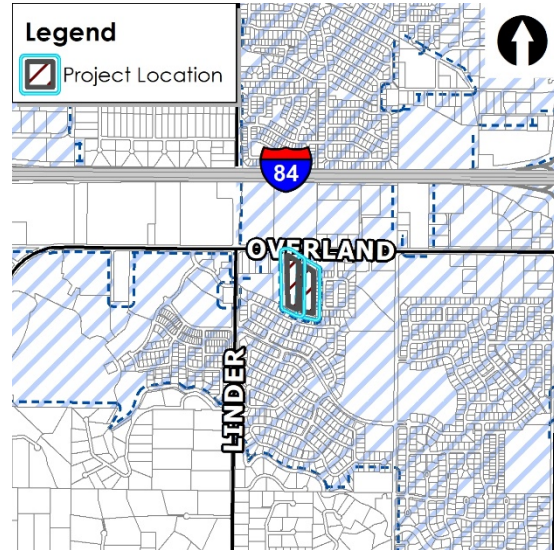


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



DATE: 3/9/2021  
 TO: Mayor & City Council  
 FROM: Joseph Dodson, Associate Planner  
 208-884-5533  
 SUBJECT: FP-2021-0005  
 Sagewood West Final Plat



PROPERTY LOCATION:  
 The site is located at 1335 W. Overland Road, between S. Linder Road and S. Stoddard Road, in the NW ¼ of the NW ¼ of Section 24, Township 3N., Range 1W.

**I. PROJECT DESCRIPTION**

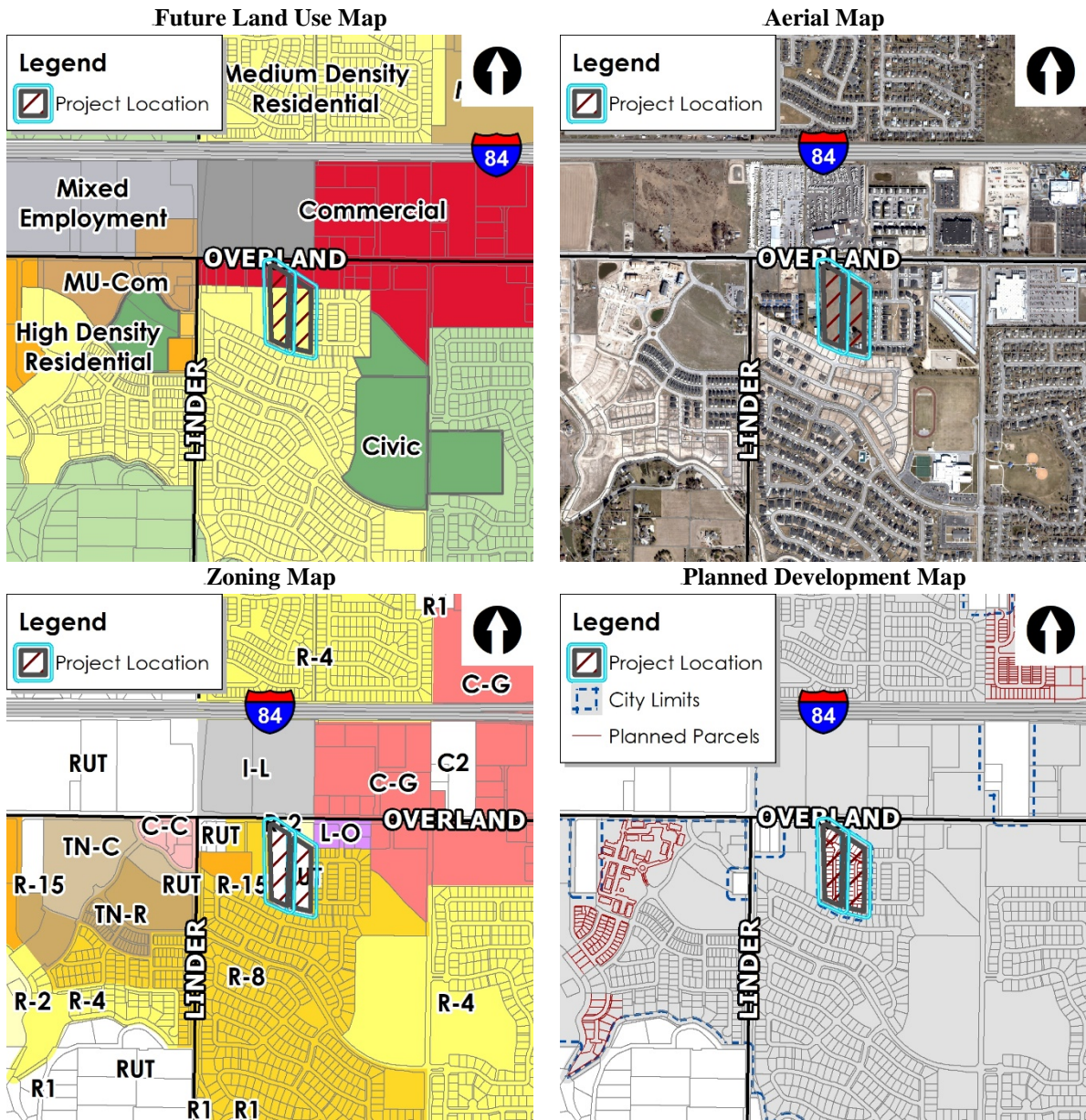
A Final Plat consisting of 53 detached single-family building lots and 7 common lots on 10.37 acres of land in the R-8 zoning district. *Entire Sagewood West subdivision is proposed in this final plat; there should not be any future final plats for this project.*

