

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 2/18/2025

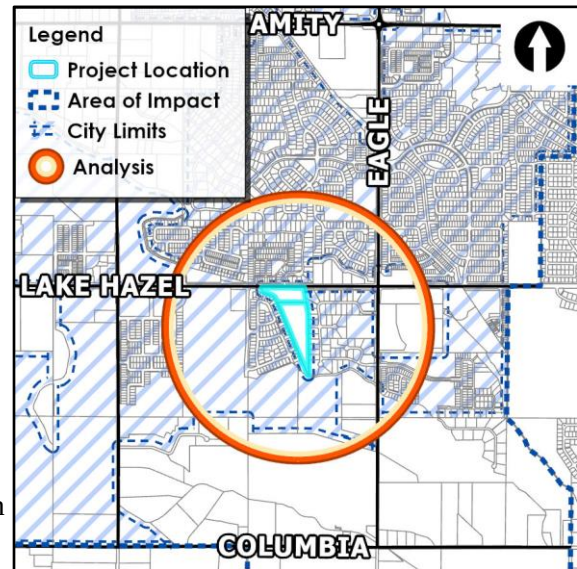
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Jarron Langston, Dawson

SUBJECT: FP-2024-0022
Keep West Subdivision

LOCATION: 2625 E. Lake Hazel Rd. and 6519 S. Raap Ranch Ln., in the NE 1/4 of Section 5, T.2N., R.1E. (Parcel # R7317670010 and R7317670020)



I. PROJECT OVERVIEW

A. Summary

Final Plat consisting of 22 buildable lots, one existing home and 8 common lots on 15.76 acres of land in the R-2 zoning district for Keep West Subdivision.

B. Issues/Waivers

None

C. Recommendation

Staff: Staff recommends approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

D. Decision

II. COMMUNITY METRICS

Table 1: Land Use

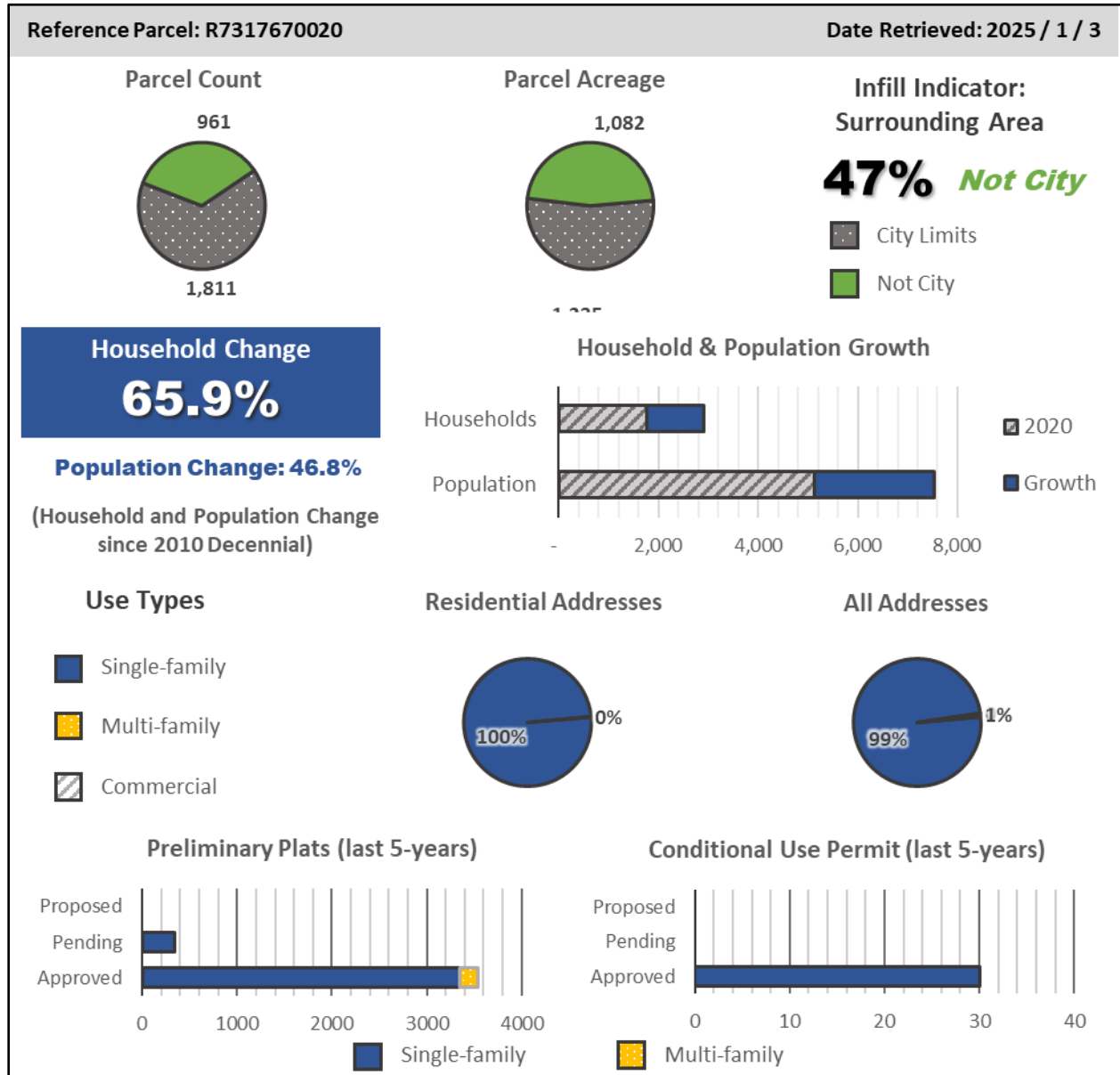
Description	Details	Map Ref.
Existing Land Use(s)	Residential	-
Proposed Land Use(s)	Residential	-
Existing/Proposed Zoning	R-4/R-4	VI.A.2
Future Land Use Designation	Medium Density Residential (MDR)	VI.A.2

