

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



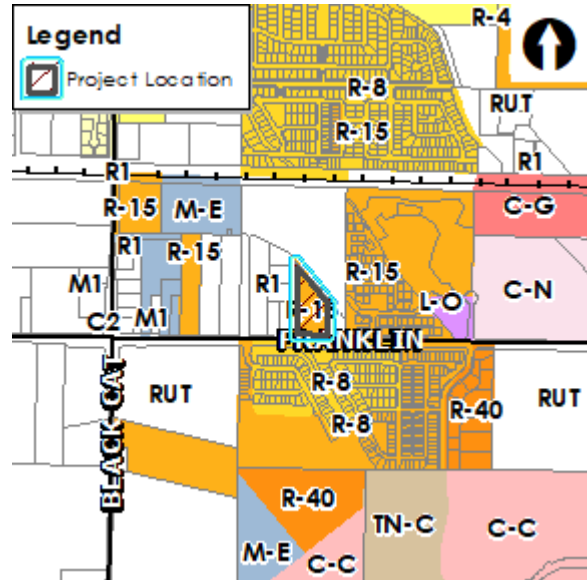
HEARING DATE: 3/23/2021

TO: Mayor & City Council

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

SUBJECT: FP-2020-0018
Ascent Subdivision

LOCATION: North side of W. Franklin Rd., east of N. Black Cat Rd., in the SW ¼ of Section 10, Township 3N., Range 1W. (Parcel #S1210346905)



I. PROJECT DESCRIPTION

Final plat consisting of 42 buildable lots and 12 common lots on 4.97 acres of land in the R-15 zoning district.

II. APPLICANT INFORMATION

- A. Applicant:
Matt Schultz, Schultz Development – 8421 S. Ten Mile Rd., Meridian, ID 83642
- B. Owner:
Doug McMaster, T & M Holdings, LLC – PO Box 2640, Eagle, ID 83616
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2020-0039) 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) in Block 1 and the common open space is the same; therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

B. Final Plat (dated: 12/12/20)

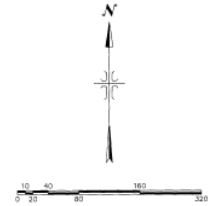
PLAT SHOWING
ASCENT SUBDIVISION
 LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 10,
 T.3N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO
 2021

LEGEND

- FOUND 5/8" IRON PIN AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 1/2 IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SIDEWALK EASEMENT LINE
- PURDAM DRAIN EASEMENT LINE
- ⑦ LOT NO.
- W.C. WITNESS CORNER

NOTES

1. THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 22, CHAPTER 45 RIGHT TO FARM, SECTION 22-4503, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
2. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF MERIDIAN IN COMPLIANCE WITH IDAHO CODE SECTION 31-3605 (1)(c). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF MERIDIAN.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
4. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
5. LOTS 5, 6 AND 7, BLOCK 1; LOT 1, BLOCK 2; LOTS 1 AND 1B, BLOCK 3; LOTS 1 AND 1A, BLOCK 4; LOTS 1 AND 2, BLOCK 5; AND LOTS 1 AND 4, BLOCK 6 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT.
6. LOT 4, BLOCK 6 IS/ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 15, 2005, AS INSTRUMENT NO. 2005-103056, OFFICIAL RECORDS OF ADA COUNTY AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
7. LOT 1, BLOCK 5 AND LOT 1, BLOCK 6 SHALL BE SUBJECT TO A OPERATIONS & MAINTENANCE EASEMENT FOR PURDAM STUB DRAIN IN FAVOR OF THE WAMPA MERIDIAN IRRIGATION DISTRICT.

