

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 5/11/2021
TO: Mayor & City Council
FROM: Alan Tiefenbach, Associate Planner
208-489-0573
SUBJECT: FP-2021-0028
Cache Creek Final Plat
LOCATION: The site is located at 1560 W. Victory Rd and 2955 S. Locust Grove Rd, in the SE ¼ of Section 19, Township 3 N., Range 1E.



I. PROJECT DESCRIPTION

Final plat consisting of 41 buildable lots and 4 common lots on 13.99 of land in the R-4 zoning district, developing in a single phase.

II. APPLICANT INFORMATION

A. Applicant / Representative:

Matt Schultz – Schultz Development, 8421 S. Ten Mile Rd., Meridian, ID 83642

B. Owners:

Mark and Karen Carrington – 2955 S, Locust Grove Rd., Meridian, ID 83642

Open Door Rentals LLC – 1977 E. Overland Rd, Meridian, ID 83642

III. STAFF ANALYSIS

The annexation, zoning, development agreement and preliminary plat for this development were approved by City Council on January 19, 2021 (H-2020-0105, DA Instr. # 2021-055457). The preliminary plat consisted of 41 building lots and 4 common lots. All lots within the development comply with the dimensional standards listed in UDC Table 11-2A-5 for the R-4 zoning district. The Director approved an alternative compliance request to allow a reduction in the width of the S. Locust Grove Rd buffer from 25' feet to as small as 12' in width east of the existing residence in Lot 20 of Block 2.

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 does not

increase the number of building lots and or decrease the amount of qualified open space as shown on the approved preliminary plat, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

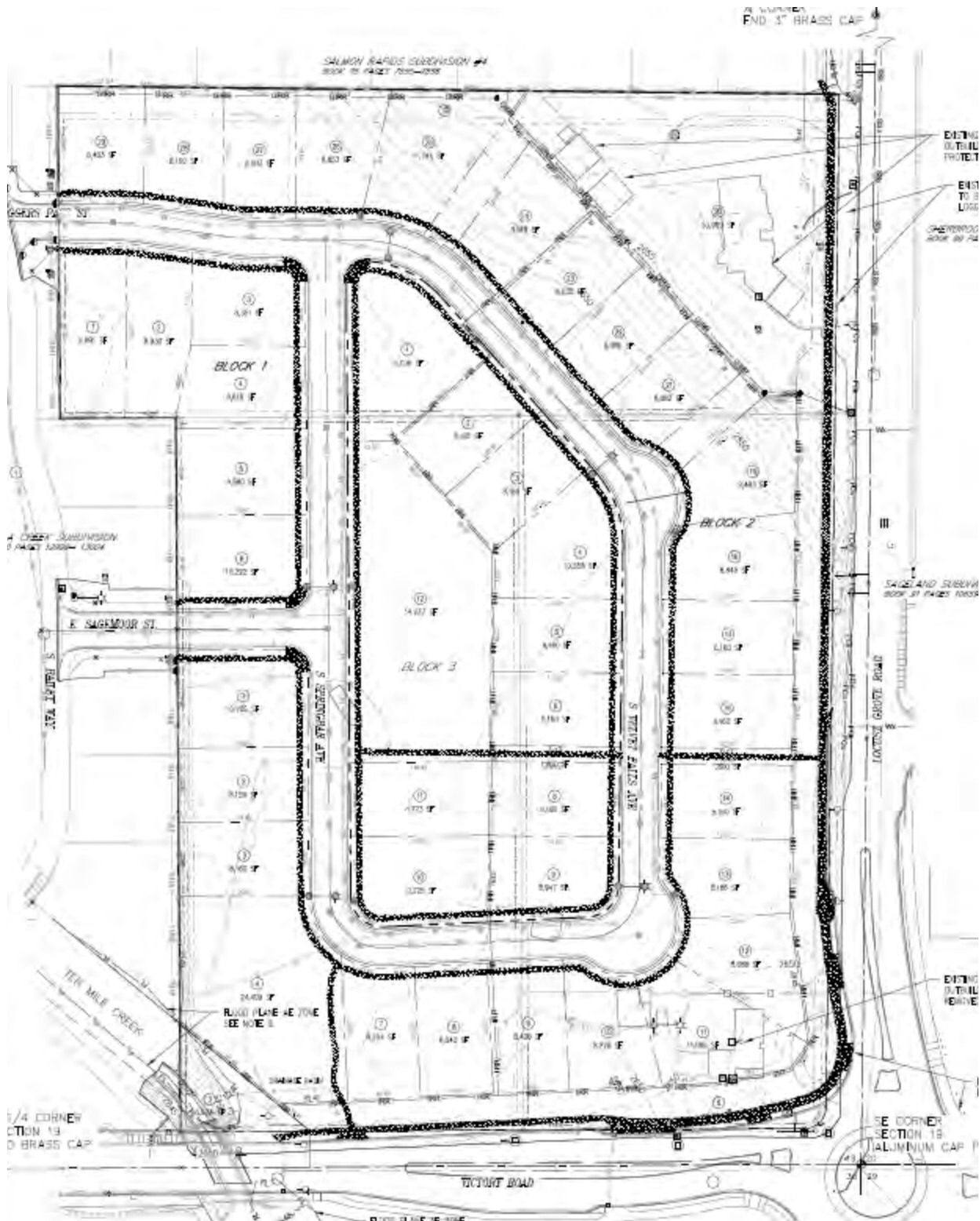
The existing accessory buildings shown in Lot 20, Block 2 do not appear to meet the minimum 15' rear setbacks as required in the R-4 zone district. The applicant understands as a condition of approval, the plat must be adjusted to ensure the structures maintain the proper setback or the structures shall be removed.

