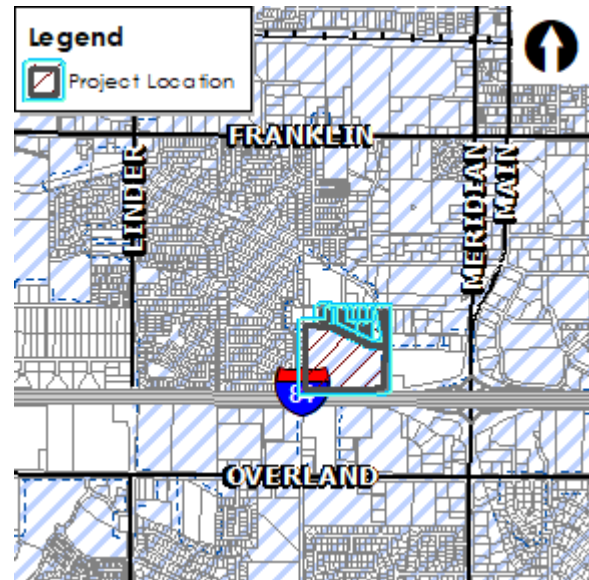


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 2/18/2025
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: Tanner Creek No. 1
FP-2024-0025
LOCATION: 615 W. Waltman Ln., in the SE Quarter
of Section 13, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 52 buildable lots and nine (9) common lots on 11.73-acres of land in the R-8 and R-15 zoning districts. This is the first phase of Tanner Creek Subdivision.

II. APPLICANT INFORMATION

A. Applicant

Shari Stiles, Engineering Solutions – 1029 N. Rosario Street, Suite 100, Meridian, ID 83642

B. Owner:

Corey Barton – 1977 E. Overland Road, Meridian, ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

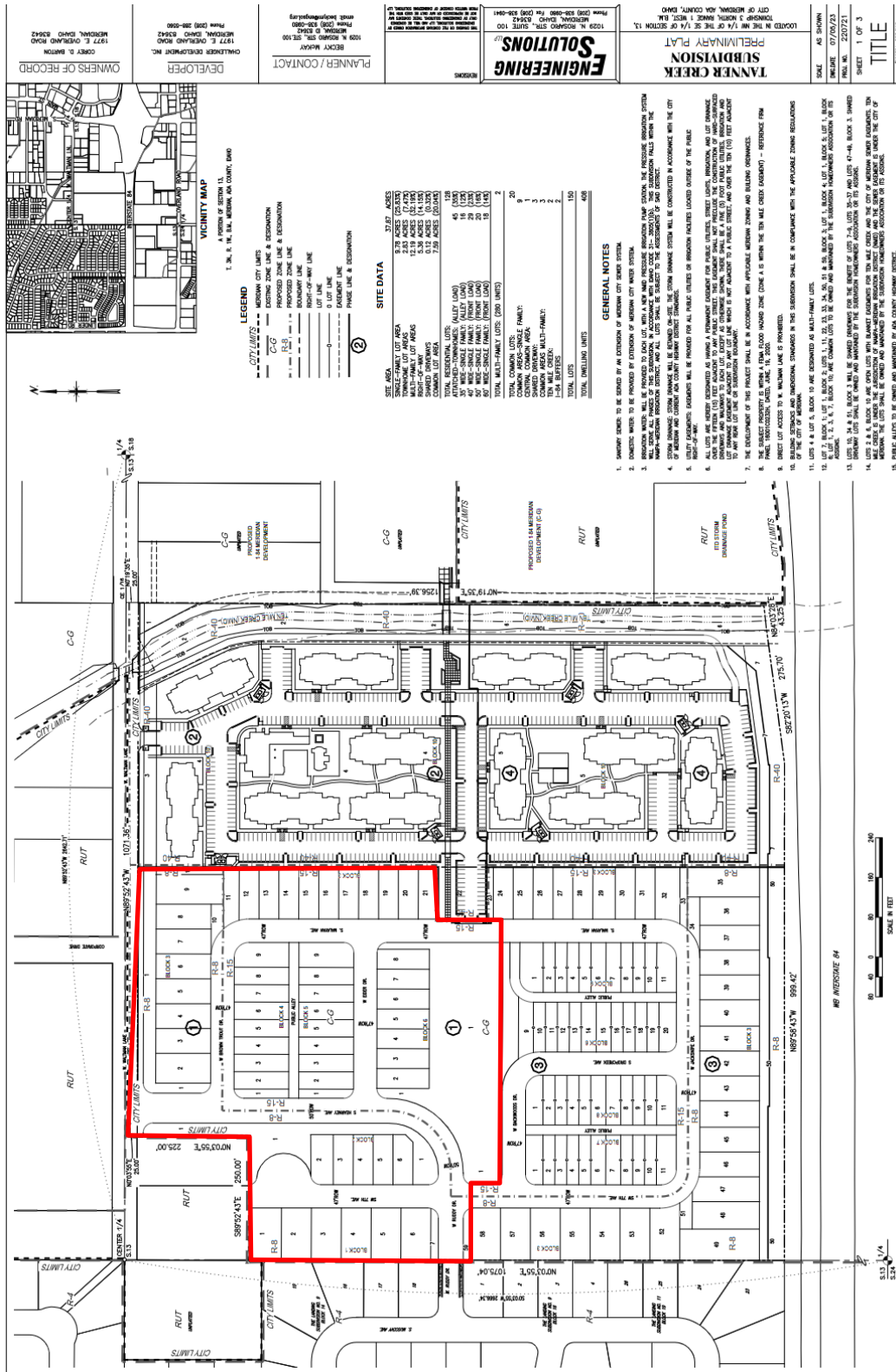
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2022-0048) in accord with the requirements listed in UDC 11-6B-3C.2.