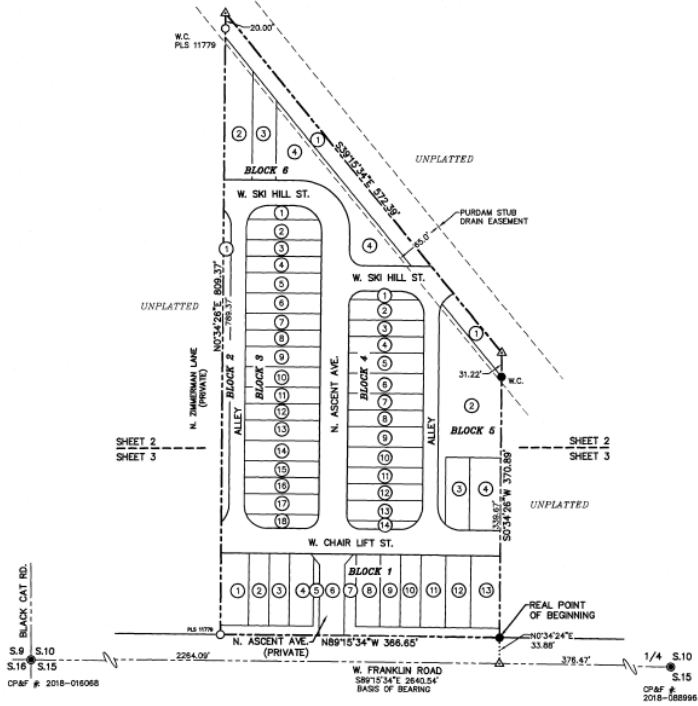


SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY HEREIN. THE PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 2020-032781. THIS SUBDIVISION IS ALSO A PORTION OF THAT PROPERTY AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 2008-001223. THE SECTIONAL CORNERS LOCATED ON THE GROUND AND THE INFORMATION CONTAIN IN RECORD OF SURVEY INSTRUMENT NO. 2008-001223 WERE USED TO CONTROL THE BOUNDARY LINES OF THIS SUBDIVISION

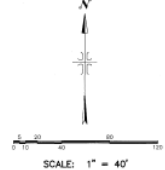
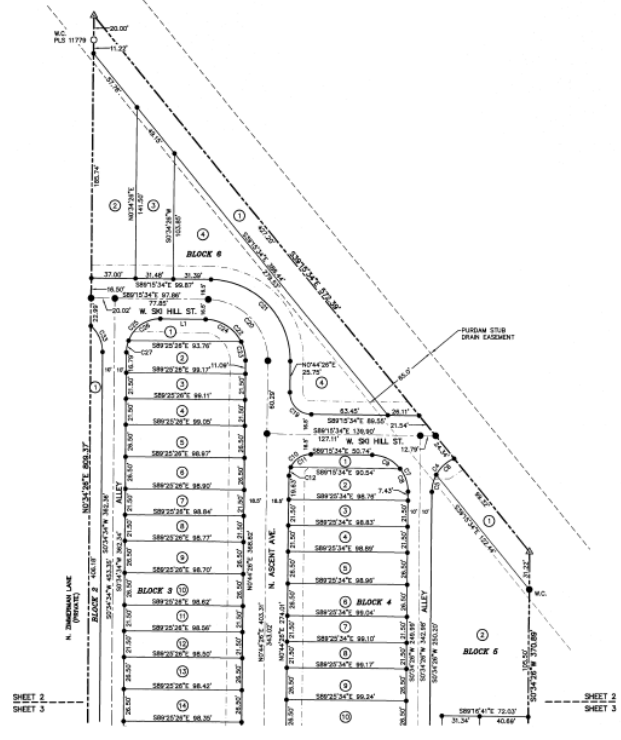
BOOK	PAGE
	19655 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8870

JOB NO. 19-251
 SHEET 1 OF 5



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ASCENT SUBDIVISION



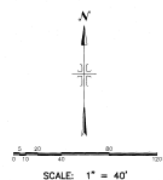
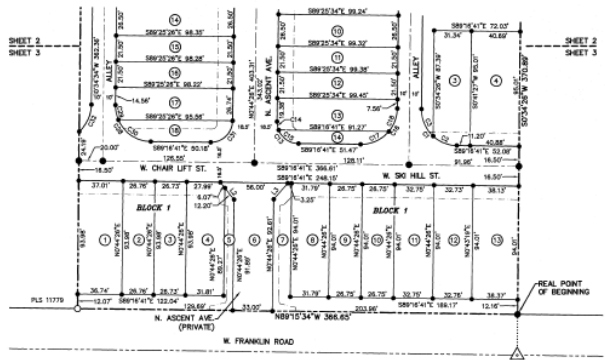
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 - FURNISH DRAIN EASEMENT LINE
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BOOK PAGE
IDAHO SURVEY GROUP, LLC
 8655 W EMERALD ST.
 BOISE, IDAHO 83704
 (208) 644-8075

L:\PROJECT 8-8 (Chickadee) 1 Area (April 18-20) (JWG)\DWG\ASD\Sub-Div1.dwg 10/23/2023 11:35:42 PM

