

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



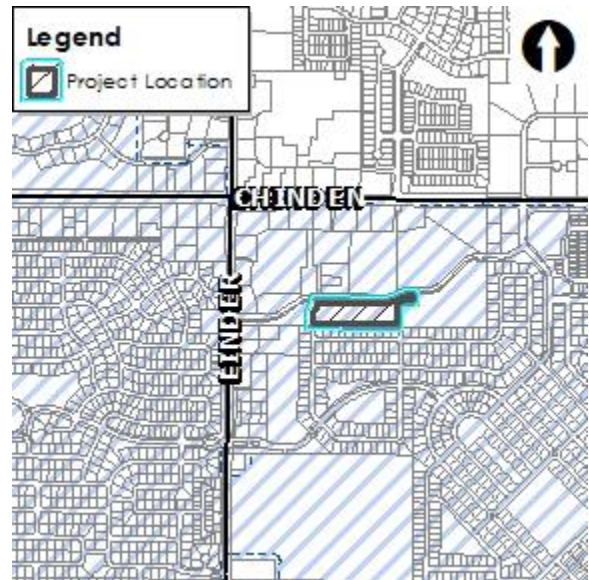
HEARING DATE: 7/25/2023

TO: Mayor & City Council

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

SUBJECT: Sagarra Subdivision No. 1 - FP
[FP-2023-0008; A-2023-0102](#)

LOCATION: Generally located at the southwest corner of N. Bergman Ave. and W. Orchard Park Dr., in the NW 1/4 of Section 25, T.4N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 50 buildable lots and 8 common lots on 7.1-acres of land in the R-8 zoning district. The Applicant also requests approval of private streets within the development (i.e. W. Director Ln.) for access to the proposed single-family attached, townhome and condo units.

II. APPLICANT INFORMATION

A. Applicant:

Michael Slavin, Sagarra Phase 1, LLC – 404 S. 8th St., #300A1, Boise, ID 83702

B. Owner

Lynx Investments, L.P. – 198 N. Al Fresco Pl., Boise, ID 83712

C. Applicant Representative:

Ross Erickson, Erickson Civil, Inc. – 6213 N. Cloverdale Rd., Ste. 125, Boise, ID 83713

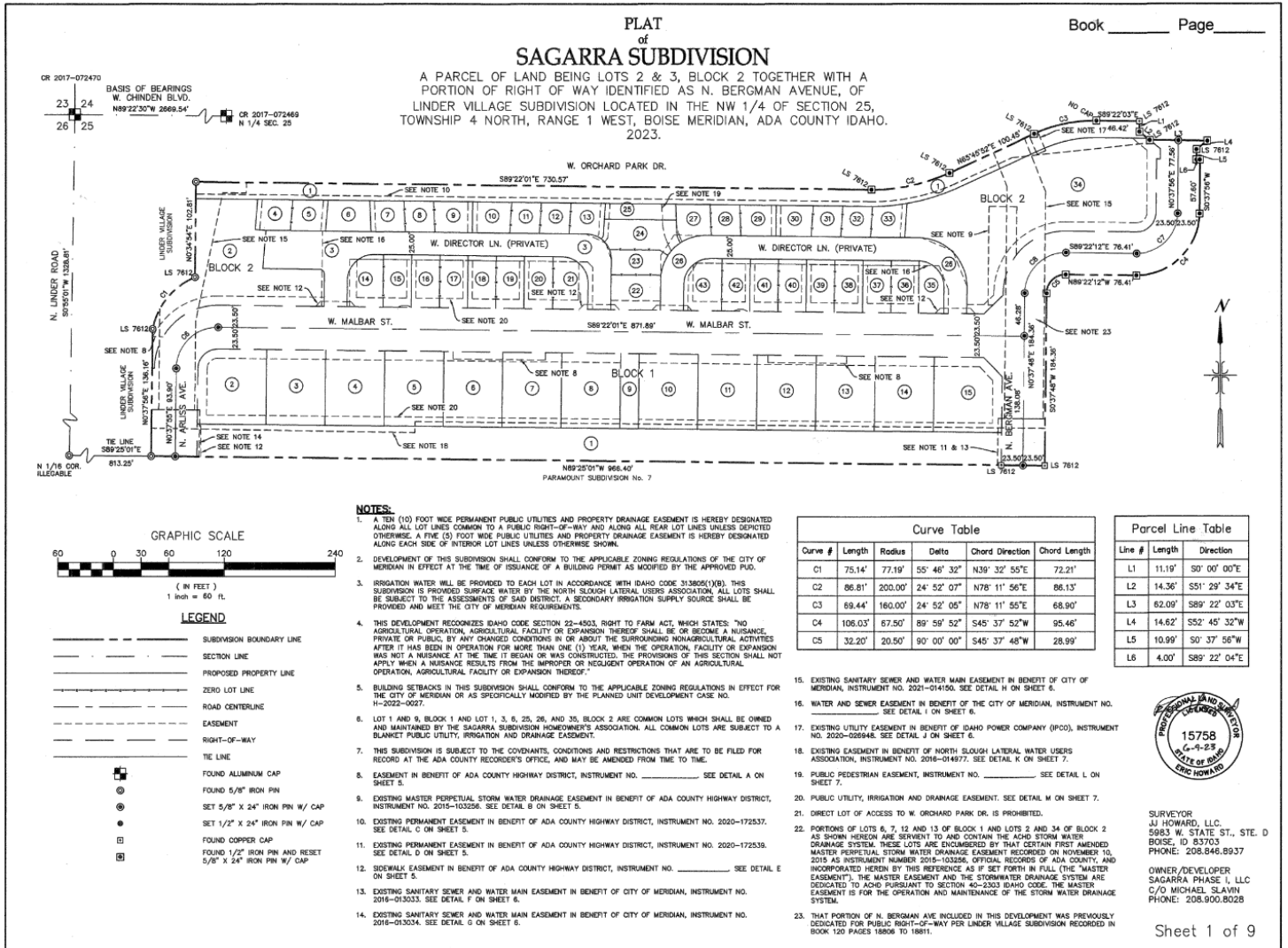
III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2022-0027](#)) as required by UDC 11-6B-3C.2. The submitted final plat is for the same number of building lots and common area as approved with the preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

