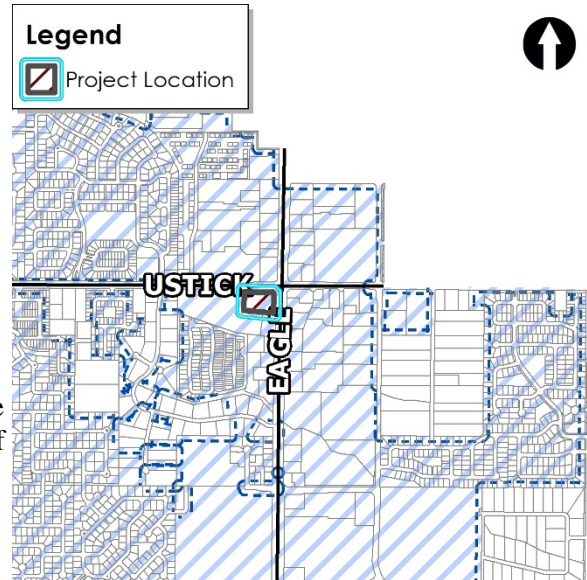


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 12/22/2020
 TO: Mayor & City Council
 FROM: Joe Dodson, Associate Planner
 208-884-5533
 SUBJECT: H-2020-0104
 Wadsworth Meridian Subdivision
 LOCATION: The site is located at 3085 E. Ustick Road, at the southwest corner of S. Eagle Road and E. Ustick Road, in the NE ¼ of the NE ¼ of Section 5, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Request for Preliminary Plat approval consisting of five (5) commercial building lots on 3.29 acres in the C-G zoning district for ownership purposes, by Wadsworth Development.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	3.29 (C-G zoning district)	
Future Land Use Designation	Mixed Use Regional	
Existing Land Use(s)	Vacant	
Proposed Land Use(s)	Commercial	
Lots (# and type; bldg./common)	5 building lots	
Physical Features (waterways, hazards, flood plain, hillside)	Milk Lateral runs along southern boundary of property; portion of irrigation easement that is on the subject site is being respected and was verified during CZC approval.	
Neighborhood meeting date; # of attendees:	July 27, 2020 – One (1) attendee (representative of Kohls)	
History (previous approvals)	H-2019-0082 (DA Modification to remove the subject site from an existing DA and enter into a new one specific to this site; DA Inst. #2019-121599); A-2019-0376 (CZC for parking lot, landscaping, and other relevant site improvements); A-2020-0163 (CZC and Design Review approval of an urgent care facility on the SEC pad site).	

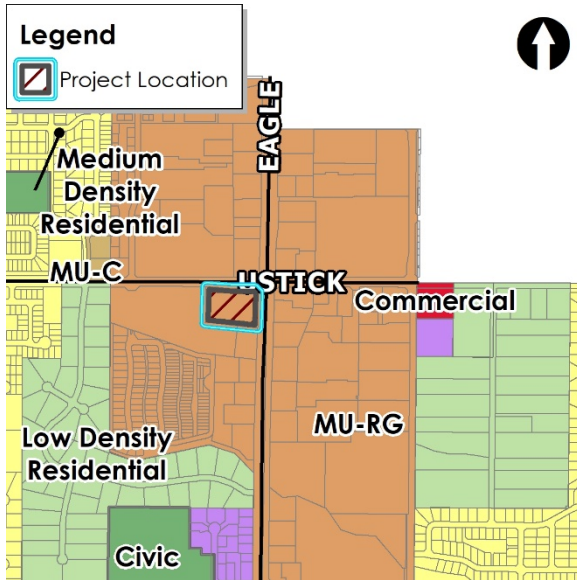
B. Community Metrics

Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	Yes; Comply with letter noting review that occurred with urgent care CZC (A-2020-0163).	
• Requires ACHD Commission Action (yes/no)	No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access is proposed via a proposed shared driveway into the development from E. Ustick Rd. No direct access is proposed or allowed to E. Ustick Rd. or N. Eagle Rd.	
Stub Street/Interconnectivity/Cross Access	Subject site has existing cross-access agreements in place for adjacent properties to the west and south. All of these properties will be accessed via drive aisles.	
Existing Road Network	No	
Existing Arterial Sidewalks / Buffers	The required sidewalks and landscaping is currently under construction commensurate with the approved CZC plans (A-2019-0376).	
Proposed Road Improvements	Applicant is not required to perform any road improvements because Ustick and Eagle are at their full-build out at this time.	
Fire Service		
• Distance to Fire Station	1.2 miles from Fire Station #3	
• Fire Response Time	This project lies within the Meridian Fire response time goal of 5 minutes.	
• Resource Reliability	Fire Station #3 reliability currently 80%	
• Risk Identification	Risk Factor 3 – commercial	
• Accessibility	Proposed project meets all Fire required access, road widths, and turnarounds.	
Police Service		
• Distance to Station	3.5 miles from Meridian Police Department	
• Response Time	Approximately 2.5 minute response time to an emergency.	
• Call Data	Between 10/1/2019- 9/30/2020, the Meridian Police Department responded to 1,379 calls for service within a mile of the proposed development. The crime count on the calls for service was 98. See attached documents for details. Between 10/1/2019- 9/30/2020, the Meridian Police Department responded to 92 crashes within a mile of the proposed development. See attached documents for details.	
• Additional Concerns	None	
Wastewater		
• Distance to Sewer Services	0	
• Sewer Shed	Five Mile Trunkshed	
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance	13.98	
• Project Consistent with WW Master Plan/Facility Plan	YES	
• Impacts/Concerns	Flow is committed	
Water		
• Distance to Water Services	0'	
• Pressure Zone	3	