**II. SUMMARY OF REPORT**

A. Project Summary

Description	Details	Page
Acreage	10.37	
Future Land Use Designation	MDR (Medium-Density Residential)	
Existing Land Use	County Residential	
Proposed Land Use(s)	Single-family residential (SFR)	
Current Zoning	R-8	
Lots (# and type; bldg/common)	53 SFR, 7 Common	
Density (gross & net)	5.11 Gross, 7.89 Net	
Open Space (acres, total [%] / buffer / qualified)	1.25 acres qualified open space (approximately 12%) – open grassy areas.	
Amenities	Public art, children’s play structure (climbing boulders), and micro-paths.	
Physical Features (waterways, hazards, flood plain, hillside)	N/A	
History (previous approvals)	H-2020-0038 (AZ & PP); DA Inst. # 2020-178122	

B. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant

Same as Representative

B. Owner:

Corey Barton – 1977 E. Overland Road, Meridian, ID 83642

C. Representative:

Ben Thomas, Civil Innovations, PLLC – 1043 E. Park Blvd., Ste. 101, Boise, ID 83712

#### **IV. STAFF ANALYSIS**

The proposed final plat consists of 53 building lots and seven (7) common lots in the R-8 zoning district. The minimum lot size proposed is 4,985 square feet with an average lot size of approximately 5,514 square feet.

The proposed final plat matches the approved preliminary plat in lot count, site design, and open space. Therefore, Staff finds the proposed final plat to be in substantial compliance with the approved preliminary plat as required by UDC11-6B-3C.2.

