

# EXHIBIT A

## STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



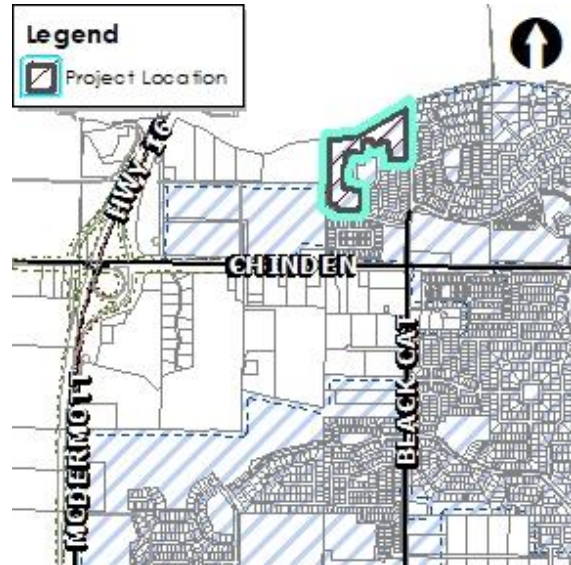
HEARING DATE: 12/1/2020

TO: Mayor & City Council

FROM: Alan Tiefenbach, Associate Planner  
208-489-0573

SUBJECT: H-2020-0008  
Fairbourne No.3

LOCATION: The site is located at the NWC of W. Chinden Blvd and N. Black Cat Road, in the SE ¼ of Section 21, Township 4N., Range 1W.



### I. PROJECT DESCRIPTION

Final plat consisting of 65 buildable lots and 8 common lots on 23.26 acres of land in the R-8 zoning district.

### II. APPLICANT INFORMATION

A. Applicant / Owner / Representative:

Sam Johnson, Fairbourne Development LLC – 2701 E. Pine Ave, Meridian, ID 83642

### III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2018-0052) in accord with the requirements listed in UDC 11-6B-3C.2.

Amenities proposed with this final plat include 3 micro-pathways and a pathway along the north periphery which connects to an approximately one acre open landscaped area consisting of a pond and several waterfalls (shown in Lot 29 of Block 3). The proposed amenities are consistent with what was approved with the preliminary plat. However, staff notes the Applicant is crediting parkways shown along the internal roads as common open space.

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. There is an additional micro-path and common lot between Lots 19 and 21 of Block 5 that was not included on the preliminary plat which has increased the amount of common open space. Otherwise, there is no change to the number of buildable lots or