ASCENT SUBDIVISION



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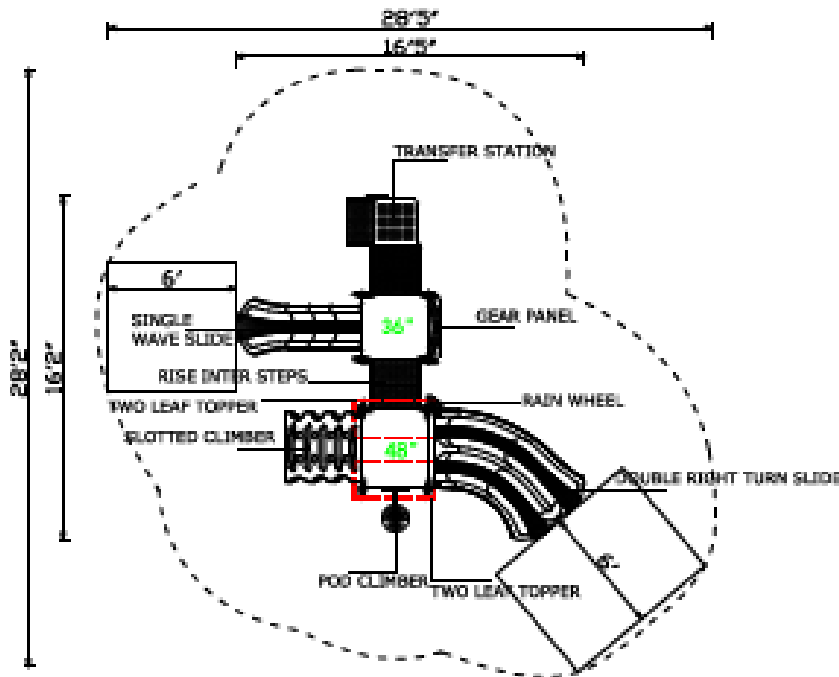
LINE	LENGTH	BEARING
L1	37.73	S89°13'34"W
L2	16.27	N38°12'33"W
L3	17.73	N41°17'00"W

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BEG.	DELTA
C1	30.00	47.00	42.37	S44°31'24"E	89°51'07"
C2	30.00	21.80	21.37	S66°24'41"E	41°43'56"
C3	30.00	25.20	24.48	S23°29'12"E	46°57'34"
C4	30.00	35.19	33.21	S24°10'52"W	67°12'53"
C5	30.00	14.78	14.63	S14°47'20"W	28°14'58"
C6	30.00	26.01	25.02	S40°17'57"W	58°58'40"
C7	30.00	47.04	42.38	S44°30'24"W	89°50'07"
C8	30.00	20.49	20.09	N18°59'28"W	36°57'41"
C9	30.00	26.55	25.89	N67°54'23"W	50°42'13"
C10	18.00	28.27	25.48	S44°44'25"W	89°50'07"
C11	18.00	21.08	19.83	S27°11'02"W	57°05'37"
C12	18.00	7.19	7.14	S21°11'02"W	22°23'07"
C13	18.00	28.28	25.48	S44°16'58"E	89°50'07"
C14	18.00	7.20	7.15	S00°42'41"E	23°54'14"
C15	18.00	21.08	19.83	S68°43'17"E	87°05'37"
C16	36.00	47.00	42.48	N40°28'52"E	90°58'30"
C17	36.00	26.55	25.89	N62°02'13"E	50°42'13"

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BEG.	DELTA
C18	30.00	20.00	20.25	N60°17'46"E	38°58'40"
C19	18.00	28.27	25.48	S44°16'58"E	89°50'07"
C20	30.00	78.54	70.71	N44°10'24"W	90°58'30"
C21	68.54	104.82	64.10	N44°10'24"W	90°58'30"
C22	30.00	52.82	47.38	N44°10'24"W	90°58'30"
C23	30.00	18.00	18.00	N12°56'24"W	27°32'34"
C24	30.00	36.82	34.82	N12°56'24"W	54°70'07"
C25	28.00	44.08	38.60	S43°39'30"W	89°08'30"
C26	28.00	34.15	32.07	S50°47'58"W	88°52'58"
C27	28.00	6.91	6.88	S10°47'52"W	20°52'37"
C28	30.00	47.28	43.37	S46°21'02"E	89°12'15"
C29	30.00	12.54	12.40	S19°10'17"E	23°27'08"
C30	30.00	24.51	23.54	S50°19'38"E	65°54'10"
C31	18.00	28.27	25.45	N60°42'17"E	89°50'13"
C32	30.00	26.33	24.50	N40°49'17"E	49°12'34"
C33	28.00	24.48	23.68	N42°38'30"W	107°02'08"



RECREATION TODAY | Ascent Subdivision



Compliance:
 This play structure has been designed to meet the safety requirements established in:
 • 2010 ADA Standard
 • ASTM F1487
 • CPSC Pub #325
 when the play structure is installed over a properly maintained surfacing material which is in compliance with:
 • ASTM F1292
 • ASTM F1951
 and is appropriate for the highest designated play surface of the structure.



Ascent Subdivision	Drawing No: KP-1814 Date: 26/03/2020 Scale: To Fit		Structure Size: 16'3" x 16'2" x 11' Recommended Use Zone: 28'5" x 28'2" Surface Area: 1092 sq ft	HDPS: 48" Age Group: 3-6 Capacity: 20-24	Recreation Today www.recreatoday.net 800.481.8705
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D: Public Art

Public Art



ITEM DETAILS

This stainless steel sculpture is 11 feet tall.