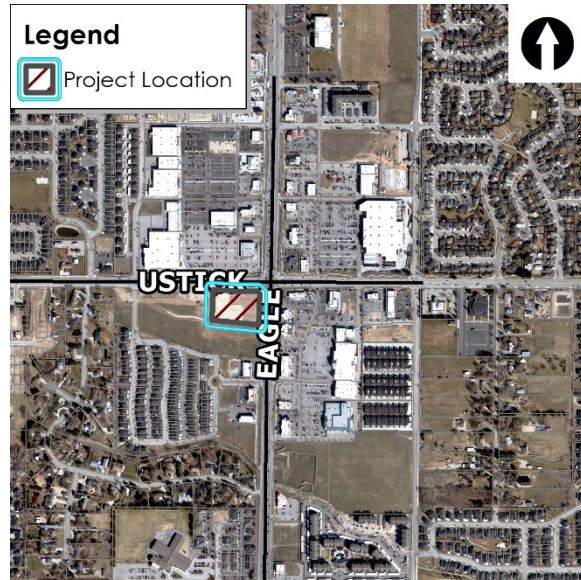
Description	Details	Page
<ul style="list-style-type: none"> Estimated Project Water ERU's 	See application	
<ul style="list-style-type: none"> Water Quality Concerns 	None	
<ul style="list-style-type: none"> Project Consistent with Water Master Plan 	YES	
<ul style="list-style-type: none"> Impacts/Concerns 	No comments	

C. Project Area Maps

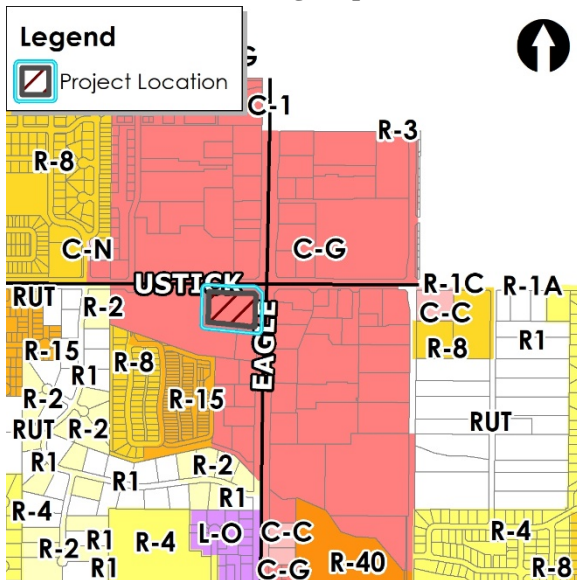
Future Land Use Map



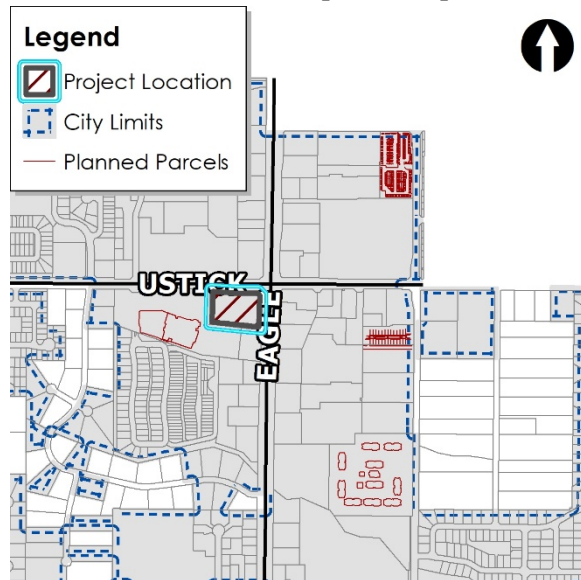
Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Brad Watson, Wadworth Development – 166 E. 14000 South, Ste. 210, Draper, UT 84020

B. Owner:

Nate Ballard, Wadworth Development – 166 E. 14000 South, Ste. 210, Draper, UT 84020

C. Representative:

Kristen McNeill, The Land Group, Inc. – 462 E. Shore Drive, Suite 100, Eagle, ID 83616

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	10/30/2020	12/4/2020
Radius notification mailed to properties within 300 feet	10/30/2020	11/23/2020
Site Posting	11/5/2020	12/10/2020
Nextdoor posting	10/30/2020	11/23/2020

V. STAFF ANALYSIS

The subject property was annexed in 2003 as part of a larger annexation area (AZ-03-018). There was a Development Agreement (DA) associated with this annexation which was modified in 2019 to remove this property from that DA (H-2019-0082) and enter into a new one serving just this site (DA Inst. #2019-121599). The Applicant does not have to subdivide the property in order to develop it but is choosing to for future ownership purposes. The Applicant is required to comply with all existing DA provisions. Each building site will be evaluated for compliance with all applicable previous approvals at the time of Certificate of Zoning Compliance (CZC) application submittal on each building lot.

A. Future Land Use Map Designation (<https://www.meridiancity.org/complan>)

Mixed Use regional – In general, the purpose of mixed-use designations is to provide for a combination of compatible land uses within a close geographic area that allows for easily accessible and convenient services for residents and workers. The intent is to promote developments that offer functional and physical integration of land uses, to create and enhance neighborhood sense of place, and to allow developers a greater degree of design and use flexibility.

