

**BEFORE THE MERIDIAN CITY COUNCIL**

**HEARING DATE: FEBRUARY 15, 2022  
ORDER APPROVAL DATE: MARCH 1, 2022**

**IN THE MATTER OF THE )  
REQUEST FOR FINAL PLAT )  
CONSISTING OF 108 BUILDING )  
LOTS AND 27 COMMON LOTS ON )  
27.42 ACRES OF LAND IN THE R-8 )  
ZONING DISTRICT FOR )  
PRESCOTT RIDGE SUBDIVISION )  
NO. 1 )  
)  
**BY: KM ENGINEERING, LLP )  
APPLICANT )**  
\_\_\_\_\_)  
)**

**CASE NO. FP-2021-0053  
ORDER OF CONDITIONAL  
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on [date] for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

**IT IS HEREBY ORDERED THAT:**

1. The Final Plat of “PLAT SHOWING PRESCOTT RIDGE SUBDIVISION NO. 1, A PARCEL OF LAND BEING A PORTION OF LOTS 18 AND 19, BLOCK 1 OF PEREGRINE HEIGHTS SUBDIVISION AND A PORTION OF THE NE 1/4 , THE SW ¼ AND THE NW ¼ OF SECTION 28, TOWNSHIP 4 NORTH,

RANGE 1 WEST, B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2021, HANDWRITTEN DATE: 9/24/2021, by AARON L. BALLARD, PLS, SHEET 1 OF 7,” is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated 2/15/2022, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
  - 2.1 The plat dimensions are approved by the City Engineer; and
  - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

### **NOTICE OF FINAL ACTION**

### **AND RIGHT TO REGULATORY TAKINGS ANALYSIS**

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

**Please take notice** that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code § 67-52.

By action of the City Council at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By:

\_\_\_\_\_  
Robert Simison  
Mayor, City of Meridian

Attest:

\_\_\_\_\_  
Chris Johnson  
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

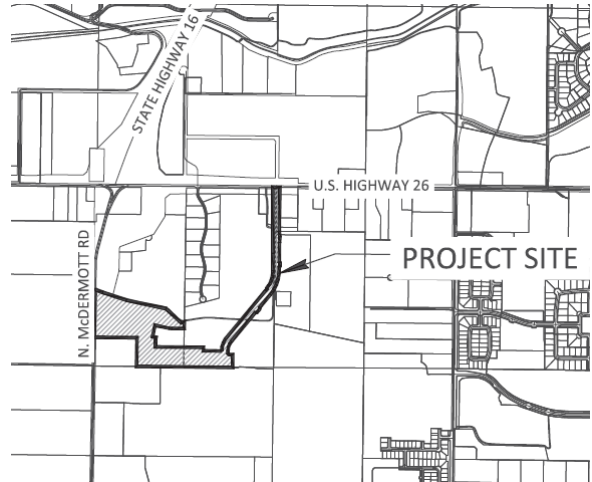
By: \_\_\_\_\_ Dated: \_\_\_\_\_

# EXHIBIT A

## STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 2/15/2022  
TO: Mayor & City Council  
FROM: Sonya Allen, Associate Planner  
208-884-5533  
SUBJECT: FP-2021-0053  
Prescott Ridge No. 1  
LOCATION: East side of N. McDermott Rd., south of SH 20-26 in the NE ¼, the SW ¼ and the NW ¼ of Section 28, Township 4 North., Range 1 West.



### I. PROJECT DESCRIPTION

Final plat consisting of 108 buildable lots and 27 common lots on 27.42 acres of land in the R-8 zoning district for the first phase of Prescott Ridge Subdivision.

### II. APPLICANT INFORMATION

A. Applicant:

Stephanie Hopkins, KM Engineering, LLP – 5725 N. Discovery Way, Boise, ID 83713

B. Owner:

Providence Properties, LLC – 701 S. Allen St., Ste. 104, Meridian, ID 83642

C. Representative:

Same as Applicant

### III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2020-0047) and associated conditions of approval as required by UDC 11-6B-3C.2. There is the same number of buildable lots and common open space as shown on the approved preliminary plat for the subject area.

This phase combines phases 1 and 4 as shown on the phasing plan and excludes the hospital/medical center lot (i.e. Lot 80, Block 8). The hospital/medical center lot should be included in the subject final plat for consistency with the approved phasing plan as required by the Development Agreement; or, an amendment to the Development Agreement for that property should be requested and approved to remove that lot from the phasing plan prior to signature on the final plat for the subject final plat.

Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

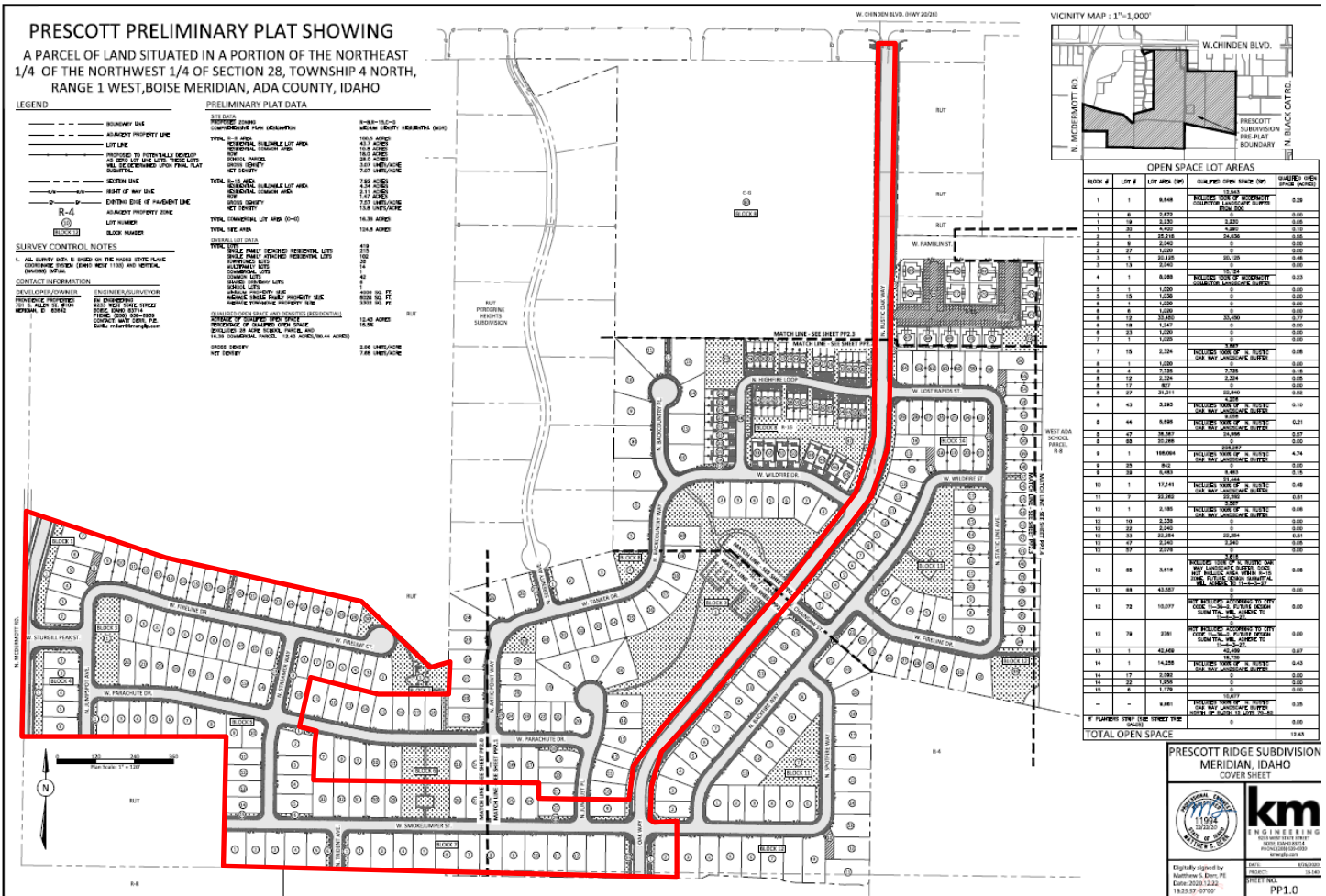
#### IV. DECISION