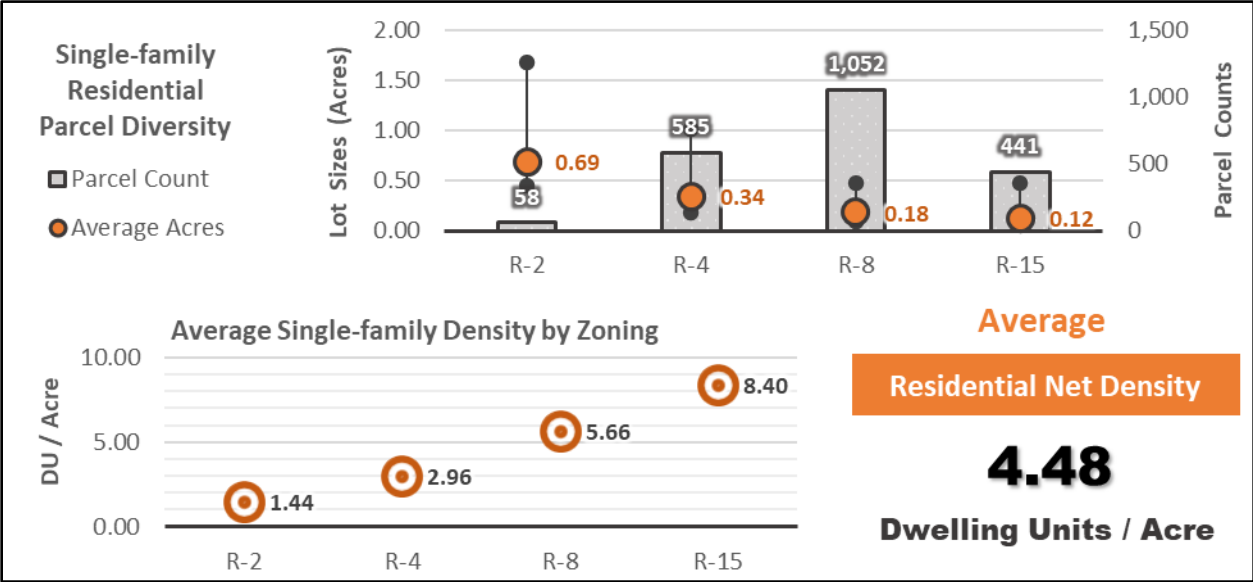
Table 2: Process Facts

Description	Details
Preapplication Meeting date	7/30/2024

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. Keep West Subdivision FP-2024-0022 (copy this link into a separate browser).