Staff has reviewed the application for private streets within the development as shown on the final plat. The streets are proposed to be located in common lots in the subdivision and will connect to a local street; the point of connection of the private street to the public street is subject to approval by

[illegible]

B. Final Plat (date: 6/9/2023)



C. Landscape Plan (date: 6/27/23)

LANDSCAPE NOTES:

- | | | |
|---|---|---|
| <p>1. REGULATIONS & STANDARDS</p> <p>1.1. All work shall be performed in accordance with the USFMC regulations and standards, including the USFMC regulations on the use of force, including the USFMC regulations on the use of force, including the USFMC regulations on the use of force.</p> | <p>4.6. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>4.7. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>4.8. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>4.9. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>4.10. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> | <p>4.11. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>4.12. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>4.13. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>4.14. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>4.15. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> |
| <p>2. EXTENT OF CONSTRUCTION</p> <p>2.1. The work shall be performed in accordance with the USFMC regulations and standards, including the USFMC regulations on the use of force, including the USFMC regulations on the use of force.</p> | <p>5.1. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>5.2. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>5.3. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>5.4. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>5.5. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> | <p>5.6. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>5.7. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>5.8. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>5.9. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>5.10. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> |
| <p>3. GENERAL REQUIREMENTS</p> <p>3.1. The work shall be performed in accordance with the USFMC regulations and standards, including the USFMC regulations on the use of force, including the USFMC regulations on the use of force.</p> | <p>6.1. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>6.2. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>6.3. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>6.4. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>6.5. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> | <p>6.6. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>6.7. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>6.8. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>6.9. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>6.10. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> |
| <p>4. CONSTRUCTION REQUIREMENTS</p> <p>4.1. The work shall be performed in accordance with the USFMC regulations and standards, including the USFMC regulations on the use of force, including the USFMC regulations on the use of force.</p> | <p>7.1. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>7.2. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>7.3. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>7.4. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>7.5. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> | <p>7.6. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>7.7. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>7.8. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>7.9. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> <p>7.10. Amend the work planning with 2 parts (Type 1, 2 part composite).</p> |

