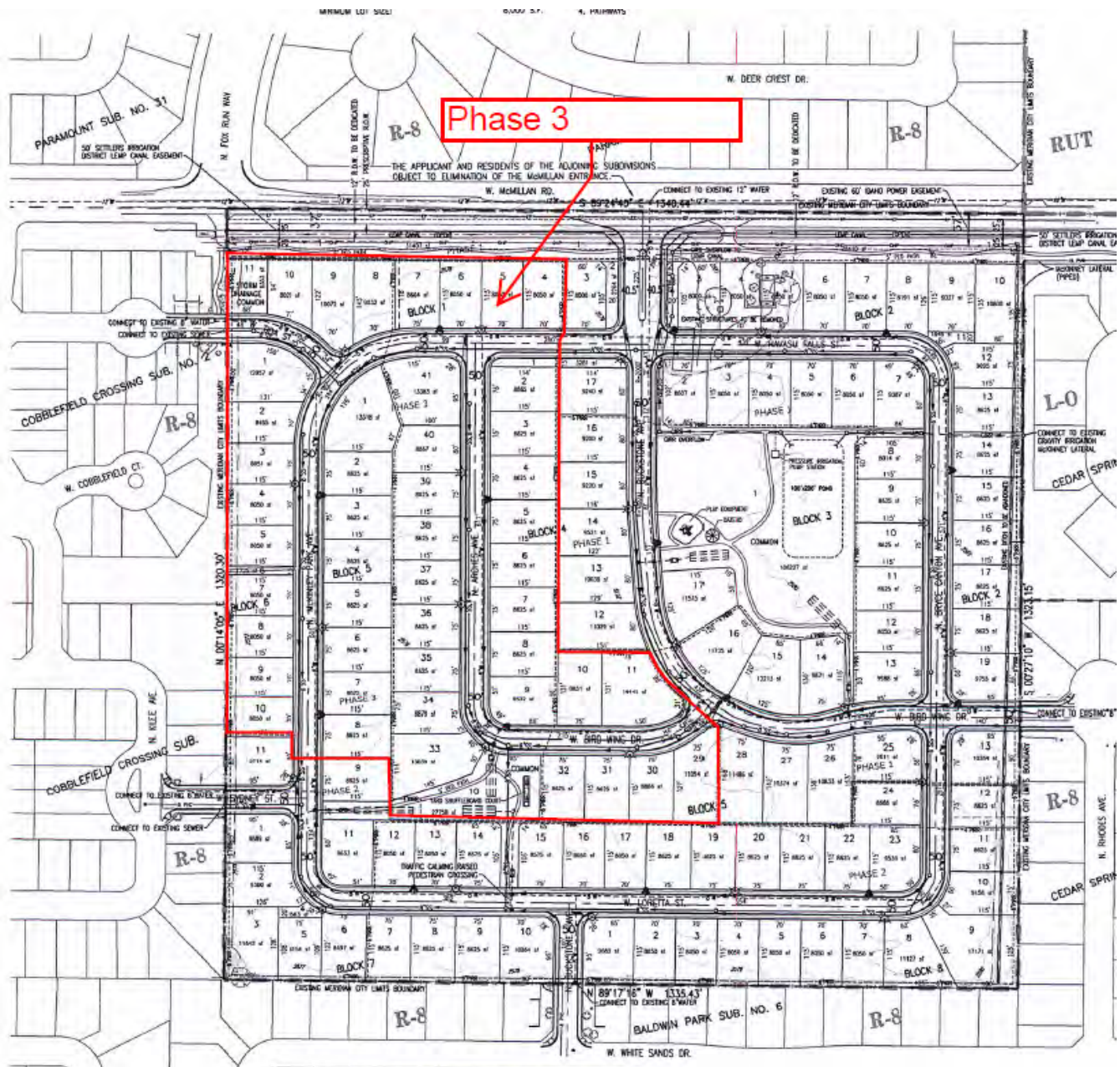
All development shall comply with the dimensional standards listed in UDC Table 11-2A-5 for the R-4 zoning district and UDC Table 11-2A-6 for the R-4 zoning district.

