

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 11/24/2020

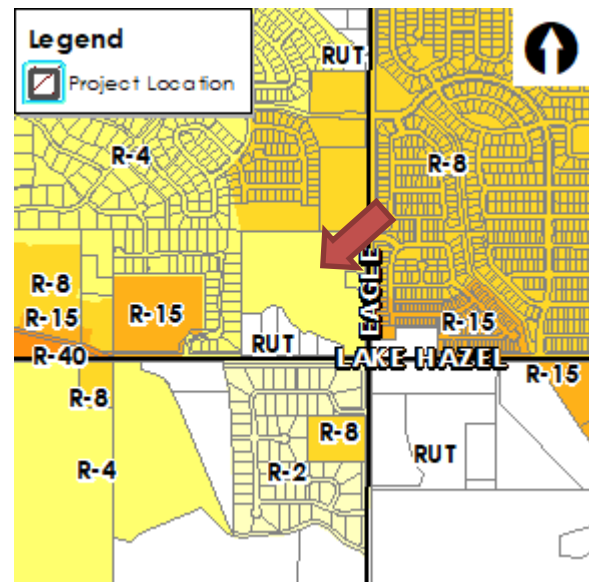
DATE:

TO: Mayor & City Council

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

SUBJECT: FP-2020-0007
Sky Mesa Highlands No. 1

LOCATION: Northwest corner of S. Eagle Rd. and E.
Lake Hazel Rd., in the SE ¼ of Section
32, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Final plat consisting of 82 buildable lots and 13 common lots on 32.92 acres of land in the R-4 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

J-U-B Engineers, Inc. – 2760 W. Excursion Ln., Ste. 400, Meridian, ID 83642

B. Owner:

Woodside Harris, LLC – 729 S. Bridgeway Pl., Eagle, 83616

C. Representative:

Wendy Shrief, J-U-B Engineers, Inc. – 2760 W. Excursion Ln., Ste. 400, Meridian, ID 83642

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plats (H-2017-0068 Sky Mesa & H-2019-0123 Sky Mesa Highlands) 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 and common open space area have not changed. Therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plats as required.

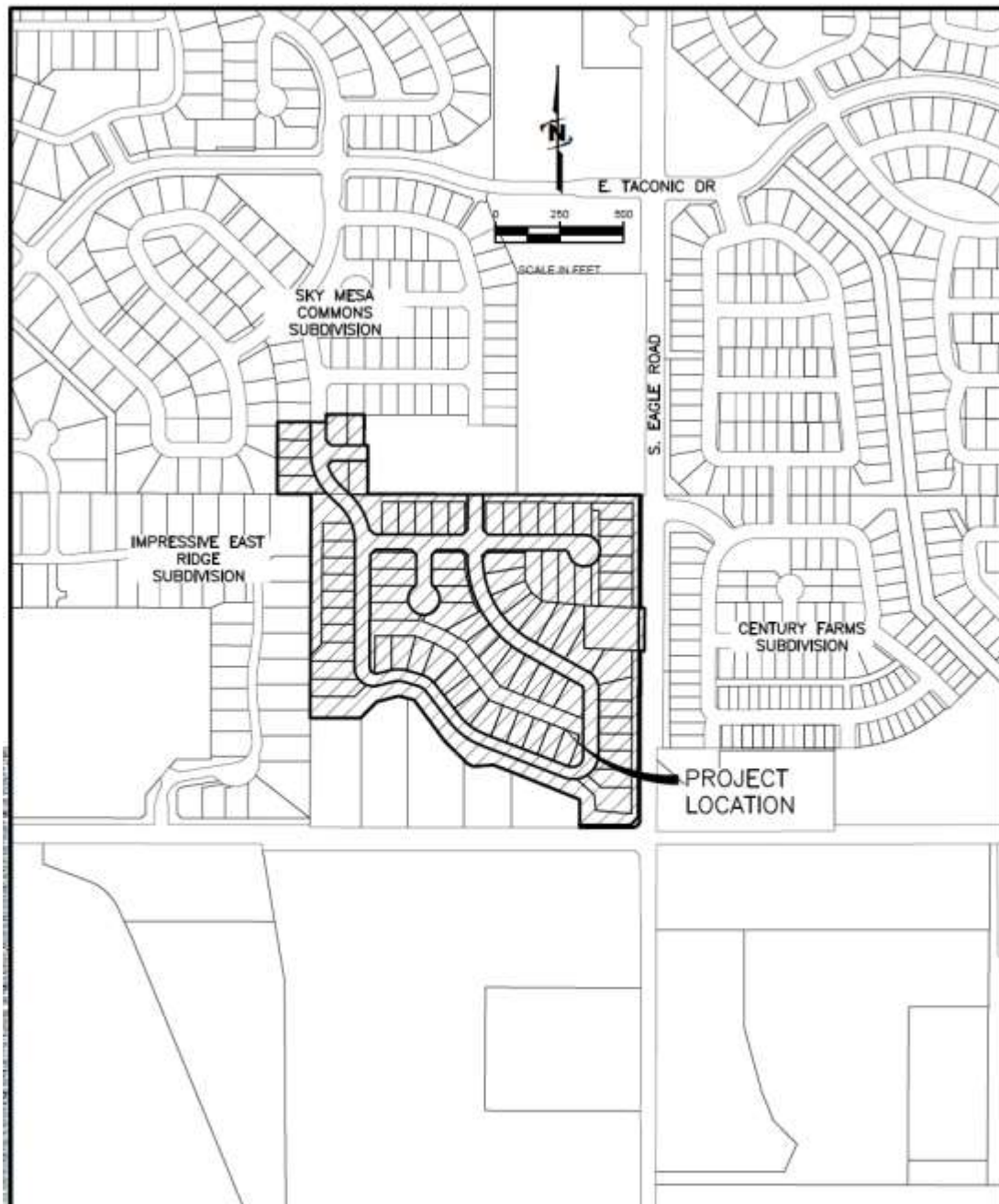
Note: The Applicant has committed to submitting a final plat application for the remaining 13 lots in Sky Mesa Subdivision before the end of 2020.