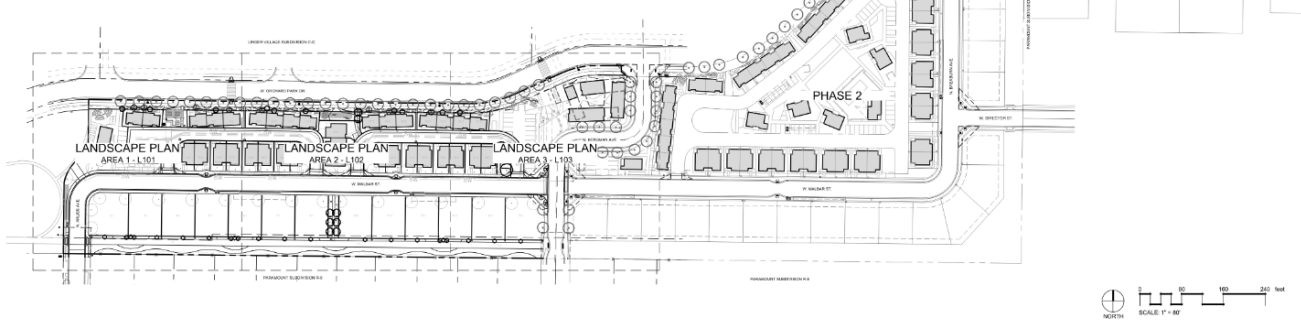
OPEN SPACE SUMMARY PHASE 1:

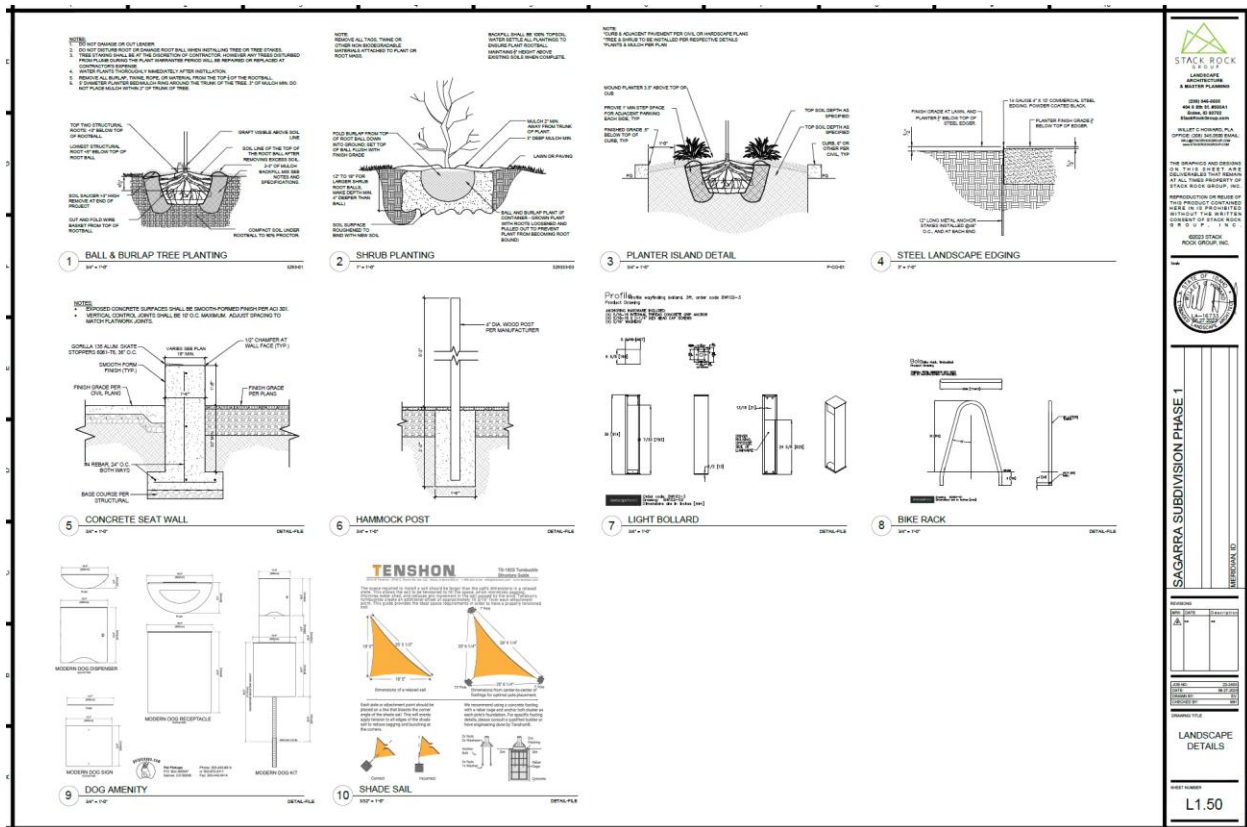
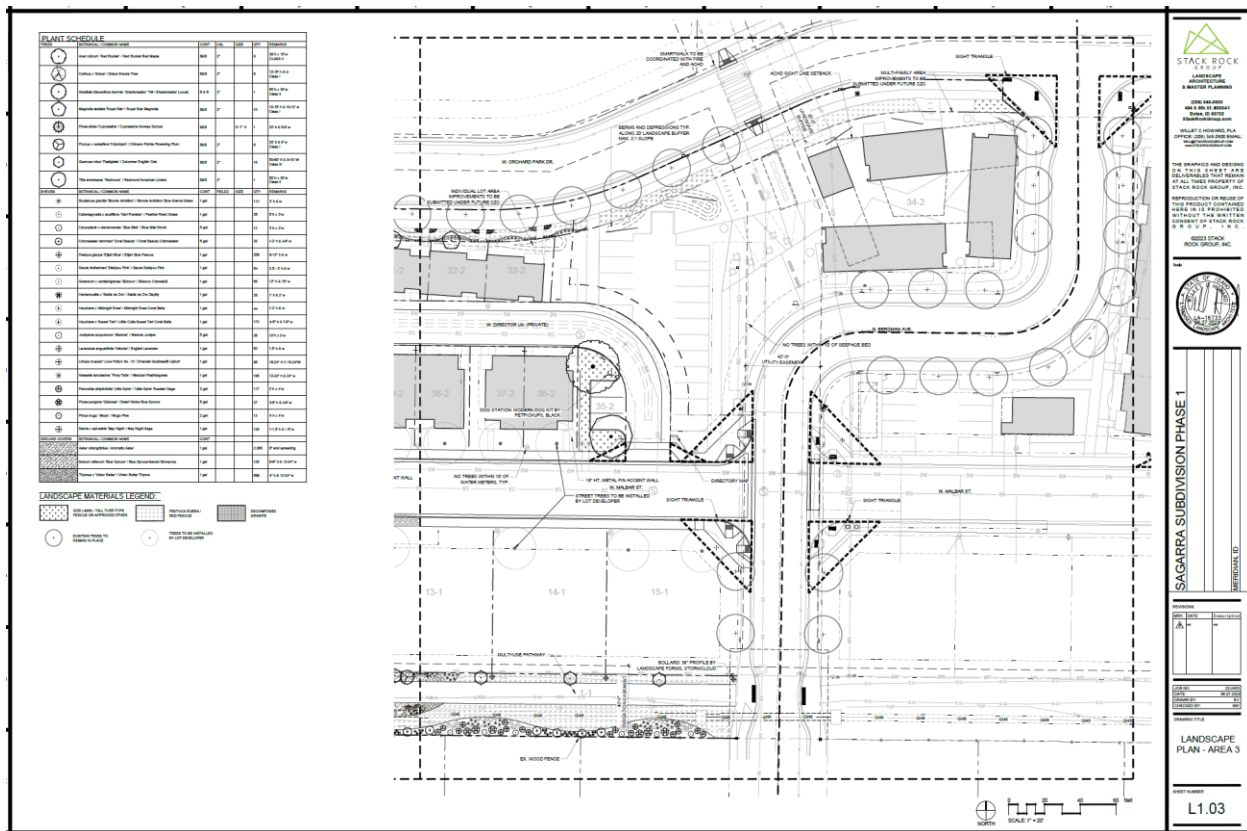
COVE REQUIREMENTS PER MICHIGAN, § 11-305						
TOTAL AREA PLANT: 1.284 ACRES						
REQUIRED OPEN SPACE MINIMUM OF 10 ACRES						
REQUIRED OPEN SPACE MINIMUM OF 10 ACRES						
REQUIRED TOTAL PLANT: 11.14 ACRES						
LOT NUMBER	DESCRIPTION	ACTUAL AREA (A1)	ACTUAL AREA (A2)	QUALIFIED OPEN SPACE PERCENT	QUALIFIED OPEN SPACE (A1)	QUALIFIED OPEN SPACE (A2)
0-1	RESIDENTIAL LOT 1 (100' X 150')	15000	0.00	100%	15000	0.00
0-2	RESIDENTIAL LOT 2 (100' X 150')	15000	0.00	100%	15000	0.00
0-3	RESIDENTIAL LOT 3 (100' X 150')	15000	0.00	100%	15000	0.00
0-4	RESIDENTIAL LOT 4 (100' X 150')	15000	0.00	100%	15000	0.00
0-5	RESIDENTIAL LOT 5 (100' X 150')	15000	0.00	100%	15000	0.00
0-6	RESIDENTIAL LOT 6 (100' X 150')	15000	0.00	100%	15000	0.00
0-7	RESIDENTIAL LOT 7 (100' X 150')	15000	0.00	100%	15000	0.00
0-8	RESIDENTIAL LOT 8 (100' X 150')	15000	0.00	100%	15000	0.00
0-9	RESIDENTIAL LOT 9 (100' X 150')	15000	0.00	100%	15000	0.00
0-10	RESIDENTIAL LOT 10 (100' X 150')	15000	0.00	100%	15000	0.00
0-11	RESIDENTIAL LOT 11 (100' X 150')	15000	0.00	100%	15000	0.00
0-12	RESIDENTIAL LOT 12 (100' X 150')	15000	0.00	100%	15000	0.00
0-13	RESIDENTIAL LOT 13 (100' X 150')	15000	0.00	100%	15000	0.00
0-14	RESIDENTIAL LOT 14 (100' X 150')	15000	0.00	100%	15000	0.00
0-15	RESIDENTIAL LOT 15 (100' X 150')	15000	0.00	100%	15000	0.00
0-16	RESIDENTIAL LOT 16 (100' X 150')	15000	0.00	100%	15000	0.00
0-17	RESIDENTIAL LOT 17 (100' X 150')	15000	0.00	100%	15000	0.00
0-18	RESIDENTIAL LOT 18 (100' X 150')	15000	0.00	100%	15000	0.00