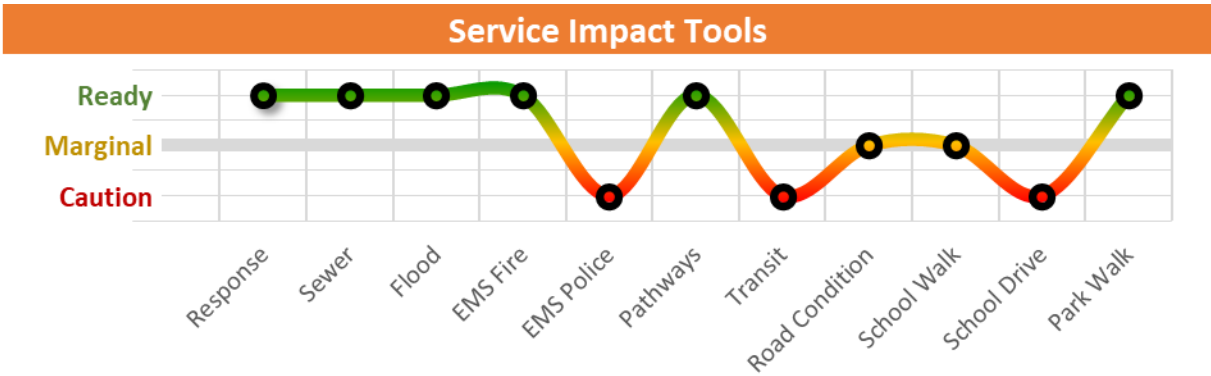
Figure 1: One-Mile Radius Existing Condition Metrics





See Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 3: Service Impact Summary



Notes: See Additional Notes & Details for Staff Report Maps, Tables, and Charts.

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the associated preliminary plats (Keep West Subdivision H-2023-0047) as required by UDC 11-6B-3C.2. Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required by UDC 11-6B-3C.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2023-0047 (AZ, PP) and DA Inst. #2024-068940.
2. The final plat shown in Section V.B, prepared by Compass Land Surveying, PLLC, stamped on 10/21/24 by Richard A. Gray, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #3: Include the recorded instrument number of the easement.
 - b. Note #12: This note should either be removed or revised to add the license agreement number from the Boise Project Board of Control.
 - c. Note #15: Include the instrument number and recording date for the ACHD permanent easement.
 - d. Revise the fencing along Lots 2-7, Block 2 to meet the requirements of UDC 11-3A-7A.7 fences abutting pathways and common open space lots.
 - e. Add a note that addresses Lot 6, Block 2 is a common driveway for the benefit of Lot 5 and 7, Block 2. The note shall address the maintenance of the common driveway.
3. The landscape plan prepared by Stack Rock Group, dated January 13, 2025, needs the following revisions:
 - a. Update the landscape plan to show the entire Lake Hazel Road frontage including the right-of-way.
 - b. Call out the ten (10) foot wide multiuse pathway.
4. All common driveways shall meet the requirements of 11-6C-2-D including a perpetual ingress/egress easement being filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.
5. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-7 for the R-2 zoning district.
6. All fencing shall be installed in accordance with UDC 11-3A-7.
7. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
8. The Applicant shall comply with all ACHD conditions of approval.
9. The address of the existing home, Lot 20, Block 1, shall change with the development of the subdivision.
10. 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.