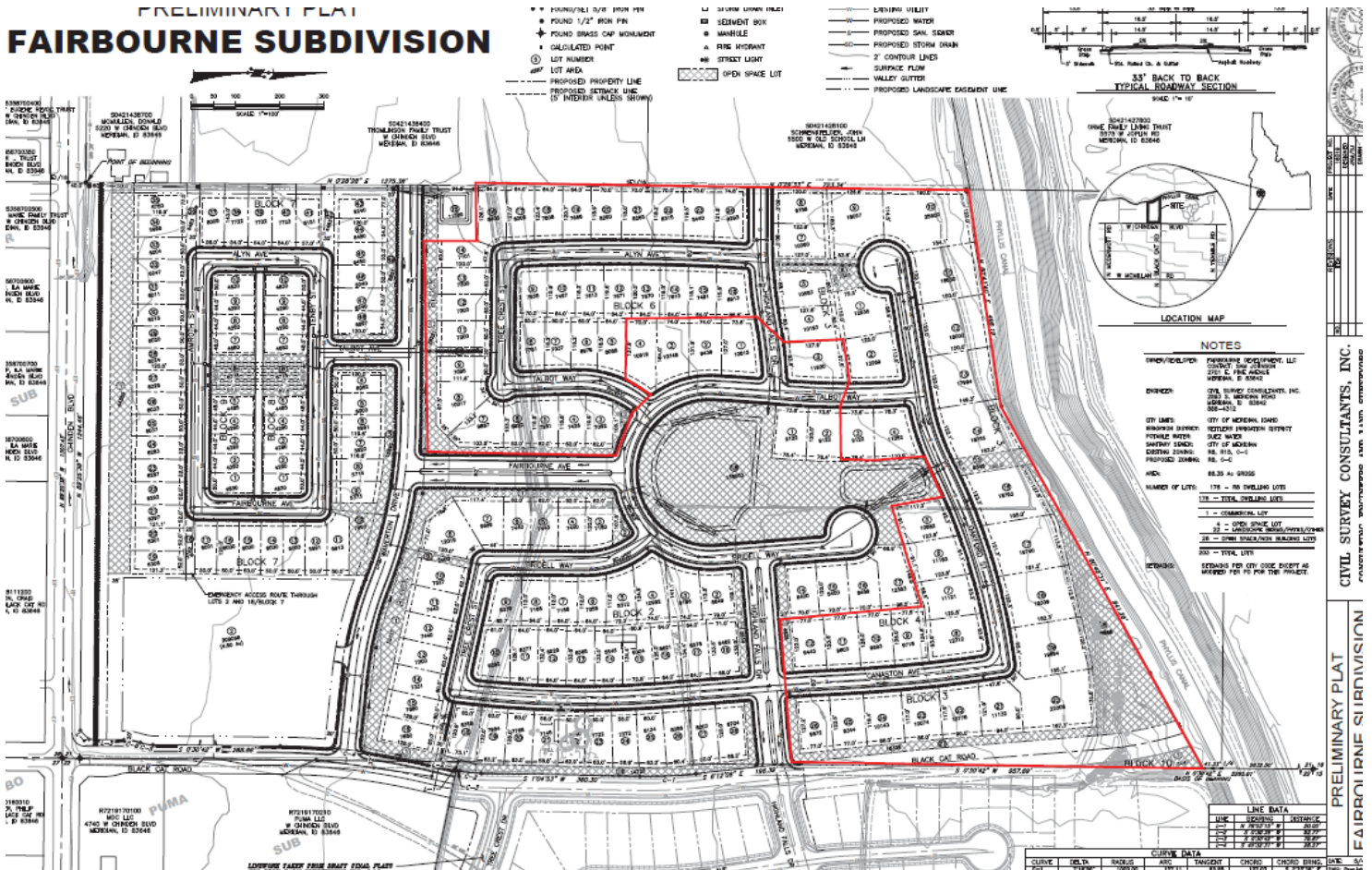
common open space. Therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