0-19	RESIDENTIAL LOT 19 (100' X 150')	15000	0.00	100%	15000	0.00
0-20	RESIDENTIAL LOT 20 (100' X 150')	15000	0.00	100%	15000	0.00
0-21	RESIDENTIAL LOT 21 (100' X 150')	15000	0.00	100%	15000	0.00
0-22	RESIDENTIAL LOT 22 (100' X 150')	15000	0.00	100%	15000	0.00
0-23	RESIDENTIAL LOT 23 (100' X 150')	15000	0.00	100%	15000	0.00
0-24	RESIDENTIAL LOT 24 (100' X 150')	15000	0.00	100%	15000	0.00
0-25	RESIDENTIAL LOT 25 (100' X 150')	15000	0.00	100%	15000	0.00
0-26	RESIDENTIAL LOT 26 (100' X 150')	15000	0.00	100%	15000	0.00
0-27	RESIDENTIAL LOT 27 (100' X 150')	15000	0.00	100%	15000	0.00
0-28	RESIDENTIAL LOT 28 (100' X 150')	15000	0.00	100%	15000	0.00
0-29	RESIDENTIAL LOT 29 (100' X 150')	15000	0.00	100%	15000	0.00
0-30	RESIDENTIAL LOT 30 (100' X 150')	15000	0.00	100%	15000	0.00
0-31	RESIDENTIAL LOT 31 (100' X 150')	15000	0.00	100%	15000	0.00
0-32	RESIDENTIAL LOT 32 (100' X 150')	15000	0.00	100%	15000	0.00
0-33	RESIDENTIAL LOT 33 (100' X 150')	15000	0.00	100%	15000	0.00
0-34	RESIDENTIAL LOT 34 (100' X 150')	15000	0.00	100%	15000	0.00
0-35	RESIDENTIAL LOT 35 (100' X 150')	15000	0.00	100%	15000	0.00
0-36	RESIDENTIAL LOT 36 (100' X 150')	15000	0.00	100%	15000	0.00
0-37	RESIDENTIAL LOT 37 (100' X 150')	15000	0.00	100%	15000	0.00
0-38	RESIDENTIAL LOT 38 (100' X 150')	15000	0.00	100%	15000	0.00
0-39	RESIDENTIAL LOT 39 (100' X 150')	15000	0.00	100%	15000	0.00
0-40	RESIDENTIAL LOT 40 (100' X 150')	15000	0.00	100%	15000	0.00
0-41	RESIDENTIAL LOT 41 (100' X 150')	15000	0.00	100%	15000	0.00
0-42	RESIDENTIAL LOT 42 (100' X 150')	15000	0.00	100%	15000	0.00
0-43	RESIDENTIAL LOT 43 (100' X 150')	15000				