11. Except for the existing home located at 6519 S. Raap Ranch Lane (Lot 20, Block 1), all other existing structures shall be removed from the site prior to submittal of the final plat for City Engineer signature.
12. 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.
13. Approval of a preliminary plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat. **The approval for the preliminary plat expires on April 23, 2026.** Upon written request and filing by the applicant prior to the termination of the period, the director may authorize a single extension of time to obtain the city engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

B. Meridian Public Works

SITE SPECIFIC CONDITIONS:

1. Sewer services are required to be perpendicular to the main or connected at the manhole.
2. Water mains **crossing gravity irrigation** must be sleeved per Standard Drawings SW1, SW2, W15-A, W15-B. Water main crosses the Grimmatt Lateral. The crossing requires the Water main to be cased per standard drawing SW1.
3. No permanent structures can be within an easement or over a sewer main. This includes buildings, carports, trash enclosures, trees, deep rooting bushes, etc.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or

bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall

be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.

20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (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.

C. Irrigation Districts

1. Boise Project Board of Control

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=386044&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=386664&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

Staff recommends approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

B. City Council:

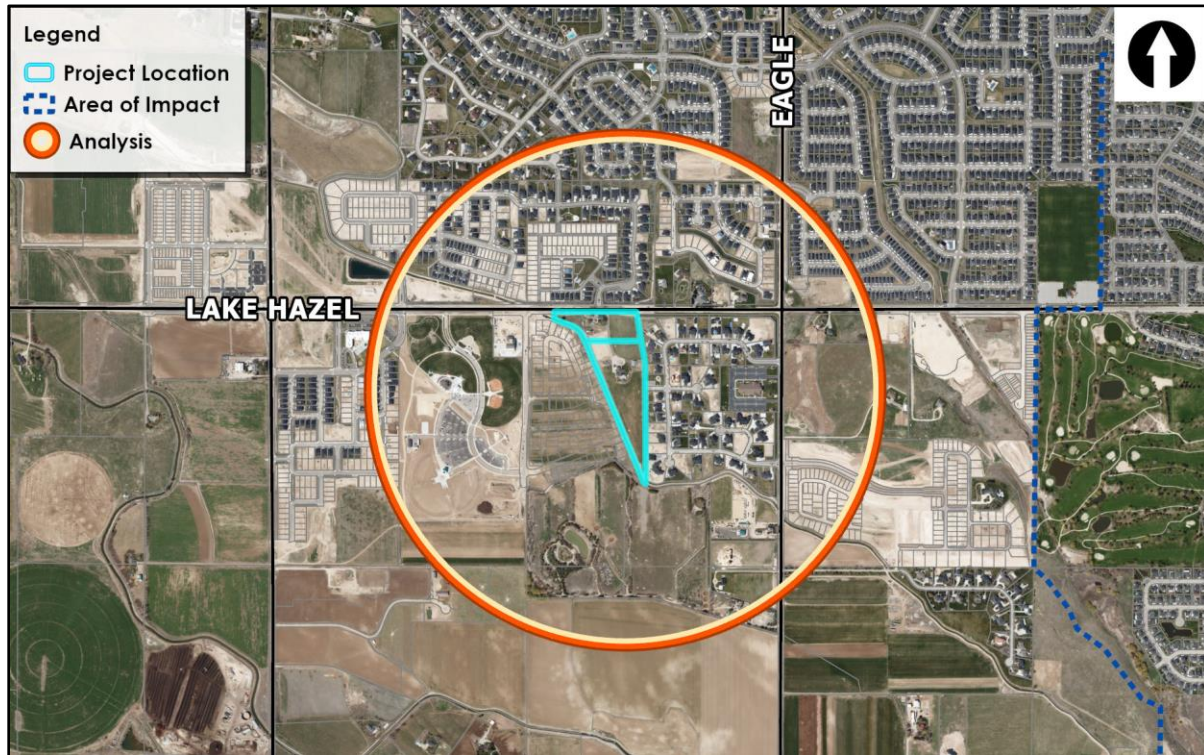
Pending

VI. EXHIBITS

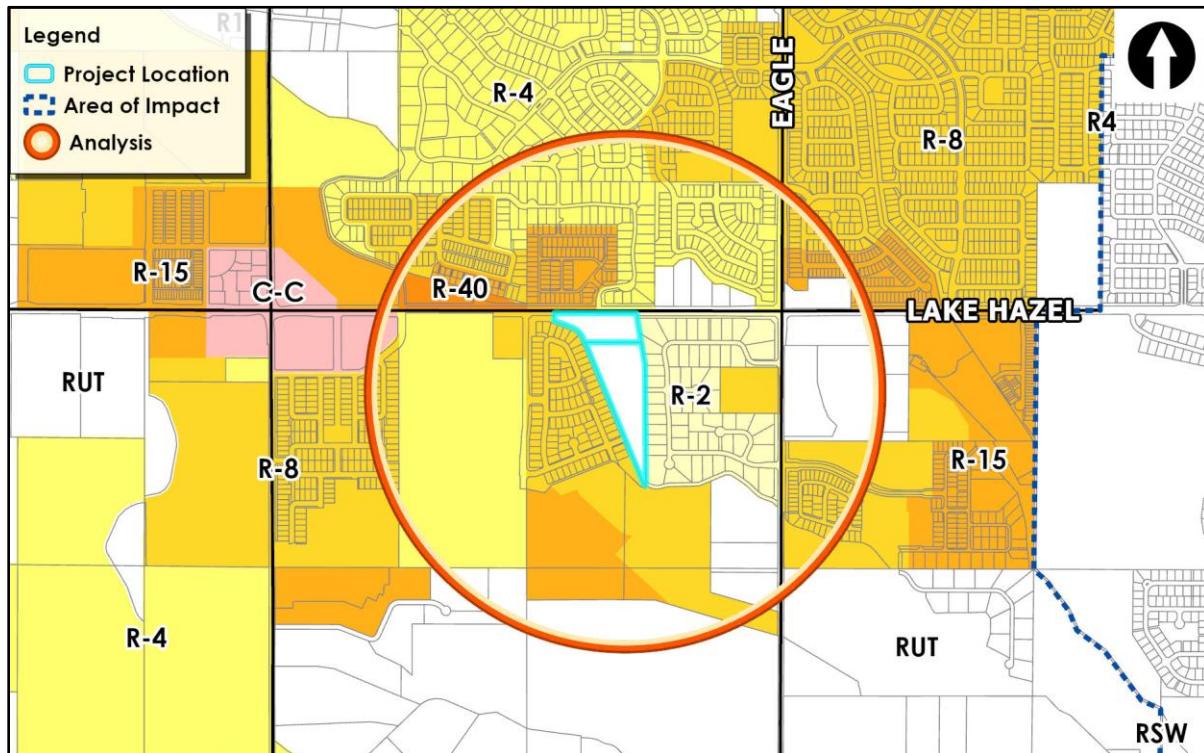
A. Project Area Maps

(link to [Project Overview](#))