##### A. Staff:

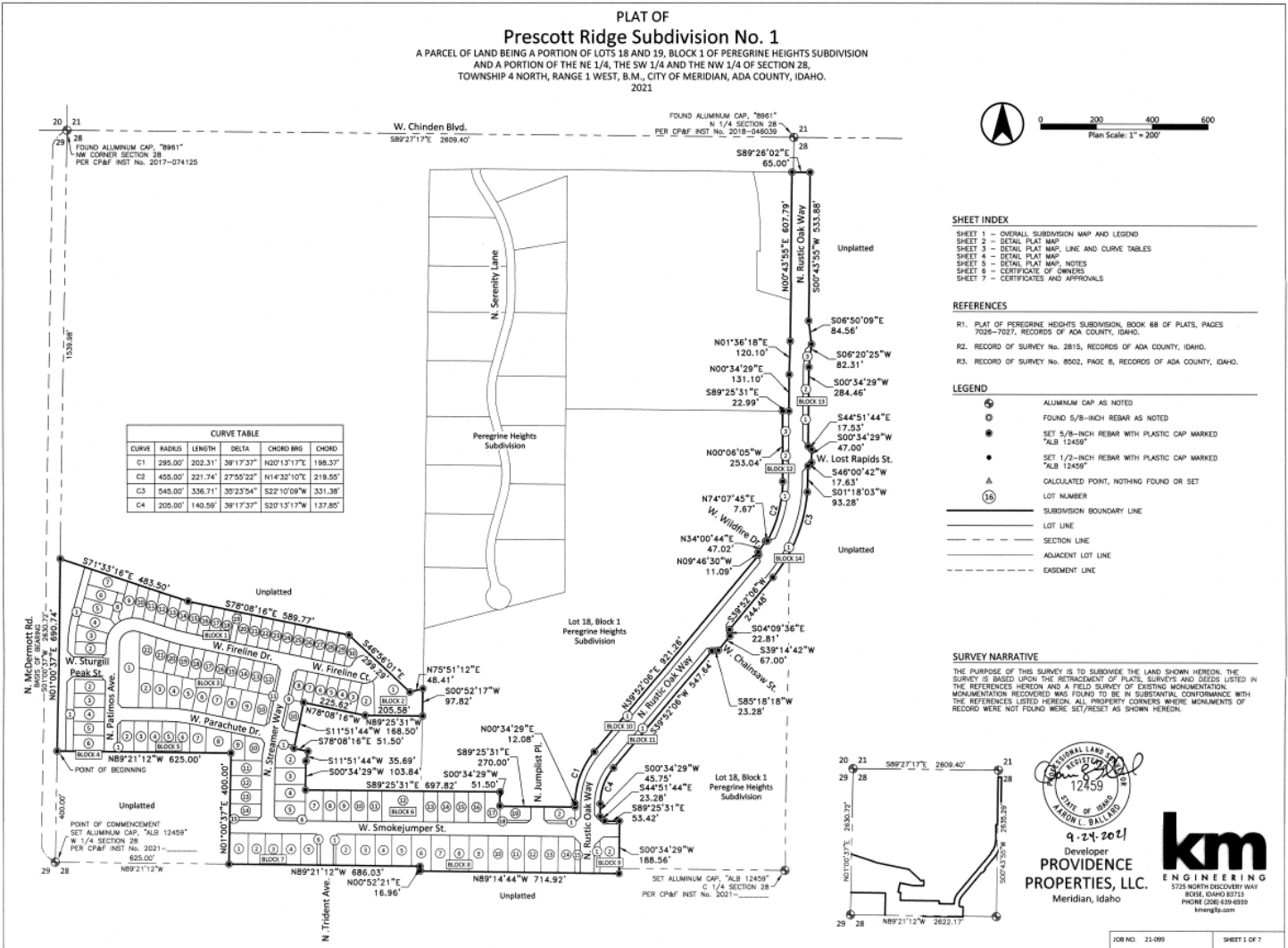
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