IV. DECISION

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

V. EXHIBITS

A. Preliminary Plat (date: 5/23/2018)



W 1/76

POINT OF BEGINNING

WHITECLIFF ESTATES SUBDIVISION NO. 1
BK 118, PAGES 17959 - 17961

LEMP CANAL

SEE NOTE 11

PLS 58905

W. TIDA ST.

N. BLISSFUL AVE.

WHITECLIFF ESTATES SUBDIVISION NO. 1
BK 118, PAGES 17959 - 17961

W. SYDNEY ST.

EXISTING CITY OF MERIDIAN
SANITARY SEWER EASEMENT
INSTR. NO. 2019-071567

EXISTING ADA COUNTY HIGHWAY
DISTRICT STORM DRAINAGE EASEMENT
INSTR. NO.

WHITECLIFF ESTATES SUBDIVISION NO. 2
BK 118, PAGES 17959 - 17961

W. BIRD WING DR.

W. BLUE FEATHER DR.

N. ARCHES AVE.

N. MCKINLEY PARK AVE.

LOT 11: 12708 sf

LOT 10: 8485 sf

LOT 9: 8051 sf

LOT 8: 8050 sf

LOT 7: 8625 sf

LOT 6: 8625 sf

LOT 5: 8625 sf

LOT 4: 8050 sf

LOT 3: 8050 sf

LOT 2: 8625 sf

LOT 1: 2460 sf

LOT 43: 13607 sf

LOT 42: 9979 sf

LOT 41: 8625 sf

LOT 40: 8658 sf

LOT 39: 2460 sf

LOT 38: 10004 sf

LOT 37: 8625 sf

LOT 36: 8625 sf

LOT 35: 8625 sf

LOT 34: 8625 sf

LOT 33: 8625 sf

LOT 32: 8625 sf

LOT 31: 9200 sf

LOT 30: 6279 sf

LOT 29: 10142 sf

LOT 28: 8704 sf

LOT 27: 8625 sf

LOT 26: 8625 sf

LOT 25: 8625 sf

LOT 24: 8625 sf

LOT 23: 8625 sf

LOT 22: 8625 sf

LOT 21: 8625 sf

LOT 20: 8625 sf

LOT 19: 8625 sf

LOT 18: 8625 sf

LOT 17: 8615 sf

LOT 16: 9200 sf

LOT 15: 8625 sf

LOT 14: 8625 sf

LOT 13: 8625 sf

LOT 12: 8625 sf

LOT 11: 8625 sf