#### IV. DECISION

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

#### V. EXHIBITS

##### A. Preliminary Plat (date: 5/4/2018)



CIVIL SURVEY CONSULTANTS, INC.  
 PRELIMINARY PLAT  
 FAIRBOURNE SUBDIVISION

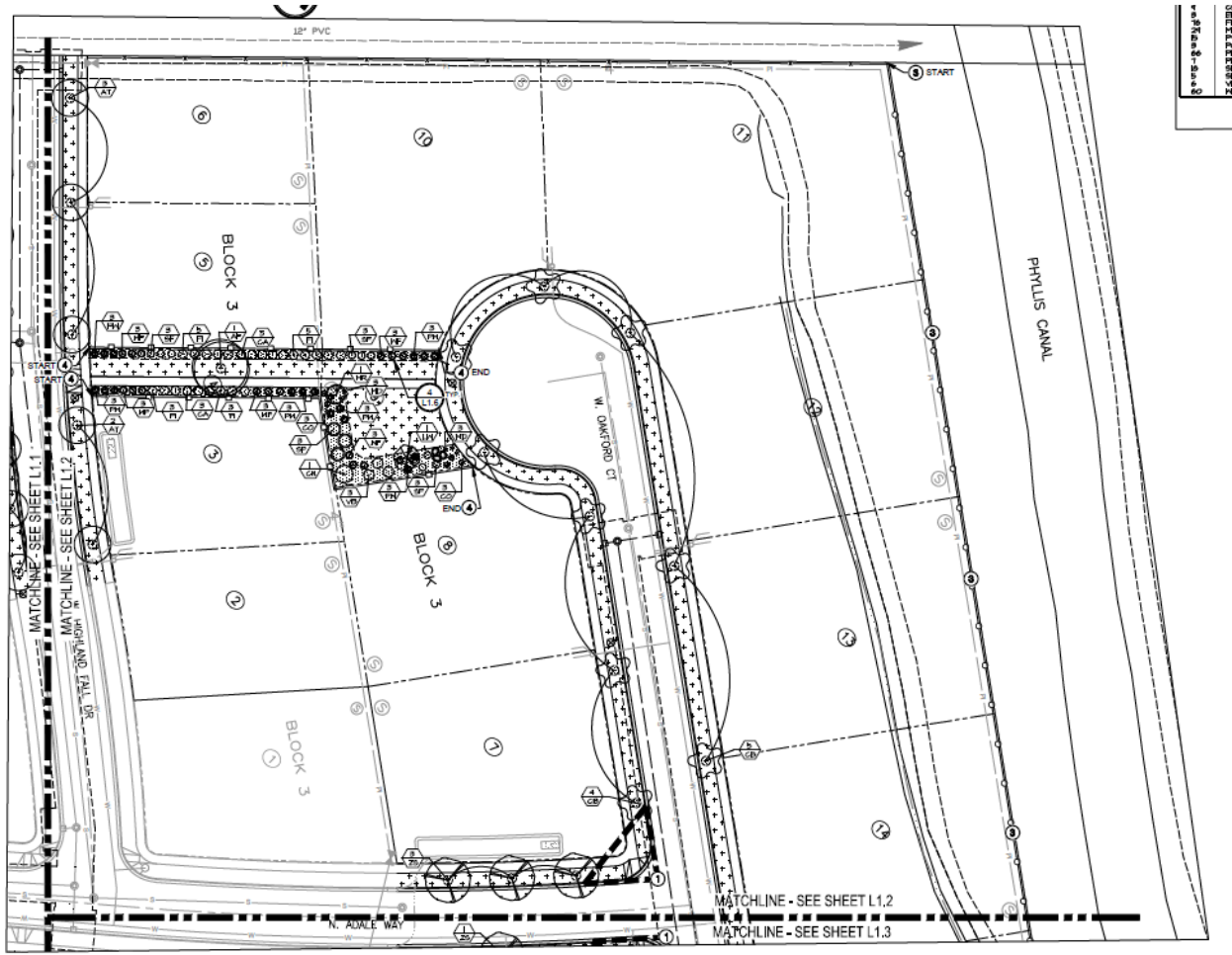




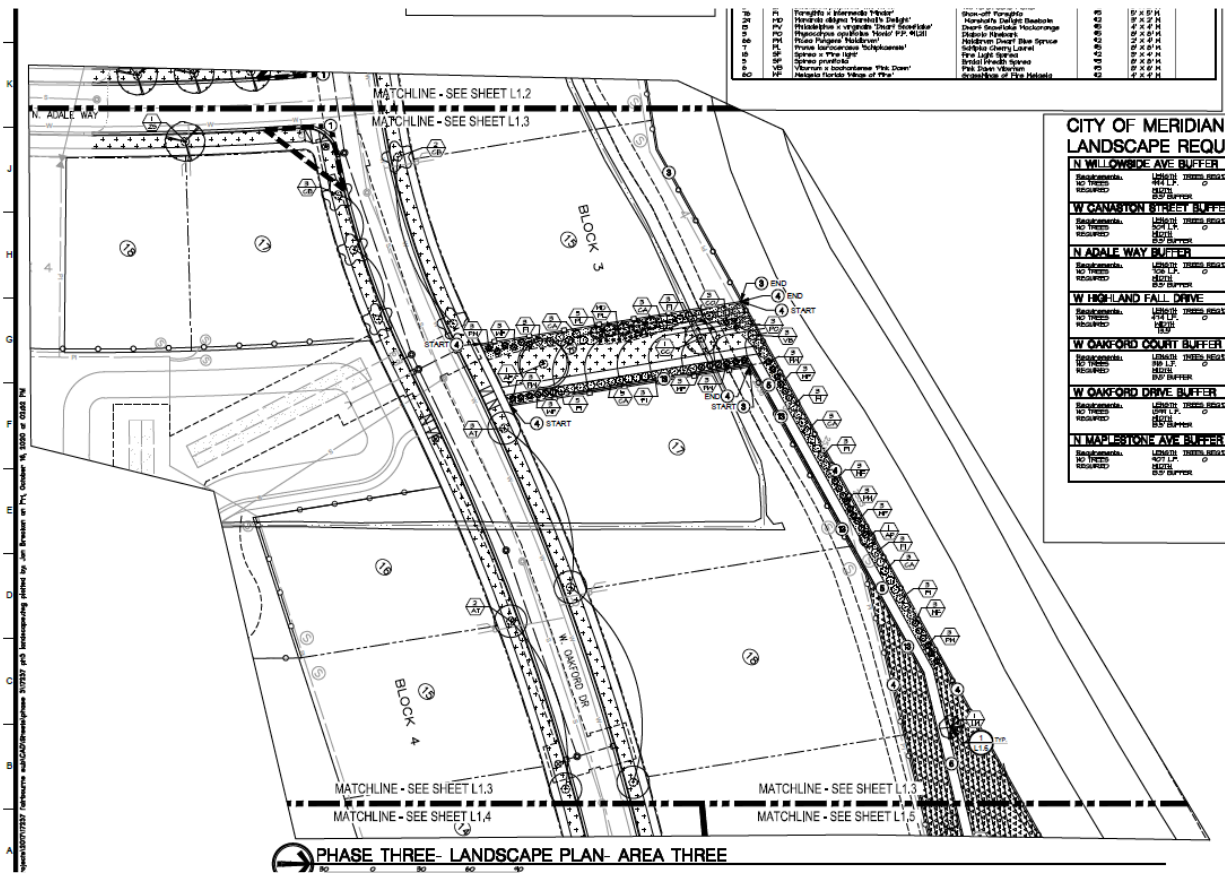
C. Preliminary Plat Landscape Plan (date: 5/4/2018)