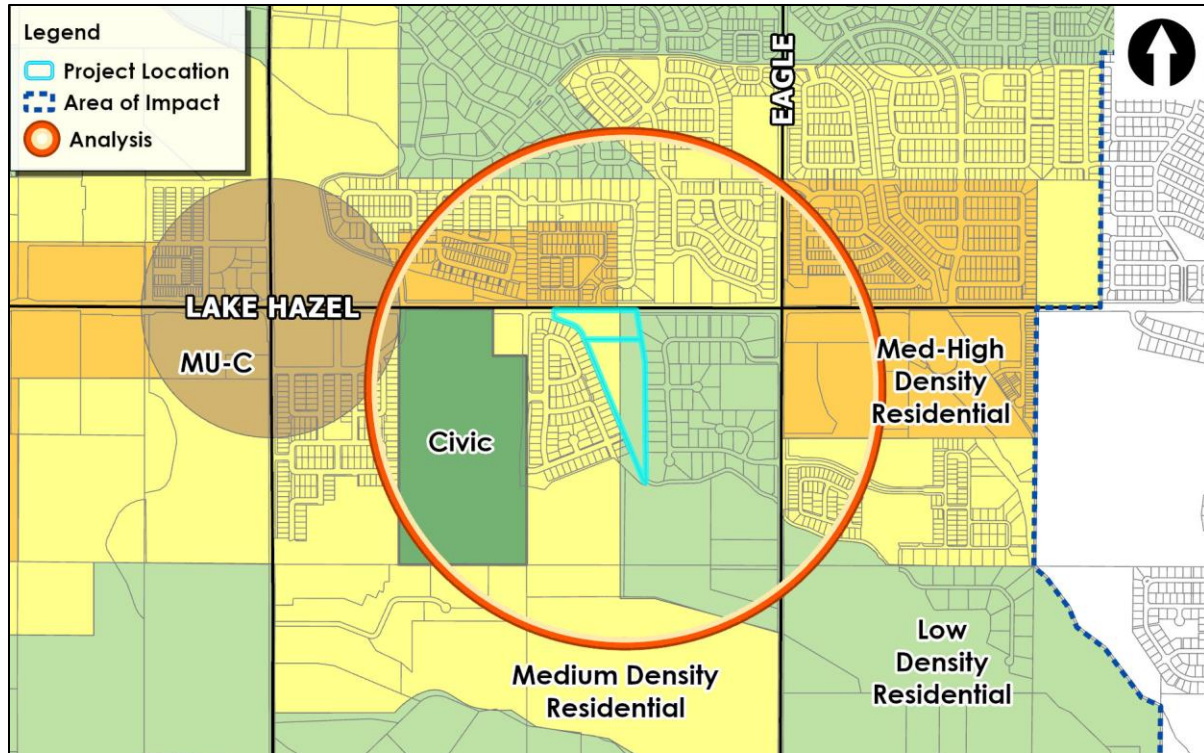
1. Aerial



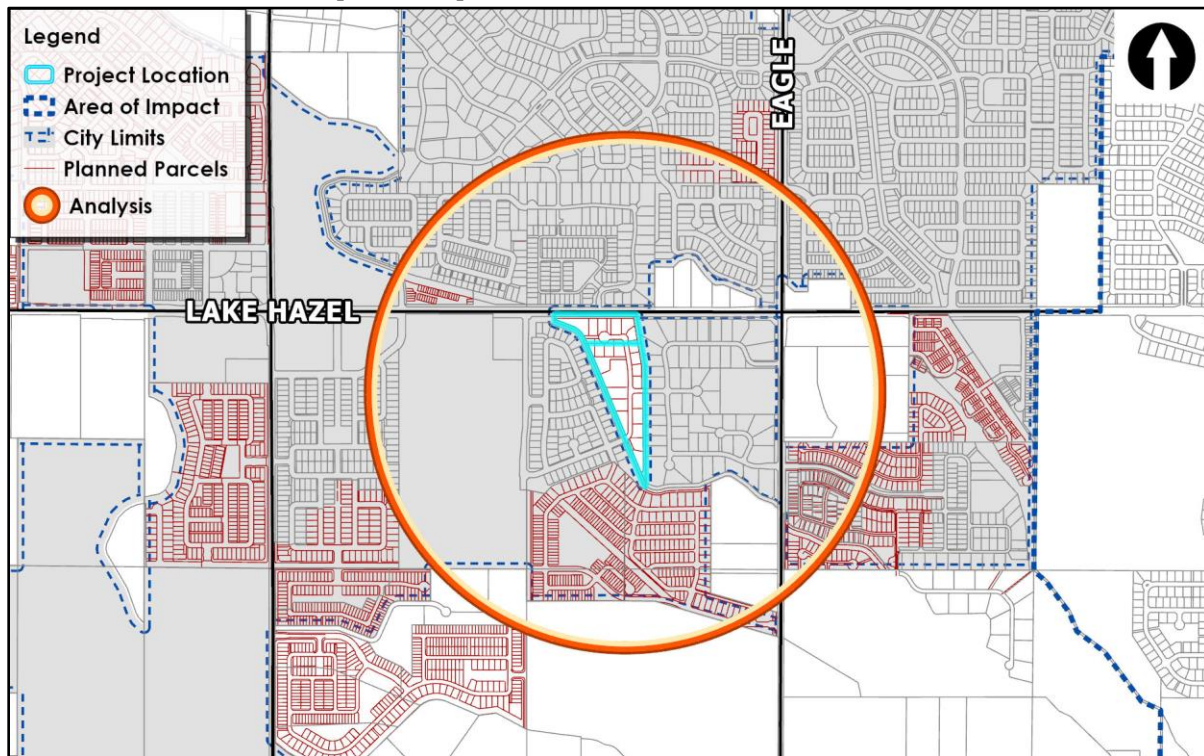
2. Zoning Map



3. Future Land Use