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. Because there is no change to the number of buildable lots and no decrease in common open space in this phase, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat, as required.

IV. DECISION

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

A. Preliminary Plat (dated: 7/5/23)



ING A PORTION OF THE SE 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1
WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2025

A diagram showing a satellite in orbit around Earth. The satellite is depicted as a small circle with a cross, orbiting a larger circle representing Earth. The Earth's surface is shown with latitude lines at 30°, 60°, and 120°. The satellite's path is indicated by a curved line around the Earth.



NOTES

[illegible]

CHIRBYVOD'S NARRATIVE

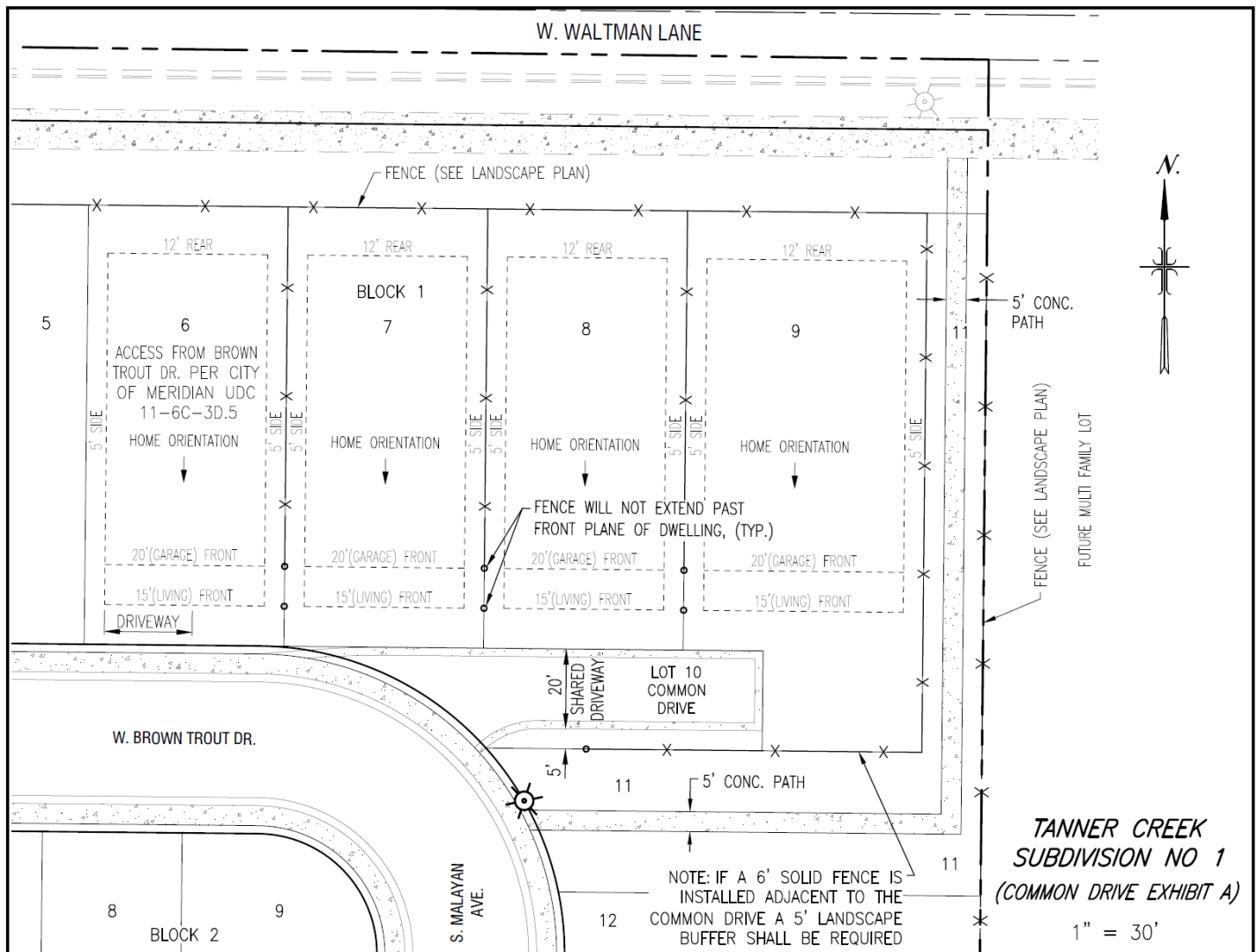
THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARIES OF THE LANDING SUBDIVISION NO. 9, THE LANDING SUBDIVISION NO. 11, INFORMATION FROM RECORD OF SURVEY NUMBERS 3400, 5845, 8067, 9049, AND CURRENT RECORDS OF RECORD, THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