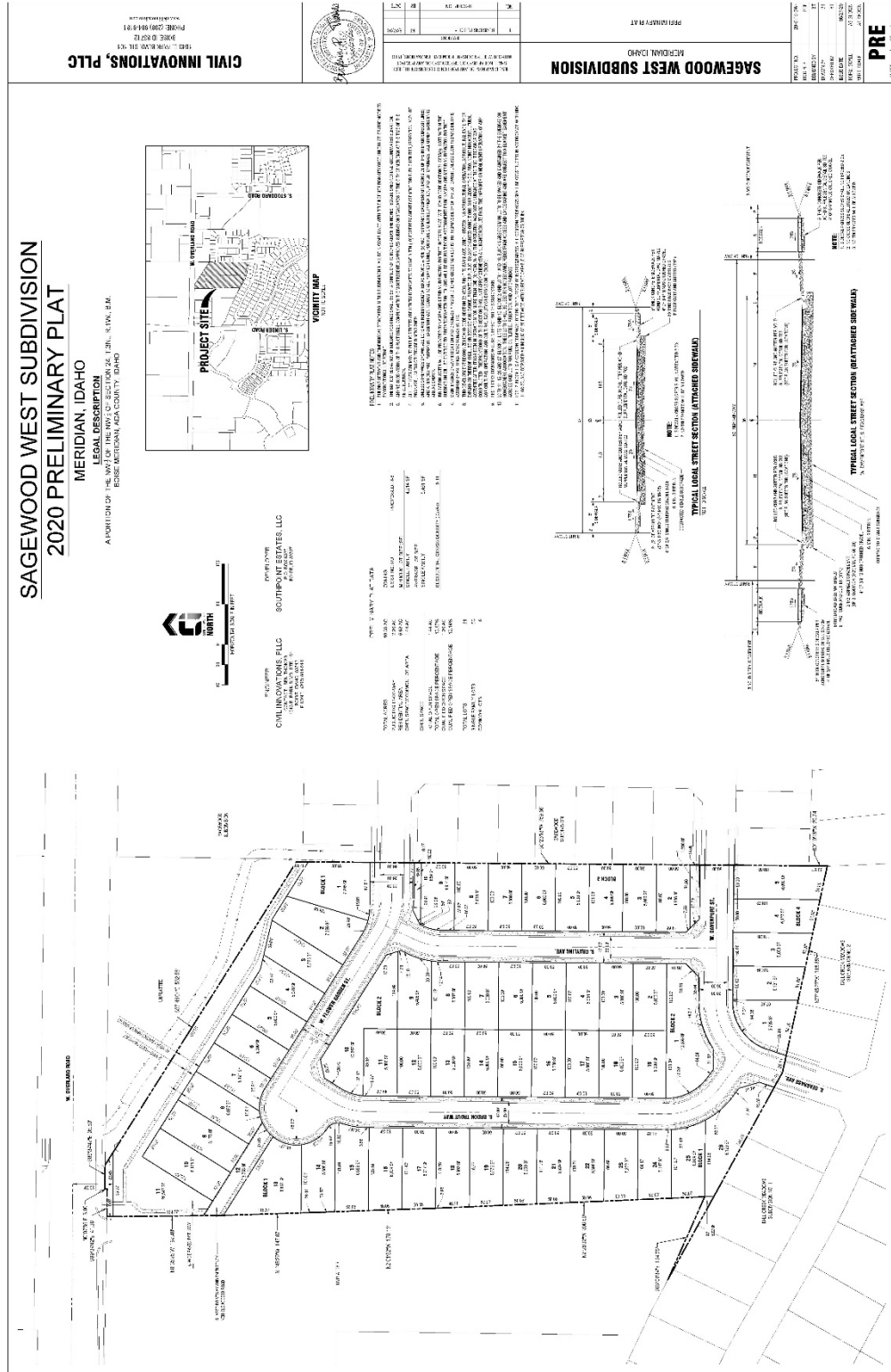
#### **V. DECISION**

##### **A. Staff:**

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

# VI. EXHIBITS

## A. Approved Preliminary Plat

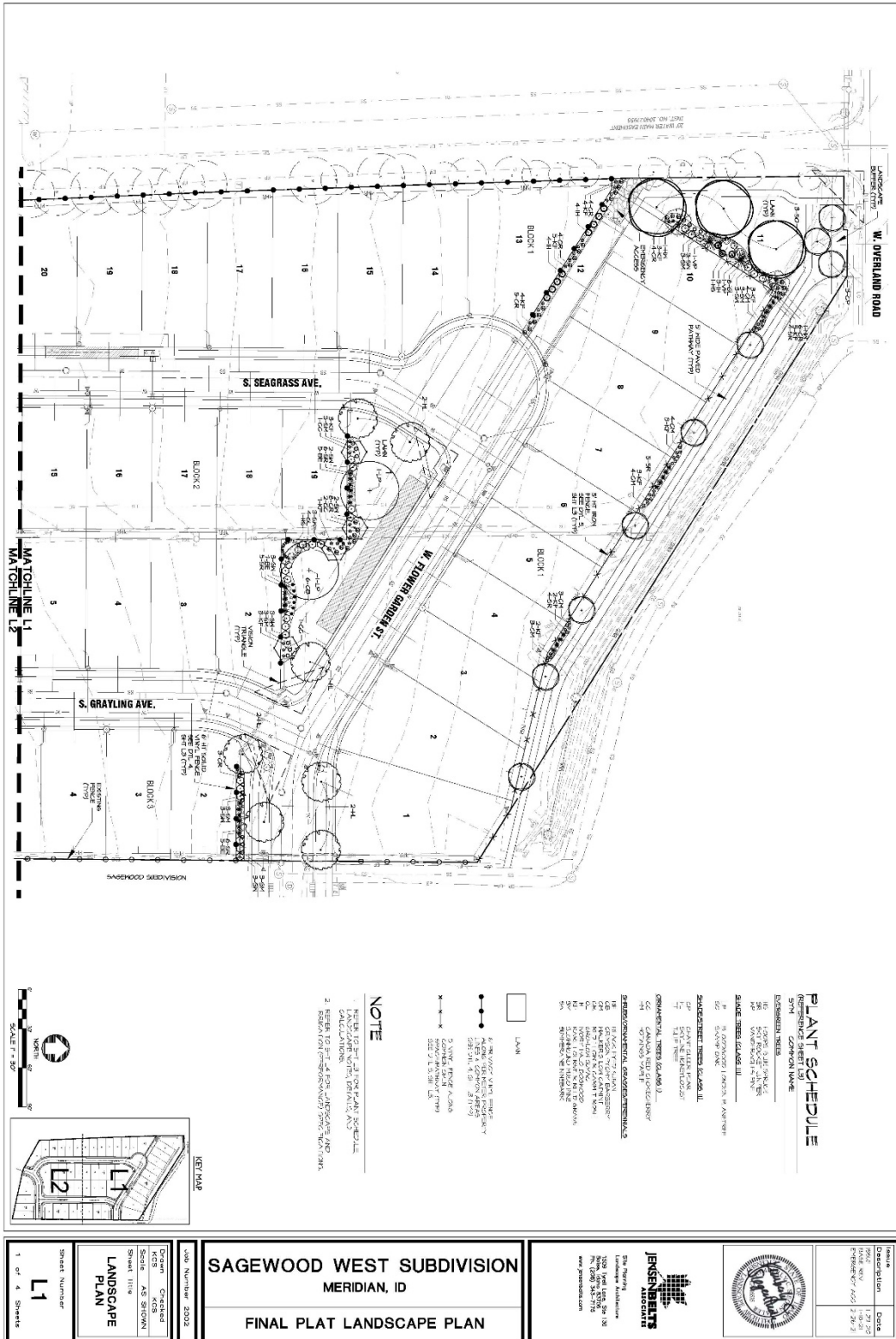