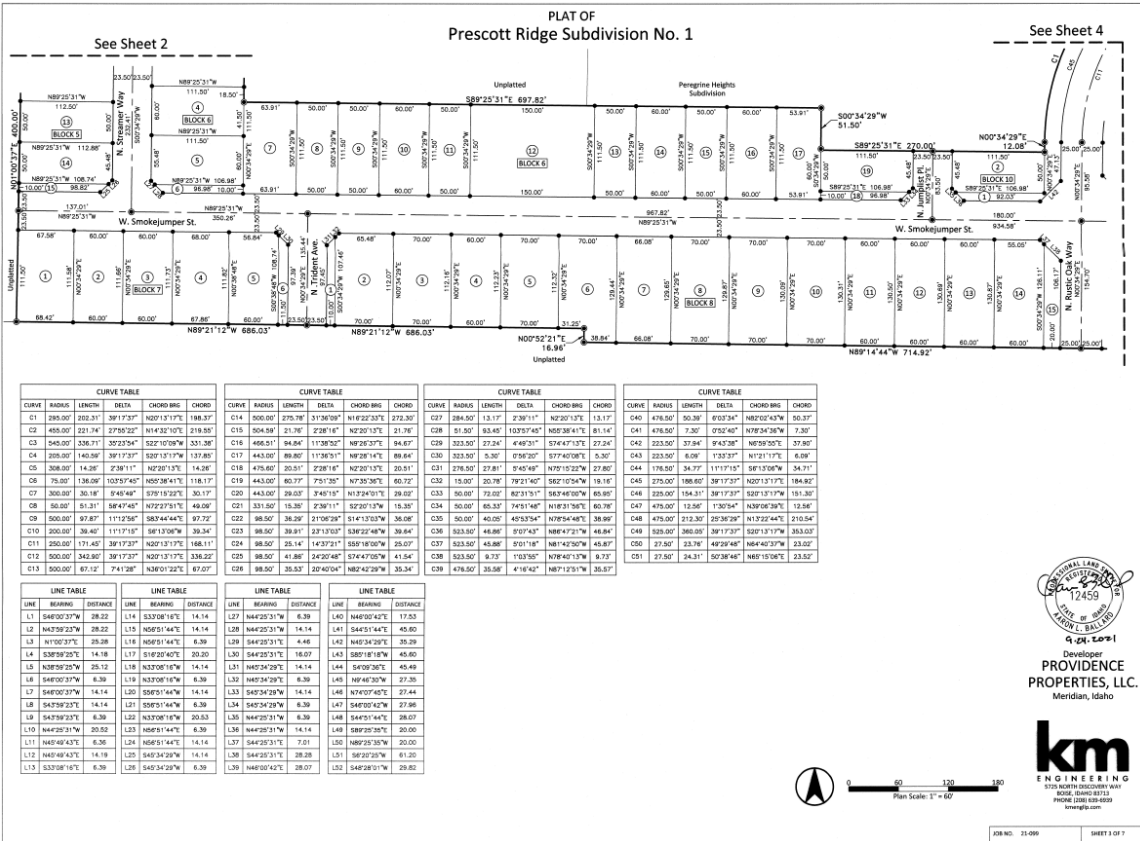
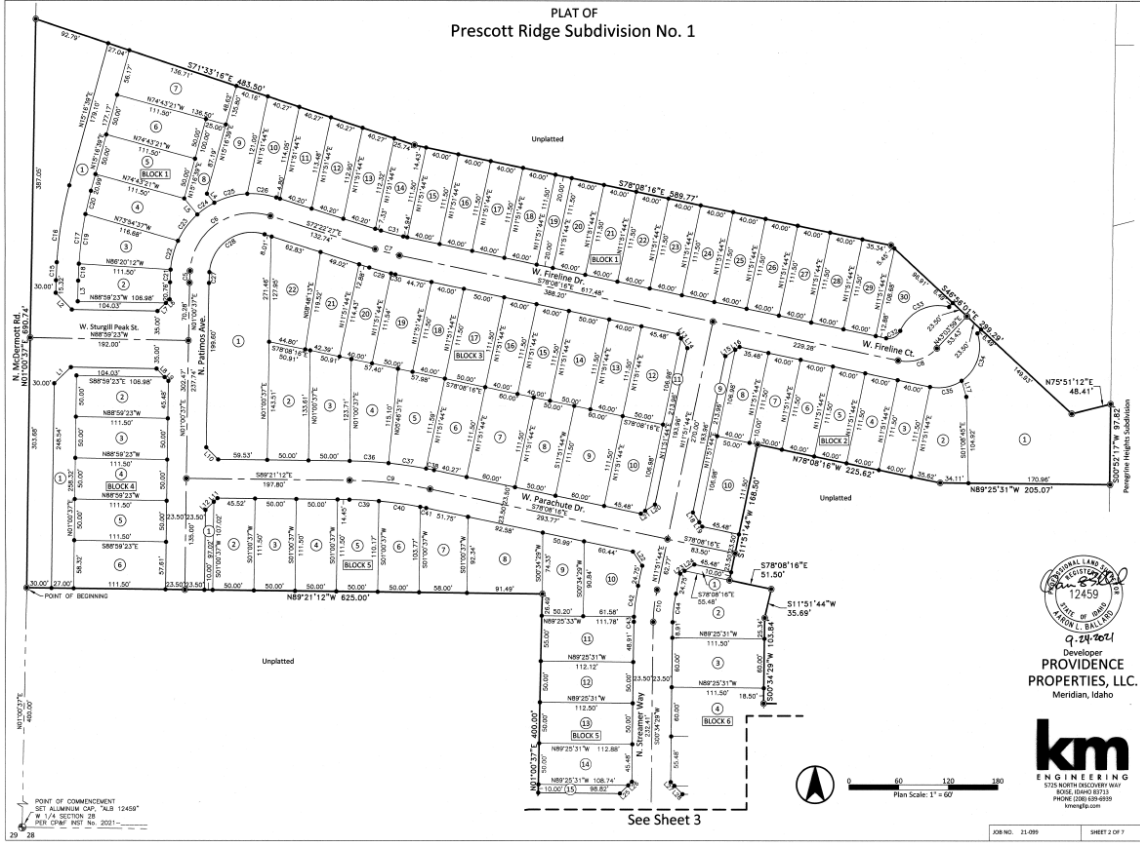
#### V. EXHIBITS

