

EXHIBIT A

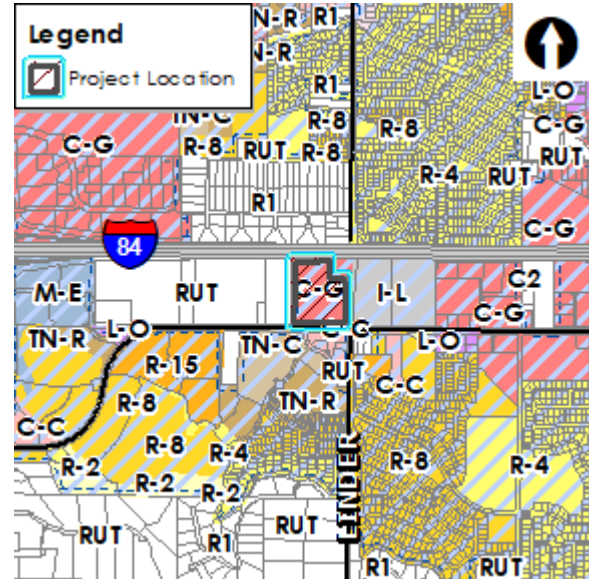
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 9/28/2021
TO: City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: FP-2021-0046
Artemisia Subdivision

PROPERTY LOCATION:
Northwest corner of W. Overland Rd. &
S. Linder Rd. in the SE ¼ of Section 14,
T.3N., R.1W.



I. PROJECT DESCRIPTION

Request for final plat consisting of seven (7) building lots on 19.26 acres of land in the C-G zoning district for Artemisia Subdivision.

II. APPLICANT INFORMATION

A. Applicant

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

B. Owner:

Idaho Auto Mall, LLC – 8854 W. Emerald St., Boise, ID 83704-4830

C. Representative:

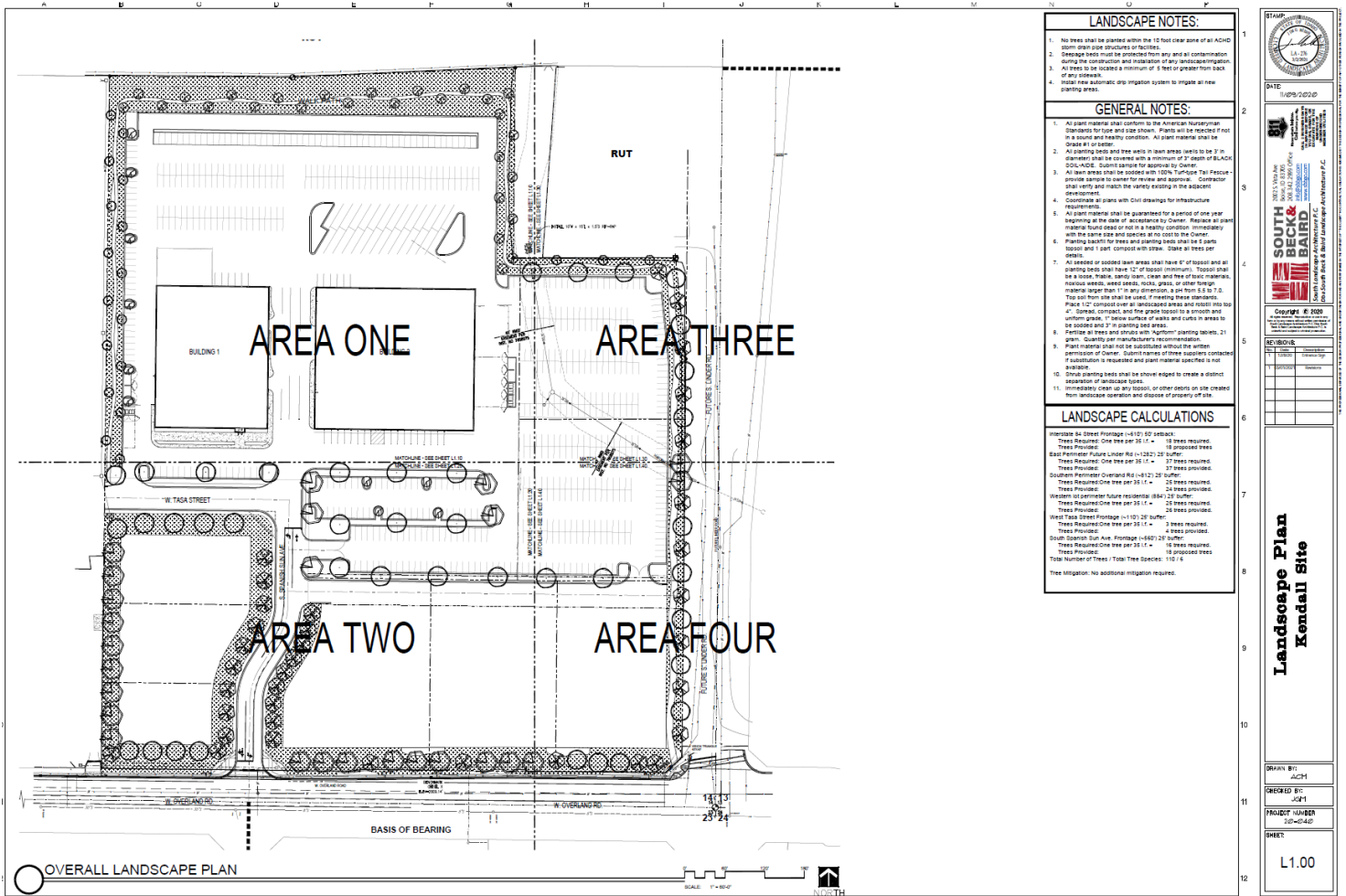
Becky McKay, Engineering Solutions – 1029 N. Rosario St., Ste. 100, Meridian, ID 83642