Specifically, the purpose of the regional designation is to provide a mix of employment, retail, and residential dwellings and public uses near major arterial intersections. The intent is to integrate a variety of uses together, including residential, and to avoid predominantly single use developments such as a regional retail center with only restaurants and other commercial uses. Developments should be anchored by uses that have a regional draw with the appropriate supporting uses.

The subject site is located at the southwest corner of the intersection of E. Ustick Road (an arterial street) and N. Eagle Road/SH 55. Staff and the Applicant understand the importance of providing more commercial uses in this area, especially on an undeveloped corner. To the east and across Eagle Road are two large commercial centers; to the north is an additional

commercial center. These surrounding areas provide a plethora of commercial uses that are used at a regional level. Directly to the west of the subject site is intended to be a high-end indoor gym (Villasport) and further to the south of the site is existing residential and some community serving commercial. As these lots get developed over time, Staff believes that they will continue to add to the City's commercial base and will likely be a higher benefit to users of the future Villasport and residents to the southwest of this site. Staff is of the opinion that there is less need for these five relatively small commercial lots to serve a regional base than those sites to the north and east. In addition, this project, in conjunction with the approved uses to the west, should satisfy the comprehensive plan and mixed-use policies.

B. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

Some applicable Comprehensive Plan policies are cited below with Staff analysis in italics.

“Require appropriate building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, multifamily, and parking lots into existing neighborhoods.” (5.01.02D). This subdivision has received previous approvals that have analyzed the required landscape buffers and site design. All perimeter landscaping will be constructed outside of each individual lot and outside of the platting process. The approved landscaping meets all code requirements and helps to beautify the property while keeping the building lots visible. The landscaping also creates the required buffer to the two adjacent busy streets. In addition, each future building site will add to the perimeter landscaping to enhance each of their sites. There are no directly adjacent residences and likely, the subject site will not be directly viewable from the nearest residential neighborhood once other properties redevelop in the near future. The Applicant chose to construct the parking on the interior of all the proposed building lots which helps screen the parking lot from public view.

“Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices” (3.07.01A). As noted above, the site design hides the parking lot from adjacent uses to the extent possible and allows each building to be integrated into the surrounding properties. Commercial zoning exists in all directions around the subject site which lends itself to not requiring any major buffer to a residential development. Staff finds the approved site design meets the best design practices outlined in plan.

“Encourage the development of supportive commercial near employment areas.” (3.06.02C). No end users are not known at this time for the proposed lots along the north of the subject site. However, the most recent approval on site was for an urgent care facility in the southeast corner and the expected building to the west of the urgent care facility is planned to be a multi-tenant building. The urgent care facility will be its own small employment center and very likely, other buildings within this commercial subdivision will spring up to be a supportive use to it. In addition, a large gym is approved (but not yet constructed) on the adjacent property to the west—it is very likely businesses will open up in this subdivision in response to that larger employer as well.

“Require pedestrian circulation plans to ensure safety and convenient access across large commercial and mixed-use developments.” (3.07.02A). Where feasible, each building site will have pedestrian connections to one another and will have connections to the sidewalks along the adjacent major roadways on the north and east sides of the overall site. So long as these connections are required with each CZC review, Staff believes the subject site will have adequate pedestrian circulation especially due to the relatively small size of this commercial development.

Staff finds this development to be generally consistent and in alignment with the Comprehensive Plan.

C. Existing Structures/Site Improvements:

The subject site is vacant at this time with basic site improvements completed (grading). All improvements along Ustick and Eagle Roads are existing. With the approved CZC, utilities and drainage will be completed. In addition, when each building lot develops, each development will be analyzed for compliance with city code.

D. Proposed Use Analysis:

The uses allowed on the subject site are those listed in UDC Table 11-2B-2 for the C-G zoning district. There has been an approved CZC on the property located on the building lot in the southeast corner of the site for an urgent care facility; this is a principally permitted use in the C-G district. Each future use will be analyzed for compliance when they are proposed over time.

E. Dimensional Standards ([UDC 11-2](#)):

The submitted Preliminary Plat proposes five (5) commercial building lots that vary in size from 0.39 acres to 1.02 acres. The C-G zoning district does not have a minimum lot size requirement but does have required landscape buffers and land use buffers. Because there are no adjacent residential districts, there are no required land use buffers. In addition, all landscape buffers are previously approved with the CZC for the overall site improvements (A-2019-0376). When future buildings are proposed on each building lot, Staff will analyze each building for compliance with other dimensional standards of the C-G zoning district.

The proposed preliminary plat appears to meet the UDC requirements for the C-G zoning district outlined in UDC Table 11-2B-3.

F. Access ([UDC 11-3A-3](#), [11-3H-4](#)):

Access to and for this development will be via a shared driveway constructed with the Villasport improvements limited to a right-in/right-out access—this Applicant will be required to construct this shared driveway access for their development if it this site develops before the Villasport project. There are no public streets as part of this commercial development and therefore no stub streets are proposed. Instead, there are private drive-aisles as are standard for commercial developments. The Applicant has an existing cross-access agreement with the adjacent commercial properties (Inst. #106169335).