IV. DECISION

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

V. EXHIBITS

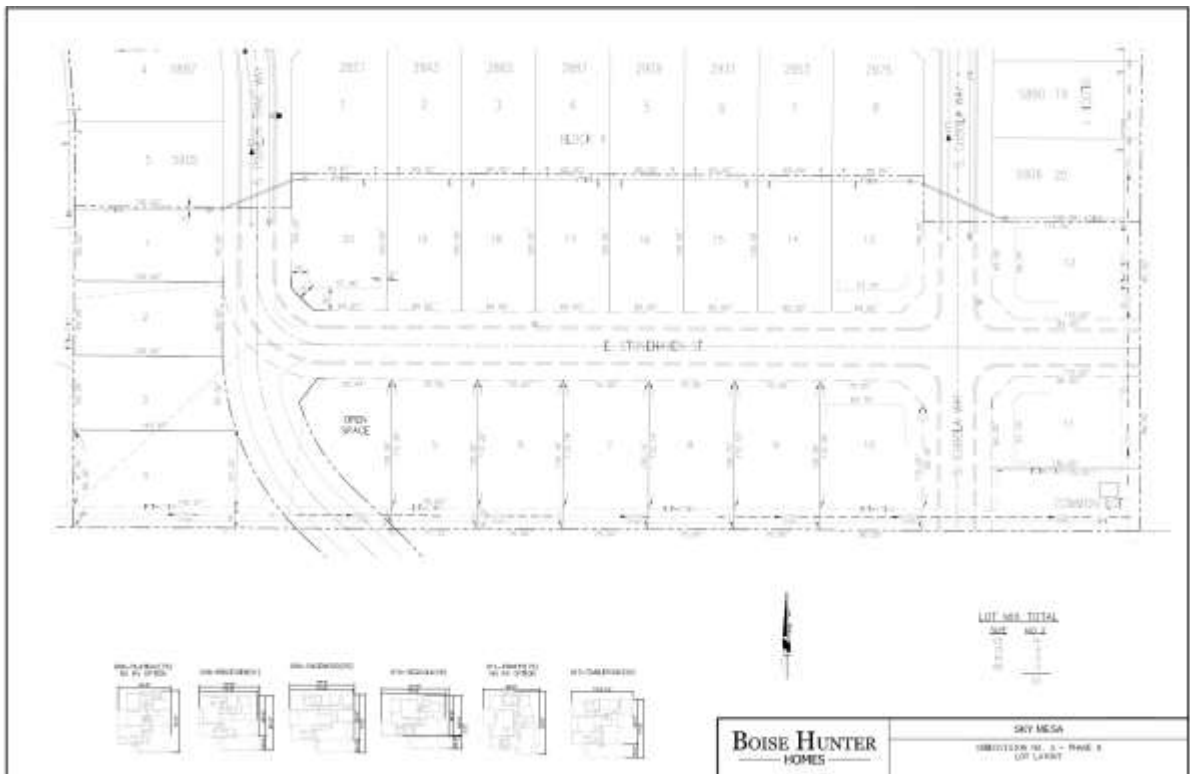
A. Vicinity Map