IV. DECISION

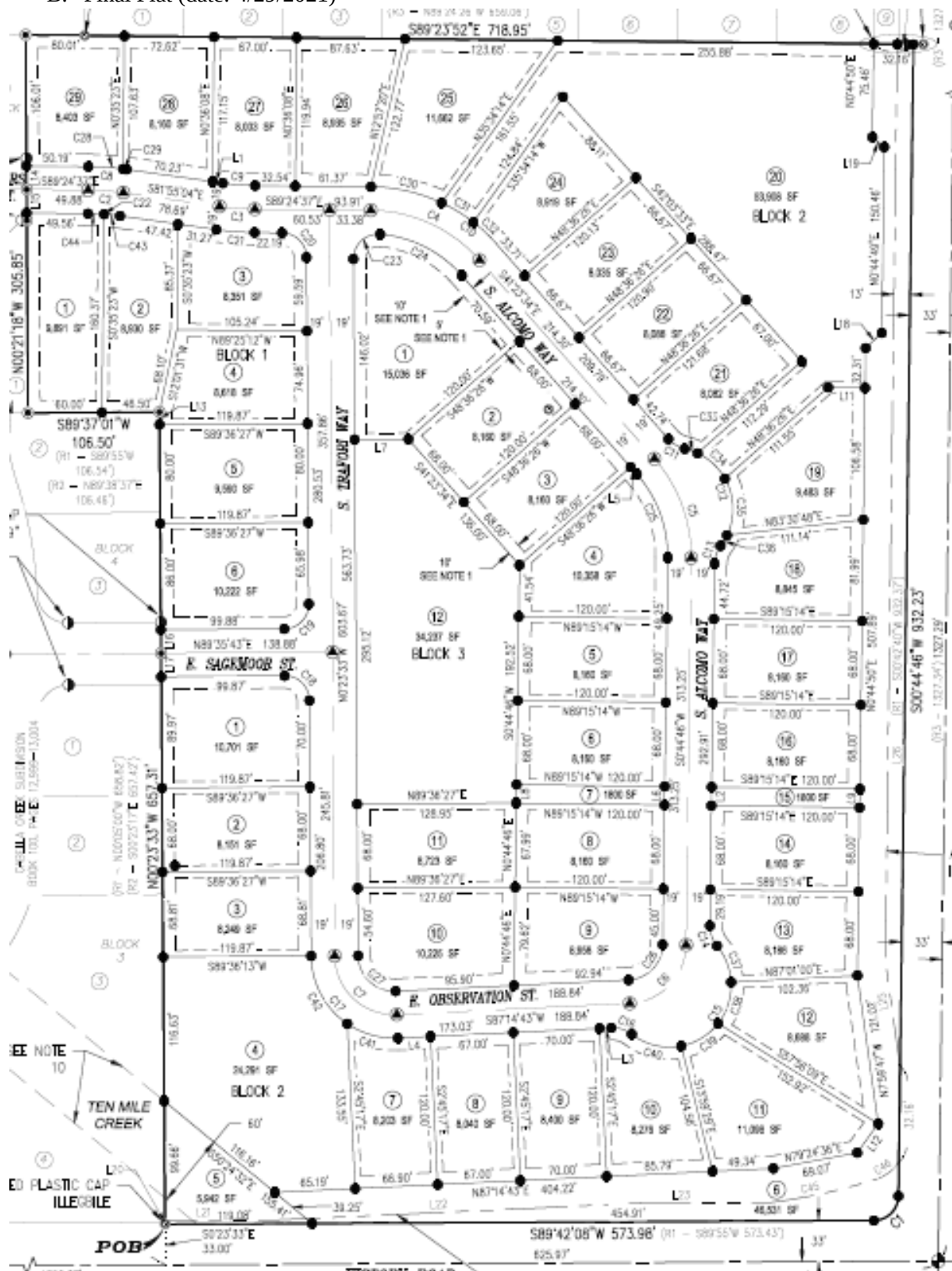
Staff recommends approval of the proposed final plat within the conditions noted in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (date: 1/18/2020)