C. Landscape Plan (dated: February 26, 2021)



**PLANT SCHEDULE**

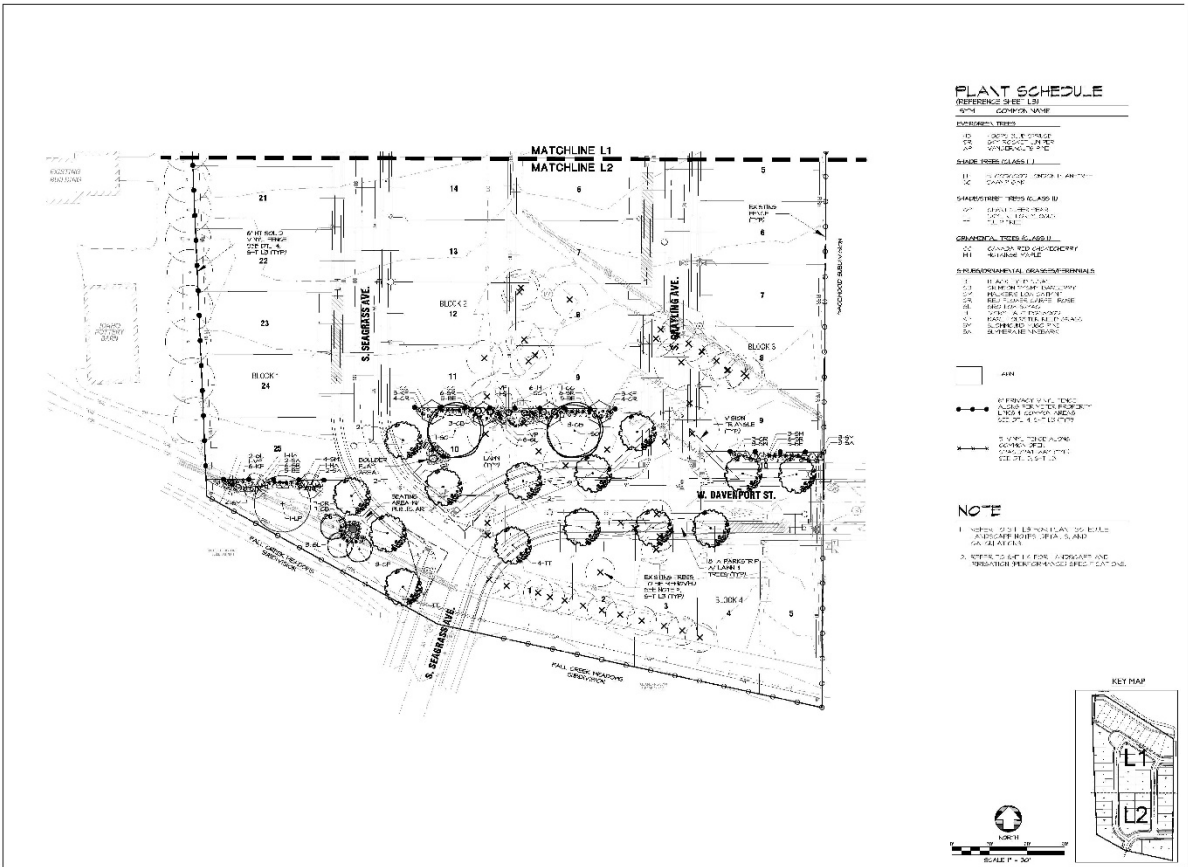
Code	Description	Quantity
6.00	6.00' TREE	10
2.00	2.00' TREE	10
1.00	1.00' TREE	10
...	...	...