##### A. Preliminary Plat (date: 12/22/2020)

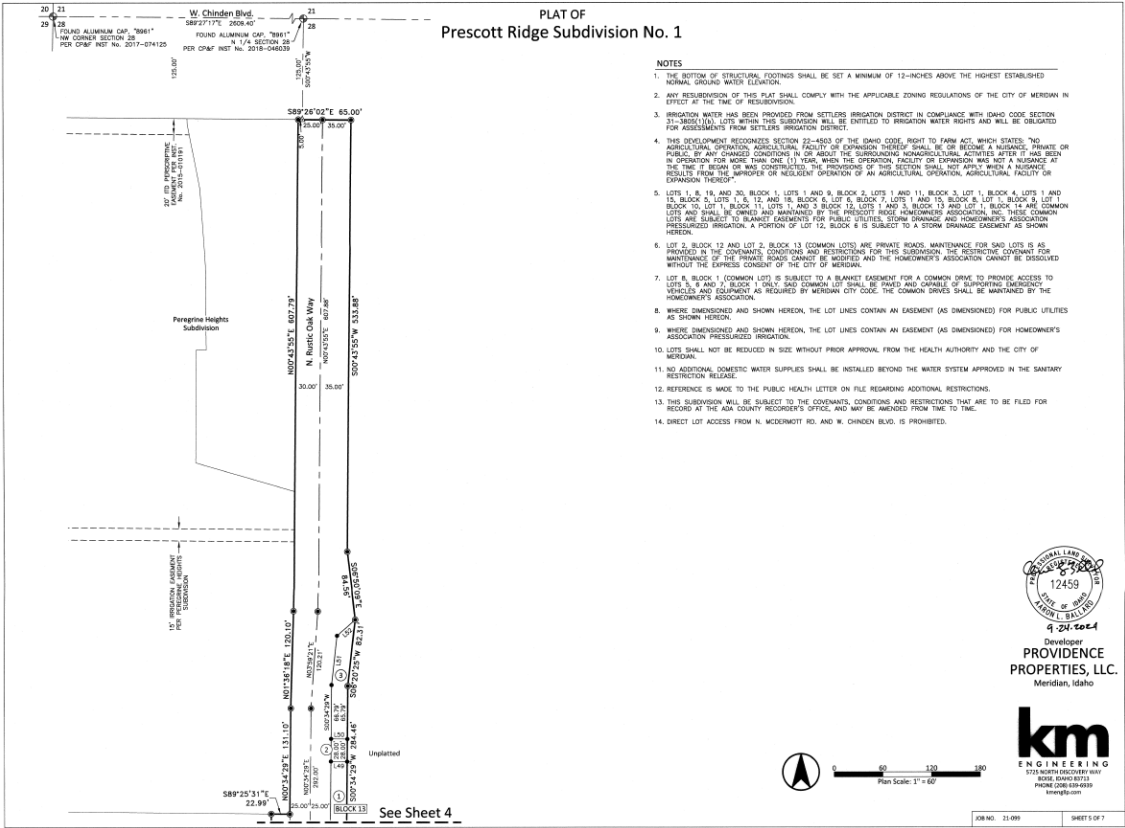
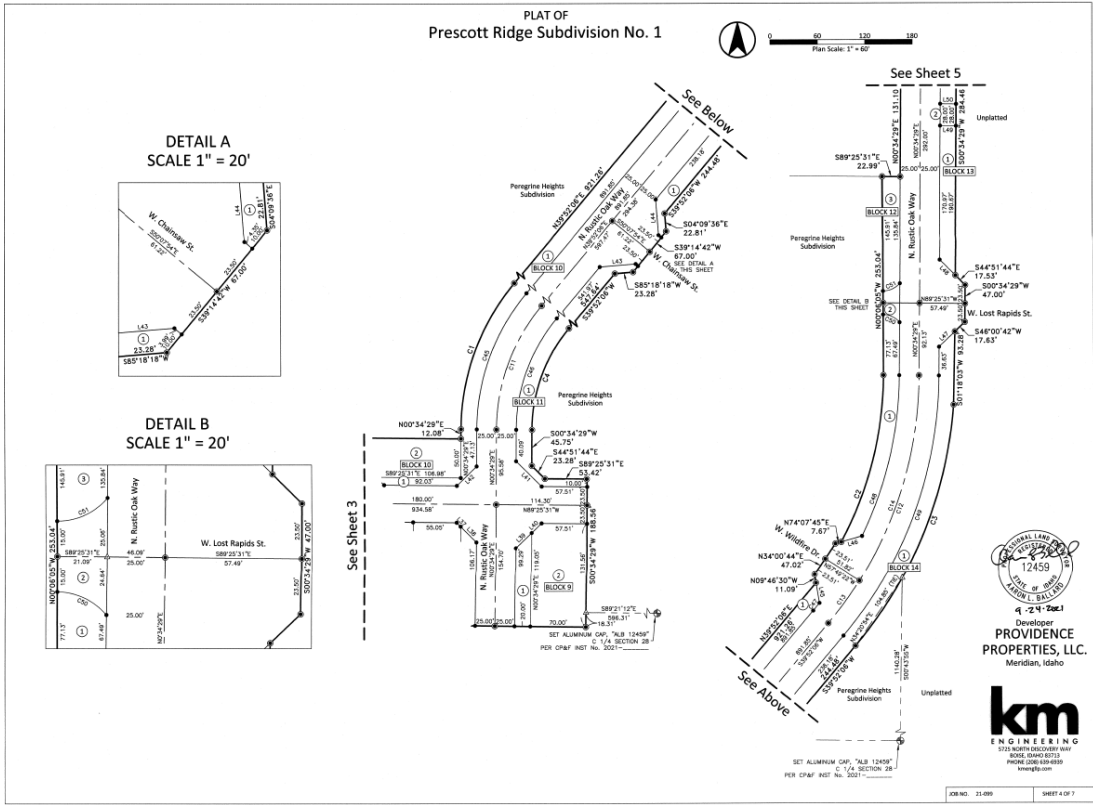