The Applicant's plat and subsequent plans show the shared driveway access with the Villasport project as a named private lane, N. Cajun Lane. Further to the south of the subject site, there is a private street with this name and the commercial drive aisle will be a continuation of this driving surface but in fact will not be a named street. Therefore, the Applicant needs to revise the plat to show this lane as a drive aisle and not a named private street. In addition, because the Applicant is proposing to subdivide this property, cross-access between the five proposed lots is also required. In the recorded Covenant, Conditions, and Restrictions (Inst. #2020-075457) this cross-access is discussed and dictated for each lot and future user. The Applicant should note this and the instrument number on the plat for transparency.

G. Parking ([UDC 11-3C](#)):

Off-street parking is required to be provided in accord with the standards listed in [UDC 11-3C-6B](#) for nonresidential uses at the ratio of one (1) space per 500 square feet of gross floor area. In addition, if any restaurants are proposed, the parking ratio is one (1) space per 250 square feet of gross floor area. With the approved CZC, 109 parking spaces were approved but did not show any parking directly adjacent to the future commercial buildings on the north end of the site.

The revised site plan provided by the Applicant shows some changes to the parking lot that differ from the currently approved site plan. One of these changes include three additional trash enclosures for a total of four but none are proposed within the center parking area which is appreciated. The new locations of the trash enclosures should help minimize any blind corners when traversing the site. In addition, the Applicant is now showing reconfiguration of some of the parking spaces and additional parking adjacent to the northern building lots. These changes show a net positive gain of 16 additional parking spaces. Again, as each pad site is developed, the required number of spaces will be checked and the Applicant will be required to comply with code requirements. As noted above, parking for the whole site will be available for each building site per the recorded CC&Rs.

Because the overall parking plan has changed since the original approval of the CZC, the Applicant will need to obtain approval of a new CZC outlining the changes made to the site improvements prior to obtaining any more building permits.

H. Pathways ([UDC 11-3A-8](#)):

The required multi-use pathway along Eagle Road will be constructed under the approved CZC from 2019 unless that expires and a new CZC will be required to be approved. No other pathways are proposed or required. Through the approved CZC, the Applicant is also required to construct the multi-use pathway with decorative street lamps as outlined in UDC 11-3H-4C.

A portion of the multi-use pathway will be widened to 14 feet in width to accommodate a wide enough surface for city vehicles to access the city sewer main that the Applicant must pull from the corner of Ustick and Eagle. Public Works has reviewed approved this change from the approved CZC utility plans.

I. Sidewalks ([UDC 11-3A-17](#)):

Minimum 5-foot wide sidewalks are required adjacent to all commercial buildings as outlined in UDC 11-3A-17. The one building site with an approval (American Family Urgent Care) showed compliance with this requirement. In addition, each building site will be analyzed for compliance with this requirement. The Applicant is required to construct 5-foot wide detached sidewalk within the landscape buffer to Ustick Road per the conditions of approval in the existing CZC. This sidewalk will connect to the multi-use pathway at the intersection of Ustick and Eagle Roads.

J. Landscaping ([UDC 11-3B](#)):

A 25-foot wide street buffer is required adjacent to E. Ustick Road, an arterial street, landscaped per the standards listed in UDC 11-3B-7C. A 35-foot wide street buffer is required adjacent to N. Eagle Road/SH 55, landscaped per the standards listed in 11-3B-7C.

All landscape buffers have been reviewed and approved with the existing CZC.

K. Building Elevations ([UDC 11-3A-19](#) | [Architectural Standards Manual](#)):

The Applicant has not submitted conceptual elevations for the future commercial pad sites because end users are not yet known. Future commercial buildings are required to obtain certificate of zoning compliance and administrative design review approval and each building will be analyzed against the UDC and Architectural Standards Manual at that time.

VI. DECISION

A. Staff:

Staff recommends approval of the requested preliminary plat application per the Findings in Section IX of this staff report.

B. The Meridian Planning & Zoning Commission heard these items on November 19, 2020. At the public hearing, the Commission moved to recommend approval of the subject Preliminary Plat request.

1. Summary of Commission public hearing:

- a. In favor: Tamara Thompson, The Land Group
- b. In opposition: None
- c. Commenting: Tamara Thompson
- d. Written testimony: None
- e. Staff presenting application: Joseph Dodson, Current Associate Planner
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

3. Key issue(s) of discussion by Commission:

- a. None

4. Commission change(s) to Staff recommendation:

- a. None

5. Outstanding issue(s) for City Council:

- a. None

C. The Meridian City Council heard these items on December 22, 2020. At the public hearing, the Council moved to approve the subject Preliminary Plat request.

1. Summary of the City Council public hearing:

- a. In favor: Tamara Thompson, The Land Group - Applicant Representative
- b. In opposition: None
- c. Commenting: Tamara Thompson
- d. Written testimony: None
- e. Staff presenting application: Joseph Dodson
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

3. Key issue(s) of discussion by City Council:

- a. None

4. City Council change(s) to Commission recommendation:

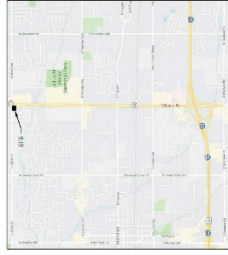
- a. None

VII. EXHIBITS

A. Preliminary Plat (dated: 09/28/2020)



Preliminary Plat
for
Wadsworth Meridian Subdivision
Located in Government Lot 1 in the Northeast 1/4 of Section 5
Township 3 North, Range 1 East, Boise Meridian
City of Meridian, Ada County, Idaho
2020
Vicinity Map:

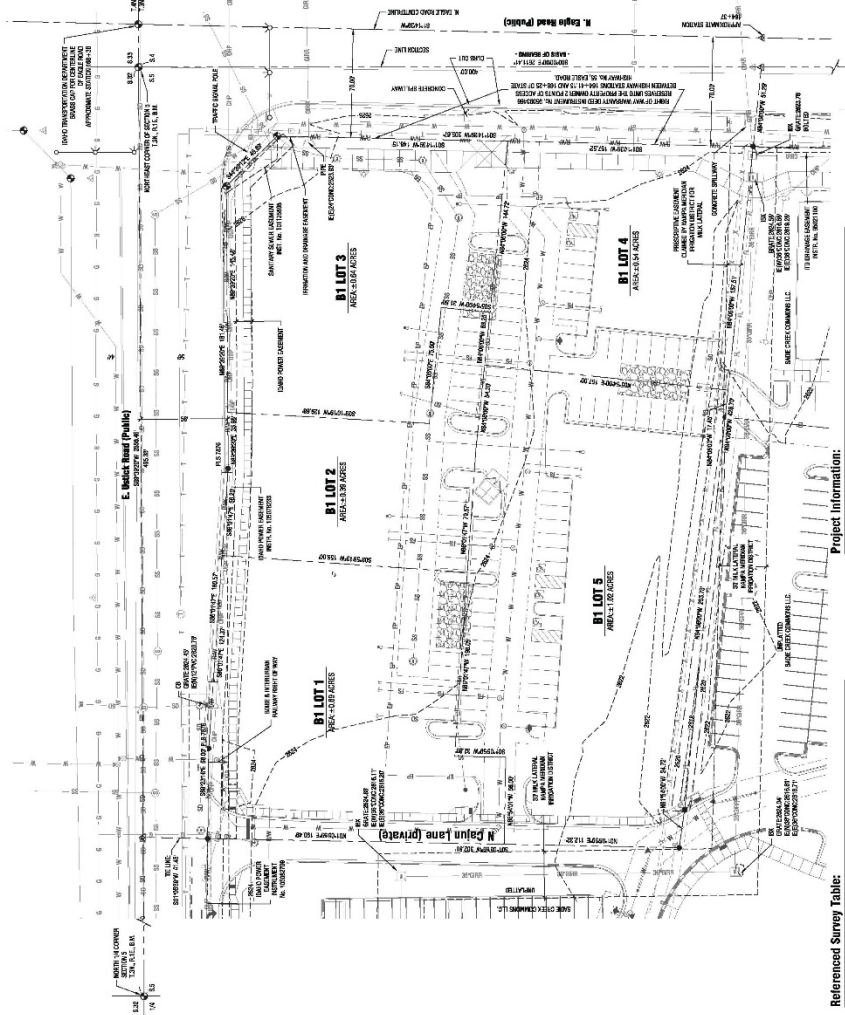


Wadsworth Development Group, LLC.

3085 E. Larkspur
Meridian, Idaho, 83845



Preliminary Plat
1 of 1



Legend:

Symbol	Description
Circle with dot	Survey Point
Circle with cross	Corner Point
Circle with 'X'	Corner Point
Circle with 'A'	Corner Point
Circle with 'B'	Corner Point
Circle with 'C'	Corner Point
Circle with 'D'	Corner Point
Circle with 'E'	Corner Point
Circle with 'F'	Corner Point
Circle with 'G'	Corner Point
Circle with 'H'	Corner Point
Circle with 'I'	Corner Point
Circle with 'J'	Corner Point
Circle with 'K'	Corner Point
Circle with 'L'	Corner Point
Circle with 'M'	Corner Point
Circle with 'N'	Corner Point
Circle with 'O'	Corner Point
Circle with 'P'	Corner Point
Circle with 'Q'	Corner Point
Circle with 'R'	Corner Point
Circle with 'S'	Corner Point
Circle with 'T'	Corner Point
Circle with 'U'	Corner Point
Circle with 'V'	Corner Point
Circle with 'W'	Corner Point
Circle with 'X'	Corner Point
Circle with 'Y'	Corner Point
Circle with 'Z'	Corner Point

Notes:

1. THIS PRELIMINARY PLAT IS SUBJECT TO THE RECORDS OF THE COUNTY OF ADA, IDAHO.
2. THE PROPERTY IS SUBJECT TO THE RECORDS OF THE COUNTY OF ADA, IDAHO.
3. THE PROPERTY IS SUBJECT TO THE RECORDS OF THE COUNTY OF ADA, IDAHO.
4. THE PROPERTY IS SUBJECT TO THE RECORDS OF THE COUNTY OF ADA, IDAHO.
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16. THE PROPERTY IS SUBJECT TO THE RECORDS OF THE COUNTY OF ADA, IDAHO.
17. THE PROPERTY IS SUBJECT TO THE RECORDS OF THE COUNTY OF ADA, IDAHO.
18. THE PROPERTY IS SUBJECT TO THE RECORDS OF THE COUNTY OF ADA, IDAHO.
19. THE PROPERTY IS SUBJECT TO THE RECORDS OF THE COUNTY OF ADA, IDAHO.
20. THE PROPERTY IS SUBJECT TO THE RECORDS OF THE COUNTY OF ADA, IDAHO.

Reference Survey Table:

1. THE PROPERTY IS SUBJECT TO THE RECORDS OF THE COUNTY OF ADA, IDAHO.
2. THE PROPERTY IS SUBJECT TO THE RECORDS OF THE COUNTY OF ADA, IDAHO.