**NOTE**

1. REFER TO SET FOR PLANT SCHEDULE CALCULATION.
2. REFER TO SET FOR PLANT SCHEDULE AND CALCULATION.
3. REFER TO SET FOR PLANT SCHEDULE AND CALCULATION.



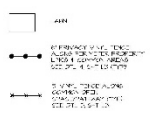
<b>JACKSON BELTS ASSOCIATES</b> 5th Floor 1000 N. 10th St. Ste. 500 Meridian, ID 83402 www.jacksonbelts.com	<b>SAGEWOOD WEST SUBDIVISION</b> MERIDIAN, ID <b>FINAL PLAT LANDSCAPE PLAN</b>	Job Number: 2002 Design: C. BROWN Scale: AS SHOWN Sheet Title: <b>LANDSCAPE PLAN</b>	Sheet Number: <b>L1</b> 1 of 4 Sheets	<table border="1"> <tr> <th>Revision</th> <th>Date</th> </tr> <tr> <td>1</td> <td>1/21/20</td> </tr> <tr> <td>2</td> <td>2/26/21</td> </tr> </table>	Revision	Date	1	1/21/20	2	2/26/21
Revision	Date									
1	1/21/20									
2	2/26/21									



**PLANT SCHEDULE**

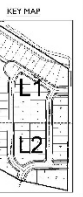
REFERENCE SHEET: L1  
 3/14 COMMON NAME

- EXEMPT TREES**
- 10. 4" DBH REDWOOD
  - 11. 4" DBH DOUGLASS FIR
  - 12. 4" DBH WESTERN WHITE PINE
- SHRUB SPECIES CLASS I**
- 13. 2" DBH GROUND COVER
  - 14. 2" DBH GROUND COVER
  - 15. 2" DBH GROUND COVER
- GRANDFOLIUM SPECIES CLASS II**
- 16. 2" DBH GROUND COVER
  - 17. 2" DBH GROUND COVER
  - 18. 2" DBH GROUND COVER
  - 19. 2" DBH GROUND COVER
  - 20. 2" DBH GROUND COVER
  - 21. 2" DBH GROUND COVER
- PERENNIAL SPECIES CLASS III**
- 22. 2" DBH GROUND COVER
  - 23. 2" DBH GROUND COVER
  - 24. 2" DBH GROUND COVER
  - 25. 2" DBH GROUND COVER
  - 26. 2" DBH GROUND COVER
  - 27. 2" DBH GROUND COVER
  - 28. 2" DBH GROUND COVER
  - 29. 2" DBH GROUND COVER
  - 30. 2" DBH GROUND COVER



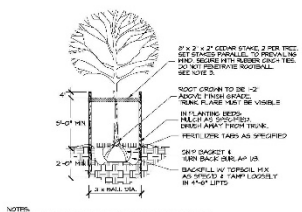
**NOTE**

1. REFER TO ALL RELEVANT SPECIFICATIONS AND NOTES ON SHEETS L1 AND L2.
2. REFER TO ALL RELEVANT NOTES AND SPECIFICATIONS ON SHEETS L1 AND L2.