LOT 10: 8625 sf

LOT 9: 8625 sf

LOT 8: 8625 sf

LOT 7: 8625 sf

LOT 6: 8625 sf

LOT 5: 8625 sf

LOT 4: 8625 sf

LOT 3: 8625 sf

LOT 2: 8625 sf

LOT 1: 8625 sf

LOT 43: 13607 sf

LOT 42: 9979 sf

LOT 41: 8625 sf

LOT 40: 8658 sf

LOT 39: 2460 sf

LOT 38: 10004 sf

LOT 37: 8625 sf

LOT 36: 8625 sf

LOT 35: 8625 sf

LOT 34: 8625 sf

LOT 33: 8625 sf

LOT 32: 8625 sf

LOT 31: 9200 sf

LOT 30: 6279 sf

LOT 29: 10142 sf

LOT 28: 8704 sf

LOT 27: 8625 sf

LOT 26: 8625 sf

LOT 25: 8625 sf

LOT 24: 8625 sf

LOT 23: 8625 sf

LOT 22: 8625 sf

LOT 21: 8625 sf

LOT 20: 8625 sf

LOT 19: 8625 sf

LOT 18: 8625 sf

LOT 17: 8615 sf

LOT 16: 9200 sf

LOT 15: 8625 sf

LOT 14: 8625 sf

LOT 13: 8625 sf

LOT 12: 8625 sf

LOT 11: 8625 sf

LOT 10: 8625 sf

LOT 9: 8625 sf

LOT 8: 8625 sf

LOT 7: 8625 sf

LOT 6: 8625 sf

LOT 5: 8625 sf

LOT 4: 8625 sf

LOT 3: 8625 sf

LOT 2: 8625 sf

LOT 1: 8625 sf

LOT 43: 13607 sf

LOT 42: 9979 sf

LOT 41: 8625 sf

LOT 40: 8658 sf

LOT 39: 2460 sf

LOT 38: 10004 sf

LOT 37: 8625 sf

LOT 36: 8625 sf

LOT 35: 8625 sf

LOT 34: 8625 sf

LOT 33: 8625 sf

LOT 32: 8625 sf

LOT 31: 9200 sf

LOT 30: 6279 sf

LOT 29: 10142 sf

LOT 28: 8704 sf

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LOT 25: 8625 sf

LOT 24: 8625 sf

LOT 23: 8625 sf

LOT 22: 8625 sf

LOT 21: 8625 sf

LOT 20: 8625 sf

LOT 19: 8625 sf

LOT 18: 8625 sf

LOT 17: 8615 sf

LOT 16: 9200 sf

LOT 15: 8625 sf