LANDSCAPE REQUIREMENTS

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LANDSCAPE PLAN - PHASE 1 OVERALL:

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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-2017-0088 DA Inst. #[2019-028376](#); H-2021-0034 amended DA Inst. #[2021-102392](#); [H-2022-0027](#).
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, 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 JJ Howard, LLC, stamped on 06/9/23 by Eric Howard, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #8: Include the recorded instrument number ACHD easement. Also include the number on Detail A on Sheet 5.
 - b. Note #12: Include the recorded instrument number of ACHD sidewalk easement.
 - c. Note #16: Include the recorded instrument number of the City water and sewer easement. Also include the number on Detail I on Sheet 6.
 - d. Note #19: Include the recorded instrument number of the public pedestrian easement. Also include the number on Detail L on Sheet 7.
 - e. Depict traffic calming measures to slow traffic on Bergman Ave. and W. Bacall St. as allowed by ACHD and the Fire Dept. in accord with the development agreement.
5. The landscape plan shown in Section V.C, prepared by Stack Rock, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Depict a minimum 5-foot wide landscape strip on each side of the pathway on Lots 24 and 25, Block 2 with landscaping as set forth in UDC [11-3B-12C](#). *Shrubs should be included along with trees and lawn or other vegetative groundcover.*
 - b. Provide two (2) additional trees within the parkway along N. Arliss Ave. (west) outside of the seepage bed in accord with UDC [11-3B-7C.3](#); trees may be clustered.
 - c. All required landscape areas shall be at least seventy (70) percent covered with vegetation at maturity, with mulch used under and around the plants per UDC [11-3B-5N](#), or alternatively, meet the standards for Water Conserving Design in UDC 11-3B-5O.
6. Future development shall comply with the minimum dimensional standards for the R-8 zoning district listed in UDC [Table 11-2A-6](#) except as approved with the Planned Unit Development (see table in Section VII.E of the [Findings](#) for reduced standards approved with the PUD).
7. The private streets are tentatively approved subject to completion of the tasks listed in UDC [11-3F-3](#) within one year. Documentation of such shall be submitted to the Planning Division in order to receive final approval.

8. The private streets within the development shall be 26-feet wide and constructed in accord with the standards listed in UDC [11-3F-4B.2](#). Gates or other obstacles restricting access are not approved.
9. Submit documentation from ACHD that they have approved the the point of connection of the private streets to the public streets as required by UDC [11-3F-4A.2](#) with submittal of the final plat for City Engineer signature.
10. “No Parking” signs shall be depicted on the construction drawings and erected on the public streets where the “s” or 90-degree curves are located (i.e. N. Bergman Ave., N. Arctic Fox Way & N. Arliss Ave.) as well as on Director St.; coordinate with ACHD on the location of the signs.
11. “No Parking Fire Lane” signs shall be depicted on the construction drawings and erected on both sides of the private streets within the development per requirement of the Fire Dept. and UDC [11-3F-4B.2d](#).
12. The Applicant shall continue working with abutting neighbors on repairing the existing fencing that was damaged during tiling of the North Slough.
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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=302068&dbid=0&repo=MeridianCity>

C. SETTLER’S IRRIGATION DISTRICT (SID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=301693&dbid=0&repo=MeridianCity>

D. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=301384&dbid=0&repo=MeridianCity>

VII. FINDINGS

In order to approve the application, the Director shall find the following:

- A. The design of the private street meets the requirements of this Article;

The Director finds the design of the private streets meet the requirements of this Article as required.

- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and

The Director finds granting approval of the private street should not cause damage, hazard, or nuisance or other detriment to persons, property, or uses in the vicinity.

- C. The use and location of the private street shall not conflict with the Comprehensive Plan and/or the Regional Transportation Plan.

The Director finds the use and location of the private streets should not conflict with the Comprehensive Plan and/or the Regional Transportation Plan.

- D. The proposed residential development (if applicable) is a new or gated development.
This finding is not applicable.