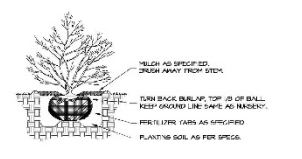
<p>15340          Designer: [Name]          Date: [Date]          Scale: [Scale]          Drawing No: [Number]          Revision: [Revision]</p>							
<p><b>JENSEN BELTS ASSOCIATES</b></p> <p>15340          Landscape Architecture          15340 East Lane, Ste. 100          Boise, Idaho 83725          Ph: (208) 342-7175          www.jba.com</p>							
<p><b>SAGEWOOD WEST SUBDIVISION</b>          MERIDIAN, ID  <b>FINAL PLAT LANDSCAPE PLAN</b></p>							
<p>Job Number: 21032</p> <table border="1"> <tr> <td>Drawn</td> <td>Checked</td> </tr> <tr> <td>POSE</td> <td>KOS</td> </tr> <tr> <td>Scale</td> <td>AS SHOWN</td> </tr> </table> <p>Sheet Title:  <b>LANDSCAPE PLAN</b></p> <p>Sheet Number:  <b>L2</b></p> <p>Scale: 1" = 4' = 32 meters</p>		Drawn	Checked	POSE	KOS	Scale	AS SHOWN
Drawn	Checked						
POSE	KOS						
Scale	AS SHOWN						





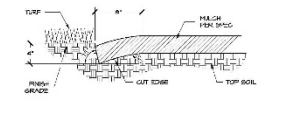
- NOTES:**
- REMOVE ALL TRUNK BRUSH OR BRANCHES FROM ALL TREES.
  - REMOVE BRUSH AND TRUNK BRUSH FROM THE TOP OF ALL HOOD BILLS AFTER PLANTING. IF BRUSH IS REMOVED, BRUSHES MUST BE COMPLETELY REMOVED.
  - STAKING OF TREES TO BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR TREES THAT ARE PLANTED IN THIS AREA. BRUSHES AND BRUSHES FROM ALL TREES SHALL BE REMOVED BY THE END OF THE YEAR IMMEDIATELY FOLLOWING.
  - TREES PLANTED IN THIS AREA, ABOVE CURB OR DRAIN FROM TREE, SHALL:

1 TREE PLANTING/STAKING NOT TO SCALE

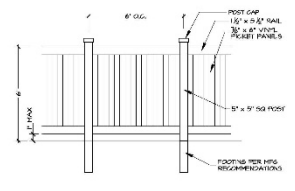


- NOTE:** DO NOT TAKE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING NOT TO SCALE

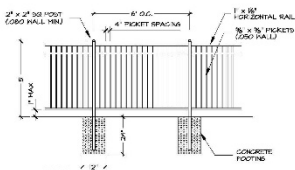


3 PLANTER CUT BED EDGE NOT TO SCALE



- NOTES:**
- VINYL FENCE STYLE MAY VARY SLIGHTLY.

4 VINYL PRIVACY FENCE NOT TO SCALE



- NOTES:**
- IRON FENCE STYLE MAY VARY SLIGHTLY. ALL GALVANIZED & POWDER-COATED BLACK.

5 IRON FENCE NOT TO SCALE

**LANDSCAPE CALCULATIONS**

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
OVERLAND RD.	10'	100' ±	3 TREES	3 TREES
COMMONWAY	5' ±	100' ±	2 TREES	2 TREES
COMMON AREA	5' ±	100' ±	2 TREES	2 TREES
<b>TOTAL NUMBER OF TREES</b>			<b>7 TREES</b>	<b>7 TREES</b>

A. EXISTING TREES ON SITE ARE TO BE REMOVED AND MAY REQUIRE REPLACEMENT. VERIFY ALL TREES ON THIS SCHEDULE ARE TO BE DEVELOPED WITH NEARBY PROPERTY. VERIFY THE POLAR IS REFERENCE.

B. NO SALES TREES SHOULD BE PLANTED IN THIS AREA. VERIFY ALL TREES ON THIS SCHEDULE ARE TO BE DEVELOPED WITH NEARBY PROPERTY.