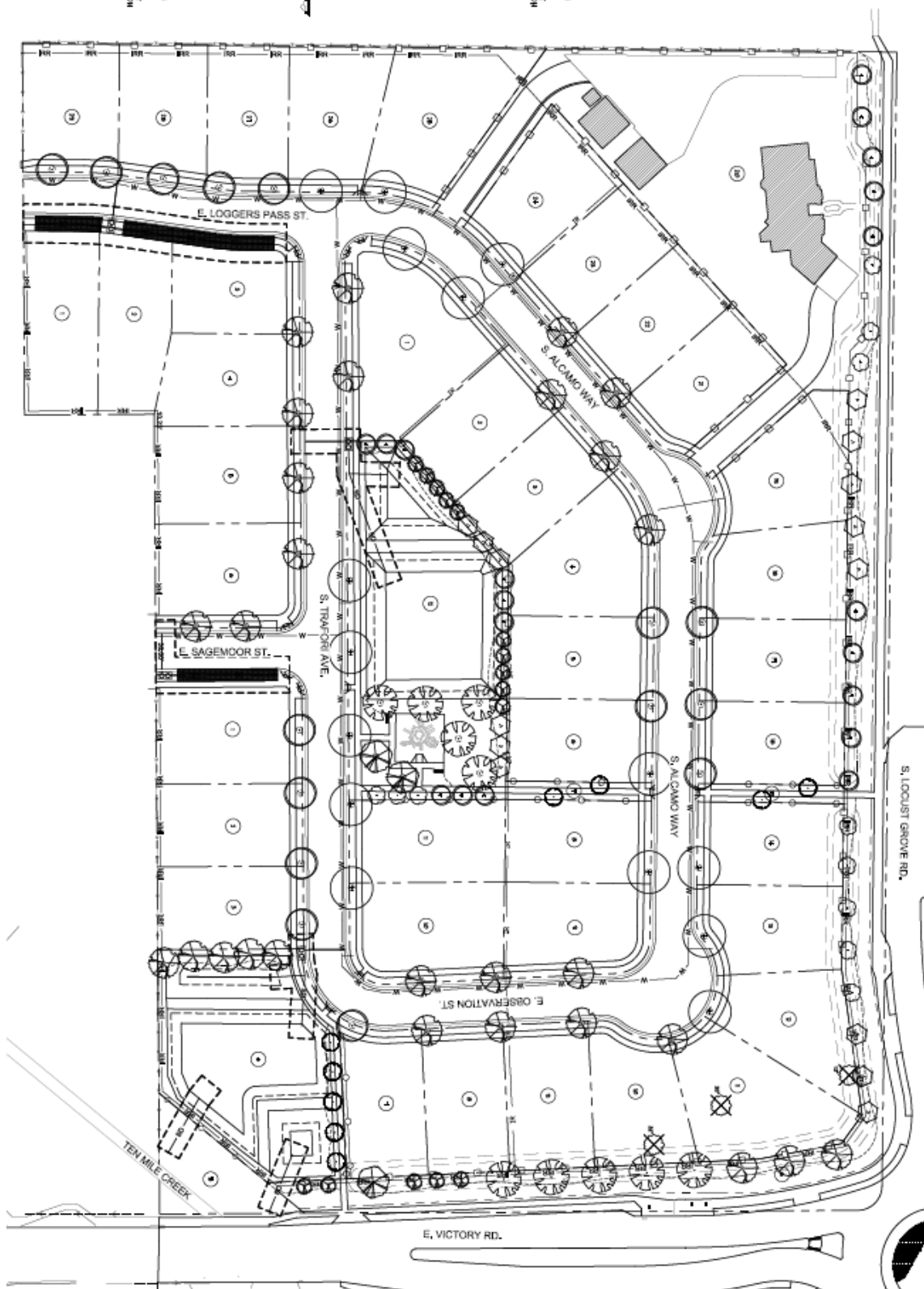
B. Final Plat (date: 4/29/2021)