B. Final Plat (date: 9/24/2021)



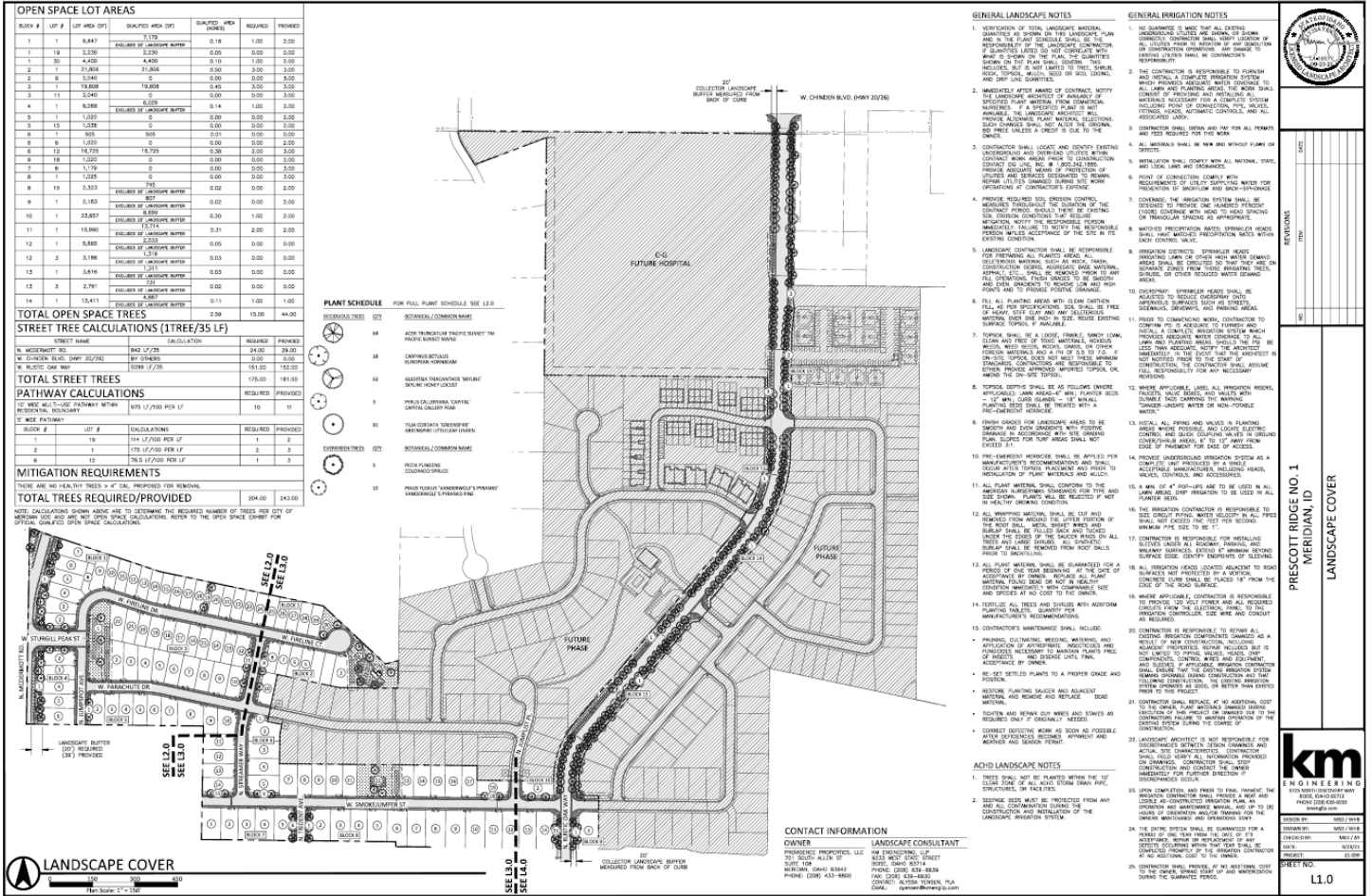








# C. Landscape Plan (date: 9/23/2021), Fencing Plan & Amenity Details













**AMENITIES**

- A** - POOL AND CLUBHOUSE  
1360 SF BUILDING  
54'X30' POOL  
17 PARKING SPACES
- B** - LARGE TOT LOT
- C** - SMALL TOT LOT
- D** - DOG PARK/POCKET PARK
- E** - OPEN SPACE