**PLANT SCHEDULE**

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
RS	ROSE OF SHARON	ROSA PRINCEPS	6.0 FT DBH
TR	TRIFOLIUM VIOLEACEUM	TRIFOLIUM VIOLEACEUM	6.0 FT DBH
RP	RED PINE	PINUS RESINOSA	6.0 FT DBH

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
SA	SAGE	ARTEMISIA CANADENSIS	2.0 FT DBH
SH	SHRUB	VARIOUS	2.0 FT DBH
SI	SPRING	VARIOUS	2.0 FT DBH
ST	STRAWBERRY	Fragaria virginiana	2.0 FT DBH
TA	TANBARK	Quercus tinctoria	2.0 FT DBH
TR	TRIFOLIUM	Trifolium repens	2.0 FT DBH
VA	VALLISNERIA	Vallisneria spiralis	2.0 FT DBH
VI	VIBURNUM	Viburnum acerifolium	2.0 FT DBH
VO	VORONOKA	Voronoka acerifolia	2.0 FT DBH

NOTES: 1. ALL PLANTING AREAS SHALL BE TO BE PLANTED IN ACCORDANCE WITH THE CITY OF MERIDIAN CODE, CHAPTER 10. 2. ALL PLANTING AREAS TO BE PLANTED WITH AN AUTOMATIC IRRIGATION SYSTEM SHALL BE TO BE PLANTED WITH A 1/2\"/>

- NOTES:**
- ALL PLANTING AREAS SHALL BE TO BE PLANTED IN ACCORDANCE WITH THE CITY OF MERIDIAN CODE, CHAPTER 10.
  - ALL PLANTING AREAS TO BE PLANTED WITH AN AUTOMATIC IRRIGATION SYSTEM SHALL BE TO BE PLANTED WITH A 1/2\"/>

Issue	Date
Issue 001	10/10/20
Issue 002	11/11/20
Issue 003	12/12/20

**JENSEN BELTS ASSOCIATES**  
200 Pacific  
Landscape Architects  
1000 York Lane, Ste. 100  
Meridian, Idaho 83436  
761.280.2575  
www.jensbelts.com