Benchmark:

THE BENCHMARK IS A CONCRETE PILE WITH AN ELEVATION OF 4200.00 FEET AS DETERMINED BY THE SURVEYOR. THE BENCHMARK IS LOCATED AT THE CORNER OF THE PROPERTY.

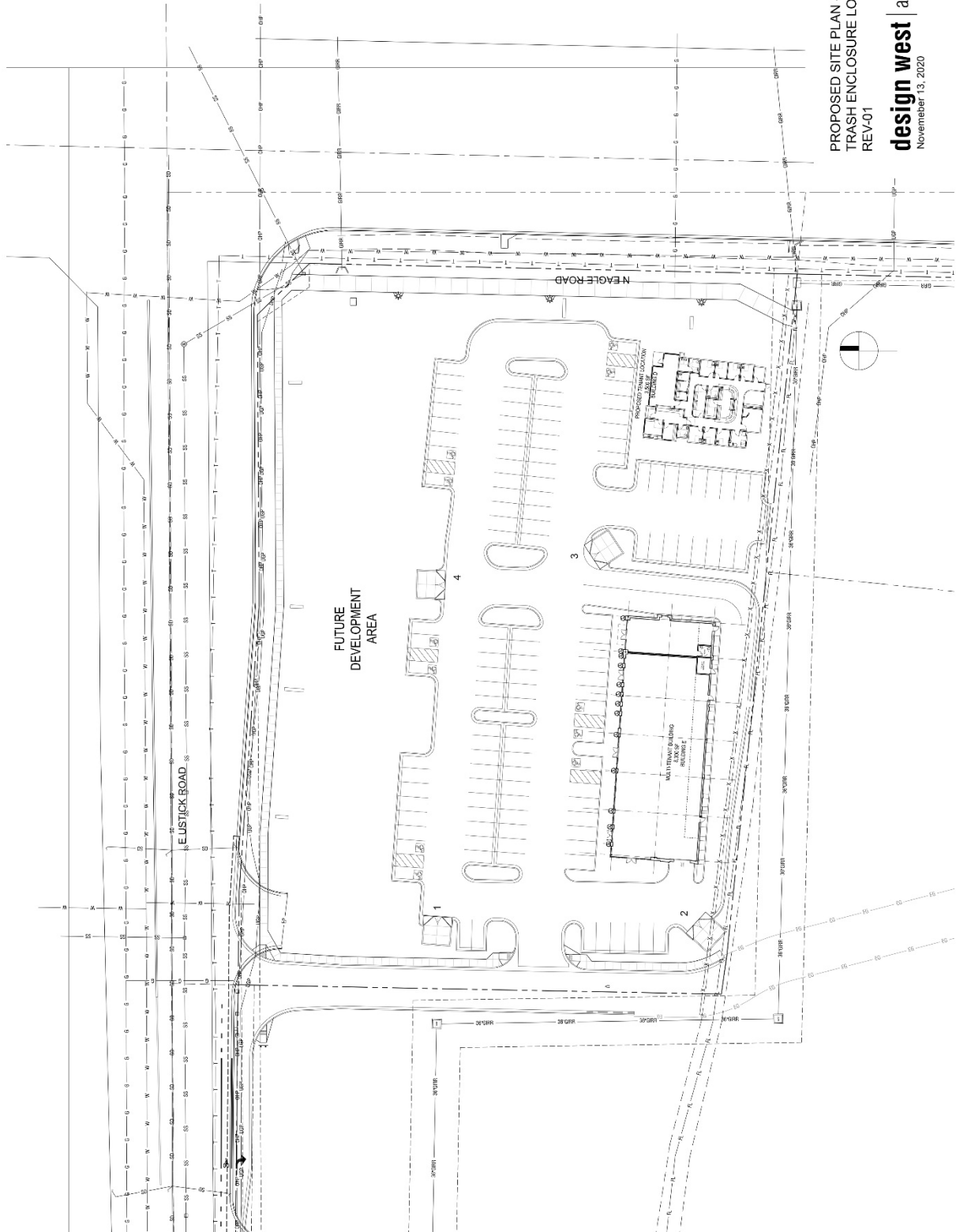
Project Information:

OWNER: WADSWORTH DEVELOPMENT GROUP, LLC
 PROJECT: WADSWORTH MERIDIAN SUBDIVISION
 ADDRESS: 3085 E. LARKSPUR, MERIDIAN, IDAHO 83845
 PHONE: 208.333.8888



Preliminary Plat
1 of 1

B. Updated Site Plan (date: 11/13/2020)



PROPOSED SITE PLAN -
TRASH ENCLOSURE LOCATIONS
REV-01

design west architects
November 13, 2020

C. Landscape Plans (date: 10/09/2020)



Project Information:
PROPOSED COMMERCIAL DEVELOPMENT: EAGLE COMMONS AT USTICK AND EAGLE
3085 EAGLE LOCK ROAD, WADSWORTH, MI 48093
OWNER: THE LAND GROUP, 18150 WOODLAND AVENUE, WADSWORTH, MI 48093
PHONE: 978-334-8880
DESIGNER: LANDSCAPE ARCHITECTS, 21500 WOODLAND AVENUE, WADSWORTH, MI 48093
DATE: 10/09/2020
DRAWN BY: JAMES R. WATSON, LANDSCAPE ARCHITECT
CHECKED BY: JAMES R. WATSON, LANDSCAPE ARCHITECT
PROJECT: JAMES R. WATSON, LANDSCAPE ARCHITECTS, 21500 WOODLAND AVENUE, WADSWORTH, MI 48093
EAGLE COMMONS AT USTICK AND EAGLE, 3085 EAGLE LOCK ROAD, WADSWORTH, MI 48093
EAGLE COMMONS AT USTICK AND EAGLE, 3085 EAGLE LOCK ROAD, WADSWORTH, MI 48093
EAGLE COMMONS AT USTICK AND EAGLE, 3085 EAGLE LOCK ROAD, WADSWORTH, MI 48093