JOB NO. 23-64
SHEET 1 OF 3

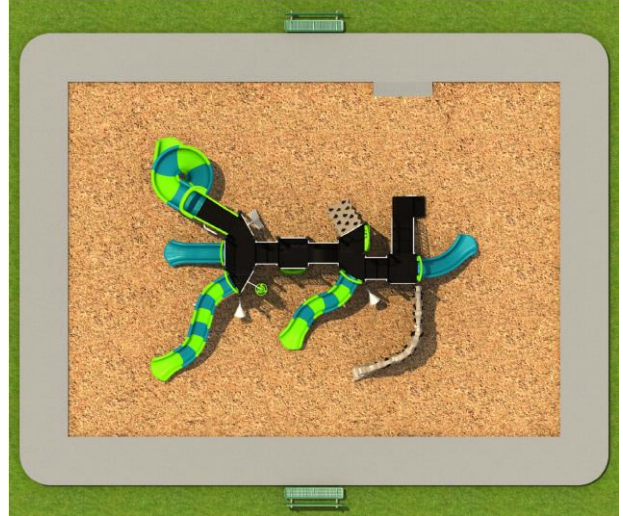
**ENGINEERING
SOLUTIONS**^{LLP}
MERIDIAN, IDAHO

Landsolutions
Land Surveying and Consulting
231 E. 9th St., Ste. A, Huron ID 83842
(208) 268-2040 • (208) 268-2557 fax

C. Common Driveway Exhibit



[illegible]



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [[H-2022-0048](#), Development Agreement Inst. #[2024-007677](#)].
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council approval of the preliminary plat (i.e. by December 5, 2025) as set forth in 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 Land Solutions Land Surveying and Consulting, stamped on 11/8/2024 by Clinton W. Hansen, shall be revised as follows:
 - a. Lot 6, Block 5 needs to be revised to meeting the minimum lot size of 4,000 square feet.
 - b. Depict an ingress-egress easement across Lot 1, Block 5 to the outparcel at the northwest corner of the site (i.e. Martinez property #S1213428080) in alignment with W. Brown Trout Dr. for future access.
 - c. Include the recorded easement number for the City of Meridian sewer and water easement graphically depicted on Sheet 1.
 - d. Include the recorded instrument number for the access easement graphically depicted on Sheet 1.
 - e. Include the recorded instrument number for the ACHD easement line noted in the Legend.
 - f. Note #10: Include the recorded instrument number of the development agreement (i.e. #2024-007677).
 - g. Note #12: Include the recorded instrument number of the ACHD temporary license agreement.
 - h. Note #15: The note shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment per UDC 11-6C-3D.8. Change "blanket cross access" to "perpetual ingress egress" easement.