**A** SCHEMATIC CLUBHOUSE



**B** LARGE TOT LOT

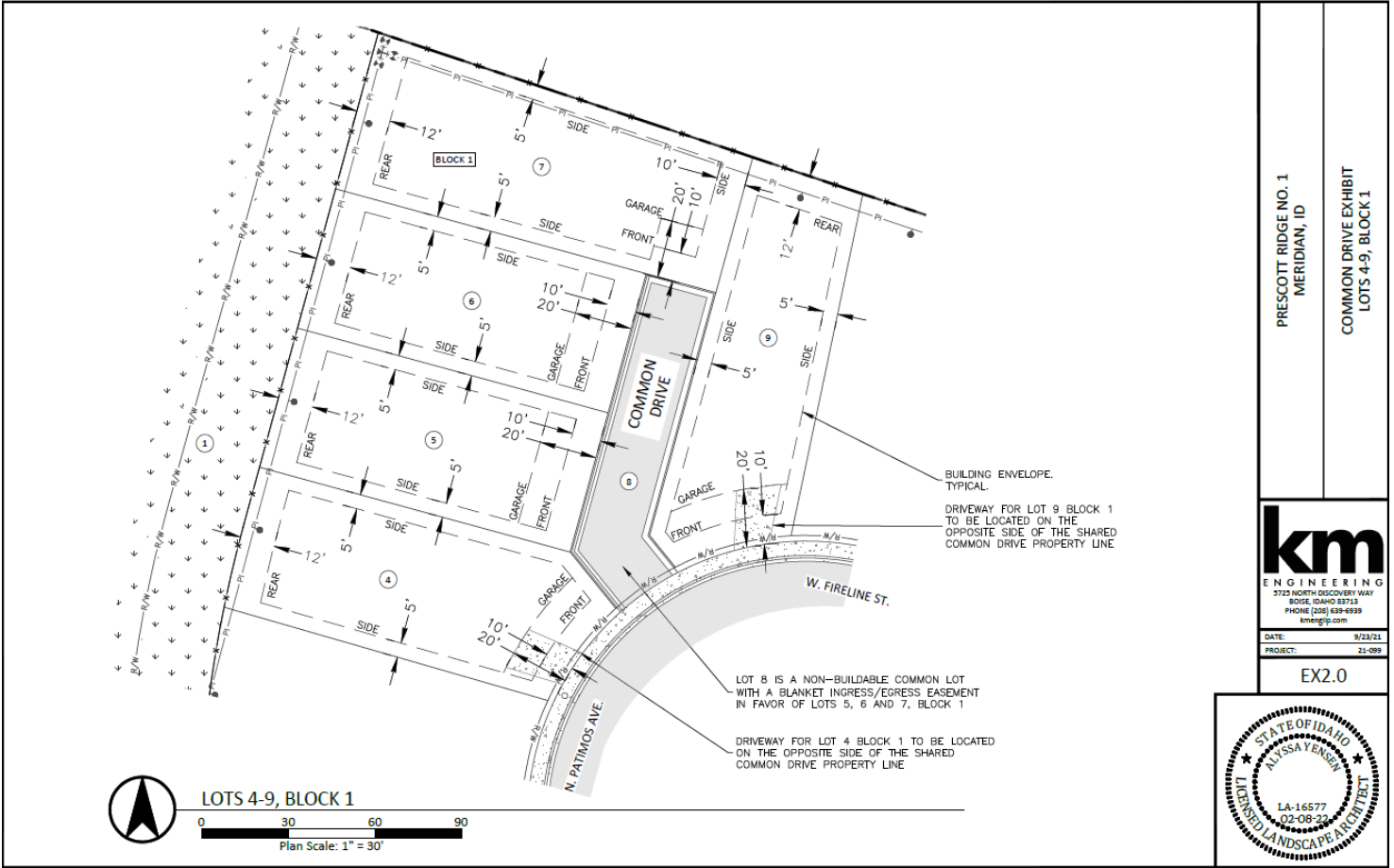


**C** SMALL TOT LOT



**D** DOG PARK/POCKET PARK

D. Common Driveway Exhibit



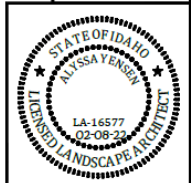
PRESCOTT RIDGE NO. 1  
MERIDIAN, ID

COMMON DRIVE EXHIBIT  
LOTS 4-9, BLOCK 1



DATE: 8/23/21  
PROJECT: 21-009

EX2.0



## 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-2020-0047, Development Agreement Inst. #[2021-132713](#)].
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council's approval of the preliminary plat (by June 1, 2023) 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 final plat shown in Section V.B prepared by KM Engineering, stamped on 9/24/2021 by Aaron L. Ballard, shall be revised as follows:
  - a. **Include Lot 80, Block 8 (i.e. hospital/medical center lot as shown on the preliminary plat) in the boundary of the final plat in accord with the phasing plan as required by the Development Agreement; or, amend the Development Agreement for the hospital portion of the development to exclude that parcel from the phasing plan, prior to signature on subject final plat by the City Engineer.**
  - b. Include the recorded instrument number of the point of commencement graphically depicted on Sheets 1 and 2.
  - c. Depict the correct parcel configuration of the property at the southwest corner of SH-20/26 and N. Rustic Oak Way as shown on ROS #13153, property boundary adjustment for Providence Properties, LLC, Raymond Roark and Lonnie Kuenzli.
  - d. Note #14: "Direct lot access from N. McDermott Rd., N. Rustic Oak Way and W. Chinden Blvd. is prohibited, unless otherwise approved."