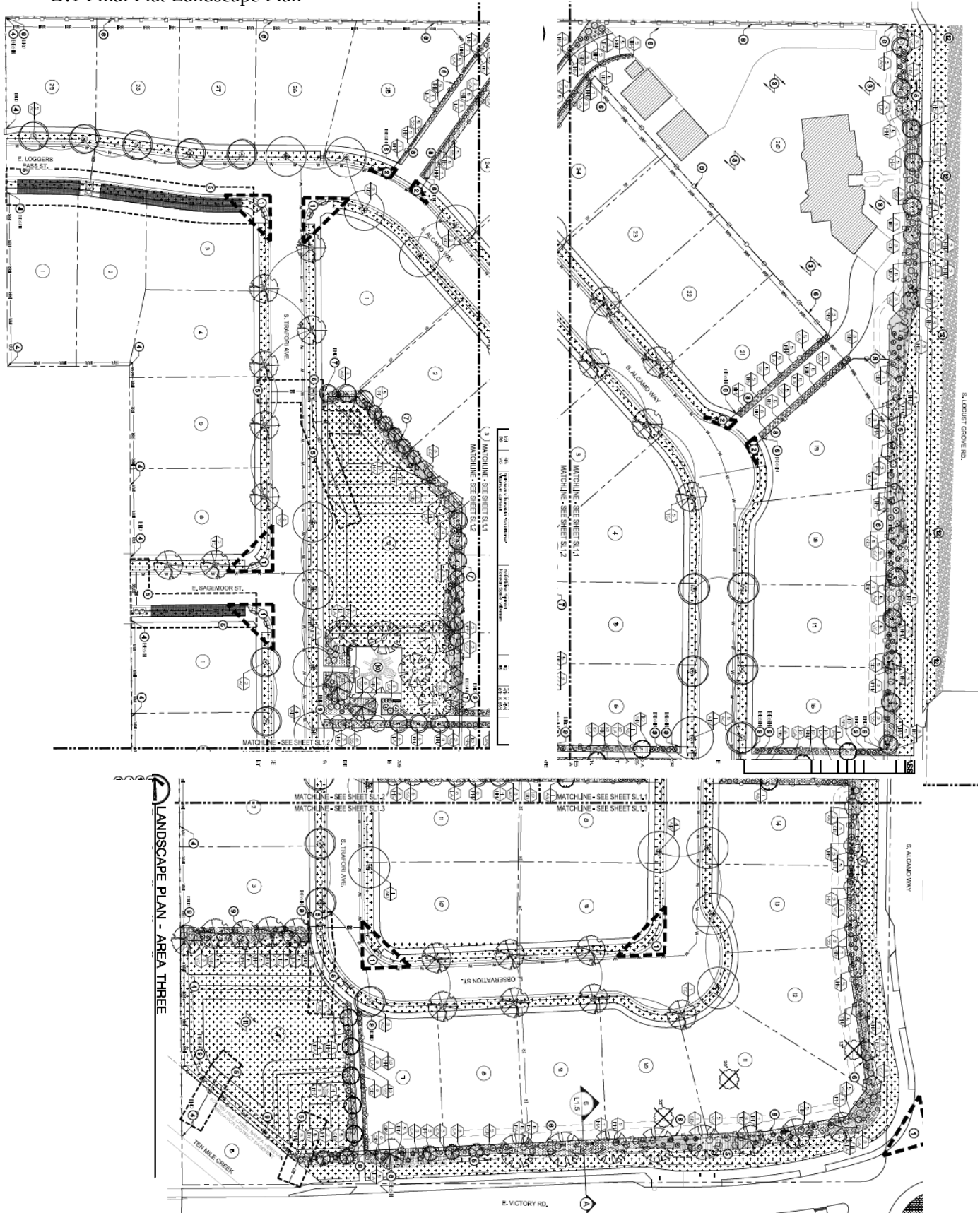
C. Preliminary Plat Color Landscape Plan (date: 01/12/2021)