Landscape Calculations:
TOTAL NUMBER OF TREES AND TREE SPACES: 30 TREES, 4 SPACES
TOTAL NUMBER OF TREES AND TREE SPACES: 30 TREES, 4 SPACES
TOTAL NUMBER OF TREES AND TREE SPACES: 30 TREES, 4 SPACES
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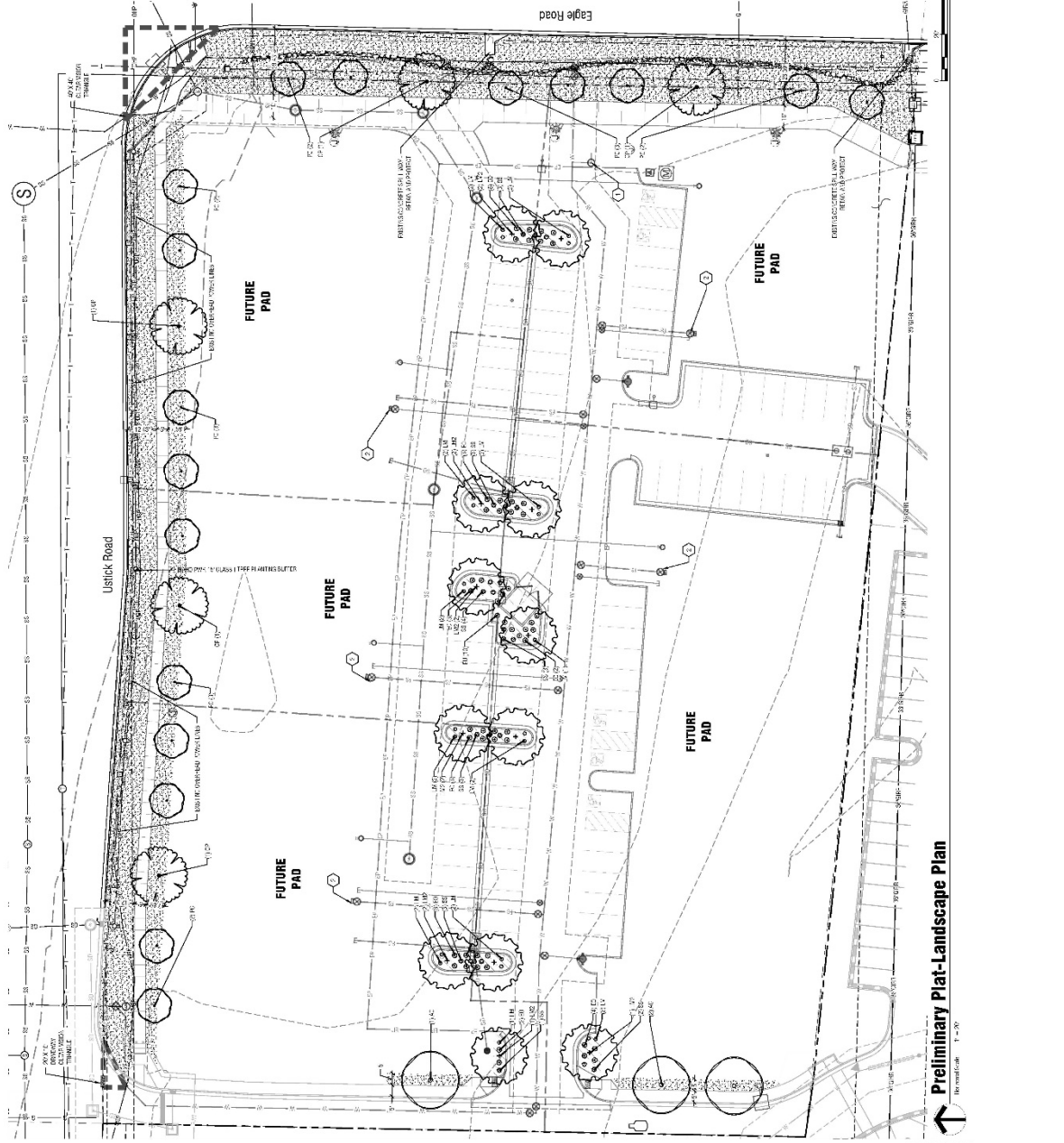
Landscape Requirements:
PER MICHIGAN MUNICIPAL CODE:
LANDSCAPE REQUIREMENTS: 30 TREES, 4 SPACES
LANDSCAPE REQUIREMENTS: 30 TREES, 4 SPACES
LANDSCAPE REQUIREMENTS: 30 TREES, 4 SPACES
LANDSCAPE REQUIREMENTS: 30 TREES, 4 SPACES

Material Legend:
LANDSCAPE: 30 TREES, 4 SPACES
LANDSCAPE: 30 TREES, 4 SPACES
LANDSCAPE: 30 TREES, 4 SPACES
LANDSCAPE: 30 TREES, 4 SPACES