4. Planned Development Map



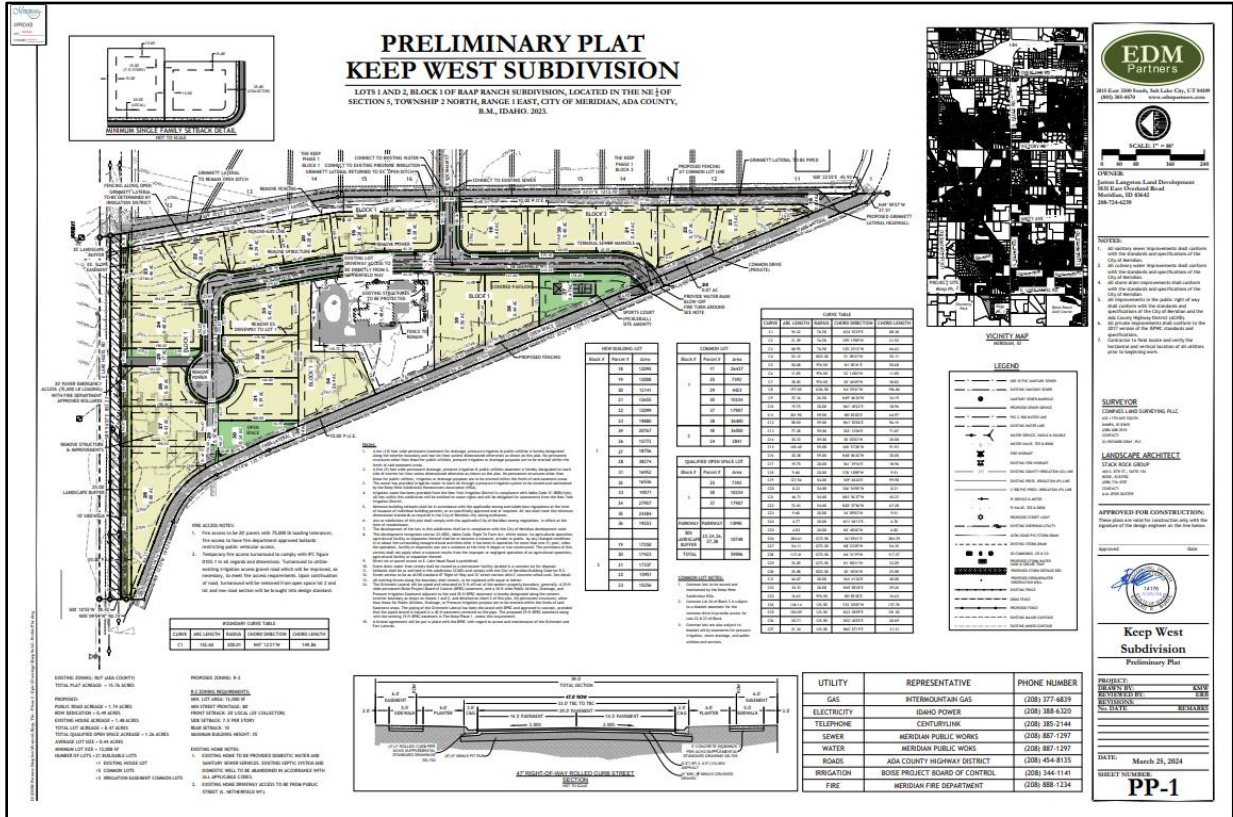
Nearby Recent Preliminary Plats (within last 5-years)