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 12/18/24, shall be revised as follows:
 - a. Depict a driveway across Lot 1, Block 5 to the outparcel at the northwest corner of the site (i.e. Martinez property #S1213428080) in alignment with W. Brown Trout Dr. for future access.
 - b. The open space landscape requirements on the Landscape Calculations table shall be revised to reflect the updated standard of one (1) deciduous tree for every 5,000 square feet of common open space as set forth in UDC 11-3G-5B.3.
 - c. Include mitigation information as applicable for tree preservation in accord with the standards listed in UDC 11-3B-10C.
 - d. Widen the sidewalk/multi-use pathway in the street buffer along Waltman Ln. to 10-feet in accord with UDC 11-3G-3B.3 per preliminary plat condition #3h.

- e. In the street buffer along Waltman Ln., depict enhanced landscaping as set forth in UDC 11-3B-7C.3f for entryway corridors and comply with the standards listed in UDC 11-3G-3B.3 in accord with preliminary plat condition #3h. Include a note stating how you're complying with these standards.
- 6. Submit a copy of the Ada County Street Name Review letter for the final plat.
- 7. A 14-foot wide public pedestrian easement for the multi-use pathway shall be submitted to the Planning Division for approval by City Council and subsequent recordation prior to submittal of the final plat for City Engineer signature.
- 8. Address signage needs to be provided at the public street for homes accessed via common driveways for emergency wayfinding purposes.
- 9. Comply with the common driveway exhibit included in Section V.C above and the associated standards in UDC 11-6C-3D for common driveways.
- 10. All existing structures shall be removed from the site prior to submittal of the final plat for City Engineer signature.
- 11. All fencing shall comply with the standards of UDC 11-3A-7C.
- 12. All development shall comply with the dimensional standards for the R-8 or R-15 zoning district, as applicable, listed in UDC Tables 11-2A-6 and 11-2A-7, respectively.
- 13. **The Developer shall construct a bridge across the Ten Mile Creek and extend Corporate Drive from the north to Waltman Lane as required by ACHD, prior to issuance of any building permits within the first phase of development, as set forth in the development agreement.**
- 14. The Developer shall widen W. Waltman Lane and reconstruct and widen the bridge across the Ten Mile Creek after the Phase 1 improvements have been made, which include the Corporate Drive extension, as required in the Cooperative Development Agreement with ACHD, as set forth in the development agreement.
- 15. No building permits shall be issued for this development until the property has been subdivided as set forth in the development agreement.
- 16. At no time shall construction traffic associated with the development of this site be allowed to access this site using Ruddy Dr. through The Landing Subdivision, as set forth in the development agreement.
- 17. 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. Ensure that Water and Sewer services are installed perpendicular from the main to the Water meter.
2. Water meters are required to be located in landscape area near right of way. Required to be perpendicular from main to the water meter and no portion of the water service can cross a property other than the common lot and property being served.
3. Local roads valves are only needed on two of the legs. A valve on the North leg at the crossing of W. Brown Trout Dr. and Tearney Ave. is not needed.
4. Please end Water Main with a hydrant on SW 7th Ave. as to avoid dead end. Fire hydrant lateral needs 10' separation from the sewer main so sewer will need to be adjusted accordingly. Preliminary plat submittal showed looping from SW 7th Ave to S Kearney which is preferred but the dead-end is allowed with a hydrant at the end of it.
5. Water and Sewer main are required to be centered within the Easement. ***Easements should be graphically depicted on the plan set.*** All water mains, hydrants, and water meters must be located within an easement if they are outside of the right of way.
Easements for sewer depths 0-15 = 20 ft, 16-20 ft = 30 ft, 21-30 ft = 40 ft, 30 ft+ = 50 ft

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). 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 (UDC 11-3B-6.). 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.