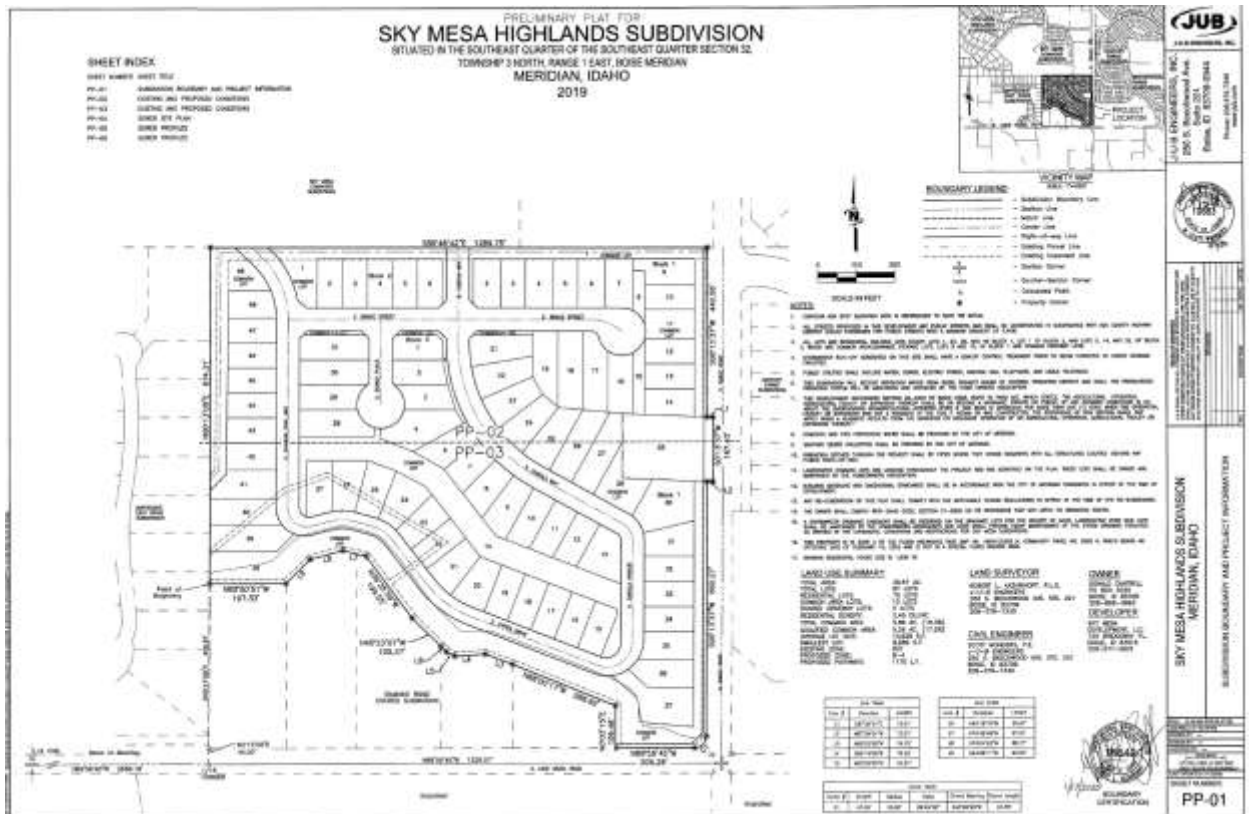


B. Preliminary Plat (dated: 8/17/2017 & 1/15/2020)

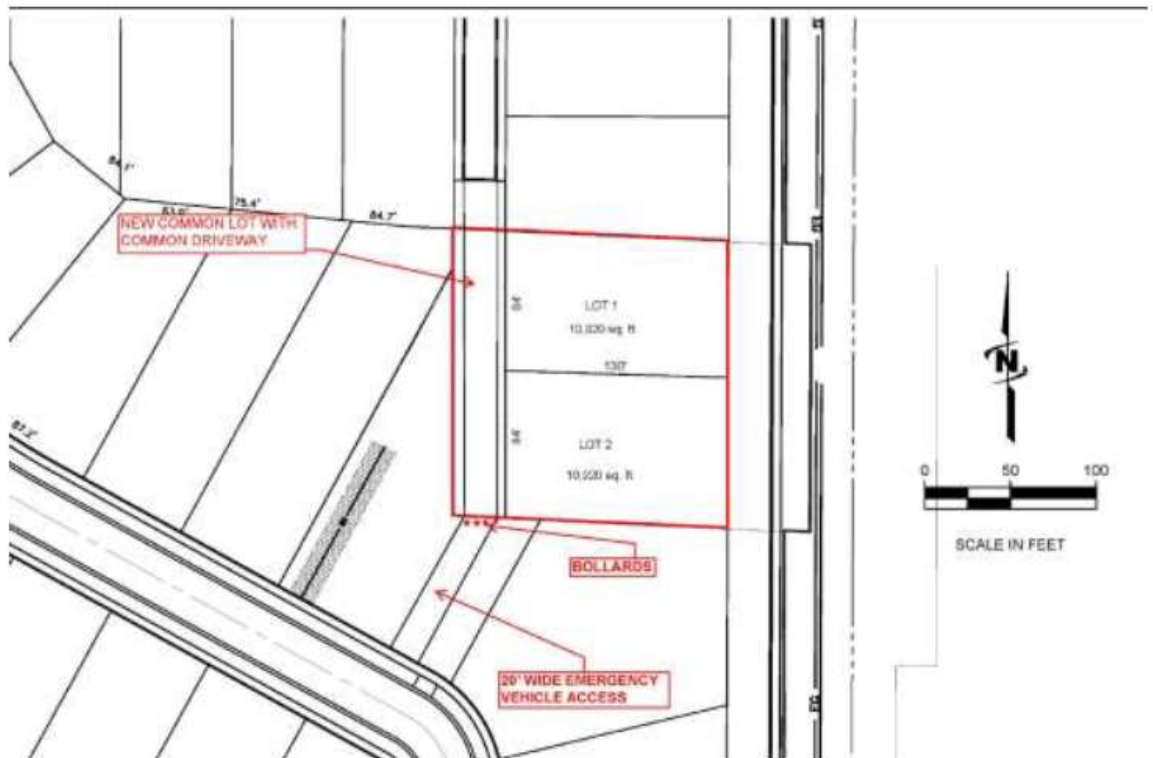


Revised Lot Layout:

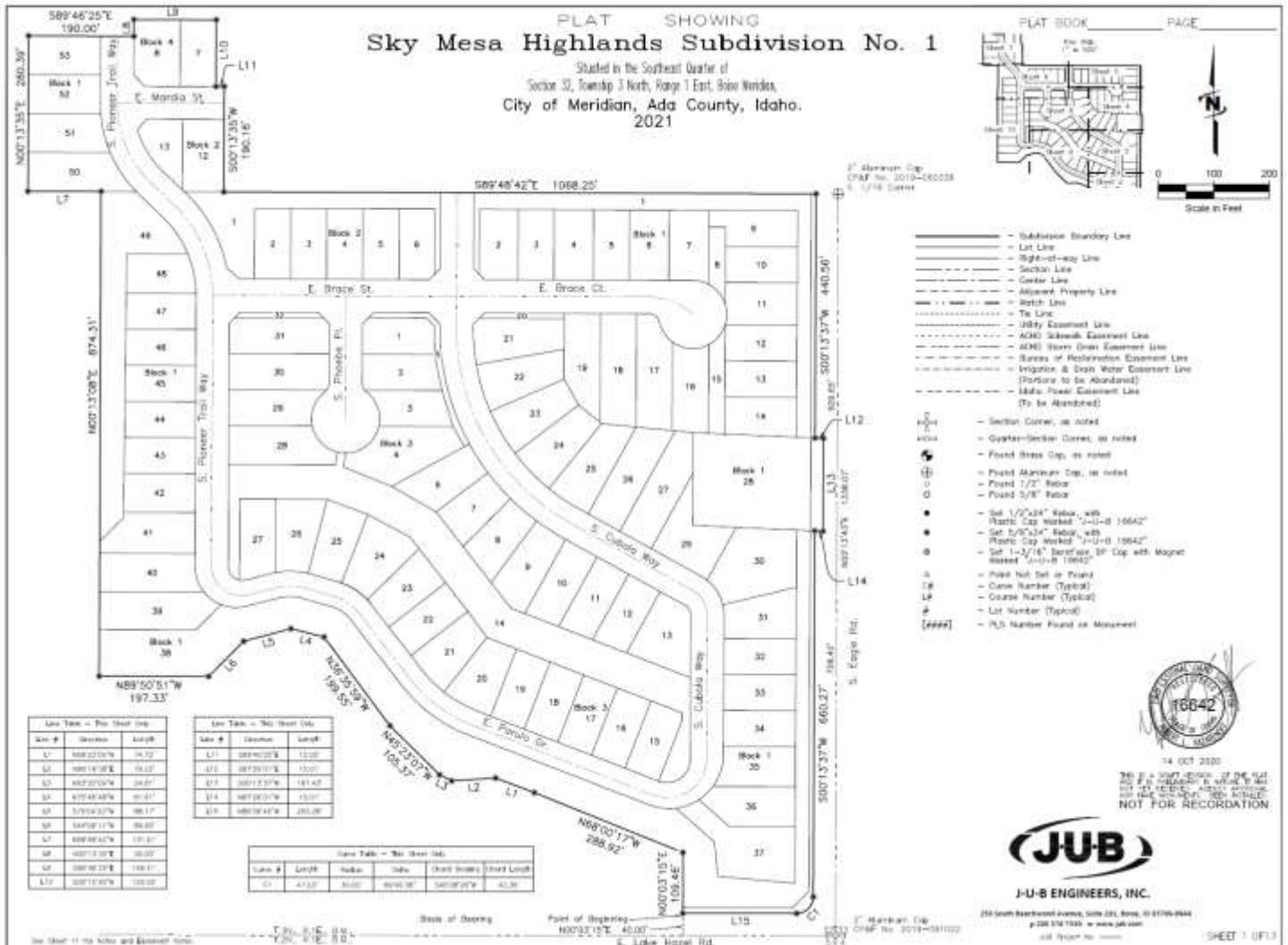


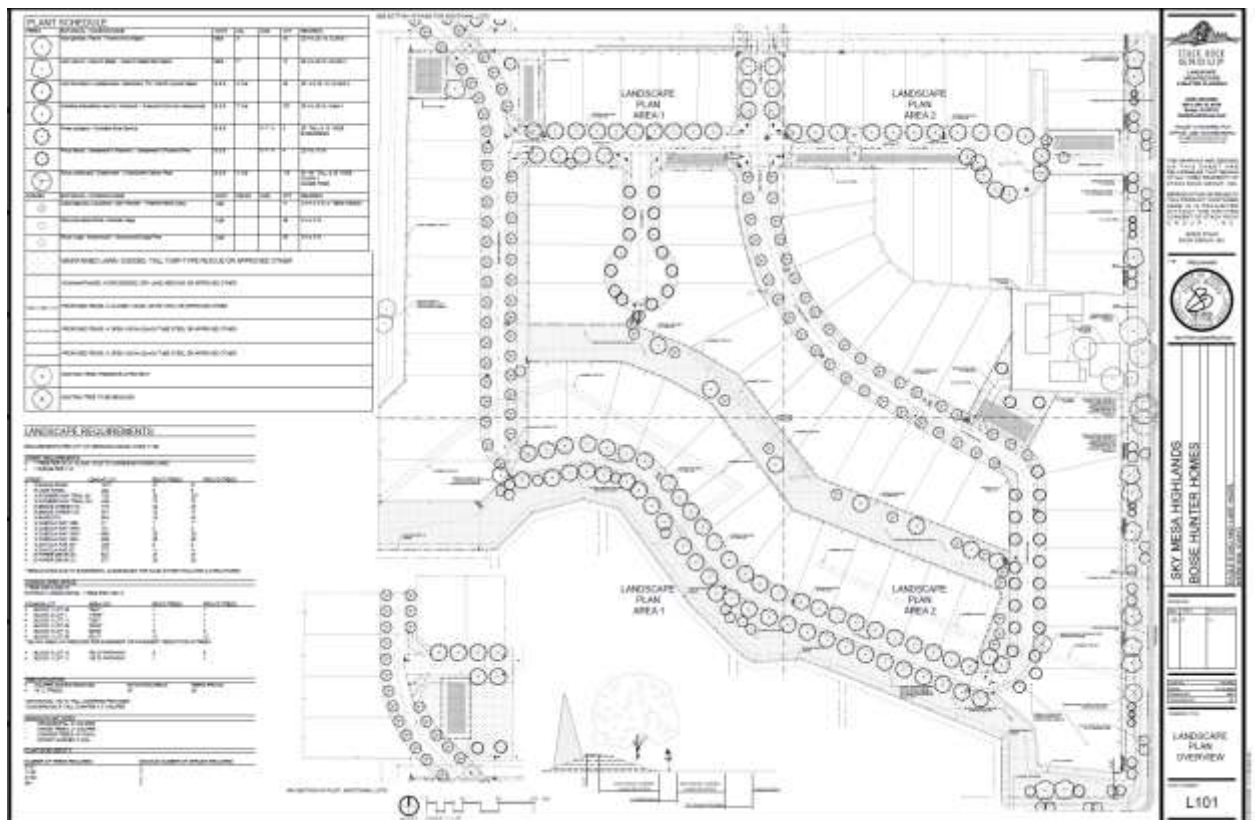


Redevelopment Plan for Lot 28, Block 1:

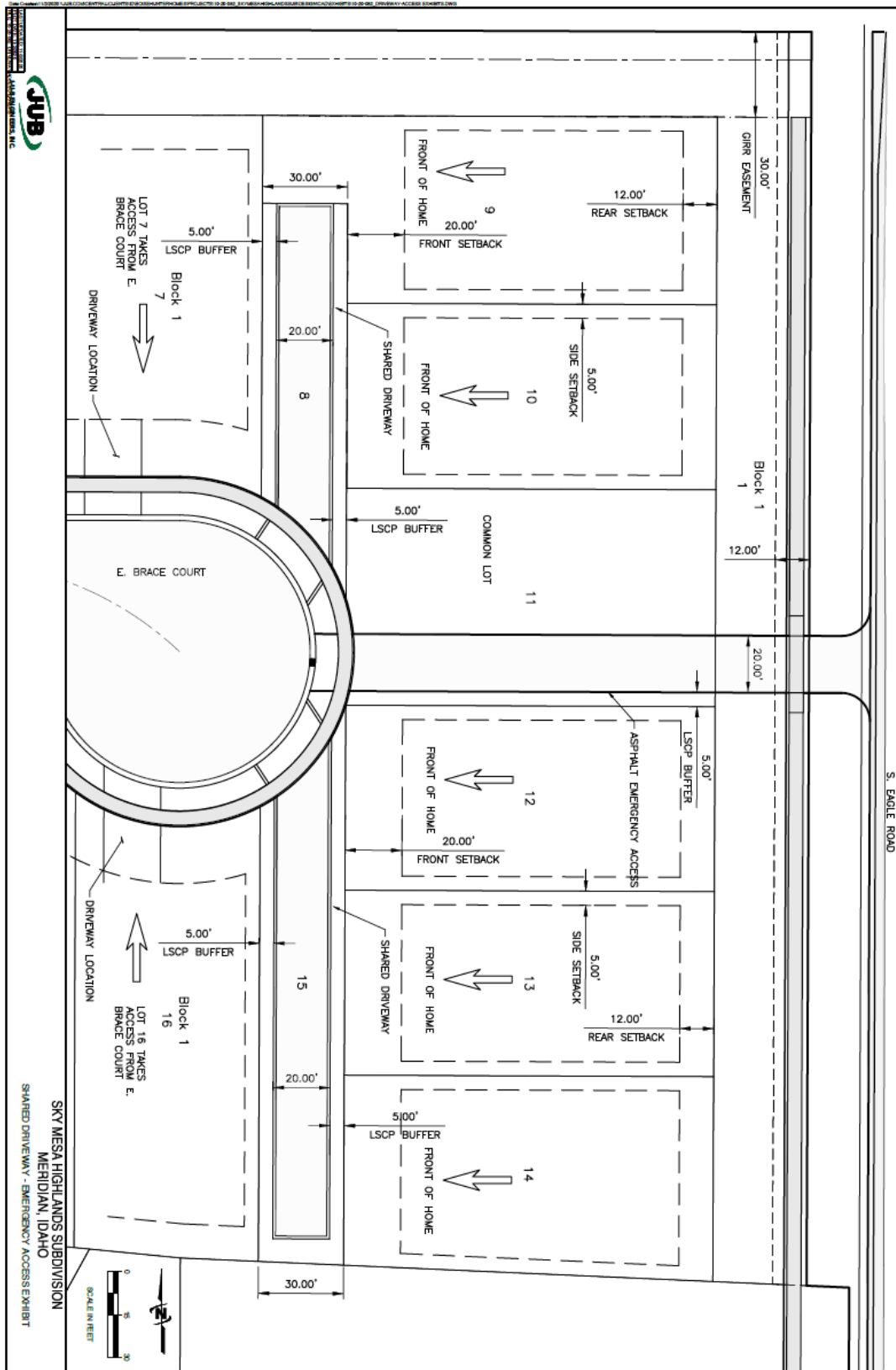


B. Final Plat (dated: 10/14/20)

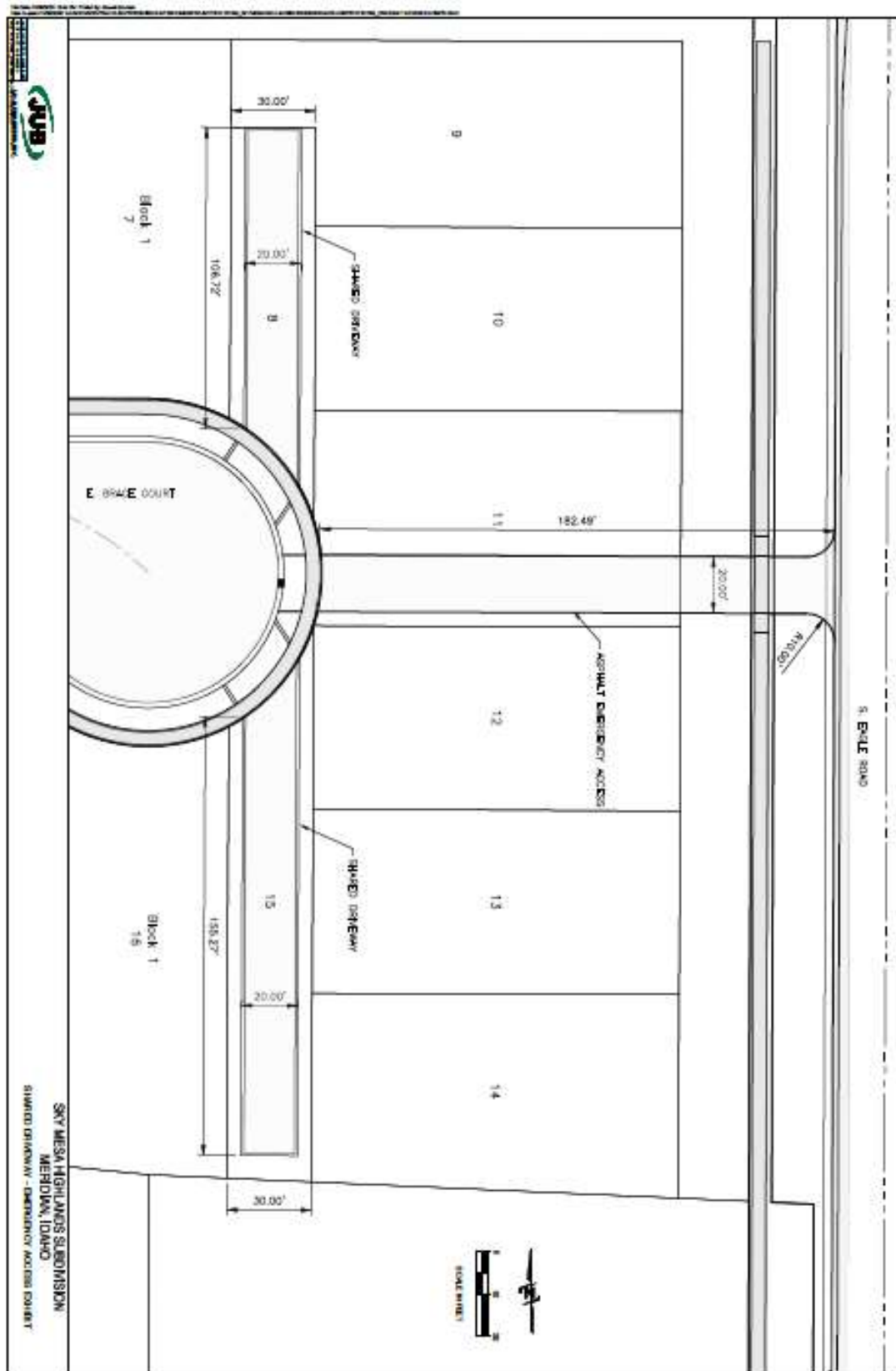


[illegible]

D. Common Driveway Exhibit



E. Emergency Access



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreements - Inst. #2017-119308 Sky Mesa; #2020-099420 Sky Mesa Highlands) and preliminary plat (H-2017-0068 Sky Mesa, H-2019-0123 Sky Mesa Highlands) applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the City Engineer's signature on the previous phase final plat (i.e. Sky Mesa #3) (by August 18, 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 J-U-B Engineers, Inc., stamped by Robert L. Kazarinoff, dated: 10/14/2020, included in Section V.B shall be revised as follows:
 - a. A scenic easement shall be depicted on Lots 15-27, Block 3 for homes to be five feet (5') below the ground elevation of Mr. Cantrell's (#R1835500400) and neighboring homes adjacent to the southern boundary of the site on Lake Hazel Rd. *A copy of the easement shall be submitted to the Planning Division prior to signature on the final plat by the City Engineer.*
 - b. Include a note stating the existing driveway access for Lot 28, Block 1 via S. Eagle Rd. is allowed to remain until the property redevelops in the future. At such time, access shall be taken internally from within the subdivision via the common driveway on Lot 15, Block 1.
 - c. Note #2: Exclude Lots 7 and 16, Block 1 as these lots will be accessed via the public street, not the common driveway.
 - d. Note #5: "Lots shall not be reduced in size without prior approval from the health authority and the City of Meridian."
 - e. Note #11: Include the recorded instrument number of the ACHD License Agreement.
 - f. Note #14: Include the recorded instrument number of the Development Agreements (#2017-119308 Sky Mesa; #2020-099420 Sky Mesa Highlands).
 - g. Note #15: ". . . has direct lot or parcel access to Eagle Road until such time as the property redevelops. At such time, sole access shall be taken from the common driveway on Lot 15, Block 1 and direct access via Eagle Road shall be prohibited."
 - h. Easement Note #2: Exclude Lots 7 and 16, Block 1 as these lots will be accessed via the public street, not the common driveway.
 - i. Easement Note #5: Include the recorded instrument number of the Bureau of Reclamation Easement.
 - j. Easement Note #6: Include the recorded instrument number of the existing ACHD sidewalk easements.
 - k. Depict a permanent easement on Lot 29, Block 1 for a 20-foot wide emergency access driveway to Lot 28, Block 1 consistent with the concept plan in Section V.B, to be constructed upon redevelopment of Lot 28, Block 1.