D. Final Plat Landscape Plan Overview (date: 04/27/2021)



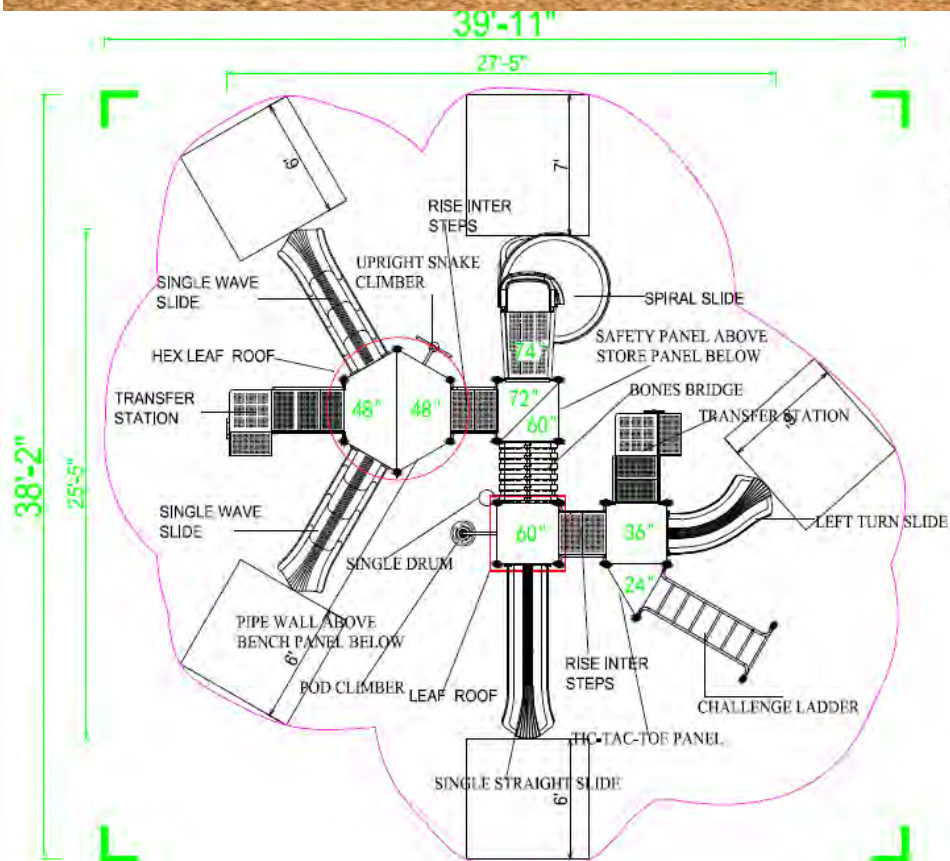
D.1 Final Plat Landscape Plan



F. Amenity Details



Compliance
This play structure
meets the following
requirements:
- 2010 AD
- ASTM F1
- CPSC PL
when the play structure
is properly installed
which is in
- ASTM F1
- ASTM F1
and is appropriately
designated.



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. Applicant shall meet all terms of the approved annexation (development agreement - instr. # 2021-055457, preliminary plat H-2020-0105, alternative compliance A-2021-0003) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the subject final plat by February 2, 2023, within two years of the City Council's approval of the preliminary plat; or apply for a time extension, in accord with UDC 11-6B-7.
3. Prior to signature on the final plat, the existing residence located at 2955 S. Locust Grove Rd. (Lot 20, Block 2) shall abandon the well and septic system and connect to City water and sewer.
4. All 5 (five) existing driveways onto Locust Grove Road shall be closed with landscaping and 5-foot wide detached sidewalks to match improvements on either side as proposed.
5. Prior to signature on the final plat, the applicant shall relocate all existing structures in Lot 20, Block 2 to meet the required setbacks for the R-4 Zone or shall remove the structures.
6. Prior to City Engineer signature on the final plat, the final plat prepared NV5, stamped by Robert Gromatzky, dated: 04/29/2021, included in Section V.B shall be revised as follows:
 - a. Note 8, add Instrument Number.
 - b. Note 9, add Instrument Number.
7. The landscape plan prepared by Breckon Landscaping on February 10, 2021 is approved as submitted.
8. The applicant shall coordinate with Meridian Parks and Recreation to determine whether signage shall be installed to direct users to the pathway connection paralleling Retention Basin Lot 4, Block 2 to the Ten Mile Pathway to the southwest, and the connection to the Eight Mile Pathway across S. Locust Grove Rd.
9. The applicant shall preserve any existing trees on the subject property that are four-inch caliper or greater; or mitigate for the loss of such trees as set forth in UDC 11-3B-10C.
10. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
11. Developer shall comply with all ACHD conditions of approval.
12. The plat shall comply with the provisions for irrigation ditches, laterals, canals and/or drainage courses, as set forth in UDC 11-3A-6.
13. 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.
14. The rear and/or sides of 2-story structures on Lots 5 through 16 of Block 2 that face E. Victory Rd. and S. Locust Grove Rd. 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. Single-story structures are exempt from this requirement. Planning approval will be required at time of building permit.

15. Staff's failure to cite specific ordinance provisions does not relieve the applicant of responsibility for compliance.

B. PUBLIC WORKS

Site Specific Conditions

1. A future installation agreement is required for street lights on Locust Grove Road and Victory Road. These lights will be installed at a later date as part of an Ada County Highway District project.
2. The geotechnical investigative report for this development, prepared by SITE Consulting, LLC, dated December 11, 2020 indicates some very specific construction considerations. The applicant shall be responsible for the adherence of these recommendations to help ensure that groundwater does not become a problem within crawlspaces of homes.

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 then 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). 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.