Landscape Keynotes:
LANDSCAPE: 30 TREES, 4 SPACES
LANDSCAPE: 30 TREES, 4 SPACES
LANDSCAPE: 30 TREES, 4 SPACES
LANDSCAPE: 30 TREES, 4 SPACES

Notes:
LANDSCAPE: 30 TREES, 4 SPACES
LANDSCAPE: 30 TREES, 4 SPACES
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LANDSCAPE: 30 TREES, 4 SPACES

Project Information:
3085 Eagle Lock Road
Wadsworth, Michigan
Eagle Commons at Ustick and Eagle
Preliminary Plat
Landscape Plan
L1.00



Preliminary Plat-Landscape Plan

VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. With the final plat submittal, the preliminary plat included in Section VII.A, dated September 28, 2020, shall be revised as follows:
 - a. Add a plat note prohibiting direct lot access to E. Ustick Road and N. Eagle Road.
 - b. Add a plat note noting the existing cross-access agreement with the adjacent commercial properties (Parcel numbers S1105110110 & S1105110120) to include the recorded instrument number (Inst. #106169335).
 - c. Revise plat note #11 to include the record instrument number for the Covenants, Conditions, and Restrictions (Inst. #2020-075457).
 - d. Remove the name of the shared driveway shown on the plat as N. Cajun Lane—this is not a named street in this location.
 - e. Graphically depict the required landscape buffers along E. Ustick Road and N. Eagle Road on the plat per UDC 11-3B-7C.2.
2. The landscape plan included in Section VII.C, dated October 9, 2020, is approved as submitted.
3. The Applicant and/or assigns has the ongoing obligation to comply with all current City of Meridian ordinances and previous conditions of approval associated with this site: H-2019-0082; DA Inst. #2019-121599; A-2019-0376; and A-2020-0163.
4. The Applicant shall construct the multi-use pathway along N. Eagle Road with decorative street lamps in accord with UDC 11-3H-4C.
5. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2B-3 for the C-G zoning district.
6. Off-street parking is required to be provided in accord with the standards listed in UDC 11-3C-6C for nonresidential uses.
7. The Applicant shall comply with all ACHD conditions of approval.
8. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
9. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
10. The Applicant is required to obtain Certificate of Zoning Compliance (CZC) and Administrative Design Review (DES) approval for each new commercial building site.
11. The preliminary plat approval shall become null and void if the applicant fails to either 1) obtain the City Engineer signature on a final plat within two years of preliminary plat approval by City Council (date unknown at this time); or 2) obtain approval of a time extension as set forth in UDC 11-6B-7.
12. Prior to submittal of a final plat for City Engineer signature, the applicant shall submit public access easements for the multi-use pathway along N. Eagle Road. Submit easements to the Planning Division for Council approval and subsequent recordation. The easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side). Use standard City template for

public access easement. Easement checklist must accompany all easement submittals. Coordinate with Kim Warren from the City of Meridian Parks Department.

13.

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 A street light plan will need to be included in the final plat application. Street light plan requirements are listed in section 6-7 of the City's Design Standards.
- 1.2 The geotechnical investigative report prepared by Material Testing & Inspection dated July 25, 2019 indicates some very specific construction considerations. The applicant shall be responsible for the adherence of these recommendations to help ensure structural integrity.

2. General Conditions of Approval

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. 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.
- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 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-foot wide for a single utility, or 30-foot 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 development plan approval.
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). 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 receiving development plan approval.
- 2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
- 2.6 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.

- 2.7 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 Engineering Department at (208)898-5500 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 Contact Robert B. Whitney at (208)334-2190.
- 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
- 2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
- 2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
- 2.11 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.
- 2.12 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.
- 2.13 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.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.
- 2.17 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.
- 2.18 The design 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.
- 2.19 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.
- 2.20 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.
- 2.21 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.

2.22 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse 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 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.

2.23 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, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate 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.

C. FIRE DEPARTMENT (MFD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=215566&dbid=0&repo=MeridianCity>

D. POLICE DEPARTMENT (MPD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=216305&dbid=0&repo=MeridianCity>

E. CENTRAL DISTRICT HEALTH DEPARTMENT (CDH)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=215841&dbid=0&repo=MeridianCity>

F. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=216454&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. Preliminary Plat Findings:

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the Comprehensive Plan;

City Council finds that the proposed plat, with Staff's recommendations, is in substantial compliance with the adopted Comprehensive Plan regarding land use, density, transportation, and pedestrian connectivity. (Please see Comprehensive Plan policies and analysis in, Section V of this report for more information.)

2. Public services are available or can be made available and are adequate to accommodate the proposed development;

City Council finds that public services will be provided to the subject property with development. (See Section VIII of the Staff Report for more details from public service providers.)

3. The plat is in conformance with scheduled public improvements in accord with the City's capital improvement program;

Because City water and sewer and any other utilities will be provided by the development at their own cost, City Council finds that the subdivision will not require the expenditure of capital improvement funds.

4. There is public financial capability of supporting services for the proposed development;

City Council finds there is public financial capability of supporting services for the proposed development based upon comments from the public service providers (i.e., Police, Fire, ACHD, etc.). (See Section VII for more information.)

5. The development will not be detrimental to the public health, safety or general welfare; and,

City Council is not aware of any health, safety, or environmental problems associated with the platting of this property. ACHD considers road safety issues in their analysis but has not provided comments at this time.

6. The development preserves significant natural, scenic or historic features.

City Council is unaware of any significant natural, scenic or historic features that exist on this site that require preserving.