A copy of the revised plat shall be submitted for City Engineer signature.

5. The landscape plan prepared by Stack Rock Group, dated 09/2/2020, included in Section V.C, shall be revised as follows:
 - a. Extend the paving for the driveway on Lot 15, Block 1 to the southern property line. *This common driveway will eventually provide access to Lot 28, Block 1 upon redevelopment.*
 - b. Include the width of the street buffers proposed along S. Eagle Rd. and E. Lake Hazel Rd. in the Landscape Requirements table (i.e. minimum 25' wide).
 - c. Where pathways are proposed through common areas, depict 5-foot wide landscape strips on each side of the pathways that comply with the standards listed in UDC 11-3B-12C. *A mix of trees, shrubs, lawn and/or other vegetative groundcover is required.*
 - d. Depict a 20' wide driveway along the east side of Lot 29, Block 1 stubbing to the out-parcel to the north (i.e. Lot 28, Block 1) for future emergency access with redevelopment of the out-parcel in accord with the concept plan approved with the preliminary plat. The driveway shall be constructed in the future when Lot 28, Block 1 redevelops and shall be constructed to accommodate an imposed load of 80,000 GVW as set forth in International Fire Code Section 503.2.1 and D103.6.1 and D103.6.2.
6. Construction of the common driveways on Lots 8 and 15, Block 1 shall comply with the standards listed in UDC 11-6C-3D and with the exhibit in Section V.D.
7. The existing home and accessory structures proposed to remain on Lot 28, Block 1 shall comply with the minimum dimensional standards listed in UDC Table 11-2A-5 for the R-4 zoning district; make any revisions to the lot configuration necessary for compliance.
8. Provide address signage at the entrance to the common driveways on Lots 8 and 15, Block 1 at the public street for homes accessed by the common driveways for emergency wayfinding purposes; and sign the common driveway with "No Parking – Fire Lane" signs as set forth in IFC D103.6 Signs.
9. A perpetual ingress-egress easement for the common driveways proposed within this development shall be filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. **A copy of said easement shall be submitted to the Planning Division prior to signature on the final plat by the City Engineer.** *This requirement may be satisfied through a separate recorded easement or a note on the final plat.*
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, Sue Prescott, at 887-1620 for more information.
11. All fencing shall comply with the standards of UDC 11-3A-7C.
12. The irrigation system provided for this development shall have at least 60 psi to accommodate the property owners to the south along Lake Hazel Rd. per requirement of the Development Agreement.
13. The existing home proposed to remain on Lot 28, Block 1 shall hook up to City water and sewer services at the developers expense within 60 calendar days of such services becoming available in accord with MCC 9-1-4 and 9-4-8. At such time, the septic tank shall be abandoned and the well solely used for irrigation purposes.
14. Wrench re-settable bollards are required at each end of the emergency access driveway on Lot 11, Block 1 per requirement of the Fire Department. The driveway shall be able to accommodate an imposed load of 80,000 GVW as set forth in International Fire Code Section 503.2.1 and D103.6.1 and D103.6.2.

15. A revised copy of the recorded CC&R's shall be submitted prior to the City Engineer's signature on the final plat that allows Sky Mesa Highlands to use common area & amenities in Sky Mesa Subdivision to the north.
16. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plats and/or development agreements does not relieve the Applicant of responsibility for compliance.

B. Public Works

Site Specific Conditions:

1. The street light plan submitted with the construction plans appear to meet city requirements based on a preliminary review.
2. Slope between SSMH-B7 and SSMH-B8 needs to be 5% or less.
3. Remove sanitary sewer mainline from the common driveway, and run service lines to parcels. Mainlines are only allowed if common driveway has 4 or more lots.
4. The water main in E. Brace Court needs to extend east and connect to Eagle Road through the center of the emergency access driveway.
5. The water valve cluster at E. Brace Street and S. Cubola Way needs to have the north valve closed upon completion of construction because this is a pressure zone boundary. A note needs to be added to the plans noting this valve closure.
6. The water valve cluster at E. Brace Street and S. Pioneer Trail Way needs to have the north valve closed upon completion of construction because this is a pressure zone boundary. A note needs to be added to the plans noting this valve closure.

General Conditions:

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. 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.
14. 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.
15. 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.
16. 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.
17. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
18. Developer shall coordinate mailbox locations with the Meridian Post Office.
19. All grading of the site shall be performed in conformance with MCC 11-1-4B.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.

25. 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.
26. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
27. 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.
28. 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.
29. 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.
30. 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.