<https://www.wescover.com/p/sculptures-by-the-sculpture-studio-llc-at-private-residence--PSJT2JwugL?ctmkr=inquire>

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-2020-0039; Development Agreement Instrument Number 2020-110269).
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 (on or before July 7, 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 Idaho Survey Group, LLC stamped by Gregory G. Carter, dated: 12/12/2020, included in Section V.B shall be revised as follows:
 - a. Graphically depict/call-out a temporary right-of-way easement via W. Franklin Rd. over the common lot (Lot 6, Block 1) instead of a "private" street. Include a note stating this easement shall be released when a local street connection is constructed to this site from a neighboring development; at such time, access will be restricted to emergency and pedestrian access only.
 - b. Include a note stating the front yard of each individual lot shall be landscaped with a combination of lawn, groundcover, shrubs and trees as set forth in the TMISAP (see pg. 3-37); the Homeowner's Association shall be responsible for the maintenance of all landscaping on individual homeowner lots as set forth in the Development Agreement (Inst. #2020-110269).
 - c. Depict zero lot lines on shared lot lines where structures are proposed to span across lot lines.
 - d. Include a note that prohibits direct lot access via W. Franklin Rd., other than emergency access, once local street access is available from an adjacent property.
 - e. Revise plat note #2 to read Nampa & Meridian Irrigation District instead of the City of Meridian.
 - f. Add a note stating "The bottom of structural footing shall be set a minimum of 12-inches above the highest established normal ground water elevation."
 - g. Add a note stating "Maintenance of any irrigation and/or drainage pipes or ditches crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity or lot owner's association."

A copy of the revised plat shall be submitted with the final plat for City Engineer signature.
5. The landscape plan prepared by Breckon Land Design, dated 12/15/2020, included in Section V.C, shall be revised as follows:
 - a. Depict landscaping within the full width of the 25-foot wide street buffer along W. Franklin Rd. consistent with the standards listed in UDC 11-3B-7C.3. If ACHD doesn't allow such landscaping in the bio swale, an additional landscaped area outside of that area shall be provided totaling 25-feet.
 - b. Include a calculations table per the final plat application checklist that demonstrates compliance with the standards listed in UDC 11-3G-3E and 11-3B-7C.

Note: Comments were submitted from NMID stating they will not allow landscaping within their easement along the Purdam Drain.

6. 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.
7. All fencing shall comply with the standards of UDC 11-3A-7C.
8. Future development shall comply with the design standards listed in the Architectural Standards Manual and the design guidelines contained in the Ten Mile Interchange Specific Area Plan (TMISAP). An application for Design Review shall be submitted and approved for the single-family attached and townhome structures prior to submittal of building permit applications.
9. All structures in this development shall have pitched roofs with symmetrical hips or gables, with a pitch between 4:12 and 12:12 and have an overhang of at least 12 inches up to a maximum of 2.5 feet beyond the façade of the building. Roof brackets and rafter tails are encouraged as set forth in the TMISAP (see 3-41), per the Development Agreement (Inst. #2020-110269).
10. Garages shall be designed with two (2) separate garage doors as set forth in the TMISAP (see 3-33), per the Development Agreement (Inst. #2020-110269).
11. Public art with a high quality of design as shown in Section V.D shall be incorporated into the design of the streetscape along W. Franklin Rd. as set forth in the TMISAP (see 3-47) per the Development Agreement (Inst. #2020-110269).
12. When the temporary right-of-way easement via W. Franklin Rd. is terminated and access is restricted to emergency and pedestrian access only, installation of bollards that meet Fire Dept. requirements for access shall be placed at each end of the access driveway. *ACHD is requiring a road trust of \$7,260.00 for the future closure of the temporary access.*
13. All alleys shall be constructed in accord with the standards listed in UDC 11-6C-3B.5. All alleys shall be signed “No Parking Fire Lane” and have an address sign at each entrance to the alley; each residence that has a back to an alley shall have an address posted on the front of the building as well as on the alley side.
14. All structures shall have fire sprinklers installed in each unit in accord with Fire Dept. requirements.
15. 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. Each individual townhouse unit shall be independently connected to sanitary sewer and water services.
2. After consultation with the applicant regarding the Geo Technical investigation, slab on grade foundations shall be installed within this development to avoid any groundwater intrusion.
3. A street light plan will need to be included in the Subdivision construction plan set. Street light plan requirements are listed in section 6-7 of the City's Design Standards.

4. The proposed dead-end water mainline in W. Santa Fe Lane must end in a hydrant, not a blow-off as shown on the construction plans.
5. This development will result in a long dead-end water main which may result in poor water quality. Future development to the west and east will eliminate this dead-end and correct this problem.

General Conditions:

6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.
16. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
17. Developer shall coordinate mailbox locations with the Meridian Post Office.
18. All grading of the site shall be performed in conformance with MCC 11-1-4B.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
26. 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.

27. 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.
28. 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.
29. 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.