**SAGEWOOD WEST SUBDIVISION**  
MERIDIAN, ID  
**FINAL PLAT LANDSCAPE PLAN**

Job Number: 2002

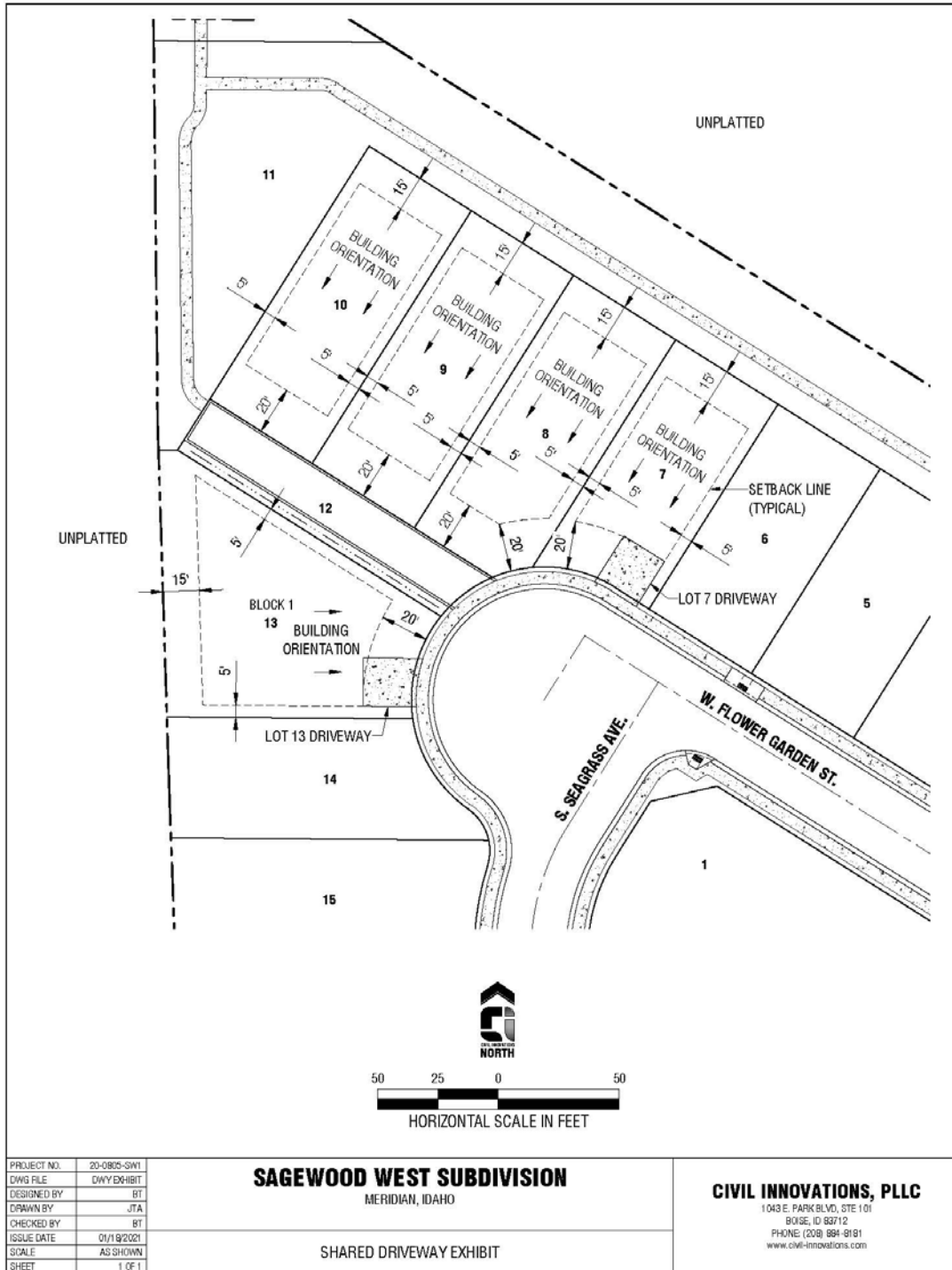
Drawn	Checked
ACE	ACE
Scale	AS SHOWN

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number  
**L3**

3 of 4 Sheets

D. Common Drive Exhibit



## VII. PLANNING AND PUBLIC WORKS COMMENTS & CONDITIONS

1. The applicant is to meet all terms of the approved preliminary plat (H-2020-0038) for this development.
2. The applicant has until July 28, 2022 (two years after the Preliminary Plat approval date) to obtain the City Engineer's signature on this 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. Prior to signature on the final plat by the City Engineer, the final plat prepared by Civil Innovations (Exhibit B), dated January 15, 2021, shall be revised as follows:
  - a. Note #7: Include recorded license agreement number.
  - b. Note #12: Modify to include note that Lot 12, Block 1 is also an emergency access for the benefit of the property to the west (Parcel # S1224223275).
  - c. Note #14: Include recorded agreement number.
  - d. Revise the plat to show Lot 12, Block 1 (the common lot and emergency access) as continuing west all the way to the west boundary as shown on the approved preliminary plat.
5. The landscape plan prepared by Jensen Belts Associates (Exhibit C), dated February 26, 2021, is approved as submitted:
6. Prior to signature on the final plat by the City Engineer, the Applicant shall revise the common drive exhibit (Exhibit D) to match the revisions shown on the revised landscape plan (Exhibit C).
7. The applicant shall comply with the submitted home elevations within the approved preliminary plat (H-2020-0038).
8. All fencing shall be installed in accordance with UDC 11-3A-7.
9. Stormwater integration facilities shall comply with the standards listed in UDC 11-3B-11C.
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 for more information.
11. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat does not relieve the applicant of responsibility for compliance.
12. For any common driveway that serves a dual purpose (i.e. driveway/emergency access/pathway), signage shall be provided to notify residents that the common driveway is a no parking zone.
13. Prior to signature of the final plat by the City Engineer, the Applicant shall provide the city arborist with a tree mitigation plan and receive approval of said mitigation plan.
14. Prior to the issuance of any building permit for the single-family homes, the final plat shall be recorded.
15. There is a sanitary sewer line stub at the north end of the property was intended to service this area. If it is not being used, it will need to be abandoned up to the manhole per Meridian Public Works Standards.
16. Adjust infiltration trench in front of Lots 6-7, Block 2 along S. Grayling Ave., and possibly the sewer service location to minimize sewer service crossing.

## **VII. GENERAL REQUIREMENTS**

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 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.
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 certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting ([http://www.meridiancity.org/public\\_works.aspx?id=272](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 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.
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 tiled 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.