LOT 14: 8625 sf

LOT 13: 8625 sf

LOT 12: 8625 sf

LOT 11: 8625 sf

LOT 10: 8625 sf

LOT 9: 8625 sf

LOT 8: 8625 sf

LOT 7: 8625 sf

LOT 6: 8625 sf

LOT 5: 8625 sf

LOT 4: 8625 sf

LOT 3: 8625 sf

LOT 2: 8625 sf

LOT 1: 8625 sf

LOT 43: 13607 sf

LOT 42: 9979 sf

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LOT 22: 8625 sf

LOT 21: 8625 sf

LOT 20: 8625 sf

LOT 19: 8625 sf

LOT 18: 8625 sf

LOT 17: 8615 sf

LOT 16: 9200 sf

LOT 15: 8625 sf

LOT 14: 8625 sf

LOT 13: 8625 sf

LOT 12: 8625 sf

LOT 11: 8625 sf

LOT 10: 8625 sf

LOT 9: 8625 sf

LOT 8: 8625 sf

LOT 7: 8625 sf

LOT 6: 8625 sf

LOT 5: 8625 sf

LOT 4: 8625 sf

LOT 3: 8625 sf

LOT 2: 8625 sf

LOT 1: 8625 sf

LOT 43: 13607 sf

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LOT 19: 8625 sf

LOT 18: 8625 sf

LOT 17: 8615 sf

LOT 16: 9200 sf

LOT 15: 8625 sf

LOT 14: 8625 sf

LOT 13: 8625 sf

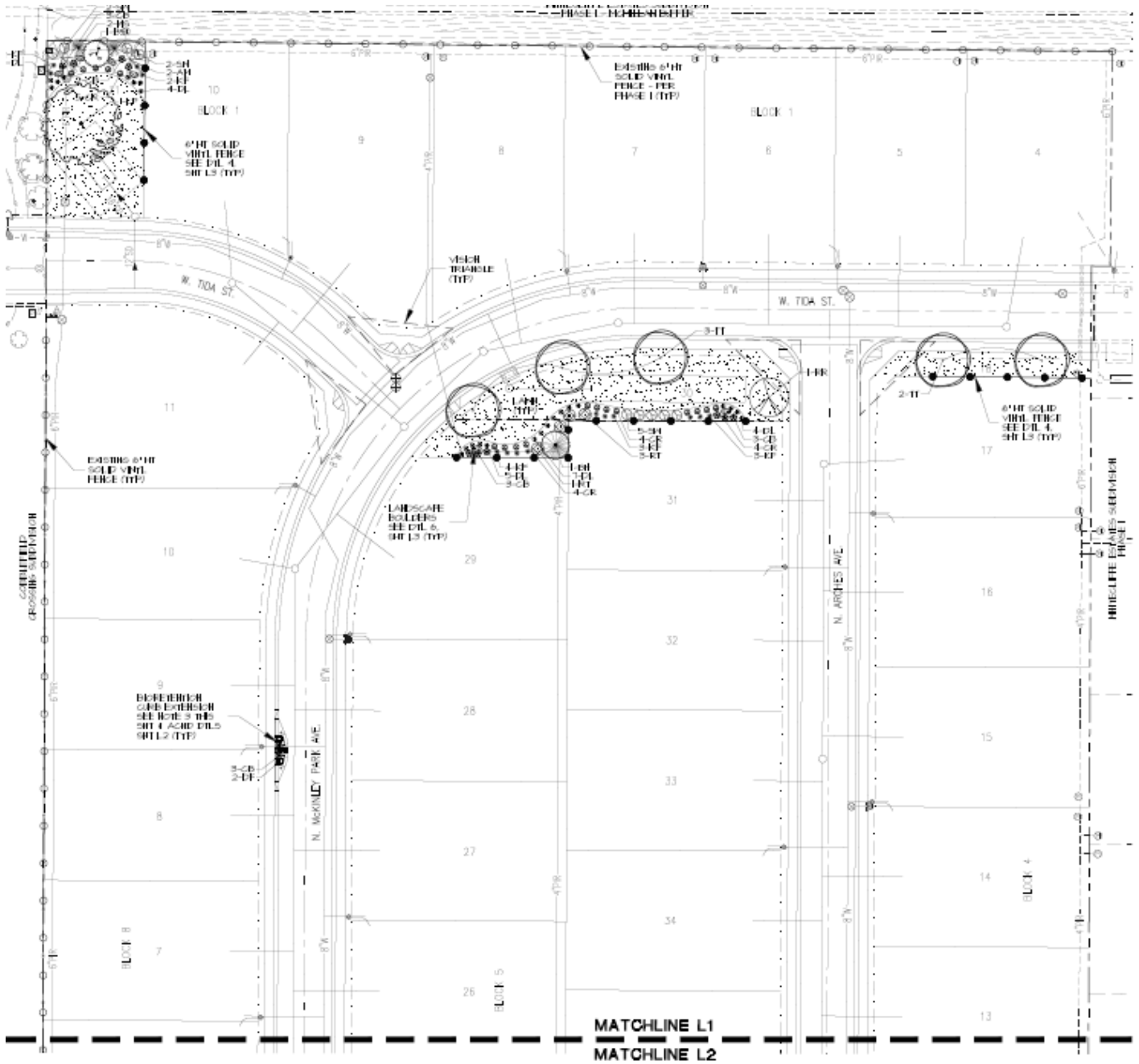
LOT 12: 8625 sf

LOT 11: 8625 sf

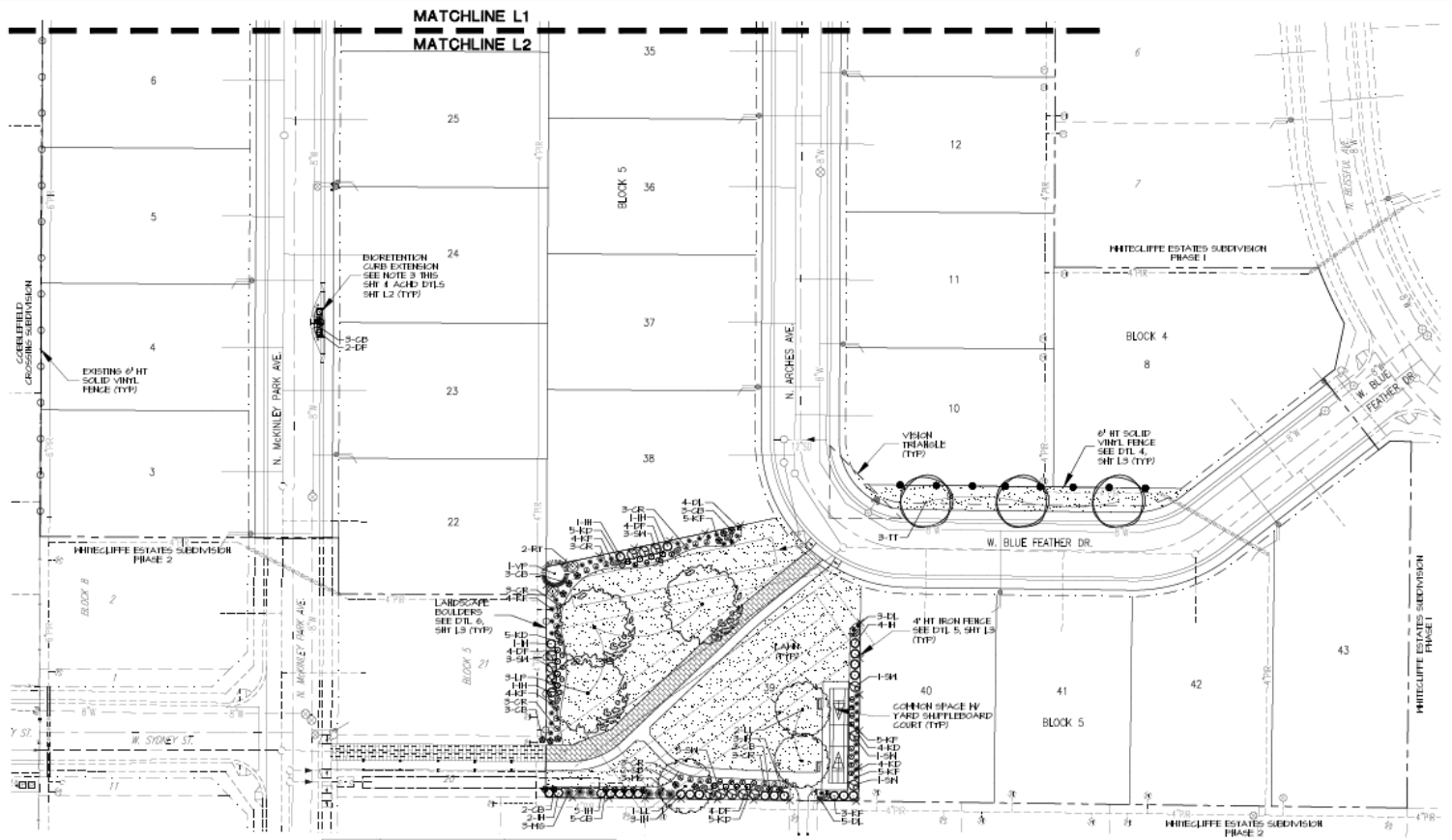
LOT

C. Color Preliminary Plat Landscape Plan (date: 7/8/2020)



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D.1 Final Plat Landscape Plan South (date: 3/20/21)



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development (H-2018-0074, Development Agreement #2018-111711).
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the preliminary plat, OR within two (2) years of the date of City Engineer signature on the previous final plat phase (January 17, 2022) in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid or a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The landscape plan prepared by Jensen Belts Associates, dated 3/20/2021, is approved as submitted.
5. The final plat prepared by Clinton Hansen, Land Solutions, dated 3/04//21 shall be revised as follows:
 - a. Add the instrument number to Note 12.
 - b. Add the book and page number, and storm drainage easement instrument number to the call-outs near Lot 39 Block 5.
6. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat does not relieve the Applicant of responsibility for compliance.
7. Prior to the issuance of any building permits, the property shall be subdivided in accordance with the UDC.
8. Prior to signature on the final plat, the applicant shall submit a copy of the final street name evaluation from Ada County.
9. Future development shall be consistent with the conceptual building elevations included in the Development Agreement.
10. 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.

B. PUBLIC WORKS

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 applicant's 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 certificate 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 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.
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.