*An electronic copy of the revised plat shall be submitted prior to signature on the final plat by the City Engineer.*

5. The landscape plan shown in Section V.C, dated 9/23/21, shall be revised as follows:
  - a. Depict shrubs (along with the proposed trees) within the street buffers along W. Chinden Blvd., N. McDermott Rd. and N. Rustic Oak Way as set forth in UDC [11-3B-7C.3a](#).
  - b. Landscaping shall be depicted along *all* pathways in accord with the standards listed in UDC [11-3B-12C](#); include a *mix* of trees and shrubs along with lawn and/or other vegetative groundcover.
  - c. Depict noise abatement for the future SH-16 extension in the form of a berm or a berm and wall combination parallel to N. McDermott Rd. constructed in accord with the standards listed in UDC 11-3H-4D. A cross-section of the berm or berm/wall combination should also be included.
  - d. If fencing is proposed along the west side of Lot 9, Block 1, depict a minimum 5' wide landscape buffer along the east side of Lot 8, Block 1 planted with shrubs, lawn or other vegetative groundcover as set forth in UDC [11-6C-3D.5](#). Depict fencing on the plan if proposed.

*An electronic copy of the revised landscape plan shall be submitted prior to signature on the final plat by the City Engineer.*



6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
7. All development shall comply with the dimensional standards for the R-8 zoning district listed in UDC Table 11-2A-6.
8. A perpetual ingress/egress easement shall be filed with the Ada County Recorder for the common driveway on Lot 8, Block 1; a copy of the recorded easement shall be submitted prior to submittal of the final plat for the City Engineer's signature.
9. A 14-foot wide public pedestrian easement for the planned and future multi-use pathways along N. McDermott Rd. and N. Rustic Oak Way shall be submitted to the Planning Division in accord with the Park's Department requirements per the Pathways Master Plan for the portions of the pathway that are outside the public right-of-way. A copy of said easements shall be submitted to the Planning Division prior to submittal of the final plat for City Engineer signature.
10. Provide amenities consistent with the plans in Section V.C as approved with H-2020-0047.
11. The rear and/or side of structures on Lots 2-6, Block 4 and Lots 2-7, Block 1 along N. McDermott Rd. and on Lot 2, Block 10 and Lot 14, Block 8 and Lot 2, Block 9 along N. Rustic Oak Way shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. Single-story structures are exempt from this requirement.
12. 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.
13. 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. The applicant shall be required to pay the Oaks Lift Station and Pressure Sewer Reimbursement Fees in the amount of \$265.25 per equivalent residential unit (ERU). The reimbursement fees for the entire residential portion of this subdivision shall be paid prior to city signatures on this final plat.
2. The applicant shall be required to pay the Oaks Lift Station Pump Upgrades Reimbursement Fees in the amount of \$185.43 per equivalent residential unit (ERU). The reimbursement fees for the entire residential portion of this subdivision shall be paid prior to city signatures on this final plat.
3. 12-inch water main shall be installed throughout the subdivision (see water markup sheets below)
4. Construct water main in North Streamer Way between Parachute Drive and Fireline Court.
5. Provide a 20-foot-wide water main easement over the walking path for potential future connection.
6. Manholes must be 60-inch diameter for any sewer main depth 18 feet or greater.

7. All manholes outside of right-of-way must be maintained within an easement and be accessible via a gravel access road that meets City standards. Specifically, the sewer main running parallel to Rustic Oak Way does not meet these requirements.
8. Sewer pipes need a minimum 3-feet of cover over the top of pipe. Manhole F-2 does not meet this requirement.
9. Angles through a manhole cannot exceed 90 degrees for the in/out pipe in the direction of flow. Manhole D-2 does not meet this requirement.
10. Sewer mains shall not be allowed in common driveways that serve three or fewer lots, services should be extended from the main in right-of-way. For common driveways that serve four or more lots a private sewer main can be extended into the driveway. A manhole must be provided at the property boundary (from the right-of-way) that is marked "Private" on the lid. The private sewer main must end in a manhole that is also marked "Private" on the lid.
11. The geotechnical investigative report prepared by SITE Consulting, LLC indicates some very specific construction considerations. The applicant shall be responsible for the strict adherence of these recommendations to help ensure that groundwater does not become a problem within crawlspaces of homes.

### **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 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 6-7 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 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.