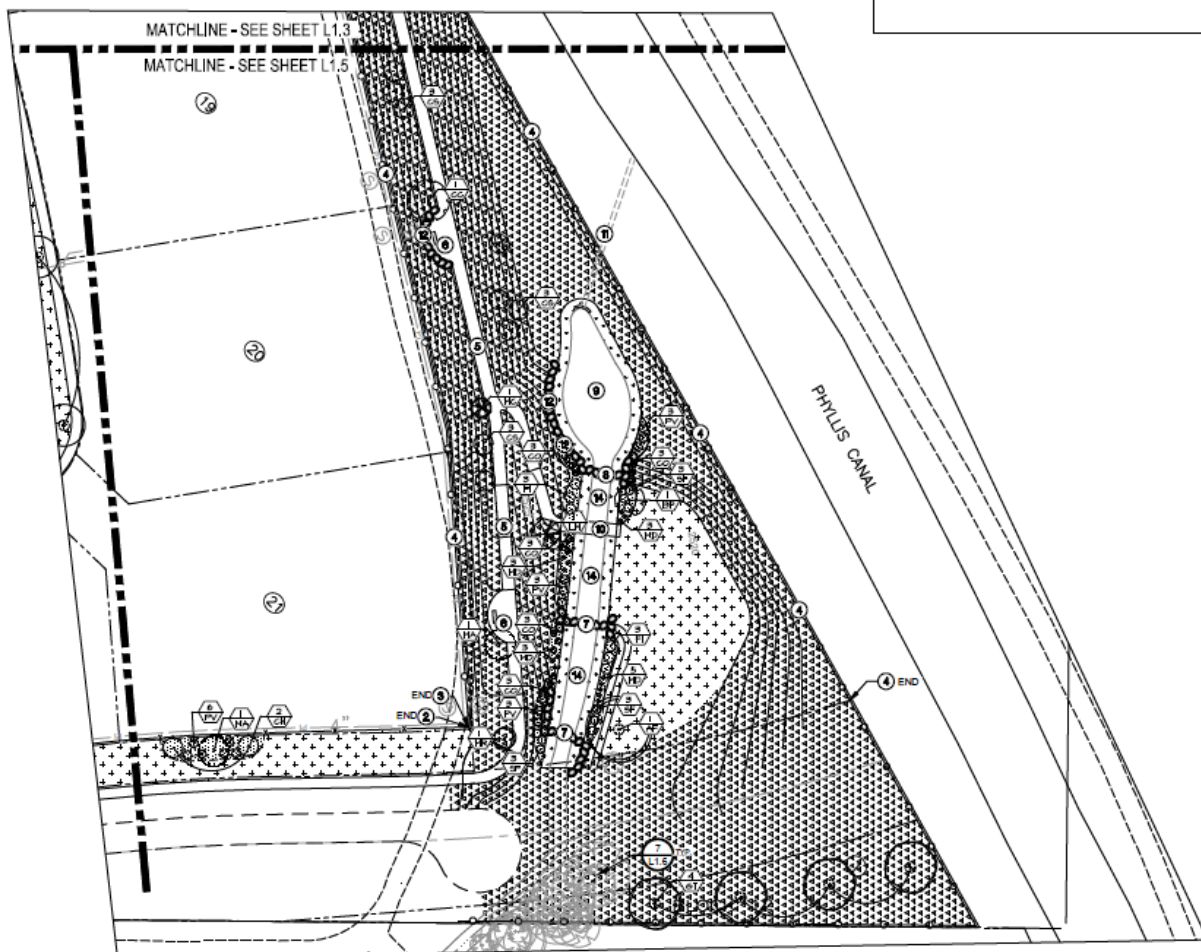
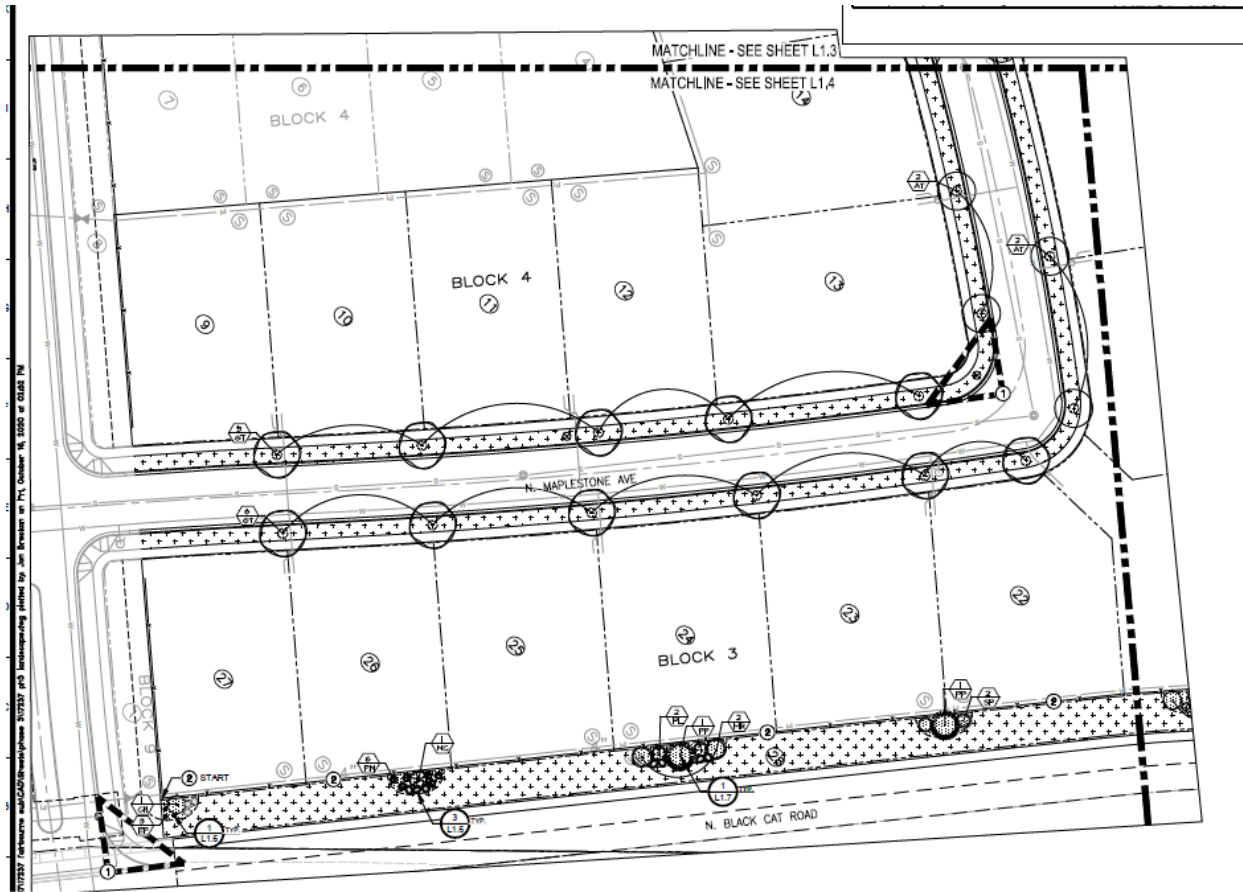
Sheet L1.1  
 L1.2  
 L1.3  
 L1.4  
 L1.5