Nearby Recent Conditional Use Permits (within last 5-years)

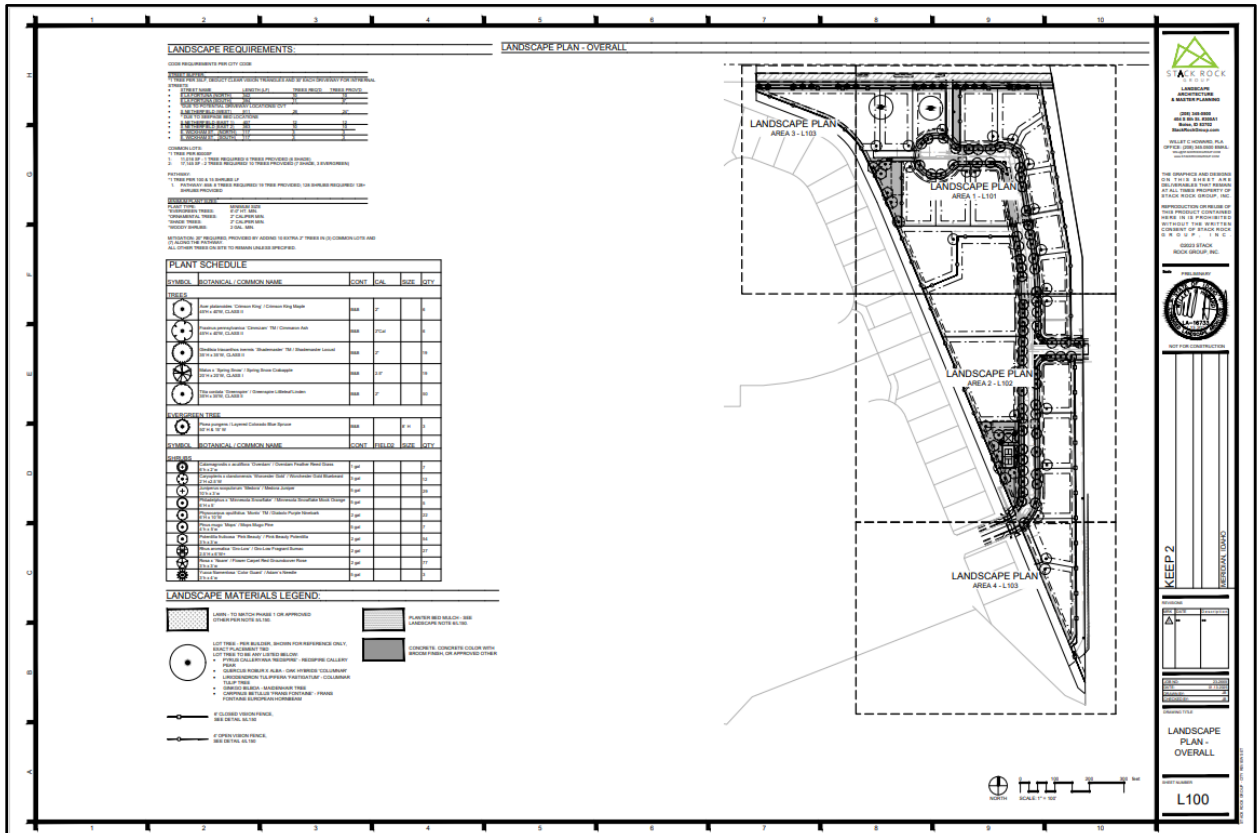
B. Final Plat (date: 10/21/2024)



C. Preliminary Plat (date: 3/25/2024)



D. Landscape Plan (date: 1/13/2025)



[illegible]

F. Common Drive (date: 11/7/2024)