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2021-0014) as required by UDC 11-6B-3C.2. The proposed final plat depicts two (2) fewer building lots than shown on the approved preliminary plat. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary as required.

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C. Landscape Plan (dated: 3/2/21)



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-2021-0014, Development Agreement Inst. #2021-109417].
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 June 15, 2023), 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 on 8/4/21 by Clinton W. Hansen, included in Exhibit B shall be revised as follows:
 - a. Note #12: Include the recorded instrument number of the ACHD License Agreement.
 - b. Include a note granting cross-access/ingress-egress easements between all lots in the subdivision in accord with UDC 11-3A-3A.2.
 - c. Graphically depict a minimum 25-foot wide permanent dedicated buffer along S. Linder Rd. and a minimum 10-foot wide buffer along S. Spanish Sun Way and W. Tasa St. for landscaping as set forth in UDC 11-3B-7C.2b. *This easement is described in Note #17 but doesn't appear to be graphically depicted.*
 - d. Include the recorded instrument number of the existing pedestrian pathway easement graphically depicted on the plat.
 - e. Include the recorded instrument number of the existing City of Meridian sanitary sewer and water easement graphically depicted on the plat.
5. The landscape plan prepared by South Beck and Baird, dated 3/2/21 included in Exhibit C, shall be revised as follows:
 - a. Depict minimum 6-foot wide parkways/planting strips and detached minimum 5-foot wide sidewalks along all streets within the development per the Development Agreement. *The minimum width of parkways planted with Class II trees is 8-feet; the minimum width of parkway planters for Class I and III trees is 10-feet. Planter widths for Class II trees may be reduced to 6-feet if root barriers are installed per the standards listed in UDC 11-3A-17E.*
 - b. Sidewalks/pathways shall include dedicated crosswalks at the intersection with all streets within commercial activity centers and shall be distinguished from surrounding paving per the Development Agreement.
 - c. Change the fencing material around the Kendall Ford site to a higher quality than chain-link (i.e. wrought iron), per the Development Agreement.
 - d. Include one (1) additional tree in the southern perimeter street buffer along W. Overland Rd. to comply with UDC 11-3B-7C.3b.
 - e. In the Landscape Calculations table, include calculations that demonstrate compliance with the standards for pathway (11-3B-12C) and parkway (11-3B-7C) landscaping; include required vs. provided number of trees.

An electronic copy of a revised landscape plan shall be submitted with the final plat application for City Engineer signature.

6. The final plat shall be recorded prior to issuance of building permits for any structures beyond those on the Kendall Ford site (i.e. Lot 1, Block 1). *The Kendall Ford site is allowed to develop and obtain building permits prior to recordation of the plat, subject to approval by the Building Department.*
7. A 14-foot wide public use easement for the multi-use pathway along S. Linder Rd. shall be submitted to the Planning Division prior to submittal for City Engineer signature on the final plat(s). If the pathway will be located entirely within the right-of-way, a public pedestrian easement is not needed.
8. All waterways on this site shall be piped as set forth in UDC 11-3A-6B unless otherwise waived by City Council.
9. 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. A deposit must be provided for an 8" sewer main extension along the north part of the property to be constructed at a later date. Applicant will be required to pay 125% of the bid amount to complete this work prior to the final plat being signed.
2. Applicant must provide a 20-foot-wide utility easement free of encroachments (including but not limited to trees, shrubs, fences, buildings, and infiltration trenches) that will cover the future extension of an 8" sewer main along the north part of the property, including a point of access for future maintenance. Easement to be dedicated prior to construction plans being approved.
3. Ensure no sewer services pass through future infiltration trench locations.

General Conditions:

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.
10. 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.
11. 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.
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. All grading of the site shall be performed in conformance with MCC 11-1-4B.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.

22. 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.
23. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
24. 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.
25. 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.
26. 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.
27. 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.