PL	Planting	Planting	Planting
SP	Shrub	Shrub	Shrub
TR	Tree	Tree	Tree
...	...	...	...

CITY OF MERIDIAN LANDSCAPE REQUIREMENTS			
<b>N WILLOW AVE BUFFER</b>			
Plantings:	12" x 12" trees, 18" x 18" shrubs		
REQUIRED:	4:1:1		
<b>W CANAVAN STREET BUFFER</b>			
Plantings:	12" x 12" trees, 18" x 18" shrubs		
REQUIRED:	4:1:1		
<b>N ADALE WAY BUFFER</b>			
Plantings:	12" x 12" trees, 18" x 18" shrubs		
REQUIRED:	4:1:1		
<b>W HIGHLAND FALL DRIVE</b>			
Plantings:	12" x 12" trees, 18" x 18" shrubs		
REQUIRED:	4:1:1		
<b>W OXFORD COURT BUFFER</b>			
Plantings:	12" x 12" trees, 18" x 18" shrubs		
REQUIRED:	4:1:1		
<b>W OXFORD DRIVE BUFFER</b>			
Plantings:	12" x 12" trees, 18" x 18" shrubs		
REQUIRED:	4:1:1		
<b>N MARLBOROUGH AVE BUFFER</b>			
Plantings:	12" x 12" trees, 18" x 18" shrubs		
REQUIRED:	4:1:1		

**PHASE THREE- LANDSCAPE PLAN- AREA THREE**





## VI. CITY/AGENCY COMMENTS & CONDITIONS

### A. Planning Division

#### Site Specific Conditions:

1. Applicant shall meet all terms of the approved annexation (Development Agreement - Inst. #2018-098361, and preliminary plat (H-2018-0052) 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 Council's approval of the preliminary plat (on or before August 12, 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 Civil Survey Consultants, Inc, stamped by Kyle A. Koomler, dated: 9/23/2020, shall be revised as follows:
  - a. Note #11: Include the recorded instrument number of the ACHD Landscape License Agreement.
  - b. Note #13: Include the recorded instrument number of the permanent easement contiguous to all streets.
  - c. Note #9: Add Lot 1 of Block 12 and remove Lot 1 of Block 10.
  - d. Note #5: Revise the front Public Utilities, Drainage and Irrigation Easement to be Ten feet (10') wide.
  - e. Add the following note: Maintenance of any irrigation and/or drainage pipes or ditches crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity or lot owner's association.
5. The landscape plan prepared by Breckon Landscaping, dated 10/09/2020, is approved with the following condition:
  - a) Prior to submittal for the City Engineer's signature, the landscape plan will be revised to include details of the pond and waterfall features in Lot 29, Block 12.
6. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.
7. 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.
8. 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. Prior to final plat signature, the applicant shall provide a letter from the Pioneer Irrigation District that establishes the edge of the Statutory Easement for the operation and maintenance of the Phyllis Canal. This easement shall also be graphically depicted on the final plat.
2. Sanitary sewer manhole SSMH B-5 and SSMH D1-3 have pipe angles less than 90-degrees. Adjust these manholes so that minimum pipe angles through the manhole is 90-degrees or greater.

3. On sheet 16 of 20 of the construction plans, Lot 3 has an unidentified structure on the lot with a service line going through it. If this is an infiltration trench or some other storm water structure, adjust sewer service westerly to avoid it.
4. The domestic water system in this subdivision will be owned and maintained by Suez North America.

**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. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.

11. Developer shall coordinate mailbox locations with the Meridian Post Office.
12. All grading of the site shall be performed in conformance with MCC 11-1-4B.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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](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.
18. 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.
19. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
20. 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.
21. 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.
22. 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.

23. 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.